Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 3rd October 2006.
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inadequate carriageway width over the bridge and the close proximity of junctions on either side of the bridge, an adequate right turn lane cannot be provided.

The provision of advisory cycle lanes is in line with the Council's transport policy as set out in the Bray Town Council Development Plan 2005 – 2011 and includes the objective to maximise access to and encourage use of cycling and develop an extensive, effective, high quality network for cycling. In line with this policy, the Council intends to provide for the needs of cyclists at all planned road works where there is no significant impact on existing transport modes. In this case it was determined that there was an opportunity, when renewing the road markings, to provide a safer facility for cyclists who are vulnerable road users and who incurred considerably greater risks with the old markings.

The lack of a segregated right turn lane is not a prohibition on traffic from turning right at The Maltings. Right turning traffic is able to manoeuvre through gaps in the on coming traffic as before and do not incur any additional delays. While southbound traffic may be delayed behind right turning traffic, most vehicles usually have adequate room to pass on the left by crossing onto the advisory cycle lane. Also as the volume of right turning traffic is low the impact on southbound traffic is also very low.

Traffic at the junction has been monitored since the new lining was provided. Significantly more cyclists than right turning vehicles were observed during the evening peak period. Right turning vehicles observed turned through gaps in the oncoming traffic without significantly slowing traffic following behind and did not impact on junction capacity. For several cycles of the traffic lights at the junction, vehicles were counted crossing the stop line southbound during a 90 sec green time. It was found that the shorter green time for the Main Street at the nearby Quinsboro junction was the main limiting factor to the volume of southbound traffic at the Maltings junction. Therefore any interruptions to traffic flow that right turners at the Maltings junction may cause is not likely to have a significant impact on the capacity at the junction.

In conclusion, observations have shown the provision of the cycle lanes have provided a greatly needed facility for cyclists without providing any significant adverse impact on motorists. The ability for traffic to turn right has not been impaired. A properly designed right turn lane for the Maltings can only be provided if the Dargle Bridge is widened. It is therefore not proposed to restore the original road markings.

The members stated that they are happy with this report.

High Tides

The Cathaoirleach informed the members that there are warnings of high tides on Friday. She asked the acting Town Engineer to inform the members of what measures will be taken to ensure the prevention of flooding.

The acting Town Engineer stated that Bray Town Council has measures in place like the last time there was a warning. He added that the indications so far for weather are favourable but Bray Town Council will be monitoring the situation and will have measures in place if needs be.

Miscellaneous

The members raised the following points –

- Drains – we were assured the drains would be cleared. Can these be checked?
- Wolfe Tone Square – we were promised a report for October. Can we have this report for the next Council meeting?
- Football pitches in Ballywaltrim – a report was previously requested on the status of these. Can we have this report for the next meeting?

3. To consider the Housing Progress Report.
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The members raised the following points –

Fire Hydrants

- Fire Hydrants – delighted the survey is completed. What is the next step?
- Have we followed up work on the hydrants and if yes what stage are we at?

Disabled Persons Grants

- Is it possible Bray Town Council could have their own O.T?

Cedar Court

- Open space in Cedar Court – is this the property of Bray Town Council? If yes what are our intentions with it?

Housing List

- Older Housing stock – can some of these be converted to be energy efficient?
- We need to look at alternative housing sites for the provision of housing. Maybe the voluntary housing sector and the affordable homes partnership.
- A girl applied seven years ago to go on this list. There were a number of reports given out by Bray Town Council saying she was priority. Now a few houses have become available and she has been told that she is not top priority and is not getting a house. What criteria has this been deemed by?
- Welcome the social and affordable housing report but what are the criteria for the builders?
- Sunbeam House – can the manager confirm if these houses are being prepared for dual disability adults?

Miscellaneous

- Silverbridge – why is this issue not on the agenda?
- Carrigoona – what is happening with this?
- Kilbride Grove – is there any update on the Compulsary Purchase Order?
- Can An Bord Pleanala overrule our decisions?
- Oldcourt – how many houses within our housing stock need smoke alarms after Oldcourt has been completed?

- Fassaroe Community Centre – a report came back from the architects saying that the committee should build a new community centre. Is the Department of Environment, Heritage and Local Government going to go with the committee or the architects on this? Can we get a report on this?
- Want to see much tighter and stricter meetings with developers.
- Central Heating – I hope this will not turn out to be a bad idea seeing as gas prices are going up.
- When will we have a final report on the audit for Oldcourt?
- James Everett Park – work has tapered off up here. Is this because the builder has not been paid? Also heard that the foreman broke his leg.
- What is the protocol for dealing with repairs?
- Glenthorn Close – residents are concerned at parts of the estate being overgrown and full of weeds. Can a few trees be planted?
- Giltspur Heights – developer told us months ago that attic conversions in their houses were possible but Bray Town Council were to inspect what houses would be eligible.

