

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 4th April, 2006 at 7.30 p.m.

Present: Councillor Déirdre De Búrca, Cathaoirleach
Councillor Joe Behan
Councillor Caroline Burrell
Councillor John Byrne
Councillor Bríd Collins
Councillor Anne Egan
Councillor Anne Ferris
Councillor John McManus
Councillor Ciaran O'Brien
Councillor Pat Vance

Apologies: Councillor David Grant
Councillor John Brady

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

1. Confirmation of Minutes of the Special Housing and Planning Meeting dated 7th February, 2006

It was proposed by Councillor Brid Collins and seconded by Councillor Anne Egan and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 7th March, 2006.

Councillor Caroline Burrell stated that she thought the councillor's names were not to be mentioned in the minutes.

The Town Clerk stated that if there is a general discussion between the members, names will not be mentioned but if only one or two Councillors are involved in a discussion, names will be mentioned in the minutes as it would not be a discussion that most members participated in.

2. Reports and Recommendations

Wicklow 400

The Town Clerk stated that the Wicklow 400 details had been circulated to the members tonight.

River Dargle Flood Protection

The Town Clerk informed the members that a public consultation day has been arranged to allow the public and other interested parties to discuss flood protection proposals for the River Dargle. She stated that this will take place on the 10th April 2006 from 2pm to 5pm and 6pm to 9pm in Bray Town Hall.

Councillor John McManus requested that the people who could be directly affected by flooding around these areas should be notified about the public consultation directly.

3. To consider the Housing progress report

The members raised the following points:

Income Details (Rent)

- Letters have been sent out to tenants about increasing rents again – why is there is a question on the rent form asking if people are in receipt of fuel allowance? Is this an attempt to increase people's rent even further?

Disabled Persons Grants

- Disabled Persons Grants – 24 Wolfe Tone Square East – there is a difference of opinion between the occupational therapist and the Council's engineers over whether this person should get a DPG.
- What is the time frame for Disabled Persons Grants? What is the cause of the delay?

Fire Depot Site

- Fire Depot site – can some road markings and road safety signs be put in at Cedar Court?

Richmond Hill shop

- Richmond Hill shop – what is the position regarding this?
- Concerned regarding cars parked outside this site and are causing obstruction.
- This development looks very high – is it three storeys? The Town Engineer will investigate this matter.
- A lot of the residents do not want a shop back as it attracts anti-social behaviour and creates littering in the estate.

Sunnybank Development

- How many affordable houses are to be built in the Sunnybank development?

Community Centre and Playground in Fassaroe

- What is happening with this playground?
- Can we have an urgent meeting with the Department regarding this?
- Is the CCTV working in this playground?

Oldcourt – Fire Audit Report

- There are 6 – 8 houses surveyed each week. Can we have some information on this?

Fire Hydrants

- Disappointed that the Fire Hydrants survey is delayed due to staff absences. Hope to get a start date soon. Fire Hydrants should be a priority and should be repaired systematically.

Miscellaneous

- James Everett Park – thank the council staff for writing to tenants asking what they want done in their homes.

- There is no report on the Essential repairs grants applications in this agenda – can this be put on the housing report for the next meeting?
- Is there any report back on Central Heating grants for private houses?
- Would like to welcome meetings taking place with the Silverbridge residents. The refurbishment can take place in conjunction with these residents now.
- Congratulate the Estate Development Officer on a good report.
- Has the council made any plans for Ardee Street as there has been some vandalism along the area?

The Administrative Officer informed the members of the following:

Income Details (Rent)

- Income details – the fuel allowance question was asked so that the fuel allowance is not included in the rent assessment.
- The occupational therapist report is still to be received regarding 24 Wolfe Tone Square and the situation will be checked out.
- Regarding Disabled Persons Grants, the Clerk of Works would inspect the house firstly and then the Senior Staff Officer of Housing would meet with the occupational therapist and the Clerk of Works to see if they are eligible.

Richmond Hill Shop

- Four tenders were received but only two parties came for an interview with an interest in running this shop.
- Ardee Street – no replacement window programme planned for Ardee Street.

