



**Minutes of the Monthly Meeting of the Municipal District of  
Bray held in the Council Chamber, Town Hall, Bray on Tuesday  
6<sup>th</sup> December 2022 at 6.30 p.m.**

**Present:**

**Councillor Erika Doyle  
Councillor Aoife Flynn Kennedy  
Councillor Melanie Corrigan  
Councillor Joe Behan  
Councillor Rory O'Connor  
Councillor Dermot O'Brien  
Councillor Grace McManus**

**Also in Attendance:**

**Ms. Lorraine Gallagher, District Manager  
Ms Linda Healy, District Administrator  
Mr. Liam Bourke, District Engineer  
Mr. Garvan Hickey, Administrative Officer  
Housing  
Mr. Kristopher Calder, Senior Associate, RPS  
Consulting Engineers  
Mr. Sam Purdon, RPS Consulting Engineers  
Mr. Michael Flynn, Senior Engineer  
Mr. Brian O'Sullivan, Executive Engineer  
Ms. Audrey Bowen, Minute Taker**

**Apologies:**

**Councillor Anne Ferris**

The Cathaoirleach informed members that Councillor Behan had requested a suspension of Standing Orders to discuss the issue of the upcoming works to be carried out on the industrial chimney in the Maltings.

The motion was proposed by Councillor Behan and seconded by Councillor Flynn Kennedy to suspend Standing Orders after item 3.

Votes of sympathy were extended to the Garda Declan Lynch, Mr. Ciarán Megannety, Mrs. Mary Walsh, former employee of Wicklow County Council and Mr. John Gantley.

**Item 1. Confirmation of minutes of the Ordinary Meeting of Municipal District of Bray dated 8<sup>th</sup> November 2022**

Councillor Corrigan proposed the confirmation of the minutes of the ordinary meeting of the Municipal District of Bray held 8<sup>th</sup> November 2022. Councillor Flynn Kennedy seconded the proposal and they were unanimously agreed by the Members

**Item 2. To receive a presentation from Kristopher Calder RPS on the Bray Harbour Improvement Project.**

Mr. Kristopher Calder, senior associate at RPS Consulting Engineers, gave members a presentation on the Bray Harbour Improvement Project. He advised members that the information day held for members of the public had received an excellent turnout. He informed members on the next steps of the process. Once all the questionnaires had been received from the public RPS will summarise the feedback and refer this information back to Bray Municipal District.

The Elected Members raised the following concerns and observations

- The elected members congratulated RPS on an excellent presentation and public consultation process
- Harbour has been underutilised for many years now
- Landscape of the harbour won't be changed dramatically
- Vision of the community has been taken on board
- Concerns re maintenance of harbour – cost/frequency, who will maintain
- Concerns re maintenance of wooden boardwalk
- Possibility of commercial ferry
- Why was option of reclaimed land/marina and additional recreational facilities dismissed.
- Option of outfalls being moved was dismissed
- Where is funding shortfall being sourced
- Can skate park be considered at this location
- How long will the harbour last if nothing is done
- Impact on the harbour while the process is being carried out
- Importance of swan population and impact on same.
- Constraints on boats accessing the harbour
- Will this project solve the issue of wave overtopping
- Important that correct lighting is put in place
- Concerns around impact of proposed retail unit on existing businesses.
- Planning process – who approves this proposal

Mr Calder advised members that while it would be hard to put an exact cost on the future maintenance needs of the harbour as it changes from season to season, he did not see it changing too dramatically from what currently happens. It would be possible to carry out a lot of the work by JCB which would not be excessively expensive or require specialist equipment. Once completed it was estimated that it could last for up to five years.

The wooden boardwalk was just one option explored. Putting rock armour in place would reduce wave damage. Another option was to use a high density plastic that looks like timber but was very long lasting.

He advised members that there would be no constraint on boats accessing the harbour with the preferred option. This had been a concern raised with a previous option that proposed break waters inside the harbour.

He advised members that RPS had been engaged to look at wave damage and depth of the harbour. The option of land reclamation and a marina was not part of the scope of their works and the initial feelings of local people was that this was not something they wanted.

