

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 9th May, 2006 at 7.30 p.m.

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

Apologies: 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
Councillor John Ryan, Wicklow County Council
Councillor Christopher Fox, Wicklow County Council

The Cathaoirleach welcomed the two Wicklow County Councillors and Mr. Alan O'Brien from Faber Maunsell to the meeting and she informed the members that the Wicklow County Councillors are attending solely because of the presentation on the North Bray and Environs Land Use and Transportation Study.

1. Presentation on the North Bray and Environs Land Use and Transportation Study.

Mr. Alan O'Brien proceeded to give a detailed presentation on the draft Land Use Transportation Study to the members.

The preparation of a Land Use & Transportation Study (LUTS) for North Bray and Environs was commissioned jointly by Dun Laoghaire-Rathdown County Council, Wicklow County Council and Bray Town Council in January 2005.

The area of study is defined as a boundary encompassing Woodbrook, Rathmichael, Old Connaught, Fassaroe and North Bray, as well as the NI 1 as far as the junction with the Bray Southern Cross.

The objectives of the commission were to ensure that the study area can cater for expected future levels of development as proposed throughout the Town and County Development Plans, by investigating a range of polices, infrastructural measures, and land use strategies.

The Strategy is based on a thorough assessment to understand existing and future pressures, and has involved a high level of consultation with the main stakeholders in the Study Area. The main issues examined are:

- 1) Land Use And Policy.

- 2) Rapid Transit, Including Rail.
- 3) Public Transport.
- 4) Roads and Junctions.
- 5) Pedestrians and Cyclists.
- 6) Car Parking.
- 7) Demand Management.
- 8) Phasing and Implementation.

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When Mr. O'Brien had finished, the members raised the following queries:

- Excellent presentation - good to start planning for the long term.
- What process does this plan go through next? Will the members have to sign off on it and if so when?
- Is this whole plan solely driven by Dun Laoghaire Rathdown County Council?
- Why was the draft not on the Bray Town Council and Wicklow County Council websites?
- How will the public consultation take place?
- It is essential that DART will be linked to LUAS in the plan. I hope the essence of the plan is to make travel easy for people.
- Would like to see a bridge linking east Bray to west.
- Enniskerry Road - A lot of money has been invested on this road so we do not want to see it closed off and all that money going to waste.
- See this as the start of a process. There are major developments taking place in Bray in the future with the Golf Club Lands. If the Golf Club Lands development does go ahead then the Wilford roundabout will be taking approximately 1700 trips per hour. It is crucial the DART is linked with the LUAS.
- Cosgrave development should not be a town centre; otherwise the town centre would suffer badly.
- Should look at the possibility of pulling in an over bridge at Fassaroe and an Eastern link road.
- We do not want another Red Cow roundabout scenario in Bray.
- Cycle Lanes - North of the DART station into Shankill - this is a good idea.
- Would like to see new bus corridor down the Main Street of Bray otherwise Main Street will suffer.
- It is important Fassaroe does not become its own separate town.
- We need more than one park and ride under this plan.
- Widening of the Dublin Road - how would this be carried out?
- What is the status of the report to date? It must be stressed that this study is only at the report stage.
- Omission in terms of reference to omit the southern part of the Town. Much of the land in the plan is outside of Bray.
- Dun Laoghaire Rathdown County Council and Wicklow County Council along with Bray Town Council must be consulted heavily.
- Welcome the proposal to provide a new DART station in the Woodbrook Glen area.
- Connectivity is crucial to this plan.
- Very important to attract modern industry into the outskirts of Bray.

