

**Minutes of the Special Housing and Planning Meeting of Bray Town Council
held in the Council Chamber, Town Hall, Bray on Tuesday 12th June 2007 at
7.30pm**

Present: Councillor Brid Collins, Cathaoirleach
Councillor Ciaran O' Brien
Councillor Caroline Burrell
Councillor Anne Ferris
Councillor Anne Egan
Councillor John McManus
Councillor Pat Vance
Councillor John Byrne
Councillor John Brady
Councillor David Grant

Also present: Mr. Des O'Brien, Director of Services
Ms. Christine Flood, Town Clerk
Sean O Neill, Town Engineer
Triona Irving, Administrative Officer

Apologies: Councillor Deirdre DeBurca
Councillor Joe Behan
Councillor David Grant

1. Confirmation of Minutes of the Meeting dated 13th March 2007.

- Councillor John Byrne proposed and Councillor John Brady seconded the minutes dated the 13th March 2007.

2. To notify the Members of the date of the Annual General Meeting 2007

- The Town Clerk advised the members that according to the Standing Orders, in a non (local) election year the Annual General Meeting (AGM) shall take place on the second Tuesday in June. It was therefore agreed by the members that the AGM would take place on 12th June 2007.

3. Reports and Recommendations

Ballywaltrim

- The Town Clerk said that a report on the Ballywaltrim Playing Pitches was requested. She advised the members that the Senior Executive Engineer had been in contact with the Users Group with regard to carrying out drainage work on the pitches. The Senior Executive Engineer had obtained some quotations for carrying

out the work but the Users Group had decided that work should be postponed until September. A general clean up had been carried out last week.

The Councillors raised the following points on the matter:

- CCTV is required at the playground in Ballywaltrim and a request was made a while ago for an update on the status and a follow up needs to be done on other works also.
- Welcomed the report but is disappointed that the construction has been halted. They suggested that a Bray Town Council Engineer investigate and give a second opinion.
- One Councillor said that he was in Ballywaltrim two weeks ago and was quite disappointed with the state of the place. He also said that it might be an idea to remove the benches and seats to prevent Anti Social Behaviour.
- Another asked whether the hoarding up at Ballywaltrim was related to the development of the Swimming Pool.
- With regard to CCTV it was commented that there is a sign up stating that CCTV was in operation, but there are no cameras operational. Funding for the CCTV was hard won but nothing has been done about it. It is a victory for the vandals, particularly if the playground is forced to close.
- CCTV is a must and at the moment, it is like a slap in the face for all of those that campaigned so hard for it.
- It is suggested that Ballywaltrim be included in the Parks Plan and that the Council should have more of an obligation to look after the area.
- Parents are reluctant to allow their children to play here.
- We cannot allow vandals to close down an important social facility.
- It was requested that contact be made with the Gardai again with regard to the CCTV.
- There is a need to instill a sense of ownership.
- The off licence nearby has not helped.

Wall at O'Byrne Road

- An update on the construction of the wall at O'Byrne Road was requested. It was suggested that a further meeting with the residents may be required.

- The Town Clerk said that residents had been advised of the date for the construction of this wall, however construction had been postponed at the request of a resident to allow them to carry out some work.
- Construction of the wall is the most critical element other issues such as provision of additional lighting could be dealt with at a later stage.
- I have been approached by many of the residents in the area and that they are not happy. This is not the solution to the problem a gate would be a better alternative and keys could be given to the residents of the area.
- The decision had been voted on and that they should stick to what was agreed.

Rowing Club

- The Town Clerk said that the Senior Executive Engineer is estimating the cost of providing beach access at the moment.

It was requested that designs for the provision of a ramp for the boat club be presented to the next meeting.

4. To consider the Housing Progress Report

Fire Safety Audit

The Councillors raised the following points

- Could the consultants be invited to the meeting in July so that questions could be answered.
- When will something be done about the cooker switches above the cookers.
- Members should have an opportunity to read the report before the consultants are invited to the meeting.

Part V Scheme

The Councillors raised the following points;

Richard Sheridan, Estate Development Officer, was thanked for his report.

Riversdale Apartments

- One Councillor said that he had been contacted by a resident who had a leak, he had reported it to the Housing Section and nothing was done for several days. It turned out that Bray Town Council had no responsibility for this as the apartments were being managed by a management company. This is a very dangerous road to take to start paying private companies to look after buildings and should be avoided if possible.

Deerpark and Heatherwood

- Asked if the stone outside Deerpark could be reinstated
- The issue was raised that Developers have built a wall that is blocking out the sunshine in the gardens.
- A request was made that a letter be sent to the Sculptor to have the sculpture removed.
- And a general update on Heatherwood was called for.

Fassaroe

- It was asked whether it was feasible to take over responsibility of the side gardens around Fassaroe or whether there would be too many.
- With regard to James Everett Park, is there a snag list for what's left to be done? It was also mentioned that it was deplorable and that more scrutiny needs to take place in future refurbishments.
- One Councillor said that she was disappointed with Richard Sheridan's report regarding the Pilot Recycling Scheme and said that it didn't seem to be working in Fassaroe. She asked if he could look at any different ways to help out.

Carrigoona Site

- Are the Councillors going to get a copy of the *Carrigoona Site* report before it's forwarded to the Department?
- It is also reported that work is beginning too early on the site and disrupting existing residents.
- There are worries from residents that an unauthorised encampment may be set up on the lands.
- Pacelli Flood, Housing Engineer, replied that the wall was indeed knocked down and the site has now been cleared.

Other Estates

- With regard to *Herberton*, it was said that following a Neighbourhood watch meeting, the Community Garda recommended removing the bushes at the entrance to the estate.
- It was asked what the status was with a nameplate for *Cedar Court*.
- The attic conversions in *Giltspur* were welcomed.
- One Councillor was sceptical of the *Richmond Hill* development saying that it was a mess and that it is the worst designed building in recent history and that it needs to be changed. It was also asked if anything could be done about the hoarding at this development or whether an inspection can be carried out.
- Speaking of *Ballymorris*, it was remarked that the grass had yet to be cut and that they are also requesting a nameplate.
- It was suggested that the Estate Development Officer meet with the residents to talk about a clean up in *Fairgreen Court*.
- Regarding the Part V agreement, one Councillor believes that there are currently lower standards and lower specifications and wants a complete review.

- A Councillor agreed with this and added that he had read a report in a national newspaper about the fact that there is no mechanism to carry out supervision with regard to Part V. It needs to be re-visited.
- It was questioned whether it is Bray Town Councils responsibility to carry out inspections of new developments and asked if it is relevant to the staff embargo.

In reply to these comments, Triona Irving, Administrative Officer, made the following points:

- The issue of rubbish in *Deerpark* has been referred to the Senior Executive Engineer, Liam Bourke.
- With regard to dumping, it seems that people know who is behind it but are reluctant to tell the Council about it.
- The snag list for *James Everett Park* is due at the start of next week.
- Will talk to the Gardai regarding the anti social behaviour that takes place at *Herberton*.
- The building in *Heatherwood* is set to commence shortly and will take one year to complete, approx.
- She added that all housing units build by private development companies are covered by the Housing Bonds Scheme.

The Town Clerk answered queries with the following points;

- She said that the *Riversdale* “incident” was very minor and occurred after the keys had been handed over but before tenant had moved in. All tenants had participated in a pre tenancy course, and had been informed of the procedure for reporting such incidents. Tenants had been given the contact information for the management company. In this case, it was unclear initially whether it was a matter for the management company or for the council. In any event the Estate Development Officer resolved it as soon as he was made aware of the problem. She said she was very surprised to read about the “incident” in the paper.

The question of the Management Company and the engagement of a Property Maintenance Company had been carefully researched and advice had been taken from the Law Agent who strongly recommended this course of action.

- Councillor Brady said in response to this that he had followed the correct channels by contacting the Housing Officer and Clerk of Works. He had released his press statement following that. He added that a lot of money was spent on the after hours service and that he had serious concerns about the Management Company charges.
- Then the Town Clerk reiterated that she had researched Management Companies very extensively and that in an apartment building they are advisable as there are many common areas. Internal issues should be referred to the Local Authority. She continued to say that the tenants of *Riversdale* had the benefit of the Management Company as well as the council’s 24-hour emergency service.

The Councillors added the following points;

- Councillor McManus requested that a copy of Part V be issued to him.
- It was commented that all who are in the *Riversdale* apartments are delighted with them.
- It was added that the people who got the Social & Affordable housing are happy because they are not being discriminated against there.
- We should be on our guard to ensure that the social and affordable units are finished to the same standards as private developments and that they are inspected.

Des O'Brien, Town Manager and Director of Services

He said that bringing in a Management Company is not a straightforward issue. He continued to say that Triona Irving had been to England to see how schemes are managed there. My initial preference would have been to manage the buildings ourselves but we would have been penalised economically.

Triona Irving said that a formal Park V agreement is necessary outlining Developments and the role of the Local Authority. A legal document is required.

- Councillor John McManus proposed that the entire issue be referred to the MPC for recommendations.
- Councillor John Brady seconded this proposal.

5. To Consider Planning Matters

- The Councillors made the following points;
- With regard to the Superquinn Development on the Southern Cross, it was asked if the Planning Application was expected to be submitted in the near future.
- One Councillor said that she was disappointed with the decision on Planning Application 07/53 and asked if the Council could have another look at the matter.
- The Florentine Decision was welcomed and it was asked if the hoarding could be removed now. Also, since the decision had been made, would it be possible to get a copy of the Traffic Management report.
- It was also suggested that the Developers should be asked to provide car-parking facilities first. In respect of 07/52 it was suggested that it should be supported in principle.
- Councillor McManus agreed with Councillor Byrne and then asked when the Developers would be coming back with a deal.
- Triona Irving clarified that the planning application 07/53 was invalid so a new application has just been submitted.
- A Councillor then asked about the proposal to build a house to the rear of 14 Roger Casement Park. He said that very little specifications have been made and the Planning Section should really investigate the matter.

6. To consider the recommendation to enter into a Section 85 agreement with Dun Laoghaire Rathdown County Council in respect to a road widening scheme for the Dublin Road

With regard to Section 85, the Town Clerk read Sean O’Neill’s report.

The Councillors made the following points;

- It was said that the proposal should go ahead.
- It was queried what would the capacity of the new road be and what kind of traffic volume is expected.
- What supervision would Bray Town Council be providing on the project and would the RPA have any input.
- Another question raised was whether bus lanes would be included.
- They would like to be kept well informed of any developments
- Would any of the Councillors be on a sub committee?

Mr. Des O’Brien made the following points;

- It is expected that there will be two lanes of traffic, bus lanes and cycle lanes. RPA have not officially decided on anything yet. He added that the Town Engineer will be on the Steering Committee.
- The Town Clerk said that the needed to be a vote as the Environmental Impact Study was being finalised and was due to go on public display shortly. She hoped that either the consultants or the Engineer from Dun Laoghaire Rathdown County Council with responsibility for the scheme would attend a meeting of Bray Town Council.

Councillor Vance proposed this and Councillor McManus seconded the proposal.

To consider the recommendation to enter into a Section 85 agreement with Dun Laoghaire Rathdown County Council in respect to a road widening scheme for the Dublin Road		
The matter was voted upon as follows: -		
	FOR	AGAINST
Councillor Joe Behan	Absent	Absent
Councillor John Brady	Absent	Absent
Councillor Caroline Burrell	✓	
Councillor John Byrne	✓	
Councillor Bríd Collins	✓	
Councillor Déirdre De Búrca	Absent	Absent
Councillor Anne Egan	✓	
Councillor Anne Ferris	Absent	Absent
Councillor David Grant	Absent	Absent
Councillor John McManus	✓	
Councillor Ciaran O’Brien	✓	
Councillor Pat Vance	✓	
Total	7	0

7. Notices of Motion

- The Town Clerk informed the members that there were no current Notices of Motion.

8. Correspondence

- The Town Clerk informed the members that there was no correspondence.

9. Any Other Business

- Councillor Byrne advised that the grass at *Silverpines* has not been cut this year and it always was done in previous years. Why it that? He also mentioned that the wall outside the lawn tennis club is in very bad condition.
- Councillor Vance asked about the Affordable Scheme with reference to first time buyers and those whose marriages had broken up.
- The criteria that Bray Town Council uses appears to be more stringent than that used by the banks.
- He also asked whether financial institutions had made an agreement with the Department in respect of social housing.
- Triona Irving answered saying that people in broken marriages are eligible for Housing in accordance with National Policy.
- Finally, the Cathaoirlach Anne Egan wished the three candidates standing in the General Election the best of luck.

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

TOWN CLERK

Dated:
