



Minutes of the Monthly Meeting of the Municipal District of Bray held in the Council Chamber, Town Hall, Bray on Tuesday 13th May 2025 at 6.30 p.m.

Present:

- Cathaoirleach Councillor Dermot O'Brien**
- Councillor Melanie Corrigan**
- Councillor Malachai Duddy**
- Councillor Ian Neary**
- Councillor Caroline Winstanley**
- Councillor Erika Doyle**

Also in Attendance:

- Ms. Lorraine Gallagher, District Manager.**
- Mr. Garvan Hickey, District Administrator.**
- Mr. Stephen Fox, A/District Engineer.**
- Mr. Brian Wildes, Administrative Officer, Housing**

Apologies:

- Councillor Joe Behan**
- Councillor Ned Whelan**

Item 1. To acknowledge the contribution of former Councillors Anne Ferris and Aoife Flynn Kennedy to Bray Municipal District.

The Cathaoirleach Cllr. Dermot O'Brien thanked the members for enabling the break in protocol to acknowledge the role of two former Anne Ferris and Aoife Flynn Kennedy and their years of public service which was often unseen and unsung but was rooted in service to the community. The Cathaoirleach noted that the two former councillors leave behind a legacy in public service and provided a leadership in promoting the role of women in politics locally and nationally.

Cathaoirleach Cllr. Dermot O'Brien presented former Councillors Anne Ferris and Aoife Flynn Kennedy with an engraved vase and flowers acknowledging their tremendous work and dedication to Bray Municipal District during their term as elected members.

The Elected Members thanked the former councillors for their assistance and dedication throughout the years. Members described the two as powerful women and an inspiration to all. Members noted the former councillor's role as mentors for new

councillors and thanked them for all their work and encouragement over the years. The members wished them the best for the future endeavours.

District Manager, Lorraine Gallagher paid tribute to the former councillors for their professionalism and diligence in all their work for Bray Municipal District. Ms. Gallagher noted that it was an honour to work alongside them and thanked them for all their hard work they put into the Local Authority.

Ms. Ferris thanked the Cathaoirleach and all the members for their kind words and noted that the public do not realise the amount of work that is involved in being a Councillor at Municipal District and County Council level, especially when it comes to dealing with contentious issues. Ms. Ferris thanked the District Manager and all the officials for their support over the years. Ms. Ferris thanked her family for all their support.

Ms. Flynn Kennedy thanked the Cathaoirleach and the members for the presentation and noted that it was an honour to serve the community. Ms. Flynn Kennedy pointed out that it was difficult to step down from the role and thanked her family for all their support and encouragement. Ms. Flynn Kennedy mentioned that a members family is often brought into the role of a councillor and play a crucial role in the serving the community. Ms. Flynn Kennedy wished Cllr. Ned Whelan every good wish as the new councillor for Bray East.

Item 2. To confirm and sign the Minutes of the Ordinary Meeting of the Municipal District of Bray dated 1st April 2025

Councillor Caroline Winstanley proposed the confirmation of the minutes of the Monthly Meeting of the Municipal District of Bray held on the 1st April 2025. Councillor Erika Doyle seconded the proposal and they were unanimously agreed by the members.

Item 3. To discuss the proposed housing development on a section of the lands at Rehills Site, Bray, Co. Wicklow, from Michael Stack, Executive Architect

Executive Architect, Michael Stack and Senior Engineer Helena Fallon gave a detailed presentation on the current proposal for the proposed housing development on a section of lands at Rehills Site.

They advised the members that this is just a concept and the plans are subject to change throughout the process. Mr. Stack outlined that this proposal is just for a section of the site and Ms. Fallon noted that a lot of work had been undertaken previously but was not delivering the expected value and return.

The current plans include a mix of affordable, social and age friendly developments in a mix of houses and apartments. The plan will be rolled in three phases.

It is proposed to develop a bridge for access to the site and this is dependent on approved funding. Mr. Stack informed members that the zoning for the site was high density and the density was at the apex end of the threshold. Phase one would see the development of approximately 1.7 hectares with three different types of housing; affordable, age friendly and social, 140 units in total. Playground to be developed at the north west of the site and the flood plain area to be landscaped but no permanent structures to be built on it.