- The process of putting in broadband and digital cables etc. should also be looked at if this plan is to go ahead.
- St. Peter's Road junction – improvements could be made when the Old Connaught Road is closed – can this be looked at?
- Will the developers who are building in Fassaroe and Old Connaught be finding this plan?
- Given the impression that Bray is just an afterthought in this whole plan.
- Re-zoning would be needed if development went ahead in Fassaroe.
- How would a bus-track operate in and out of Fassaroe without the LUAS?
- If this comes about Bray will be the only town in the greater Dublin area that will be serviced by both the LUAS and DART.
- Welcomes the closing of the Enniskerry Road and Old Connaught Road.
- Do not agree that LUAS needs to come into Bray. There is a major problem in Bray at the moment because of parking for the DART.
- Was the development at the Golf Club taken into consideration? Were the Strategic Planning Guidelines for the greater Dublin area taken into account?
- Who will be driving this whole process?
- This report was finalised in April 2006 – two plans have come on board in Bray since then.
- Enniskerry local plan will have to be looked at. Ballyman link to Cookstown Road, residents will have to go a long way out of their way.
- Can you look at the Hollybrook roundabout – where it joins the N11? The slip road is too short joining back to the N11.
- Section 49 - will these be similar to those imposed in South Dublin?
- The Enniskerry Local Area Plan needs to be addressed but the overall plan is very positive.
- Dismayed by what I have seen tonight -most of the concentration has been put on Fassaroe. Is this because of the involvement of the Cosgrave Bros.? What involvement do they have overall?
- The power lies with the Local Councillors with this process.
- No plans to upgrade the existing DART line; aging line. If LUAS does not go to Golf Club land all the benefits would go to outside of Bray.

The Town Manager stated that Bray Town Council did not put the draft LUTS on the website because he felt it should be shown to the members first.

Mr. Alan O'Brien informed the members of the following –

- The Report was not a statutory process. Dun Laoghaire Rathdown County Council approached Faber Maunsell over a year ago and wanted to look at all of the Local Area Plans together. This area was then extended to North Bray and Wicklow.
- Bray was not an afterthought – meetings took place on a monthly basis with a number of issues being ironed out.
- We have put a lot of effort in to make sure that Bray does not suffer.
- The main reason we will be widening the Dublin Road is to provide for public transport. This will feed into the Local Area Plans.
- Dun Laoghaire Rathdown County Council and Cosgrave Bros. are not solely driving this. The development of the strategy is being driven by Faber Maunsell.
- Society has something to gain as well as the developer.
- Fassaroe is currently zoned for light industrial and employment.

- If no public transport is brought to Fassaroe, development will creep in and will not be sustainable.
- There are not many access routes into Bray and this is a problem - this is why we are focusing on bringing in more public transport.
- One of our recommendations is that a link to the Harbour be looked at.
- We will be relying heavily on funding from Section 49 and this has been well tried and tested before.
- Park and ride - this has to be charged for as it would not be sustainable to have free parking.
- The timescale we put down for 2010 is not the important issue here - it could well be 2012/2013. In 2020 the main focus will be on the Fassaroe area.
- The next stage of this plan is to look at it in a more detailed way.
- We did provide for the Strategic Planning Guidelines - there is a population base needed in Fassaroe and Bray will become the centre for this population centre.
- Cost and Risk - DART and LUAS link would require apartments to be knocked down - the practicality of providing this link would have to be examined.
- There are three Local Authorities involved and other outside agencies also. Discussions will need to take place between these bodies.
- All of the Councillors views will be taken on board.
- Old Connaught Avenue - access control system machine - this is a device that would be on the bus and would send a signal to the automatic bollards when approaching and lower the bollards.
- The benefit of closing the Enniskerry Road would be for safety reasons. The Council must decide if that is the way to go.
- Will be relying on section 49 funding - apportion costs to the different developers, costing levy is not high enough to take account of the increase in value of the land.
- In 2010 all transport measures needs to be complete.
- Targets may have to be reviewed if residential goes into Fassaroe.
- Propose to close slip road to Old Connaught Avenue - land could be used for LUAS.
- A similar study needs to be done in the Bray area.

The Cathaoirleach then thanked Mr. Alan O'Brien for his presentation and for answering the member's questions.

2. Confirmation of Minutes of the Special Housing and Planning Meeting dated 4th April, 2006.

The minutes of the Special Housing and Planning Meeting dated 4th April 2006 were proposed by Councillor Caroline Burrell and seconded by Councillor Anne Egan.