The moving of the outfalls was not being considered due to the prohibitive cost associated with same.

In relation to the wave over topping he advised members that with the extension of rock armour, this would be significantly reduced when the proposed works were complete.

Mr. Calder advised that rising sea levels meant it was important to act now to protect the harbour from further damage.

It was intended to seek the advice of an independent body such as Birdwatch Ireland in relation to the swan population.

He informed members that the impact on the use of the harbour while this process progressed would be addressed as part of the Environmental Impact Assessment (EIA)

The Cathaoirleach advised members that an EIA was being carried out in line with planning regulations. Due to the scale of the works An Bord Pleanála would be the decision makers. A public consultation process would form part of the EIA.

Cllr. Behan raised concerns that the decision would not be made by Bray MD elected members.

Mr. Calder advised that all feedback will be taken on board, including the concerns of the existing businesses in the harbour in relation to the proposed retail unit.

The District Manager, Ms. Lorraine Gallagher, advised that the decision making process is laid out in the planning regulations. She also informed members that there was a harbour steering committee in place that meets regularly. Urban Regeneration Development Funding (URDF) of €7.5 million was in place for the works. The balance of funds would be met from development levies.

**Item 3. To discuss submissions received during the Speed Limit Bye-Laws Review for the BMD - Brian O'Sullivan, Executive Engineer, Transportation, Water & Emergency Services.**

Executive engineer, Mr Brian O'Sullivan gave members a presentation on the submissions received during the speed limit bye-law review.

Mr. Michael Flynn, Senior Engineer, advised members that in total 250 submissions/representations were received by Wicklow County Council which consisted of approximately 321 individual proposals/objection or changes. Of the 250 submissions received, 16 proposals relate to roads within Bray Municipal District, however one of these roads is not in the charge of Wicklow County Council and therefore cannot be included in this process.

The Elected Members raised the following concerns and observations

Speed limit at schools.

Speed limit not being enforced

Consultation with An Garda Síochána

Can other measures be used to help with enforcement

Traffic calming on Herbert Road

Pedestrian crossing on Killarney Road at St Killian's School

Cookstown Road – chicane is welcome

Traffic calming works at Sidmonton Park welcome

Queries re Herbert Rd, Cookstown Road, Scalp Road, Kilcrone Lane, Church Road, Lower Dargle Road & Vevay Road

Mr Flynn informed members that the assessments of the submissions and objections was undertaken in accordance with the "Guidelines for Setting and Managing Speed Limits in Ireland" published by the Department of Transport, Tourism and Sport.

He said the setting of speed limit bye-laws was a matter for the elected members but that if they made a decision that is not in line with the guidelines then the Director of Transportation has the authority to appeal that decision

The issue of speed limits outside school areas was the one raised by the majority of the elected members. Mr Flynn informed members that there were two options in relation to this matter – fixed speed limit or periodic speed limit. The periodic limit would be in place during certain times of the day and would require input from the schools involved. It was the Councils desire to have a uniform approach across the county in relation to school speed limits.

Mr Flynn advised members that they would liaise with the An Taisce group and the Love 30 Campaign group both of whom have a lot of knowledge and expertise in the area of speed limits both nationally and internationally.

He further advised that a speed limit appeals procedure had been introduced whereby a member of the public can object to and appeal an existing speed limit contained within a Local Authority's current Special Speed Limit Bye-laws. There are two panels in place, a Local Authority Panel and a Regional Panel.

It was noted further meetings were to take place with the other Municipal District elected members and following same the roads department would liaise back with the Bray MD members prior to the item been included on the agenda for the full Council meeting.

### **Suspension of Standing Order Item**

Councillor Behan raised the issue of an industrial chimney in the Maltings in Bray which is listed as a protected structure, which is due to have works carried out shortly to remove some of the brick work in order to make the structure safe. This work is being carried out on foot of an order issued to the owners by the Planning and Development section in Wicklow County Council under section 59 of the Planning and Development Act

Members requested that any brickwork taken down be stored and reused in the future.

Members requested that going forward they be informed of any works being carried out on protected structures in the District.

Ms Gallagher informed members that the Planning section would be contacted and requested to send the background and any other information in relation to this matter to the elected members.

