

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 7th November 2006.

Present: Councillor Anne Egan, Cathaoirleach
Councillor Joe Behan
Councillor Deirdre De Burca
Councillor John Byrne
Councillor Bríd Collins
Councillor Caroline Burrell
Councillor John McManus
Councillor Ciaran O'Brien
Councillor Pat Vance
Councillor David Grant

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

Apologies: Councillor Anne Ferris
Councillor John Brady

1. Confirmation of Minutes of the Special Housing and Planning Meeting dated 3rd October 2006.

It was proposed by Councillor Brid Collins, seconded by Councillor John Byrne and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 3rd October 2006.

2. Reports and Recommendations.

Parking Situation in Bray

With effect from Monday 16th October 2006, due to the development of the plaza area, public car parking is no longer available at the Civic Offices.

This has resulted in the loss of 48 spaces. The owner of the site has provided a number of disabled parking spaces and a number of "set down" spaces for customers close to the entrance to the Civic Offices.

Councillors will shortly be issued with cards to allow access to the underground car-park. A shared space has been allocated for the members and a separate shared space has been allocated to the Cathaoirleach. Details of the new parking arrangements will be forwarded in early course.

Bray Town Council officials are exploring a number of possibilities with a view to providing additional parking in Bray, both in the long term and in the short term. These include discussions with the Committee of the Most Holy Redeemer Church, Bray Wanderers, the Principal of St Thomas's School, and officials from the HSE and Newlyn Developments. The

council is also pursuing a proposal for the provision of Park and Ride facilities for the lead up to Christmas

Members will be kept up to date with regard to progress as negotiations develop.

Swimming Pool

In July of this year Bray Town Council advertised in the Official Journal of the EU and the National Press seeking expressions of interest from companies wishing to tender for the construction of Bray Swimming Pool or for associated works under the following categories;

- Mechanical Services Installation
- Electrical Services Installation
- Pool Filtration Works
- Curtain Wall Glazing Installation
- Lift Installation

In excess of fifty expressions of interest were received under the various headings, these have now been short-listed by the council's consultants. A total of 8 contractors have been invited to submit tenders for the main contract. The closing date for receipt of completed tenders is 22nd November, 2006. It is hoped to be in a position to award the contract before the end of the year, with a view to starting construction in early, 2007.

The council is also pursuing the question of forming a management company to manage this facility.

Ballywaltrim Sports Facility

Members and officials from Bray Town Council met Ballywaltrim Users Group on site at Ballywaltrim on the 28th September, 2006. Since then the following action has been taken by the Council:

- The collection of bags of rubbish left at the gate by the Users group caretaking staff has been regularised and occurs more frequently.
- A general cleanup of areas badly affected by antisocial behaviour, including the removal of damaged seats and bins etc. has recently been carried out.

A security audit of the grounds by specialist Gardai was carried out on the 12th October.

The following additional measures are proposed.

The regrading of paths rutted by surface water will be carried out at the earliest opportunity. Over the longer term water cuts and land drainage will be provided to reduce the extent of erosion of the paths by surface water.

Recommendations from the security audit carried out by the Gardai will be taken on board by the Council in planning future works including the provision of the public swimming pool on the site.

It is recommended that funding be provided in the 2007 budget estimates for the removal of the hedge and ditch dividing the field that is currently the main focus for anti social behavior.

The members raised the following points –

Parking Situation in Bray

- What is the current situation with the civic offices car park and public use?
- The parking situation in Bray is chaotic at the moment. This needs to be totally reviewed.
- This is stopping people coming to Bray.
- Only last week the Herbert Road car park was issuing blank tickets. This resulted in a major loss of revenue for the council. It shows a lack of competence on behalf of this council.
- Can we get an updated report on this issue for next weeks meeting?
- Can the council write to C.I.E. to see if anything can be done about parking on the Seafront?
- We own the Florence Road car park. This is a perfect place for us to alleviate the parking problem in Bray. Is any development going to happen here?
- People of Bray are facing a crisis with Christmas approaching.
- Park and Ride – where are these to be targeted in town?
- Giltspur Heights – we need to look at parking here because this is an important issue.
- We need to fill the open hole in the Florentine Centre and create parking for the people of Bray.
- Traffic lights at Sunnybank and Corke Abbey are causing very bad traffic problems in the main street. These are the kind of problems that can be sorted straight away.
- We should seek an immediate meeting with Dell to see if we can use their car park and then try and organise a park and ride operation into the town, even for the short term.
- Are we stuck with the hoarding of the Florentine Centre on the main street? Underneath that walkway is filthy and has not been swept in weeks.