3. To notify the Members of the date for the Annual General Meeting 2006.

The Town Clerk informed the members that the Annual General Meeting will take place on the first Council meeting in June, which is the 13th June 2006.

4. Reports and Recommendations

The Town Clerk stated that there are no reports and recommendations.

5. To consider the Housing Progress Report

The members raised the following points –

Giltspur Heights

- Tenant in Giltspur Heights had applied for an extension due to overcrowding – and this request was denied.
- Why can we not facilitate people who do not want to move, but want to extend their homes?

La Valee

- How is the social element of this going to be handled? Will the member's be told?
- Will they be our own tenants?

Cedar Court

- The rubble was removed from this site – it looks like there is land available at this location. Can we build more houses?

Fire Safety Audit

- Can we have a timescale on this?
- Will the Council be running another Fire safety awareness course?
- Fire – hydrants – these need to be mapped still. Can this be done?
- Very disappointed that no progress is being made regarding the Fire Hydrants.

Richmond Hill

- Workers are parking their cars on the grass and joy riders are rallying at night and destroying people's property with muck.

Miscellaneous

- Is there any further progress with the land at Kilbride?
- The central heating programme in Oldcourt – can we have an update?
- Servicing of gas boilers – can this be done urgently, before the Winter?
- Progress on upgrading the Fassaroe estate community centre and what is happening with the two sites at the entrance to the Fassaroe estate?
- Estate Management Issue – like to record appreciation for the community group in Deerpark and Heatherwood. The committee has stated that the litter warden has refused to talk to them. This is not acceptable.
- It is taking over a year for some Disabled Persons Grant applications to be assessed.

Giltspur Heights

- An estimate of €7,000 was quoted to remove a flowerbed. Elderly lady cannot get into her house.
- Consultants gave assurances regarding attic conversions been feasible when these houses were being designed.

The Administrative Officer informed the members of the following –

La Valee

- 24 units will be built here – 75% of these will be social housing and allocated to people on the housing list.

Lands at Kilbride

- N.B.A will be appointed to carry out this work.

Fire Safety Audit

- Fire safety awareness course – adequate notice was given to tenants but only three families chose to attend.

Cedar Court

- Will ask the Housing Engineer to deal with this.

Miscellaneous

- Works are ongoing regarding central heating. Elderly persons are given priority and will have heating before the end of 2006.
- Playground – Rapid funding to be used to replace the damaged equipment in the playground.

The Town Engineer raised the following points –

- Upper Dargle Road sites – I will be meeting with the architect to find out how these sites can be developed in unison. It may be possible to reconfigure the entrance into Fassaroe.
- Community Centre in Fassaroe – they have a number of options to be discussed with the architects.
- I am expecting a report in the next couple of weeks as to the progress of the fire audit.
- Fire Hydrants – 2 staff members have been out sick from the water section. We will be bringing in a summer student to help with this project.

The Town Manager stated that the Litter Warden will have to speak to the committee and this matter will be dealt with.

Councillor Joe Behan proposed that if the circumstances permit, attic conversions should be given in place of an extension. This was seconded by Councillor Pat Vance.

The Administrative Officer informed the members that negotiations are ongoing regarding the costs for housing at La Valee. She stated that the allocation of housing is a matter for the Housing Officer. She also stated that we will be advertising and inviting expressions of interest and there are approximately 150 people on Wicklow County Council's list, mostly from the Bray area who are seeking affordable housing.

6. To consider Planning Matters

**Planning Register Reference 05/189 -
Florentine Properties Ltd, Fonthill House, Old Lucan Road, Palmerstown, Dublin 20.**

Councillor Brid Collins stated she would like to welcome this application and she would like to say well done to the traders in the town who have stayed open through all of this.

**Planning Register Reference 05/117 -
Pizzarro Ltd, 128 Lower Baggot Street, Dublin 2**

Councillor Brid Collins also welcomed this application. She stated that this is the biggest development Bray will ever have and she said well done to the officials and developers involved.