Ms Fallon noted that there is a section of knotweed in the area which will be left here and a treatment plan put in place. There will be a maintenance plan in place for the green areas and the area will be landscaped as a park and mowed.

Ms. Fallon also noted that this is a concept scheme at the moment and is dependent on funding being received for the bridge at the Lavelle area of the site. Traffic impact assessment to be undertaken prior to the Part VIII process.

The Elected Members made the following comments:

- Members thanked Ms. Fallon and Mr. Stack for the presentation and welcomed the progress with this development.
- Members welcomed that the concept was being shared prior to the Part VIII.
- It was queried how the proposed development will impact on the flood plain.
- Members enquired if the possibility of a link road to the Herbert area could be considered as it would link the two areas of the town.
- Members also queried if a footbridge be looked into to allow pedestrian access, especially the age friendly housing?
- Members asked how high are the apartment complexes will be?
- Will there be assessment to see what wild animals are in the area as it has been left idle for a long time?
- Members noted that there a lot of trees around the site and will there be an assessment of the potential of tree falling and damaging a property?
- It was noted the Rehills site is only land bank in Council ownership that could contribute significantly to providing much needed housing in the town and it was good to see the concept the commitment to the development of the site.

Mr Stack advised that the max height of the apartments is five stories high which is ideal and doesn't block any sunlight into neighbouring developments.

Ms Fallon advised that the idea for a link road was looked into by the PPP, however this would involve the removal of protected trees so this was ruled out by the PPP. Pedestrian Access facility will be looked into during phase two of this development.

The development will not affect the flood plain at all as it is being left as is.

Mr Stack and Ms Fallon advised that they will look into the wildlife and dangerous trees query and come back to the members on this. Environmental impact to be carried out as part of the pre Part VIII process.

Mr. Stack advised that pedestrian access was being examined for phase two. Ms Fallon informed members that the concept allows for 21 percent of this phase to be affordable but this is subject to change depending on funding. Ms. Fallon also advised that there is a maintenance plan for the knotweed and there is no impact on health and safety.

Item 4. To discuss the proposed housing development on the lands at 18 Old Conna Grove, Bray, Co. Wicklow, from Michael Stack, Executive Architect

Mr Stack and Ms Fallon gave a presentation to the elected members on the proposals for the infill development of the lands at 18 Old Conna Grove. Drawings of the proposed development

They advised the members that the current proposal is to put three one bed apartments at this development, helping to address the high need for one bedroom units.

It was noted that all tenants will have their own door which gives them a sense of privacy.

The height of the development will be the same as the building opposite 18 Old Conna Grove, avoiding overlooking.

The Elected Members made the following comments:

- The Elected Members thanked Mr Stack and Ms Fallon for their informative presentation and advised they were delighted to see the proposal for this project which will address the need for 1 bed units in the district.
- Members noted the proposal to have their own front door in the development which was welcome.

Item 5. To receive a presentation from Bray Community Addiction Team (BCAT), as agreed at the meeting of the 14th January 2025, (Donal Quill, Chairperson, Elaine Forsyth, Manager)

The Elected Members received a detailed presentation from Donal Quinn, Chairperson of BCAT and Shawneen Doonan, Team Leader. Copies of the presentation were circulated to members.

Mr. Quinn thanked the members for the opportunity to present the works of BCAT and outlined the background to the organisation. BCAT was established in 2002 under the Local Drugs Taskforce who remain one of the core funders.

Ms. Doonan outlined the work of BCAT and noted that the BCAT Team provides a service to individuals and families struggling with alcohol and drug addiction.

The services and treatments offered by BCAT were outlined and the number of service users over the years. They informed the members of the work of BCAT and how Bray Municipal District can assist the team by ways of funding, raising awareness and joint efforts on community well-being.

Ms. Doonan informed members that the two sites BCAT operates out of are discrete and subtle to allow service users dignity and anonymity.

The BCAT team advised the members on some of the challenges they face such as rising levels of poly drug use, the complex needs of service users, dual diagnosis, debt intimidation and funding constraints.