Swimming Pool

- Disappointed this is taking so long. I would ask that the Town Manager keep in touch with the contractors to speed things along.
- Concerned about security up here. Is any C.C.T.V. planned?
- Can we put an item on the agenda as to how this area will be managed?
- Glad we are at stage of selecting a contractor. Need to look at how this whole complex will be managed. We need to invest resources into managing this properly.

Ballywaltrim Sports Facility

- The users committee here just recently had graffiti removed from walls and then shortly after it was vandalised again. Some sort of management / security committee should be installed.
- Can we also ensure that the grass on the football pitches is cut to a satisfactory level to help all users?
- We need to have an overall look at Bray Town Councils and the users committee's responsibility of the land here.
- It is very difficult for Bray Town Council to manage the area up here all the time. Maybe we should look at the overall structure.

- This is a key issue in Bray at present. There is a general concern in the town about the lack of open spaces.
- Whoever gets the contract for the swimming pool should not automatically get the contract to manage the open spaces also.
- We need to look at a realistic management of the 23 acres and not 'beef it up' with one company.

The Town Clerk informed the members if the following –

- There is no extra parking for public at the Civic Offices. There were 40 spaces allocated to the staff and this does not even cover the whole quota of staff.
- We are currently trying to come to an agreement with the developers to open this car park to the public on weekends. Negotiations are only in their infancy at the moment.
- Traffic and parking are linked but it is hoped that the Land Use Transportation Study will alleviate some of the problems.
- There have been no delays in the procurement of the swimming pool. We have strictly adhered to E.U. guidelines and are doing everything as fast as possible.
- Park and Ride – this will be explored.

The Town Engineer informed the members of the following –

- Florentine Centre – It is possible to fill the hole but because we do not own all of the hole it will be difficult to create parking without agreement from Ballymore.
- This will not be ready for Christmas either way.
- We are trying to pressure Ballymore on the issue of hoarding on main-street under the planning act.

The Town Manager informed the members of the following –

- I am also very frustrated with the Florentine situation..
- It should become obvious in January or February what is happening with this

3. To consider the Housing Progress Report.

The members raised the following points –

Cedar Court

- Anti-social behaviour – there was a very serious incident here. If any of our tenants step out of line we need to be very strict.
- There seem to be a lot of problems up here regarding anti-social behaviour and this has to be addressed.
- One of the tenants up here has stated the walls in their apartment are damp.
- Does Bray Town Council have proper vetting procedures in place when allocating tenants with houses / apartments? We must reiterate that the trouble in this estate is being caused but a small number of individuals, not the whole estate.
- This was not a once off incident. It has been going on since the tenants moved into this house. People need to know that we are prepared to take a stand.

Fire Safety Audit

- Whichever tender applicant is successful I hope they are suitable.

Oldcourt Estate

- Some people broke into a house in this estate and set it on fire. This is unbelievable and this behaviour has to be condemned. Can we ask the Gardai for a report on the outcome of this?

Disabled Persons Grants

- There is nothing stopping Bray Town Council employing their own Occupational Therapist. Can this be looked into?

Heavy Duty Collection

- What was the overall take-up of this?
- We need a system in place that informs people when this will be carried out. There is a demand for this collection.
- How was this advertised and through what local media?
- Richmond Hill – workers are parking on the grass verges and it is destroying the grass.

Miscellaneous

- Is there any update on Silverbridge?
- Snagging – how many houses have been snagged as it stated on the last housing report that there was a number of houses still needing snagging.
- Kilbride House and Kilbride Lane – why is this taking so long?
- Praise the Estate Development Officers report – he is educating young people when it comes to litter.
- How many affordable houses do we have coming through in Bray?
- Land bank issue – no real effort was ever made to acquire sites for housing in Bray.
- When will the report be ready on the fire hydrants in Bray?

The administrative Officer informed the members of the following –

- Cedar Court – we are aware of the difficulties. A number of meetings have been held with the residents of Cedar Court and warning letters have been issued to tenants in breach.
- When tenants were given these dwellings it was made clear that antisocial behaviour will not be accepted. We are trying to be fair to all concerned though.
- Heavy Duty Collection – this was advertised in the Bray People. The advertisement was also sent to churches in the area and they were asked to print it in their newsletters.
- There was not a great response to the collection but there was nothing we could do about that.
- Next year we will be writing to residents associations informing them of the collection.
- Cedar Court – I will ask the housing engineer for a full report for next weeks meeting on the snag lists.

- Pilot Recycling project – this is working very well in Kilbride but is not working as well in Oldcourt as only ten people showed up. We will hope to roll this out to Fassaroe on Saturday 17th November.
- We are currently waiting on the Garda report regarding the Olcourt fire incident.

The members raised the following points –

- Can the heavy duty collection also be advertised in the Wicklow Times as this is a free paper that is delivered to houses around Bray. Can something be put online so people can pay charges through website?
- Recycling Centre – would like to say well done to recycling centre as they are now taking old clothes from people too.
- Very concerned that we are not going to spend money we have collected in the estimates from the Heavy Duty Collection. We do not want this money to go into a black hole and be lost.

The Town Engineer informed the members of the following –

- Fire Hydrants – we are short on staff in the water department at present but we have completed the survey. It still needs to be put onto the geographical information system though. 450 have been logged so far but approximately 300 still need to be logged so not sure when can give a detailed report. It will definitely be ready in the New Year.

4. To consider Planning Matters.

The administrative Officer informed the meeting that Councillor David Grant had requested two planning files – 06/244 and 06/246.

She also stated that Councillor John Brady had requested one planning file but because he is not at this meeting the file will not be used. Councillor Brady had requested planning file – 06/257.

Planning Register Reference 06/244

The members raised the following points –

- There is a pizza delivery service operating from this shop. This is unacceptable, as it does not constitute retail.

Planning Register Reference 06/246

The members raised the following points –

- Glenlucan is very well laid out and this application would diminish the character of the estate. I would ask the members not to support this.
- This is totally out of character with the estate.
- We should not go down the road of demolishing houses, as it will set a bad precedent.
- This will be a continuous proposal. Each individual application needs to be judged on its merits.

Planning Register Reference 06/120

The members raised the following points –

- Will this be open to the public as shown?

Planning Register Reference 06/210

The members raised the following points –

- Disappointed this was granted.

Planning Register Reference 06/255

The members raised the following points –

- How will this fit onto the site?

Planning Register Reference 06/257

The members raised the following points –

- I would support this application.

Miscellaneous

The members raised the following points –

- The premises that were owned by Aldi Ltd that has now been demolished – disappointed that this company took down all trees and knocked the boundary wall.
- Dell site – we need to be clear what zoning was put on this site. Thought it was only for industrial.
- Shop shutters – one trader on Vevay Road has had their windows broken because the shutters are on inside. Can we change the planning policy and let traders put shutters on outside of shops?
- Florentine Centre – some of the objections that residents had were legitimate. It is up to the developers to sort this mess out.

The administrative officer informed the members of the following –

- Dell site – the zoning was listed. There is no retail or residential zoning here.

The Town Manager informed the members that Bray Town Council should write to the auctioneers who are advertising the Dell site and inform them that they are leading people astray.

Aldi site – if we notice this site becoming a derelict site we will take action.

5. Update on the 1.78 acres.

The Town Clerk circulated a report to the members on this.

The Town Manager stated that he would recommend going with Superquinn on this.

The members raised the following points –

- Should make sure that Wicklow County Council give us whatever money is due to us.
- It is good to see a concrete proposal. Did Superquinn say what is going to happen with the existing shop in Castlestree?
- Can we agree with Superquinn that they apply as soon as possible, for planning permission on this land?
- The money raised should be spent all over Bray equally and fairly
- Compliment the Town Manager on achieving a price tag of €14 million.
- What had we zoned this land for? I have reservations about the size of the development.
- How will this shopping centre be sustained with the proposed shopping centre in Greystones also?
- Have reservations about proposed motor showrooms and petrol station. Would like to see some sort of community centre put in here.

The Town Manager informed the members of the following –

- Disposal notice will be put to both authorities. There will not be much of an affect on the main street as this will be more of a glorified Boghall Road centre.
- The development plan allows for 2,500 sq feet and it also allows for motor show rooms also.

This concluded the meeting.

Signed:

Cathaoirleach

Signed:

Town Clerk

Dated:
