



Minutes of the Monthly Meeting of the Municipal District of Bray held in the Council Chamber, Town Hall, Bray on Tuesday 2<sup>nd</sup> December 2025 at 6.30 p.m.

**Present:**

**Cathaoirleach Councillor Erika Doyle  
Councillor Melanie Corrigan  
Councillor Ian Neary  
Councillor Caroline Winstanley  
Councillor Ned Whelan  
Councillor Dermot O'Brien**

**Also in Attendance:**

**Ms. Jackie Carroll, District Manager.  
Mr. Brian Wildes, District Administrator.  
Mr. Stephen Fox, A/District Engineer.  
Mr. Merlin Ovington, Administrative Officer,  
Housing  
Mr. Simon O'Carroll, Minute Taker**

**Apologies:**

**Cllr. Joe Behan  
Cllr. Malachai Duddy**

**Votes of Sympathy**

There were Votes of Sympathy

- 1. To confirm and sign the Minutes of the Ordinary Meeting of the Municipal District of Bray dated 2<sup>nd</sup> November 2025 (attached).**

Cllr. Ned Whelan proposed the confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray held on 2<sup>nd</sup> November 2025. The proposal was seconded by Cllr. Caroline Winstanley and unanimously agreed by the members.

**2. To consider the Chief Executive's report in accordance with Section 179 of the Planning & Development Act 2000, as amended, for the construction of 3 residential units at 18 Old Conna Grove, Old Connaught, Bray, Co Wicklow.**

The members received a presentation from Michael Stack, who. He outlined that the current proposal at 18 Old Conna Grove, Old Connaught, Bray, Co. Wicklow. The former building on the site consisted of a single dwelling; under the new proposal, three residential units will be constructed in its place.

Mr. Stack advised that the appointment of a contractor is currently underway and that the project team anticipates breaking ground in early 2026.

Councillors collectively expressed their support for the project, noting that it represents a positive outcome and that it is encouraging to see the site being developed rather than remaining derelict.

**3. To consider the proposed Central Garage Age Friendly scheme , presentation from Helena Fallon and Michael Stack**

The members received a presentation from Michael Stack on the proposed housing development at the Central Garage Site, Bray. The scheme now comprises twelve one-bedroom units and four two-bedroom units and it is being designed in accordance with universal design principles and is intended to be an age-friendly development. He also referenced the site's close proximity to the town centre and local amenities. The building will include a lift.

Mr. Stack advised that no parking spaces are included within the plans, explaining that older residents generally have a lower reliance on private vehicles. He noted that a number of amendments have been made to the plans; however, these are primarily cosmetic or cost-saving in nature and will not compromise the overall quality of the development. He confirmed that the application for funding has been submitted to the Department of Housing and a response is expected shortly. Subject to funding approval, it is hoped to commence construction in Quarter 1 2026.

The members queried as follows:

- Whether the newly proposed two-bedroom units would include two bathrooms to accommodate residents requiring live-in carers.
- Concern regarding the number of amendments to the plans and whether these would affect quality.

Responses from Michael Stack:

Mr. Stack stated that the inclusion of two bathrooms in the two-bedroom units would be given consideration; however, he noted that the designs must be selected from a prescribed set of layout options, and a second bathroom is not currently included in those templates.

He explained that most amendments to the plans arose from changes to national guidelines, compliance requirements, and efforts to reduce cost. He advised that certain elements of the structure may be constructed off-site and delivered for assembly, which will significantly reduce costs given the relatively small footprint of the site.

Mr. Stack informed the meeting that a progress report will be provided in January. A Civil Engineer still needs to be appointed, and an Archaeologist must confirm that the site holds no historical significance. Screening reports have already been completed. All councillors expressed support for the project, noting that it represents a positive development and will be a welcome addition to the town.

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

Merlin Ovington presented the statistics from the monthly housing report. Members were presented with a pivot table which showed the distribution of housing need by house size across the five municipal districts in Co. Wicklow as of November 2025. The report highlighted the current actual need by house size but also outlined the distribution (demand) across the municipal districts where applicants are allowed to select up to three location preferences. While most applicants select three references there is no requirement to do so. As per the October CE report there are 4314 applicants on the housing list.

In terms of the Bray MD area there are five locations covered within the MD – Bray North, Bray South, Bray Town Centre, Kilmacanogue and Enniskerry. The report highlighted the level of demand within each MD for each house size. It was noted that the current demand for 1 bed units in the Bray remained very high particularly when compared to the rest of the county.

The following monthly statistics for Bray – 82 Units allocated to date for 2025.

In terms of WCC housing stock there are currently 13 vacant units in the Bray MD area of which 1 property was ready for allocation, 6 properties had contractors on site, 3 properties tendered awaiting a start in January 2026 and 3 awaiting inspection (boarded).

The councillors had no follow up questions.

#### **5. To consider District Engineer's report on Roads, Transport, Public Realm projects within the Bray Municipal District.**

The elected members raised the following matters with Stephen Fox:

- The pedestrian crossing lights at St. Mary's School require attention.
- Trees in Ardmore Wood and Ardmore Park need maintenance.
- The recurring issue of flooding in Ardmore Park was raised again.

- Members reiterated concerns regarding faded yellow boxes on the Dublin Road and Meath Road, noting that clear markings are essential for emergency vehicle access to the nursing home.

Responses from Stephen Fox:

Stephen Fox advised that the tender for line marking within the town has been issued, and the concerns regarding faded yellow boxes should be addressed once works commence.

He confirmed that during January and February, all outstanding and necessary tree works will be reviewed and compiled. Any works beyond the capacity of council resources will be issued for tender.

The issues relating to the pedestrian lights at St. Mary's School and flooding in Ardmore Park will be taken under review.

Further Comments:

Elected members proposed that a regular update from the Traffic & Transport Committee be included in future reports for this meeting. Stephen Fox agreed to implement this going forward.

## **6. Correspondence**

Three items of correspondence relevant to the meeting were noted.

Two items had been previously circulated to the elected members:

- A response from An Garda Síochána.
  - A response from the Minister for Justice.
- Both items related to matters raised at an earlier meeting.

Mr. Brian Wildes read correspondence received from Bray Tidy Towns concerning the Town Team and it was noted that the Town Regeneration Officer will be requested to present at the January meeting.

## **7. Any Other Business.**

Cathaoirleach Erika Doyle informed the meeting that as the members of the Council at their monthly meeting held on 1<sup>st</sup> December 2026 had agreed to increase the membership of the Bray to Greystones Cliff Walk Management Committee with representation from the community and additional elected member representation. She was proposing that Bray MD seek nomination from the Chamber of Commerce (Business representative), the PPN Environment Pillar (community umbrella group representative) and Bray Residents Alliance (community umbrella group representative) and this was agreed. Cllr. Caroline Winstanley was proposed as additional member

of the committee by Cllr Melanie Corrigan, seconded by Cllr. Ned Whelan and agreed by the members.

Councillors agreed that clearly defining the structure, purpose, and objectives of the committee is essential to its effectiveness. Members emphasised that all representatives must work toward a shared goal, noting that the committee will be subject to public scrutiny and therefore each member must fully understand their responsibilities. The importance of discretion and respecting confidentiality, where appropriate, was also highlighted.

Cathaoirleach Erika Doyle advised that she would consult with the existing members of the Cliff Walk Management Committee to confirm that they are willing to continue in their roles. Should any current member wish to step down, she will invite further expressions of interest from councillors to fill the vacancy.

Cathaoirleach Erika Doyle congratulated Bray Rowing Club on their successful application to occupy the vacant premises at Bray Harbour. She extended her sympathies to the two unsuccessful applicants and reaffirmed her commitment to providing assistance and support to both clubs to ensure their continued operation. All members echoed these sentiments.

Councillors highlighted the urgency of the situation, noting concerns that an Olympic-level boxer may be forced to relocate due to inadequate facilities. Members stated that such an outcome would be a significant loss to morale and to the Bray Municipal District generally.

Members queried whether the old courthouse, or the premises being vacated by Bray Rowing Club, could be refurbished and repurposed to meet the needs of the boxing clubs.


Several members expressed disappointment also for the unsuccessful applicants, stating that they felt they had let down their constituents by not being involved in the adjudication process. However, it was acknowledged that maintaining an impartial and transparent process was essential. Members agreed that the selection process was conducted with impartiality and non bias using the agreed award criteria.

That concluded the meeting

**Signed:**

  
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**Cllr. Erika Doyle**  
**CATHAOIRLEACH**

**Signed:**

  
\_\_\_\_\_  
**Brian Wildes**  
**DISTRICT ADMINISTRATOR**

**Dated:**