Playground - Fassaroe

- Vandalism – CCTV is working and footage was given to the Gardai and also to the Estate Management Committee.
- We received a quote of €8,000 to replace the equipment and it would cost €20,500 to do the base of the playground again. The total would be €23,500. There is no money in the budget for this year but I will speak to the RAPID co-ordinator about RAPID funding.

Fire Safety Audit

- This has commenced but work will not be done through Easter as the contractor feels it would disrupt families. An initial survey will be done first with a more detailed one at a later stage.

Fire Hydrants

- This staff member will not be replaced till next month. The Town Engineer will explain further.

Sunnybank Development

- There are no affordable housing units at Sunnybank.

Central Heating

- There is no grant available from the Local Authority but the Health Service Executive does provide a small grant.

Silverbridge

- The situation is being monitored and a meeting has been arranged for the end of May.

The Councillor's raised the following points:

Sunnybank Apartments

- There are a lot of apartments going in here – why are there no affordable apartments being allocated?

Richmond Hill Shop

- Have the two people who attended the interviews given any indication as to what they are going to do with the shop?
- Strict limits should be put in place on the successful tenants regarding litter etc. The shop is a focal point for anti-social behaviour.

The Town Clerk informed the members of the following:

- The administrative offices and myself met with the people who wish to run this shop.
- One of the people who came in lives in the estate and felt that he could deal with the running of the shop as he knows the area well.
- Rents, leases etc were not discussed, as the property will not be available until October 2006.

The Town Engineer informed the members of the following:

- Height of apartments – the best thing to do is for us to look at this and discuss.
- Road markings on Cedar Court will also be examined.

4. To consider Planning Matters

The members raised the following points:

Public Consultation – Dargle Flood Scheme

Councillor John McManus asked if the fishing clubs will be notified directly?

PLANNING APPLICATIONS

**06/55 – Mark & Eleanor Bryan, 10 New Bentley Park, Bray, Co. Wicklow.
to construct a 25 sq.m single storey garage on the right hand side of the entrance
to the driveway**

- Councillor Caroline Burrell stated that this application should be favourably looked upon.
- Councillor Anne Egan and Councillor John Byrne stated that if this is granted it is setting a very dangerous precedent.
- Councillor Pat Vance stated that none of the residents are happy with this and it is totally unsuitable.

**06/73 – Thomas Johnson Jnr., Woodleigh, Giltspur Lane, Bray, Co. Wicklow.
The construction of a two - storey dormer house.**

- Councillor Caroline Burrell stated that there are significant discrepancies here. The site is very small. It is hard to see how you would fit in a two storey house

**06/07 – Joe Davies, Tinnahinch Farm, Enniskerry, Co. Wicklow
the demolition of an existing detached two – storey house and the erection of 16
apartments (2 three bed, 9 two bed, and 5 one bed) in one three storey block and
one 2 storey block with balconies to each upper floor apartment and with 17
parking spaces under and the closing of existing vehicular entrance onto
Killarney Road and to form a new vehicular entrance onto Ballywaltrim Road.**

- Councillor Caroline Burrell stated that this is not in keeping with the area. She hoped this will not be setting a precedent. Infill should be a mix of residential and proper facilities.

**06/58 – P. O’Connell, R. O’ Keefee, A. O’Keefe & M. Suttle, 5,6,7 & 8 Florence
Terrace, Florence Road, Bray, Co. Wicklow
for development consisting of 4 individual mews houses (dwellings), each with off
street parking, to Stable Lane at the rear of No’s 5 – 8 Florence Terrace. The
proposed buildings are within the curtilage of a terrace, which is a protected
structure.**

- Councillor Anne Ferris stated that a lot of residents are concerned about this development, overlooking and loss of light are some of the concerns of the residents. She hoped the planners will take these concerns into account.

**06/66 – Joseph Costello, Seaview House, Templecarrig, Bray, Co. Wicklow.
alterations to elevation and internal arrangements, with an increase to the floor
area from 3385 sqm to 3409 sqm, as a revision of previously approved permission
reference no. 03/102 and associated site works at the site on the corner of Upper
Dargle Road and Dublin Road, part of which was known as The Pickled Pig.**

- Councillor Anne Ferris stated that workers are starting very early on this site and this is disrupting people. Machinery is also operating during the night. She asked if developers could be more considerate regarding this?

**06/70 – Patrick Murphy, 21 St. Peters Road, Bray, Co. Wicklow
single storey granny flat extension to side and rear**

- Councillor Anne Egan stated she would like to support this application. She also asked if something could be done about parking outside the Scullery Café on St. Peters Road as cars are blocking the buses along here. She felt that there should be double yellow lines at this location.

06/61 – Barbara Green, 11 Boghall Cottages, Boghall Road, Bray

- 1. a proposed new 126.6m² dormer bungalow together with new vehicular entrance, to the rear of No. 11 Boghall Cottages, Boghall Road.**
- 2. New vehicular entrance to serve existing dwelling.**
- 3. Connection of proposed dwelling to all existing services.**
- 4. All ancillary site works necessary to complete this development.**

- Councillor John Byrne asked if the officials could be sympathetic towards this application.
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06/13 – Jim McGettigan, Royal Hotel, Main Street, Bray.

A single storey smoking area shelter of 18.2 sq.m at side of Royal Hotel.

- Councillor Pat Vance asked if the manager could have a look at this application and maybe encourage the applicants to re-apply. One of the reasons for refusal was that it was beside a listed building. This listed building is owned by Bray Town Council but it is not in very good shape.
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06/57 – Patrick Ryan, Dave Colgan, Philip Monaghan, Finian McDonnell, Unit 1 Ballinteer Business Centre, Ballinteer Avenue, Ballinteer, Dublin 16.

Development at this site new link road off the Killarney Road to the new roundabout at Southern Cross Road, Bray. The development will consist of the erection of a sound buffer wall along part of the East Boundary of the link road. The barrier will be 3.5m in height and will be green in colour.

- Councillor Pat Vance asked where this link is to and what is this application about?
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Miscellaneous

- Councillor Brid Collins asked what was the update on the Herbert Road car park and the Health Centre car park?

Councillor Collins also asked if any further information had been received from Ballymore Properties regarding the Florentine Centre and when will a decision be made?

Hoarding at Florentine Centre

- Councillor Ciaran O'Brien asked if there is any update on the hoarding at the Florentine Centre in the Main Street?
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The administrative officer informed the members of the following points –

- Florentine Centre – further information was received and the decision is due on the 25th April 2006.

The Town Clerk stated the following –

- There is no update on Ardmore Rovers. A meeting was held with the club and the current position was explained to the representatives of the club.
- Herbert Road Car Park – we have received a valuation of the site and are now waiting on the other party to come back with their valuation.
- I met with the Health Service Executive regarding car – A parking on the site of the Orchard Nursing Home. The H.S.E. have plans to develop this carpark, possible under a Public Private Partnership arrangement and were not interested in dealing with the Council on this matter. However they did indicate that a small site to the south may be available. The Town Engineer has looked at this site and initial indications are that the site is too small to provide a carpark I did advise that the sites could only be developed in accordance with the objectives of the Development Plan.

The Town Manager informed the members of the following –

- Whoever develops on this site has to provide car parking.
- A lot of this is hinging on the outcome of the Florentine Centre. A decision should be made shortly.
- Another option is to C.P.O the site but the value of the site would be very high..

Councillor John McManus stated that the Council should join with the Health Service Executive to try to develop something together.

5. To consider the recommendation of the Infrastructure, Planning and Development M.P.C. regarding the All Ireland Forum of Nuclear Free Local Authorities

Councillor Ciaran O’Brien informed the members of the following.

At the last meeting of the Infrastructure, Planning and Development Municipal Policy Committee held on the 2nd March, 2006 a presentation was made by Mr Stewart Kemp, secretary of Nuclear Free Local Authorities. He outlined his organisation’s opposition to the nuclear industry, highlighting immediate and future dangers to Ireland. He stated that an all Ireland forum of Nuclear Free Local Authorities has recently been formed and several local authorities have joined, such as Louth County Council, South Dublin County Council and Dublin Regional Authority. The fee to join the All Ireland Forum is €600.