Mr. Quinn and Ms. Doonan outlined that they were looking for a sustained and collaborative relationship. Future plans would like to see the development of a purpose built facility.

The Elected Members made the following comments:

- Members thanked the team for their presentation and said it was great to get an insight of all the hard work done.
- Members noted that they will try and assist in any way they can. Members pointed out that this was the start of the conversation in how the members can assist BCAT. Challenge of continuing the conversation in a meaningful way.
- Challenges with funding for addiction services can be raised with the Department.
- Members highlighted that addiction touches people across the spectrum socially and demographically.
- Members highlighted the importance of access to information for young people.
- The role of the LCDC in supporting and facilitating funding applications was noted.
- The collaborative work between BCAT and the Housing Section was discussed.
- Members noted the importance of the continuity of care and importance of supporting people at all stages of their journey.
- Challenge in keeping staff and the impact of the delivery of the service on staff was outlined.

Mr. Quinn noted the importance of BCAT as a community organisation. One of the biggest challenges is to retain staff as a Section 39 was discussed. The use of social media was discussed and it was noted that drugs can be ordered online and delivered to a person's home. The challenge of information being provided to young people was considered.

Item 6: To consider the Housing Report

Housing Officer, Mr Wildes gave the following update to the elected members:

- Allocations – 33 Completed to date this year. 17 more under offer. If all accepted 50 allocations for the year to date.
- Vacancy – 29 unoccupied units in all 3 districts, 17 ready to allocate, 6 under relet, 6 legal issues which are being worked on.
- Mr. Wildes gave an update on the proposed new rent scheme. Minimum rent rising to 30 euro. Rent cap being removed. Rent review this summer and date for new rents to be given as soon as possible.
- Rough Sleeper Count – 10 people were met bedded down, two have since been housed.

The Elected Members made the following comments:

- Members commended Brian and all stakeholders involved in the Rough Sleeper Count. The importance of connecting with the most vulnerable was highlighted. Strategy to engage, assess need and respond appropriately was needed.
- The Elected Members welcomed the proposed changes to the rents scheme and the exclusion of carers allowance from assessable income.
- Members requested if Wicklow County Council could give an explanation as to why Kilbride Lodge and Sutton Villas development is delayed again? Is the Part VIII in danger of expiring.
- Development at Adelaide Villas having a positive impact.

Item 7. To consider District Engineer's report on Roads, Transport, Public Realm projects within the Bray Municipal District.

The District Engineers report was circulated to members in advance of the meeting and was taken as read.

The Elected Members made the following comments:

- Is there any update on the removal of the pole on the Quill Road, members noted that this has been going on for a while with no progress.
- Members noted the issue with DART services not running over the bank holiday weekend and that this is fourth bank holiday weekend on which this has occurred. Mitigation measures should be put in place. Members queried if the council are consulted in regards to the Dart closure of bank holiday weekends?
- Members enquired if traffic calming in the area of the middle Dargle could be examined. It was proposed that the traffic calming junction should be extended.
- Could we install slow down signs at Ballyorney as motorists and cyclists speed here and it is dangerous for horse riders.
- What is the process for estates that are looking to plant trees?
- Could the ramp down at Sutton Villas be repainted as motorists cannot see that it is a ramp?

District Engineer, Stephen Fox advised the members that he will check with his colleague regarding the pole on the Quill Road.

Mr Fox also advised that the erection of signage will be considered, and any requests for tree planting should be submitted to the office.

Mr Fox informed the members that the municipal district is not advised of the proposed closure dates of the Dart Services.

The District Engineer also informed the elected members that the second phase of the Enniskerry Town Renewal Works is due to commence on Friday 16th May 2025 and will be in place for approximately six weeks.

Temporary traffic management system will be in place for the 6 week expected duration of works. No full road closures or vehicular diversions are expected, however the works will involve a single lane closure for a limited duration at the pharmacy in Enniskerry. The works will involve minor pedestrian diversions which

will be subject to change over the course of the works, in line with operational requirements.

Item 8. To discuss the future leasing of sports building at Bray Harbour formerly Bray Boxing Club.

One club had expressed interest in the use of this building; this was circulated to the Elected Members for their information. There was a discussion on the expression of interest received from the sports club.

District Manager Lorraine Gallagher advised members that any disposal of the facility to a sports club by way of a lease was a reserved function of the members.

The Elected Members agreed to seek expressions of interest for the future lease of this sports building to see if any other club was interested in leasing the building. District Administrator to prepare expression of interest form for sports clubs and to bring expressions of interest to the members. Members want the club to be brought back to sporting community use in a short period of time and it was noted that funding will have to be secured to carry out renovations.

Item 9. To nominate members to the following

- **One member to Ballywaltrim Users Development Committee**
- **Two members to Little Bray Sports Capital Consultative Forum**

Councillor Erika Doyle proposed Councillor Dermot O'Brien to the Ballywaltrim Users Development Committee and Councillor Melanie Corrigan seconded this proposal.

Councillor Malachai Duddy proposed Councillor Ian Neary to the Little Bray Sport Capital Consultative Forum and Councillor Caroline Winstanley seconded this proposal.

Councillor Melanie Corrigan proposed Councillor Erika Doyle to the Little Bray Sport Capital Consultative Forum and Councillor Dermot O'Brien seconded this proposal.

District Manager, Loraine Gallagher advised the members that any committees that former Councillor Aoife Flynn Kennedy was on will be brought for nominations at the next meeting.

Item 10. Notice of Motions

There were no notices of motions.

Item 11. Correspondence

Correspondence was received from the Road Safety Authority urging all road users to be aware of the dangers posed by sun glare as the sunny clear weather is set to continue this week. Sun glare can result in drivers being temporarily blinded or dazzled by the intensity and brightness of the sun.

Item 12. Any Other Business

Cllr. Winstantley updated members on a recent road safety meeting with the NTA in Wicklow.

Cathaoirleach, Cllr. Dermot O'Brien advised the elected members that tonight's meeting was District Manager, Lorraine Gallagher's last meeting as she has made the decision to retire after 41 hard-working years of service. The Cathaoirleach thanked Ms. Gallagher for her work as District Manager, supporting members to navigate through difficult issues and providing a balance of clarity, sincerity and light on issues.

The Elected Members paid tribute to Ms Gallagher on her words of wisdom, her calmness, friendship and support throughout all the years. Members noted that Ms. Gallagher remained rock solid and followed procedures and accountability through all decisions including difficult times.

They described Ms Gallagher as a guiding light, navigating all concerns and queries and always being there to offer advice. Ms Gallagher was thanked for her friendship and members noted that she has left a legacy in the District and she will be missed.

The Elected Members wished her and her family the best of luck for their future endeavours.

District Engineer, Stephen Fox and District Administrator, Garvan Hickey thanked Lorraine for her guidance through all the work and projects over many years and noted that Lorraine was always there to help whenever it was needed. She helped carry all the projects over the line and always kept a sense of calmness. Mr Fox and Mr Hickey admired Lorraine's compassion and work ethic and noted that she will be greatly missed by the Municipal District.

District Administrator, Garvan Hickey thanked Ms. Gallagher for all her work as District Manager on behalf of the staff of Bray Municipal District. Mr. Hickey noted that despite having a large Directorate Ms Gallagher made time for the Municipal District and was committed to the economic, social and community development of the Municipal District.

District Manager, Ms. Gallagher thanked the members for their kind words and stated that it was an honour to come back to Bray as District Manager having previously

worked in Bray Town Council. Ms. Gallagher noted that the elected members were effectively the board of directors of the local authority and she endeavoured to always keep them informed on projects, national policy, development of Council policies and procedures. Ms. Gallagher noted that she tried to ensure open communications with elected members and operate in an open and transparent manner. Ms. Gallagher mentioned that there have been and will be challenges in the delivery of services, national policy and funding opportunities do not always fit with local priorities but it is important to continue to deliver on projects for the people of the Municipal District.

Cathaoirleach Cllr. Dermot O'Brien presented Ms. Gallagher with an engraved vase and flowers on behalf of Bray Municipal District.

Signed:



**Cllr. Erika Doyle
CATHAOIRLEACH**

Signed:



**Garvan Hickey
DISTRICT ADMINISTRATOR**

Dated:

10/06/2025