### **Item 4. To consider the Housing Report**

#### Cedar Court

Construction is ongoing with the units due for completion in Q1 of 2023.

#### Parnell Road (Central Garage site)

We are awaiting revised CALF application from Tuath.

#### Kilbride Lodge and Sutton Villas.

We are still awaiting registration of the land so the developments can proceed. There is one dealing pending on Kilbride Lodge and one on Sutton Villas. The Law Department are following up with the PRA to try and expedite matters.

### Rehills Lands

The Department and NDFA are proceeding with the appointment of consultants for the scheme.

### Fassaroe.

Part 8 for this scheme of 14 houses will be advertised next week.

### Southern Cross Road.

A development of 208 houses and apartments, including 20 Part V units, is in the process of being purchased for social housing as a turnkey by Cooperative Housing Ireland. The first units have been delivered and all units should be complete by Q4 of 2022.

### The Elected Members raised the following concerns and observations

New application for Parnell Road – Is Part 8 no longer valid  
Kilbridge Lodge & Sutton Villas legal issue still not resolved  
Need for affordable housing scheme for Bray  
Will members be involved in an affordable housing scheme  
Allocation of apartments in Kilruddery Glen  
Update on cold weather initiative  
Additional workload due to increase in income threshold limits for social housing  
Request for data on housing in Bray

Housing administrative officer, Mr Garvan Hickey advised members that the Part 8 in relation to Parnell Road is still valid. A new Capital Advance Leasing Facility (CALF) is being prepared by Tuath and will be submitted by them once it is finalised. Housing Management have been in contact with Tuath in relation to the application.

Mr. Hickey committed to getting in contact with the Law Section in respect of the registration of the land title for Kilbride Lodge and Sutton Villas. The Law agent is trying to expedite the issue with the Property Registration Authority and it is hoped to have an update at the January meeting proper procedure has to be followed in order to ensure that everything is correct.

In respect of Rehill's land Mr. Hickey is to pass councillors concerns to housing management and ask for an update regarding affordable housing in Bray. Consultants are to be appointed for the area in 2023. Once an update is available it will be circulated to members.

Mr. Hickey is preparing a list of nominations for the first phase of the apartments and this will be sent to Co-operative Housing Ireland the following week. Co-operative Housing Ireland is hoping to have a pre-tenancy with all nominees in mid-December or early January with all of the 80 units to be tenanted in February. The final decision on the allocation will be with Cooperative Housing Ireland, Bray MD housing section will just prepare the list of nominees in line with the Scheme of Letting Priorities.

It is hoped that the second phase of the apartments will be available in the second quarter 2023 – April.

Under the cold weather initiative Wicklow County Council will be providing in partnership with Dublin Simon Community four to six beds at San Remo. We will also be working in partnership with Five Loaves and BCAT. The Homeless Section has been engaging over the last few months with everyone that is registered with them to ensure that they have emergency accommodation in advance of the cold weather. Mr Hickey will circulate the process for availing of the CWI beds to members by e- mail.

Mr. Hickey to meet with Cllr. O'Brien to discuss the Bray specific data that members would like included in the Housing Report. Mr. Hickey will ask the Senior Executive Officer in Housing to ensure that members were included in the severe weather warnings that is circulated.

It was also acknowledged that the change to the income thresholds for social housing would create extra work for the staff in the housing section. They are still waiting for official notification from the Department regarding the new income thresholds.

**Item 5. To consider report on Roads and Transport**

**Roads Programme**

<b>Road Location</b>	<b>Proposed Works</b>
<b><i>Restoration Improvement</i></b>	
Herbert Road, Bray (Western End)	Completed with footpath installation in November. Due to late season SMA surfacing substituted for HRA
Herbert Road, Bray (Eastern End Inlay)	Completed SMA surface.
Herbert Road, Bray (Eastern End Patchwork)	Completed patchwork repairs
15-26 Boghall Cottages, Bray	Cancelled for 2022
Avondale Park, Bray	Completed SMA surface in April.
Killarney Lane, Bray	Cancelled for 2022
Woodbrook Lawn, Bray	Completed SMA surface in April
Sidmonton Road (1-8)	Completed SMA surface in November