The Infrastructure, Planning and Development Municipal Policy Committee recommends that Bray Town Council joins the All Ireland Forum of Nuclear Free Local Authorities. He stated that this company is affiliated with seventy Local Authorities in England and it would be very beneficial if Bray joined, even if it is only a small input. He added that this membership will cost €600 per year and members must attend meetings.

There was a short discussion with members in agreement with supporting the forum.

Councillor O’Brien then proposed and Councillor Brid Collins seconded that Bray Town Council joins this forum.

Councillor Pat Vance proposed and Councillor Anne Egan seconded that Ciaran O’Brien attends this forum on behalf of Bray Town Council.

The members agreed that all correspondence is to be addressed to the Town Clerk.

6. To consider the report on the submissions received on the public consultation process for the Part VIII of the Local Government Planning & Development Act 2000 on the proposed Swimming Pool at Ballywaltrim, Bray

The manager's report and relevant documentation regarding the planning process had already been circulated to the members.

The members raised the following points –

- We should get on with this as soon as possible. Everyone supports the swimming pool. The location of the pool was chosen within a couple of weeks.
- This could be a major bonus to the sports infrastructure in the town but people in the football clubs need to be considered in this process too.
- There is a pitch in the Ballywaltrim area that is never used – can we refurbish these pitches and provide some new ones? This would cost very little and could be included in the Recreational Park.
- Can the Council take down the hedge that separates Deerpark estate and the Ballywaltrim pitches to widen the whole area?
- Deerpark pitch would have to be cleaned and proper storage facilities provided.
- Football pitch in Fassaroe is not used.
- Hope we can work in conjunction with the clubs in Ballywaltrim. There is a proposal for a running track at St. Killians Community School.
- Bray Town Council should look at all avenues during this process.
- It is regrettable that one pitch will be lost to the Swimming pool, but the facilities that will be provided because of the pool, the overall outcome will be excellent.
- There are children who are brought to Wicklow and Arklow to learn how to swim and this can be a very tiring journey for children.
- A town centre site would have been better but this cannot be changed now.
- Giltspur Heights – at the entrance there is a lot of traffic at weekends. This could be a problem and needs to be addressed. Residents want a new entrance for either the pool or the estate.
- Repairs and maintenance need to be carried out to the clubhouse in Ballywaltrim.
- Can we examine putting in four all weather pitches before the construction starts?
- It is very important to proceed with this project and take advantage of any funding given.
- People have made submissions – we should carefully consider their concerns.
- This Council has been very deficient in supporting these sports clubs. The people who run these clubs are volunteers and they should be praised. The council expects the Users Committee to keep the facility in pristine condition. There is a lack of investment in this recreational facility.
- Would not support the hedging being removed in Deerpark as the pitch comes to a diagonal corner. There is a problem with dog - fouling and vandalism here also.
- Town Council owes it to them to take their points seriously. We must express our political will at this table.
- Ownership of the all weather pitches – this will not be a replacement if people are to be asked for €15 per hour for the use of the pitch.
- All we are passing here is the planning process for the Swimming Pool.
- Can we have a definite commitment that the officials will look at this very carefully.

Councillor Pat Vance then proposed and Councillor Anne Ferris seconded that Bray Town Council proceeds with the recommendations contained in the Managers Report for the Part VIII of the Local Government Planning & Development Act 2000 on the proposed Swimming Pool at Ballywaltrim, Bray, Co. Wicklow.

The Town Manager informed the members of the following –

- Deerpark pitch could be included in Recreational Park.
- There is no more land in Bray for this sort of development unless we start looking in the countryside.
- The construction of this project is at least a year and a half away.
- It is not feasible to have all-weather pitches in place before the pool is constructed. It will take approximately a year for the pool to be built. It would add to costs and cause delays.
- We chose this site because we were told the pitch was unplayable.
- Will look at this project in partnership with the residents.

Councillor McManus stated that it is a good idea to come up with draft proposals at an M.P.C meeting and not just discuss letters that have come in. He added that the Deerpark residents have to be consulted as we are talking about doing this in conjunction with the development of the swimming pool. He stated that this should be sorted out in the next couple of weeks as June will be too late.

Councillor Pat Vance stated that Wicklow County Council and Greystones Town Council should put in place a proper management structure and this process should be started now.

Councillor John Byrne stated that as a result of tonight the members invite all objectors as soon as we have proposals.

The members then took a vote on Councillor Vance’s proposal, which was seconded by Councillor Ferris.

That Bray Town Council proceed with the recommendations contained in the Managers Report for the Part VIII of the Local Government Planning & Development Act 2000 on the proposed Swimming Pool at Ballywaltrim, Bray.		
The matter was voted upon as follows: -		
	FOR	AGAINST
Councillor Joe Behan	✓	
Councillor John Brady	Absent	
Councillor Caroline Burrell	✓	
Councillor John Byrne	✓	
Councillor Bríd Collins	✓	
Councillor Déirdre De Búrca	✓	
Councillor Anne Egan	✓	
Councillor Anne Ferris	✓	
Councillor David Grant	Absent	
Councillor John McManus	✓	
Councillor Ciaran O’Brien	✓	
Councillor Pat Vance	✓	
Total	10	0

With 10 votes for and 0 against the proposal was passed.

7. Update on the Upper Dargle Road Housing Site

The Town Engineer informed the members of the following –

- Since the Council took a decision on the Cycle Club site the Carrigoona site has come into possession of Bray Town Council
- We asked the consultants to do a design on both sites – we should have a proposal within 3 – 4 weeks.
- Sutton Road site gone to the Department of the Environment, Heritage and Local Government.

The members raised the following points –

- Have the consultants been asked to design this site in such a way that access is from the Dargle Road? Previous objections from residents of Fassaroe must be taken into account.
- How many units will we have and will the Sutton Road units be affordable?
- Can we have a timeframe on this?

The Town Engineer responded as follows –

- Sutton Road site – when we receive approval back from the Department of Environment, Heritage and Local Government we can begin to advertise for tender.
- The Part VIII Planning Consultation will take place sometime in the summer.
- The consultant is well aware of the concerns regarding the entrance and your concerns will be noted.

8. To consider the proposed Heavy Duty Goods Policy 2006

The below policy document which was recommended by the Community, Cultural, Social and Environmental Municipal Policy Committee was circulated to the members.

HEAVY DUTY GOODS PROPOSED POLICY 2006

That there be a limit of two items per household collected from the list below. People to pay at the cash desk in the Council Offices in advance for the items. Contractor will also collect money and items from people on day of collection. People in receipt of a waiver to have the items collected free of charge, application form to be completed in advance and returned to office. People will be notified in advance by telephone on the day the contractor will be collecting items.

The Estate Management Committee to pay for items collected in their estates from their budget. The service will be operated by a contractor using a truck licensed to collect and dispose of items.

LIST OF ITEMS :

Item	Cost
Domestic Fridge / Freezer	5
Washing Machine	5
Tumble Dryer	5
Cooker	5
Dishwasher	5

Television	5
Vacuum Cleaner	3
Microwave	3
Three Piece Suite	15
Wardrobe	15
Chest of Drawers	10
Bed	15

The members raised the following points –

- This scheme must be well advertised this year. The budget for this project was under spent last year.
- It should go in rotation around the town and it should be advertised in local churches and community halls as well as the local papers. We should start in a different area of the town this year.
- This scheme should be held after Halloween.
- Will it be put out for tender?
- Is there anything different on this year's scheme?
- Can we keep this as ticket only collection? We should not advertise that you can pay on the day but there should be some flexibility.
- Should look at housing estates on the Southern Cross Road.
- Delighted that furniture is now on the list.

The Administrative Officer informed the members of the following –

- We contacted Wicklow County Council regarding a contractor. They only had one contact or that was licensed to collect and dispose of material so he will be engaged to do the collections.
- Litter Warden will also be out with the contractor.
- No charge for electrical goods.
- Furniture also included in the scheme this year.

Councillor Joe Behan proposed and Councillor Caroline Burrell seconded that the Heavy Duty Goods Policy 2006 be adopted. This was agreed by the members.

9. To consider the proposed Self Help Scheme Policy

The following policy document was recommended by the Community, Cultural, Social & Environmental Municipal Policy Committee to the members.