The administrative officer informed the members of the following –

Disabled Persons Grants

- We will be liaising with Wicklow County Council regarding OT's.

Cedar Court

- Cannot remember if there were gates in the original plans.
- Open space – we have sent off to land registration regarding this issue. If needs be we will CPO the land.

Housing List

- We have a points system that was approved by the members and also a scheme of letting priorities.
- I will speak to Councillor John Brady about his concerns over some residents.

Miscellaneous

- Silverbridge – a meeting was held recently and another one is scheduled.
- Carrigoona – this is at the design stage with the architects at the moment.
- Voluntary Bodies – we will have nomination rights for 75% of units. Our negotiations start off with us meeting them on site.
- Central Heating – houses in Fassaroe will be completed next year. We will be able to complete it within the Department's timeframe.
- Fassaroe Community Centre – I will discuss this with the Department of the Environment, Heritage and Local Government and come back to the members as soon as possible.
- I will pass on all compliments to the Estate Development Officer from members.

The acting Town Engineer informed the members of the following –

Fire Hydrants

- There were a couple of critical locations that needed to be examined again. These are being repaired.

Glenthorn Estate

- There shouldn't be any problem providing trees for this area.

Miscellaneous

- James Everett Park – this will be investigated.

The Cathaoirleach informed the members that she had asked the manager to do an audit on all open spaces in Bray following the Dartmouth Square saga in Dublin.

The Town Clerk informed the members that she had spoken to the I.T. Officer in Wicklow County Council asking if he could arrange for her to meet with the telecommunications officer in County Wicklow.

The Town Manager stated that it is not simple finding who owns a lot of the old land in Bray as this would have been done through Registry of Deeds etc. He said that the best Bray Town Council can do is Compulsary Purchase Order whatever land may be in question.

Councillor John McManus stated that there are a number of open spaces in the town that are not public. He added that they would have belonged to the backs of terraced houses in the past.

4. To consider Planning Matters.
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The administrative Officer informed the meeting that Councillor David Grant had requested two planning files – 06/222 and 06/216.

Planning Register Reference 06/179
First Myrr Developments Ltd, 2 Main Street, Bray, Co. Wicklow

Councillor John Brady stated that he is glad this application was rejected.

Planning Register Reference 06/216
Green Hill Homes Ltd, 14 Ellewsborough Meadows, Tallaght, Dublin 24

Councillor David Grant stated that this application is excessive and he would urge the officials to block this.

Councillor John Brady asked if a roof garden is deemed as open space in these applications?

Planning Register Reference 06/221
Ann Hoban, The Mullough, Killock, Co. Meath

Councillor John Byrne stated that this application is not positive for the town. He added that Bray already has two bookmakers shops.

Planning Register Reference 06/222
Ray Boyle, 22 Earlsfort Terrace, Dublin 2

Councillor David Grant stated that this is a similar application to 06/216 and that he does not think a roof garden is appropriate.

Councillor Brid Collins stated that she would like to support this application and hoped the planners would look favourably on this.

Planning Register Reference 06/230
Multilane Ltd, Strand Road, Bray, Co. Wicklow

Councillor Ciaran O'Brien asked that this not be granted.

Planning Register Reference 06/235
Fr. John O'Connell, Presbytery, Herbert Road, Bray, Co. Wicklow

Councillor Brid Collins stated that she would like to support this application.

Planning Register Reference 06/236
Liz McManus T.D., 1 Martello Terrace, Strand Road, Bray

Councillor Brid Collins stated that she would like to support this application.

Planning Register Reference 05/233
Michael Kinsella, 61-62 Main Street, Bray

Councillor Brid Collins stated that she would like other construction companies to take note at how well Kinsellas have managed this work.

Councillor John McManus stated that residents of King Edward Road and the Parnell Road are not overall happy with works here. He added that the traffic problems being caused are chaotic. He also said that the temporary footpath on the mainstreet has shelter to protect from rain but when it goes up Parnell Road there is no roof.

Planning Register Reference 06/229
Aidan and Edwina Fitzmaurice, Ballywaltrim Lane, Bray, Co. Wicklow

Councillor Caroline Burrell stated that she is not happy with this application as it is not in keeping with the area.

Taking in Charge of estates

Deepdales – Councillor David Grant stated that this estate still has outstanding works ten years after it was first built. This is not acceptable.

Headlands – Councillor David Grant stated that he is concerned that this estate has not been taken in charge yet. Councillor Grant then asked if the council has some sort of policy for taking estates in charge?

Councillor John Brady enquired as to why Cois Sleibhe still had not been taken in charge? He added that all the residents there had filled out a questionnaire stating they would like the estate taken in charge but had still not heard back.

Councillor Pat Vance stated that the Council needs to be careful when dealing with management companies and when putting in conditions. He added that in the Headlands issue it is the management company who are responsible for works, not the developer. He stated that the developer should be responsible.

Dell Site

Councillor David Grant stated that the members are not in favour of a mixed development on this site as was stated in the media.

Councillor John Byrne supported Councillor Grant's views.

Councillor Joe Behan stated that this is adept proof of the I.D.A.'s failure to do anything with the Dell site.

Car Parking

Councillor Brid Collins asked what proposals has Bray Town Council got for car parking in Bray?

Councillor Caroline Burrell stated that the people of Bray need to know where they can park when coming into Mermaid or getting Motor Tax etc.

Councillor Joe Behan asked when can the members expect a decision on the Ballymore situation? He also asked is it a necessity that the Council loses all of its spaces straight away?

Councillor John Brady asked why this issue was not on the agenda as he had requested at the previous council meeting?

The Cathaoirleach asked can the developers of the carpark finish the underground car park before starting work on the one outside the civic offices?

Miscellaneous

AO Smith site – Councillor Joe Behan stated that a hedge has now grown across the public footpath. He asked if this could be cut back and also what has Bray Town Council done to declare this a derelict building?

Bank Of Scotland – Councillor Ciaran O'Brien stated that he had received numerous complaints about the lack of disabled access to the Bank of Scotland in Bray. He suggested that Bray Town Council contact them to ask them to make it accessible to disabled persons.

The Cathaoirleach stated that there are still signs on the main street stating that the parking is from Monday to Friday when in fact it is now Monday to Saturday. They should be replaced.

The Administrative Officer stated the following –

- Variation of the Development Plan would probably be better deferred to Councillor Ciaran O'Brien's Municipal Policy Committee.
- AO Smith site – the engineer only finished his report today on this.
- She stated that all other Councillors comments have been noted.

The Town Manager stated the following –

- Taking in Charge – if residents wish for an estate to be taken in charge the developer would usually ask for this. If the majority of occupiers ask for the estate to be taken in charge then we will commence.

The Town Clerk stated the following –

- Car Parking – we received short notice of commencement of redevelopment of the car park.
- I have written to the developer that some surplus spaces are provided for disabled persons.
- We should have some positive news before the end of the year on car parking in Bray.

Councillor John McManus stated that if the Florentine Centre development isn't going to go ahead Bray Town Council should refill the hole and resurface it and use it as a car park. He added that there must be a time limit on this application because it has been going on too long.

The Town Manager stated that the developers have been dragging there heels on this and pending An Bord Pleanala's decision he doesn't want to make waves to disturb the flow of things. He added that something should be sorted in the next few months.

5. To further consider the establishment of a Joint Policing Committee for Bray Town Council
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6. To consider the Blue Flag Status for Bray
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The members raised the following points –

- Bray is a seaside town and it is a shame we do not have a blue flag.
- Recyclables on the Seafront – have any samples been taken in Harbour Area?
- Old Municipal landfill dump – is this adding to problems with the water quality?
- We should appoint someone to oversee this.
- We need to look into detail at why we did not get the Blue Flag status.
- Can we get some new shingle for the Seafront?

The acting Town Engineer stated that Beach replenishment is separate from the Blue Flag status but he will check into the other outstanding queries.

The Town Clerk stated that the Municipal dump is being handled by Dun Laoghaire Rathdown County Council.

7. To discuss the Flooding Plan for Little Bray area
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The members agreed with this recommendation.

8. To discuss the Private Rented Accommodation - Standards
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The members agreed with this recommendation.

9. To discuss the Pilot Recycling Project
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The members agreed with this recommendation.

11. Correspondence
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<u>Bray DART Station Mosaic Project</u>

The Town Clerk informed the members that she had received a letter from Ms. Eileen McGuire who is the Director of Works on Paper Ltd. She is asking the Council if she can have permission to restore 19 mosaic panels in Bray DART station. The cost to the Council would be €9,000 per panel.

<u>Teen-Line Ireland</u>

The Town Clerk informed the members that she had received correspondence from Ms. Eithne Dunne of Teen-Line Ireland. This is a charity, which is managed wholly by volunteers

and deal with young people and suicide. The letter requests the council might make a donation towards this charity.

Councillor John Brady stated that he would recommend that this be considered as it is a very worthwhile charity.

Councillor John McManus stated that he does not think this council has the funds for this donation but he recommended that the council redirect them to businesses in the town who would be in a position to help.

12. Any other business
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Heavy Duty Collection

Councillor Caroline Burrell stated that she thought that people were allowed three items on the application forms. She also enquired if the West Ward includes all estates on the Southern Cross Road?

The administrative Officer stated that all estates in the West Ward in Bray Town Council's jurisdiction will be collected.

This concluded the meeting.

Signed: _____
Cathaoirleach

Signed: _____
Town Clerk

Dated: _____