Bray	
Greenpark Road, Bray	Completed patchwork repairs and SMA surface.
James Everett Park	Completed SMA surface in April.
Killegar Lane (stables)	Completed localised road reconstruction in June.
Killegar Lane (Dublin boundary)	Completed localised road reconstruction in June.
Kilgarron Hill from R117	Completed local repairs and SMA surface in May.
Loreto Lane	Cancelled for 2022
Quinsborough Road	Completed local road reconstruction & HRA surface in November. However, failed area has to be repaired at night-time in new year.
Bray IDA Business Park	Completed surface in October. Addition to the programme.
<b>Restoration Maintenance</b>	
Killegar Road	Completed surface dressing
Kilgarron Hill, Enniskerry	Completed surface dressing
Old Long Hill	Completed surface dressing

### **Footpaths**

Following tendering in April, a contractor was pointed to carry out a schedule of concrete footpath repairs. To date, approximately 80% of the planned footpath works for 2022 has been completed. Own labour charged to road maintenance and remaining discretionary budget will continue into the new year for footpath repairs in Kilmacanogue. Recording of additional defects is on-going and priorities may be amended. However, no funding is available to extend the amount of repairs beyond that planned for 2022.

### **Drainage Works**

Essential drainage repairs and improvements are on-going.

<b>Location</b>	<b>Works</b>
L-19585-0 Loreto Avenue	Cancelled for 2022
R-755-273 Calary Upper	Completed drainage improvements at realigned road section
R-761-0 Dublin Road, Bray	Completed replacement of damaged culvert across the junction

R-760-34 Killough Lower	Completed new drainage and repaired flood damage
L-5008-0 Killegar Road	Completed drainage repairs
L-1011-26 Glencree Road, Cloon	Cancelled for 2022

The drainage grant allocation has been spent. Drainage improvements at Ballybawn and at Herbert Road near Ashton Wood were also completed in 2022. Drainage repairs at the R117 - Monastery Road junction is in progress at present. Subject to the determination of where water infrastructure and ancillary services were installed last year it is proposed to prioritise the installation of new drainage at the junction of Glencormac Road and Kilcrouney Lane junction in the new year ahead of remaining works on the 2022 programme.

### **NTA Schemes**

#### **WCC NTA PROJECT OFFICE**

<b>Project</b>	<b>Update</b>
Seafront Plaza	Complete. Drainage snags identified for attention
Bray Transport Interchange	Bus manoeuvrability trials for layout to be conducted before finalising tender. Legal agreements and land transfer to WCC being progressed.
Killarney Road Cycle Scheme	Part 8 documentation being prepared for review by NTA
Vevay Road Cycle Scheme	Design review planned at Temple- Vevay section
Fran O'Toole Bridge Footbridges	Waiting confirmation of revisions approval by BusConnects. Final Options assessment report issuing to the NTA
Swan River Greenway	Revised route proposal to be issued to the NTA for approval
Bus Priority in Little Bray	NTA commented on interface with BusConnects and drawings being amended to resend to BusConnects.
Bray Public Transport Bridge Connection Phase 2	Phase 2 on hold until Part 8 process for Bridge complete
Southern Cross Road VRU Improvements	Options Assessment Report completed. Consultants to review design having regard to objection to removing right turn lanes.
Bray Main St. Bus Priority & Decongestion	Draft report on traffic modelling was issued. Model being reviewed based on WCC comments
Convent Avenue to Vevay Crescent Permeability Scheme	Issues with achieving the desired gradient. DBFL to review the preliminary design options.
Putland Road Cycle	The Part 8 documentation being reviewed in line with NTA

Scheme (between Meath Rd and the Railway bridge)	comments
River Dargle Cycleway	Awaiting a progress meeting following WCC comments on the Revised Options Assessment Report
Kilmacanogue to Bray Retail Park (Southern Cross Road)	RPS to complete the Part 8 Planning Documentation and issue to NTA/TII/WCC for review.
Bray Harbour North to Woodbrook/Shanganagh	Project progress dependant on decision from DLR CoCo on development of lands adjacent to the route.

## ACTIVE TRAVEL IMPLEMENTATION PROJECTS

Project	Update
Peoples Park Lighting	No Update
Sidmonton Square	Works underway with main elements except for permanent signing and lining complete
Herbert Road Ashton Wood to Pedestrian Bridge	Works are substantially complete except for switch on of lighting and soft landscaping and some signage. A road safety audit is planned. Anti-skid surfacing is proposed in the new year.
Enniskerry Pedestrian Improvement Scheme	Bray MD finding it difficult to get conservation engineer to assess works around Clock Tower which is a protected structure. Tender is to issue shortly for periphery footpath works
Powerscourt National School, Cookstown Road	Main build out elements are complete. Installation of the raised table for the level crossing is planned for the next school break.
Deerpark Cycleway	Section 38 notice has been published and no objections or submissions received by due date. Tender documents to be prepared shortly
Vevay Rd/Putland Rd Junction Improvement	Specification and tender documents are being prepared for a traffic signal installation with pedestrian phases.

### Third Party Works

Irish Rail have cancelled plans to close the level crossing at Quinsborough Road over the weekend commencing 27<sup>th</sup> to the 30<sup>th</sup> December. Drainage works under the railway for the Transport Interchange will have to be reviewed.

The Elected Members raised the following concerns and observations

Level crossing works cancelled by Irish Rail  
Enniskerry Scheme – conservation architect  
Traffic lights at Kilbride Junction  
Junction at Giltspur Heights  
Update on Swanriver Greenway  
Update on Kilmacanogue Greenway  
Parking on the seafront plaza  
Drainage works at Loreto Ave & Glencree Road  
Permeability plans for area at BIFE/St Cronins/St Patricks

Members expressed their thanks to the District Engineering on the recent works carried out on the Herbert Road. It is a huge asset as the final pedestrian link between Bray and Enniskerry. Mr Bourke advised members that anti-skid surfacing would be put in place in the new year.

Mr Bourke was not informed as to why the Irish Rail works at the level crossing were being cancelled. Bray MD had planned to carry out drainage works at the same time, these works will now be rescheduled.

Mr Bourke informed members that he had met with a conversation engineer who has agreed to submit a fee proposal to carry out a structural assessment of the tower clock in Enniskerry.

Mr Bourke informed members that the traffic lights at Kilbride Junction are optimised. This junction exceeds capacity during rush hour. He will keep a check on the sensors.

Mr Bourke advised that perhaps a traffic count could be organised for the junction at Giltspur Heights but stated that it was no different to any other junction on the Southern Cross Road.

Mr Bourke said he would seek an update on the Swanriver Greenway from the NTA team in Wicklow County Council on revised route proposal to be issued to the NTA for approval. He will also seek an update on the Kilmacanogue Greenway.

Mr Bourke advised members he would look into suitable options in relation to parking on the seafront plaza. Additional bollards were installed to prohibit vehicles entering the plaza since the scheme was completed, however there are wide crossing points with tactile paving that vehicles are still entering. Mr Bourke advised he would look at the guidelines to try and resolve this issue.

The budget for drainage works was exceeded. Loreto Ave and Glencree Road had works done that are still holding up.

Mr Bourke stated that permeability through BIFE/St Cronins/St Patricks is an objective for Bray MD but the co-operation of landowners would be required.

Mr Bourke advised members that in relation to the Southern Cross Road vulnerable road users improvements scheme, consultants had been requested to review designs having regard to objections to removing the right turn lanes.

**Item 6. To receive an update on Public Realm & strategic infrastructure projects within the BMD**

**Seafront Toilets**

A contractor has been appointed for the refurbishment of the ladies toilets at the Aquarium building. Works will commence in the New Year.

**Raheen Park**

An ecologist engaged to prepare a Conservation Management Plan for Bray Head has produced an Appropriate Assessment Screening Report on the proposed development of Raheen Park (Par 3) Trails. Having appraised the likely significant effects on relevant European sites, the report concludes that there will be no likely significant adverse impacts on the features of conservation interest. The project is therefore screened out for Appropriate Assessment. A Part 8 Planning application will be prepared for the trails project for public consultation and will include available relevant information of the proposed adjacent Neighbourhood.

**Bray Harbour Improvements**

RPS have prepared concept visual displays of the proposed harbor improvements for a public consultation/information day taking place at the Town Hall on the 6<sup>th</sup> December. This will be followed by a presentation to the elected members at the December municipal district meeting on the outcome of the feasibility study for the Bray Harbour Improvements and an outline of the next stages in progressing the scheme.

**Bogmeadow Playground Enniskerry**

Capital funding has been approved from the council's Development Contribution Scheme for developing the playground. Detailed design and preparation of specifications for tender are progressing for Phase one that deals with the site preparation, retaining walls and alterations to infrastructure.

**The Elected Members raised the following concerns and observations**

Will the Appropriate Assessment Screening Report on the proposed development of Raheen Park (Par 3) Trails be sent to the SAAO committee.

Mr Bourke advised that the report will be forwarded to the SAAO Committee.

Councillor Corrigan thanked the District Manager, Ms Lorraine Gallagher and the management team in Wicklow County Council for capital funding being provided for a playground in Enniskerry.

Members thanked Bray MD staff for facilitating the recent public information day on the Bray Harbour Improvement Scheme proposals.

## **Item 7. Notice of Motions**

Due to time constraints, Cllr Behan suggested his Notice of Motions be carried over to the January meeting.

Cllr McManus asked if two of her Motions could be discussed and two carried over to the January meeting.

### **(a) Notice of Motion in the Name of Councillor Grace McManus & Cllr. Dermot O'Brien (30/09/22)**

That this Municipal District recognises the severe demand on our homeless team and all who work in housing in Wicklow County Council. We ask that a review is done and reported back to Bray Municipal District Elected Members to ensure there is sufficient staffing in homeless services, including HAP support, to meet current and projected demand and to protect staff well-being.

**Reply: Homeless services is provided on a county wide basis, in addition to specialised housing staff there are a number of supporting teams i.e. allocations, homeless HAP and HAP general among others. While it is accepted that housing in general and homelessness in particular deals with challenging cases on a day to day basis in addition to a heavy workload this is reviewed on a regular basis. Whereas at times it may not be possible to allocate extra staff, outside specialised bodies (ie specialised approved housing bodies ) have been recruited and assist when applicable.**

Following a discussion on the Motion and reply it was agreed that Cllr McManus would discuss the rewording of the Motion with the Cathaoirleach with a view to resubmitting for a future meeting.

### **(b) Notice of Motion in the Name of Councillor Grace McManus & Cllr. Dermot O'Brien (30/09/22)**

That this Municipal District requests that Wicklow County Council explores the potential and possibility of providing a trauma informed HAP place finding and housing support and advice service in Bray, to be provided by additional Council housing staff, and reports back on same.

**Reply: This matter will be examined in the context of the recent budget and resources available. Housing Management will discuss with Cllr. McManus regarding what is understand by trauma informed HAP.**

**Item 8.****Correspondence**

- (a) Go Ahead advised they will attend a meeting of Bray MD. District Administrator, Linda Healy advised members that she will arrange same for the January meeting.
- (b) The National Transport Authority (NTA) replied that they would only attend a meeting of Wicklow County Council. It was agreed to forward this response to Wicklow County Council to see if it was an option for the NTA to present to the full Council.

**Item 9.****Any Other Business.**

The Cathaoirleach sought approval from the members to hold a Cathaoirleach's reception to honour the outgoing Chairperson of Bray Tidy Towns. Approval was received and it was agreed to host the event on 12<sup>th</sup> December 2022.

Cllr McManus asked if Wicklow County Council could ensure that all personnel working on behalf of Wicklow County Council on construction sites be compliant with all Health & Safety legislation.

The District Manager requested Cllr McManus to submit this query via email to the District Administrator in order that a full reply could issue.

**This concluded the meeting.**

**Signed:**

\_\_\_\_\_  
**Cllr. Erika Doyle**  
**CATHAOIRLEACH**

**Signed:**

\_\_\_\_\_  
**Linda Healy**  
**DISTRICT ADMINISTRATOR**

**Dated:**

\_\_\_\_\_