SELF HELP SCHEME PROPOSED POLICY

The following are to be considered during 2006 for funding under the Self Help Scheme:

Central Heating
Window/Door Replacement
Replacement of Gutters
Bath Replacement

Application must be made prior to works being carried out by tenant.
An inspection will be carried out by the Council's technical staff who will recommend if works are necessary or merely cosmetic.

After the initial inspection of the house has been made the tenant should wait until they receive written confirmation from the Council informing them if they are eligible for the grant before works commence.

When works are complete the tenant should contact the Council Housing Office. The Clerk of Works/ Foreman will call to inspect the said works.

The inspection carried out is a visual one and it should be noted that the Council do not accept any liability relating to the standard of work carried out by the Tenant's Contractor

If works are satisfactorily completed the tenant must produce a paid receipt to the council for the works carried out. The grant will only be paid on production of receipt paid in full.

The maximum grant payable is 50% of the cost of the works.

Applicants should have a clear rent account for at least 6 months.

Councillor Joe Behan proposed that the line that says 'Applicants should have a clear rent account for at least 6 months' be changed to 'As long as applicants are not in arrears at the time of application'.

Councillor Caroline Burrell proposed that the line that says 'Bath replacement' be changed to 'Baths and/or showers replacement'

The members agreed to these changes.

10. To consider the setting up of a Budget Committee

The members raised the following points –

- This could be a good idea if it is constructed well. All parties would need to have a representative involved in this process. Would support strictly on the basis of the way the public accounts committee works in the Dail.
- Committee should be an arena for how money will be spent.
- Manager could put forward an estimate, which would make for a meaningful Budget Meeting.
- The Manager makes decision at the end of the day.
- Put this on the protocol agenda for next week.
- We would be happy to proceed with 5 committee members from this council.
- Councillors may be used as a cover – effectively being the officials mouth pieces.
- Should look at other big Town Councils as to how they operate.

The Town Manager stated that –

- We do intend giving financial reports to the Council.
- We were not happy with the presentation of last years Budget.

- We are now having regular meetings with staff and our own financial control and coding is much better this year.
- I would be in-favour of this committee; it would help with the preparation of the Budget and it would be good to have a representative sample of the members on such a committee and would encourage more meaningful engagement.

It was agreed to put this item on the agenda for the next Protocol Meeting.

11. Notices of Motion

Councillor John McManus asked if Councillors could go through the notices of motion and take out any motions that may not be relevant any more.

12. Correspondence

The Town Clerk stated that she had received a letter from the Little Bray Family Resource Centre requesting the use of the Peoples Park for a family fun day on either Sunday 7th or 14th May 2006.

This request was proposed by Councillor John McManus and seconded by Councillor Anne Ferris.

The Town Clerk then read out a letter from Mr. Arthur Flynn from Rosslyn estate in Bray regarding parking in the estate.

Councillor Deirdre De Burca proposed that the Town Clerk, Town Engineer and herself would meet with the residents from Rosslyn to discuss this issue. Other members can attend if they wish. She also stated that we had successfully managed to deal with the parking situation in Vevay Crescent.

Councillor Joe Behan stated that this issue had been raised at the Garda Liaison meeting already and that the problem with Vevay Crescent had not been sorted out.

13. Any other business

Bray Harbour

Councillor Caroline Burrell stated that someone had recently dumped an old boat engine down on the beach. She also stated that 3 life buoys were missing and the railings are very loose which is quite dangerous also.

Councillor Burrell then stated that the water in the river where it meets the harbour is a maroon colour. She asked if this can be checked out.

Land Use Transportation Study presentation

The Town Manager then informed the members that Dun Laoghaire Rathdown County Council is having a presentation on the Land Use Transportation Study this week and that we would be interested in keeping the Councillors informed about what is happening. A suggestion of a special meeting to be held to facilitate this was mentioned.

The Town Manager stated that a final draft of this will be on the website when ready and the presentation will only take about half an hour.

The members agreed to have this presentation before the next Special Housing and Planning Council meeting in May at 6.30 pm.

Signed:

CATHAOIRLEACH

Signed:

TOWN CLERK

Dated:
