

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 3rd April 2007.

Present: Councillor Anne Egan, Cathaoirleach
Councillor Joe Behan
Councillor John Brady
Councillor John Byrne
Councillor Bríd Collins
Councillor Déirdre de Búrca
Councillor Anne Ferris
Councillor David Grant
Councillor John McManus
Councillor Ciaran O'Brien
Councillor Pat Vance

Also present: Mr. Des O'Brien, Director of Services
Ms. Christine Flood, Town Clerk
Ms. Triona Irving, Administrative Officer
Mr. Pacelli Flood, Executive Engineer
Mr. Stephen Fox, Executive Engineer

Apologies: Councillor Caroline Burrell

Councillor John Byrne proposed a vote of sympathy for Bunny (Elizabeth) Vickers from the Boghall Road. The members offered their sympathy to the family of Mrs Vickers.

Councillor Anne Egan stated that the Anti-Social Behaviour Conference held in the Mermaid Arts Centre was a huge success and she thanked and congratulated the Town Clerk, Triona Irving, Councillor John McManus and all who took part.

1. Confirmation of Minutes of the Special Housing and Planning Meeting dated 6th March 2007.

It was proposed by Councillor John Byrne, seconded by Councillor Bríd Collins and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 6th March 2007.

2. Reports and Recommendations.

The Town Clerk stated that there are no reports and recommendations. She further stated that she would like to clarify that a date for the signing of the contracts for the Swimming Pool has not yet been confirmed, contrary to the report in a local newspaper. The signing of the contracts will possibly take place on Thursday 5th April 2007, this is short notice but all members will be informed as soon as the consultants contact us.

The members raised the following points: –

- Welcome this news, great progress has been made.
- The sub-committee met with the consultants last week to discuss this but disappointed to read in the local newspapers that one party has taken ownership.

- It was unfair that a member of the sub-committee went to the newspaper. This undermines the credibility of the sub-committee.
- This is a total breach of ethics, protocol and the Local Government Act.
- It is the responsibility of the sub-committee to report back to the full council.
- Total lack of communication that other members heard about this on the radio.
- Would like to thank the sub-committee and would hope that they continue to keep the other councillors updated.
- People are not fools – for one party to imply that they are responsible for this, is misleading.
- When is the building work set to commence and who will be turning the first sod?
- The main thing is that Bray is finally getting a swimming pool.
- Would like to compliment Council officials, especially Catherine Halligan, for their hard work.
- The Cathaoirleach and Minister Dick Roche should turn the sod when the contract is signed.

3. To consider the Housing Progress Report.

The members raised the following points: –

James Everett Park

- Fencing erected but there is a gap and people are cutting through this gap.
- Stones and boulders on site are causing vandalism.
- Landscaping hasn't commenced yet. Concerned that the contractors will not finish it.

Fire Safety Audit

- Glad to see that a date has been agreed with the residents.
- Disappointed we won't see the final report until June.

Deerpark Estate

- Can the Litter Warden investigate the ongoing dumping in the estate.
- Flowerbeds need urgent attention.

Laneway at O'Byrne Road and Wolfe Tone Square North:

- Is there any update on the ownership of this laneway?

Fassaroe Community Centre

- Is there any further progress with the architect?
- Where is the funding for this coming from?

Miscellaneous:

- Disabled Persons Grant received and sent to the HSE in February 2006, a reply was only received in December 2006 and the Clerk of Works is reporting on the feasibility. The tenant has heard nothing since and it is unacceptable.
- Snag list in Cedar Court is still not completed.
- Service Indicators – number of repairs completed as a percentage of the number of valid requests received is 65%. This is a disgrace. People are left waiting weeks for contractors while we are letting Council staff go.
- Hazelwood Crescent – laneways to the back of the houses were due to be closed off or gates put on them because of anti-social behaviour. Can this be done as soon as possible?

- Is there any progress on Kilbride Lane?
- Wall at No. 1 Dargle Crescent which was never finished and as a result is now in a bad condition. This needs to be completed.
- Land bank – are the two sites big and will there be housing?
- Will carbon monoxide detectors be fitted in homes?
- Carrigoona – what realignment works will be taking place?
- Glad to see the progress on the remedial works in Fassaroe.
- Is there a timeframe for the works in Ashlawn Court and the rest of the estate?
- Giltspur Heights – is there only enough funding for two attic conversions? If so, why have we not asked the Department of the Environment, Heritage and Local Government?
- Welcome the central heating installations in Ard Chulainn and Maitland Street.

The Administrative Officer informed the members of the following: –

- Service Indicators – the 65% stated in the report is the figure for repairs completed and the contractor has been paid. This figure does not take into account repairs completed where the contractor has not been paid. This is the criteria set out by the Department of the Environment, Heritage and Local Government.
- Hazelwood Crescent – the Council have received no request regarding this.
- Central heating has already been done in Maitland Street. It is anticipated that central heating will be installed in all Local Authority houses by the end of 2008.
- There is no money in the Budget to install carbon monoxide detectors.
- It is possible that we will have the Fire Safety Audit Final Report in May, however we have been assured that this will definitely be available for the Council meeting in June.
- The two land bank sites are small sites for housing.
- Giltspur Heights – the two attic conversions currently being processed are as a result of statutory overcrowding. There is no issue in relation to funding.

The Executive Engineer, Pacelli Flood informed the members of the following: -

- James Everett Park – myself and the Clerk of Works met with the contractors on site and he has agreed to fixing the roof damaged by stones. The landscaping has been delayed as it is not planting season.
- The snag list in Cedar Court has been completed in the last two weeks. Follow-up action will be done but there are no major problems listed.
- Kilbride Lane is ongoing, the architect is working on the revised layout.
- Carrigoona – realignment will take place on the access road at the Upper Dargle Road and Fassaroe to maximise units on the opposite side.
- Will investigate the wall at No. 1 Dargle Crescent.
- Fassaroe Community Centre – we are awaiting a response from the centre. The proposal will then be sent to the Department of the Environment, Heritage and Local Government.
- Expect that work in Ashlawn Court will speed up now.

4. To consider Planning Matters.

Florentine Centre

Councillor John Brady stated that a decision is not due from An Bord Pleanala until 16th April 2007. He expressed concern over the bad condition of the site. There is a pool of stagnant water which is deep and needs to be secured. He also requested that the Litter Warden investigate illegal dumping in the car-park at the Quinsboro Road.

Councillor John McManus stated that if there is a further delay then the hole should be filled in.

Councillor Joe Behan stated that we should take immediate action on the Florentine Centre.

Councillor Pat Vance stated that CCTV should be put in at this site.

Atlas Print Site

Councillor John Brady confirmed that residents are still experiencing noise pollution from the development. He also stated that no condition regarding working hours was specified in the planning permission.

Councillor Deirdre de Burca stated that working time restrictions should be included as standard in all future developments. She asked officials had any progress been made with the developer? She further stated that it should not be up to the developer to specify working times.

Councillor Pat Vance stated that that street cleaning should also be included as a condition for all future applications.

Planning Register Reference – 07/49

Councillor McManus stated that the previous planning application was excessive however this application is reasonable and he would encourage the officials to look at this favourably.

Councillor Brid Collins, Councillor John Byrne, Councillor Anne Ferris, Councillor Joe Behan and Councillor David Grant confirmed that they fully support this application.

Planning Register Reference – 07/47

Councillor Collins stated that she would support this application and she would ask the officials to look at this favourably.

Planning Register Reference – 07/40

Councillor Ciaran O'Brien expressed concern over parking problems which would be caused if this application was granted and he urged officials to reject this.

Quinsboro Road

Councillor Collins stated that "Notions" shop on the Quinsboro Road was previously a derelict site and she wished the owners the best of luck.

Sealife Building

Councillor Byrne stated that the condition of this building is appalling. He further stated that the Council should contact the owners immediately.

Councillor Anne Egan confirmed that it is totally unacceptable that the owners of the Barracuda Restaurant recently closed off a public right-of-way for a private party without permission.

Avondale Park

Councillor Byrne requested that the officials contact the owners of this derelict site to have it cleaned up.

Old Abattoir Site

Councillor Anne Ferris confirmed that no development has taken place at this site. The right-of-way is in bad condition but Councillor Ferris commended the Bray Lakers Club for cleaning up the area. She also stated that there is a sewage problem at the end of the walkway.

Heritage Centre

Councillor Ferris stated that the gutters, leaking roof and windows is disgraceful. This is our Heritage building and it should be something to be proud of.

Councillor Pat Vance confirmed that the Council own this building. He stated that planning permission for smoking facilities at the Royal Hotel was refused because it was too close to the Heritage Centre.

New Planning and Development Regulations

Councillor David Grant stated that it is difficult for people who are trusting architects with their planning applications. He stated that the Council should inform all architects in the area or organise a briefing session for them.

The Administrative Officer informed the members of the following: –

- Atlas Print – the developer is going to forward details of working arrangements to the Council. The Executive Engineer then stated that he had contacted the Residents Association and they were happy with this commitment.
- Standard conditions include street cleaning and times of work.
- The new planning regulations are being advertised in local newspapers and on the Bray Town Council website. It would be impossible to contact all architects.

The Town Manager agreed that CCTV is required at the Florentine site. He confirmed that he will correspond with the developer regarding the water, dumping and securing the site. Taking the site back is not a viable option time wise.

5. To consider the Energy Policy Document.

The Executive Engineer, Stephen Fox informed the members that this document will strengthen the current policy by improving building standards via a certificate/report submitted outlining performance targets.

Councillor David Grant thanked the MPC and the Executive Engineer for the report which is very technical. Rising energy costs are encouraging developments to be energy efficient even though Bray has very few large developments.

Bray Town Council has eight programme groups and we should be looking at saving energy across all eight programmes. The money saved could be used to provide a fund to promote energy efficient projects. We should be consulting with interested parties and encouraging new technologies which support micro-renewable energy sources.

In the procurement process, energy efficiency should be a criteria. New Local Authority housing projects such as Carrigoona and Kilbride Lane and local authority vehicles should also be energy efficient.

Targets must be set, evaluated and verified.

Councillor Ciaran O'Brien informed the members that Fingal County Council and Dun Laoghaire Rathdown County Council have implemented a similar policy through costs and enforcements. The biggest problem is how to keep energy in the house and not renewable energy sources. This is a great opportunity for Local Authorities as it costs €100 per square feet which is lower than the Department of the Environment, Heritage and Local Government is giving the Council. Fingal County Council put the onus on the architect and therefore someone will be held accountable.

Councillor Deirdre de Burca welcomed this as the more energy used the more money we spend and the more emissions produced.

Councillor John McManus stated that this is the kind of policy the MPC's should be working on. Have we given consideration to this for the Swimming Pool?

Councillor Joe Behan welcomed Councillor Grant's proposal and suggested that Bray Town Council introduce a pilot scheme of using solar panels to gain efficiency.

Councillor Pat Vance stated that there is no uniform or consistent standard, a recommendation for SEI is required. We should apply to the Department for funding for the pilot scheme.

Councillor John Brady stated that this is a failure at national level. He estimated that most of the Local Authority housing stock would fail energy ratings. We are putting central heating in homes with inadequate windows and insulation. He also asked why only gas and oil central heating is installed?

Councillor Brid Collins confirmed that she would like to see a document on the efficient provision of domestic water. We should also encourage the use of sustainable materials.

The members agreed to adopt the Energy Policy Document with variation to include Councillor Grants proposals.

6. Disposal of Fee Simple Interest in Plot of ground at North Western end of Purcell Lane, known as 9A Purcell Square East, Bray, in accordance with Statutory Notice.

It was proposed by Councillor John Byrne and seconded by Councillor John Brady to proceed with the disposal of Fee Simple Interest in Plot of ground at North Western end of Purcell Lane, known as 9A Purcell Square East, Bray, in accordance with Statutory Notice.

7. Notices of Motion

238. Notice of Motion in the name of Councillor Brid Collins (12/12/2006)

“I request that an amount be made available in this years estimates to upgrade and clean the 23 acres in Ballywaltrim”.

The Town Clerk stated that this matter had been dealt with at the recent Budget meeting.

Councillor Collins stated that she was delighted this went through and she requested that the officials continue to have the area cleaned.

Councillor John Byrne confirmed that €20,000 had bæn provided in the Budget for extra recreational facilities and he asked for a progress report on the works.

The Town Clerk stated the Senior Executive Engineer met the Users Group recently and drainage issue was being dealt with as top priority.

239. Notice of Motion in the name of Councillor Brid Collins (12/12/2006)

“I request this Council to allow funding in this years estimates to upgrade the Southern End of the Seafront, walls, shingle, etc”.

The Town Clerk informed the Members that the Council made an application to the Department of the Marine in November 2006 and have not yet received a reply.

Councillor Collins stated that the shingle must be extended to the southern end of the Seafront.

Councillor Pat Vance stated that he thought the Department of the Marine were due to assess the replenishment scheme every five years.

Councillor John McManus stated that the flood wall erected should contain no gaps. The Senior Executive Engineer has proposals for a ramp on the beach for small boats and disabled access. Councillor McManus proposed that this be expedited.

Councillor Deirdre de Burca confirmed that she fully supports this proposal.

Councillor John Brady requested that the Council seek funding for the ramp under the Barcelona Declaration.

8. Correspondence.

The Town Clerk informed the members that Anne-Marie Holland has requested use of the Town Hall for an annual wine fair. She confirmed that she had informed Ms Holland that this was short notice and that these requests normally go through the Protocol Committee. The Town Clerk stated that this is not a commercial venture and the proceeds from this would go to three schools in the town.

It was agreed that the Town Hall would be made available as this is a charity event.

9. Any Other Business

IBAL Report

Councillor John McManus stated that IBAL have a new marking system and criteria regarding entrances to towns. He expressed concern that all entrances to Bray are under the control of other Local Authorities.

The Town Clerk confirmed that she had sent this letter to Dun Laoghaire Rathdown County Council and Wicklow County Council. In particular the area within Dun Laoghaire Rathdown County Councils jurisdiction is badly littered but all areas within Bray Town Councils jurisdiction perform well.

Water Supply

Councillor McManus asked officials are they confident that the water supply in Bray is adequate.

The Town Manager stated that Bray is on the Dublin City Council water mains and this is tested regularly. Dublin have huge resources and have very high standards. He also confirmed that the treatment plant in Roundwood is old but effective as the water is treated with sulphite.

Bray Shanganagh Sewerage Treatment Scheme

Councillor McManus asked for a current update on the Bray Shanganagh Treatment scheme.

The Town Clerk stated that the closing date for receipt of tenders is this week. Work is due to commence in the final quarter of this year.

Councillor John Brady asked officials if the recent EPA report was slating Bray or Shanganagh?

The Town Clerk confirmed that this is the Bray Shanganagh Scheme and that sewerage is pumped from Shanganagh to Bray.

The Town Manager confirmed that Bray has a good system but it is just behind on progress.

Councillor Brady stated that heavy rainfall can cause overflow sewerage to overflow into the River Dargle.

The Town Manager confirmed that this was incorrect as the sewerage goes out into the sea.

Glen Na Smole

Councillor John Brady asked when this report would be ready.

The Cathaoirleach confirmed that this is on the agenda for the monthly meeting.

Blue Flag

Councillor Brady asked was there any progress in the obtaining a Blue Flag for Bray.

The Town Clerk advised the members that the bathing water is tested regularly and is of acceptable standards but not yet Blue Flag status. We cannot proceed with this until the Bray Shanganagh Sewerage scheme is in place.

Fire Service

Councillor Joe Behan advised the members that the report on the full time Fire Service for County Wicklow was discussed at the meeting of Wicklow County Council and it was agreed that the report would go out to public consultation until the end of July. Councillor Behan proposed that each member of Bray Town Council receive a copy of the report from the Chief Fire Officer. This will have a huge impact in Bray and the report will be on public display in libraries, Council offices and on the website.

Councillor Anne Egan welcomed this and congratulated Councillor Behan.

Councillor Deirdre De Burca stated that she hoped that the points raised at Wicklow County Councils meeting will be reflected in the report.

Councillor John Byrne stated that no vote or recommendations were made at Wicklow County Councils meeting, we are just asking for public views.

Double Yellow Lines at Sidmonton

Councillor Pat Vance requested that the double yellow lines which were painted on the wrong side of the road at Sidmonton be re-done immediately as this is a traffic and safety problem.

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____