**Planning Register Reference 06/90 -
Stationhouse Property Company Ltd, Roslyn, Killarney Road, Bray, Co. Wicklow.**

Councillor David Grant stated that this is a highly inappropriate development as it is not in keeping with the area.

Councillor Pat Vance stated that this application and 06/98 are extremely high and will overshadow people's homes. Development will take place on the Value Centre Site but it must be a high quality development.

Councillor Ciaran O' Brien stated that we will be pushing a lot of buses into the area with this application and the area will not be able to handle it. The road and junction of Florence Road would have to be widened. Development should be of offices as opposed to apartments.

**Planning Register Reference 06/72 -
Niall Gribben, 23 Seaview Park, Shankill, Dublin 18.**

Councillor David Grant stated that this application is similar to 06/90 and that it does not fit with the area. He asked the manager to look at this.

**Planning Register Reference 06/7 -
Joe Davies, Tinnahinch Farm, Enniskerry, Co. Wicklow**

Councillor Caroline Burrell stated that she is disappointed to see this application, as it is not in keeping with the area; should be a development that would attract families.

**Planning Register Reference 06/99 -
Veronica Burke, No. 5 Ballywaltrim Cottages, Bray, Co. Wicklow**

Councillor Caroline Burrell stated that if this application were granted it would be setting a precedent.

**Planning Register Reference 06/98 -
TBP Group Holdings Ltd, Mazars Place, Salthill, Galway.**

Councillor Ciaran O' Brien stated that he hopes this application is rejected. Site Coverage is almost 100%, no loading bays and this development would inhibit the development of the C.I.E. site.

Mill Lane

Councillor Pat Vance stated that a Dereliction Order should be put on the site of the Old Chemical factory. This might create movement on the site. Perhaps the Council should consider purchasing this site.

**Planning Register Reference 06/83
Bray Wanderers AFC, Carlisle Grounds, Quinsborough Road, Bray, Co. Wicklow.**

Councillor Anne Egan stated that in the previous application for this planning register reference it was deemed invalid but now it is ok and it seems to be the exact same wording. Why is this?
She added that she would like to support this application.

**Planning Register Reference 06/33
Camuod Developments Ltd, Fairgreen Road, Bray, County Wicklow**

Councillor John Byrne said that this application seems strange. He also asked what is the legal status with tennis courts on estates that have been taken in charge by Bray Town Council – and what are the Council's responsibility? He mentioned tennis courts in Wheatfield.

**Planning Register 06/44
Suntec Ltd, Granite Lodge, Drumcree & Lyndhurst, Herbert Road, Bray.**

Councillor Joe Behan asked what is the status of this application? The members were unanimous in their objection to this development.

The Town Manager informed the members that a planning application is considered invalid even when there are minor errors, even an error in a map.

The Administrative Officer advised that –

- The position regarding the tennis courts will be checked.
- Further information has been requested regarding the Suntec Ltd application.
- There is now a valid application under consideration from Bray Wanderers.

9. Update on the Bray Wheelers Clubhouse

The Town Clerk informed the members that the keys were given to the Bray Wheelers last Friday and the keys to the old Clubhouse were given in to the Council today.

Councillor David Grant asked if the stones around the new clubhouse could be removed and if tarmac could be put down.

11. Update on the Seafront Enhancement Scheme

The Town Engineer stated that works are currently ongoing and that they had begun shortly after St. Patricks Day.

The members raised the following points –

- The contractors are very slow – very little progress and not many people seem to be working on this. Is there a problem?
- The bandstand is the focus on the Seafront – we need to push this as hard as possible. Is there a completion date?
- We must be careful of bands using the bandstand.
- Backs of the seats have been damaged by machinery – can this be looked at?

The Town Engineer stated that work on the Seafront was delayed because the stone did not arrive on time and he decided that work would not commence until after 17th March 2006. He added that he was not aware of a slow down of work and this will be looked into.

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____