

Minutes of the Monthly Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 11th April 2006 at 7.30 p.m.

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

Also present: Ms. Catherine Halligan, Acting Director of Services
Mr. David Forde, Acting Town Clerk
Mr. Sean O'Neill, Town Engineer
Mr. Sean Quirke, Director of Services Community & Enterprise, Wicklow County Council

Apologies: Councillor Anne Egan

1. Presentation on the Bray Harbour Development Project.

The Cathaoirleach welcomed Mr. Sean Quirke, Director of Services for Community & Enterprise, Wicklow County Council to the meeting.

Mr Quirke informed the Members that following the adoption of the Bray Development Plan 2005, submissions for the appointment of a Client Representative Team were advertised on 28th July 2005 with a submission closing date of 9th September 2005. The Client Representative Team will be responsible for advising on all aspects of the project including architecture, planning, engineering and finance. Four tenders were invited to tender and they were all interviewed on 8th February 2006. We now have a recommendation to appoint a Client Representative and we are currently negotiating with them. The Client Representative will look at all aspects of the proposal and prepare a report for the Members of the Council.

Mr Quirke outlined the Stage One and Stage Two of the process and he circulated his report to the Members.

The Members then raised the following issues:

- Disappointed that the written report was not given before tonight's meeting.
- This is a new project in Bray and it should not be classed as a project by Wicklow County Council.

- Would like a guarantee that Mr Quirke takes his instructions from Bray Town Council.
- Why is the Client Representative Team not chosen by the Members?
- Opposed to any company being formed to sell off public land.
- Would like to see more social and affordable housing as very little was created in Greystones.
- There is a need for development at the harbour but not at the expense of the residents and harbour users.
- Would not support privatising beaches.
- Opposed to high rise and high density developments.
- Would like to see the Members of Bray Town Council more involved in making the decisions.
- It was the Members of Wicklow County Council who voted in favour of removing the housing in Greystones Harbour.
- Need to learn from experience with the Greystones Harbour scheme.
- Would welcome the involvement of the Department of Communications, Marine and Natural Resources.
- Public consultation is the key to getting this proposal right.
- At a previous meeting it was agreed that the feasibility study would be circulated but this hasn't been done.
- This is Council land and we cannot rule out having social and affordable housing.
- What bearing does this report have on the original feasibility study?
- What is the time frame for the scheme?
- Communication is the key to success.
- It would be naïve to think that the Golf Club lands won't impact on the plans for the harbour. We should integrate both projects.
- Consultants must be aware that this is not a private development.
- We should look to building a dedicated marine centre in the harbour.
- Need to liaise with the users of the harbour.
- This is a great opportunity however we must be mindful of the Development Plan.
- An access route should be agreed through the Golf Club lands.
- Need for more public consultation and we should look at other models of Harbour Projects.
- Public Private Partnership have a danger of being more in favour of the private sector.
- Has there been any consultation with Dun Laoghaire Rathdown County Council?
- Has the LUTS been taken into consideration and are there any plans for a new station north of the harbour?
- Harbour is derelict at present.
- In the past Councillors attended meetings with the harbour users to discuss boat moorings etc. Council has not had involvement for some time.
- The harbour is at the DART's entrance to the town and we need a proper development.
- Have no problem with people coming in and making money as long as the development is right.
- Need a balanced public and private development.
- Access to the harbour must be through the Golf Club lands and not through Seapoint Road.

- Need to consult with both the Department of Communications, Marine and Natural Resources and the Department of the Environment, Heritage and Local Government before its too late.
- Would not support 5 or 10 years of Bray Harbour as it is now.
- How is the public consultation process going to be different to Greystones? Are there any lessons to be learned?

Mr Sean Quirke responded with the following:

- The project Board is set-up under the PPP process to ensure that everything is carried out correctly. An auditor is also involved.
- Apologise for the report not being circulated previously however I was out of the office at the recent oral hearing.
- Instructions will be taken from Bray Town Council as it is Bray's Development.
- No consultants are appointed by Council Members, therefore the appointment of the Clients Representative is an executive function.
- The transfer of land will be done efficiently. The mechanism will be looked at but this is a long way off.
- Housing is included in the Development Plan objectives.
- All options are open at this stage.
- Feasibility study is a reference document and was superseded by the Development Plan.
- Cannot contravene the Development Plan, any changes or variations must be agreed by the Members.
- There are no plans for privatising the beach.
- The Department of Communications, Marine and Natural Resources will be a statutory consultant.
- Would welcome steering from Members if they know of groups who wish to be consulted.
- Schedule for Stage 1 is 9 months.
- EIS for the Golf Club lands has already been sent to the Client Representative Team and they are aware of the significance of this development.
- The Client Representative Team's job is not to produce the most profitable scheme but the most balanced scheme.
- Project Board has been set-up and the Director of Planning from Dun Laoghaire Rathdown County Council is sitting on the board.
- LUTS and the DART have also been taken into consideration.
- There are some important differences to Greystones but there are also some similarities. We have learned a lot from the Greystones Project.
- Public consultation has already commenced with the Development Plan.
- Private investment and the public good are the key elements to the scheme.

The Cathaoirleach then thanked Mr Quirke for attending.

2. Confirmation of Minutes of the Monthly Meeting dated 14th March 2006.

It was proposed by Councillor John Byrne and seconded by Councillor Brid Collins and unanimously agreed to confirm and adopt the minutes of the Monthly Meeting dated 14th March 2006.

3. Reports and Recommendations.

The Acting Town Clerk informed the Members that there are no reports and recommendations.

Councillor John Brady stated that a report was due on the footpaths and cycle lane on the Boghall Road.

The Town Engineer confirmed that he will prepare this report for the next meeting.

4. To consider Material Contravention of Bray Development Plan 2005 in relation to Building Software Services – Planning Reg. Ref. 06/02.

It was proposed by Councillor Ciaran O’Brien and seconded by Councillor Anne Ferris that planning permission be granted for the Material Contravention of Bray Development Plan 2005 in relation to Building Software Services – Planning Reg. Ref. 06/02. Change of use from residential to office use and for road frontage alterations to provide car parking for Building Software Services at 4 Milton Terrace, Seapoint Road, Bray, Co Wicklow.

| <i>The matter was voted upon as follows: -</i> | | |
|--|------------|----------------|
| | For | Against |
| Joe Behan | ✓ | |
| John Brady | ✓ | |
| Caroline Burrell | ✓ | |
| John Byrne | ✓ | |
| Brid Collins | ✓ | |
| Deirdre De Burca | ✓ | |
| Anne Egan | Absent | Absent |
| Anne Ferris | ✓ | |
| David Grant | ✓ | |
| John McManus | ✓ | |
| Ciaran O’Brien | ✓ | |
| Pat Vance | ✓ | |
| | 11 | 0 |

With eleven votes for and none against, the Material Contravention of the Bray Development Plan 2005 was passed in relation to Building Software Services – Planning Reg. Ref. 06/02.

5. Update on the Recycling Centre.

The Acting Town Clerk informed the Members that the lease for the Recycling Centre has been signed. Mr Matt Carroll, Environmental Technician is working full time on this project.

The building has been cleared and painting is ongoing. It was hoped that the centre would open on the 29th April however, it is more likely to be early May as the interview process is taking longer than anticipated. Some staff have been recruited but interviews for the general operatives positions are scheduled to take place before the end of April. It is important to have all staff in place before the centre opens and this is why the centre may not open until the beginning of May.

The Members then raised the following points:

- Would like to reiterate that the setting up of a liaison committee is very important.
- Disappointed that there will be a delay and would hope that this won't happen every month.
- Have officials from the Council met with residents?
- At the last Monthly Meeting we were told that a reference had been sent to An Bord Pleanala. Is there any update on this? Is it wise to open the centre before An Bord Pleanala make their decision?

The Acting Town Manager confirmed that the delay is due to staffing issues. She also stated that the reference made to An Bord Pleanala was in relation to whether or not the development is an Exempt Development. An Bord Pleanala's decision is due on 5th July 2006.

6. To discuss the provision of Taxi Ranks in Bray.

The Acting Town Clerk informed the Members that the Garda report had been received. He read informed the Members of the following Garda concerns:

- Quinsborough Road, opposite NIB Bank: It is proposed that this rank will serve a dual purpose, being a loading bay during the day. There will be need for clarity regarding signage/byelaws.
- St Kevins Square: As the area proposed is dark and not within the view of CCTV, for reasons of personal safety it is not considered a suitable location to wait for a taxi, particularly late at night or in the early hours of the morning.
- Quinsborough Road at Dunnes Stores: Clear signage is required.
- Main Street in vicinity of Royal Hotel: Signage to reflect that taxi's will not be standing for hire at this locations.
- Vevay Road: There are a number of issues regarding this location. A tree and large flowerpot situated adjacent to the proposed rank would cause difficulties. This location is directly outside a licensed premises. Parking in this area is generally overcrowded and this may inhibit access to this location.
- Strand Road: The proposed changed location near the Aquarium on the east side just south of the existing bus stop appears to be the best location in the vicinity. Taxi's can access and egress the stand easily with good vision.

The Members then raised the following issues:

- What exactly is a set down area?
- The set down area outside the Royal Hotel would be madness. A lot of people use this slip road off Seapoint Road, buses load and off load at this location and it could cause congestion.
- Have officials met with the taxi drivers?
- In the interest of safety, could we move bus stops to facilitate the taxis?
- Are the private areas for set down?
- Signage needs to be looked at properly.
- Happy to move along with this.
- Disappointed with the Garda report.
- Should proceed with the taxi rank at St Kevins Square. Traffic is a problem on the Main Street and putting a taxi rank there will only add to the problem.
- There are a huge number of young people using taxi's and it would be irresponsible to go against the Gardai.
- Could we satisfy the Gardai by adding public lighting and redirecting CCTV to St Kevins Square?
- There are three spaces on the Main Street and this is a great location because it is visible. Currently these spaces are used for parking by taxi drivers.
- It has taken two years for this proposal to go on display and it is unacceptable.
- We have no control over the rank and taxi spaces at the DART station. We should consult with CIE regarding the spaces.
- Could we have a rank on the Main Street, outside Budget Travel to service both directions?
- Do not agree with the Garda report on the Vevay Road. The tree is off the road and is not visible. We also need to facilitate the pubs at night.
- Agrees with the Garda report regarding the Vevay Road as this is a difficult area and there is parking in the Church. Outside Kelly's would be a good location. Would suggest that the ranks be put at Putland Villas.
- Meetings were held last Summer, comments should have been made then.
- Cannot ignore the Garda report.
- Is it possible to delete some and continue with the rest?
- Would not support a taxi rank in residential area such as Putland Villas.
- We have one functional taxi rank serving nearly 35,000 people in the town.
- This went on public display in November 2005 and the Gardai only made there submission now.
- This should be put on the agenda for the next Garda Liaison Meeting. And the Chief Superintendent should attend.
- More taxi's from Dublin will be moving down towards Bray and this will sort out the shortage of taxi's in Bray.

The Acting Town Clerk confirmed that any amendments made to the proposal will have to be referred back to the Garda Commissioner. Members may omit details though.

The Town Engineer confirmed that set down areas are parking spaces dedicated for use by taxis. This does not stop taxis from dropping off at other locations. It is envisaged that taxi ranks would have a phone.

St Kevins Square was chosen because the taxi drivers wanted the opportunity to go left or right.

The Town Engineer also stated that he would ask the Roads Technician to review the location at Vevay Road.

The taxi fares will be regulated by the Taxi Regulator however, Bray Town Council will draft the bye-laws.

The Cathaoirleach stated that she would hope that the draft bye-laws would be available for the meeting in May.

7. Update on the Boathouses and the Harbour Shed.

The Acting Town Clerk confirmed that:

- A list of proposed works have been received from the representatives of the Queen of Peace Youth Adventure Club. These have been sent to the Law Agent and he will prepare a draft lease.
- A builder acting on behalf of St Fergals Boxing Club inspected the Harbour Shed this morning (11th April) and we are awaiting a list of the proposed works.

The Members raised the following points:

- When will the draft lease be ready?
- How many years will the lease be for?
- It is not this Council who are delaying the Harbour Shed.

The Acting Town Manager confirmed that the Law Agent will draft the lease as soon as possible. The lease will be for 5 years.

8. To consider the Parks Plan.

The Town Engineers report was previously circulated to the Members.

Report on parks plan

I am unsure at what is meant by a parks plan as there is not a general written plan.

Bray Town Council carries out a programme of annual maintenance on the current installed facilities in parks and open spaces. The parks department generally carry out these maintenance operations on an annual cyclical basis.

The operations carried out by the department consist of grasscutting, maintaining flower beds, planting shrubs and trees, tree pruning, path edging, picking litter etc. The scope of operations covered by parks staff is generally all the public parks (Peoples Park, Ballywaltrim Park, Sidmonton Park), the Seafront plus the open spaces in local authority constructed estates and a few older private estates. Grass cutting in the majority of private estates is carried by contract some engaged by Bray Town Council and others directly by the residents associations.

Bray Town Council staff also plant and maintain the roundabouts (seven no.).

Other areas which have to be attended to include the former par three golf course and some open spaces adjacent to roads. Trees and flower beds on public roads are also maintained by the parks' staff.

Playground maintenance is also looked after in the parks department. In the current year there is a specific allocation for this purpose.

The Ballywaltrim Recreational Park was laid out in or about 1998 to an overall plan. It is mostly designed to accommodate sporting use especially soccer and gaelic games. There are current plans to construct a swimming pool within this facility.

There is no specific "Parks Plan" detailing proposed improvements in specific parks or open spaces or indeed no master plan for general improvements for most of the open spaces.

In the last year there have been specific requests for upgrade works in various public open spaces areas but there was no provision in the available finances to fund these requests. The budget is generally expended in maintenance issues.

The Members raised the following issues:

- Disappointed with this one page report. No improvement works have been included.
- How much of the work is contracted out?
- We are not getting value for money.
- More maintenance of flower beds is needed.
- What seven roundabouts do we maintain?
- The hanging baskets on the Main Street have gone.
- Would like to pay tribute to the seven staff in the parks department.
- Beautiful Bray is defunct. We need to take control over the public spaces.
- Towns such as Ballina look beautiful with flowers, hanging baskets etc.
- People must also be encouraged to take pride in their area.
- The Seafront and grass cutting is working very well.
- Cannot rely on voluntary effort to manage public spaces.
- Need a specific parks policy.
- Engineering section is grossly undermanned, it is unacceptable and the County Manager needs to address this.
- Have a very good Town Engineer but each section needs more engineering staff.
- Staff are doing an excellent job at the Seafront and in Ballywaltrim and they should be encouraged.
- Grass cutting was done by the residents associations until the Director changed it. This caused upset among many residents associations who took pride in their estates.
- Tidy Towns should be re-established, have been moving up in Tidy Towns Competition.
- Grass cutting generally starts too late in the year.
- Cannot put up hanging baskets until June or they would die.

- The roundabout at the Soldiers Road is a disgrace.
- Two roundabouts in the town are sponsored by businesses. Should look at sponsorship for parks.
- Ballywaltrim and Peoples Park should be upgraded.
- Going forward we need an audit of parks as different parks have different needs.
- Need to ensure that the parks are being maintained constantly.
- There should be a small grant scheme available for flower beds for residents.
- There is a clean-up on Bray Head on 23rd April 2006 at 2.30 p.m and also Bray Lions have organised a clean-up on 29th April.
- Would like a report on grave filling.
- Could we have a parks plan by the end of the summer?

The Town Engineer stated that he could not report on a Parks Plan when effectively there is no such thing. He reported on what the parks section do. He confirmed that the problem with promising a Parks Plan is that he has no-one to do this. The Senior Executive Engineers position has not been taken up yet. Much of the parks work is done by Tom Bailey, who has a qualification in horticulture. The Budget does not allow for many improvements. Much of the expenditure was for maintenance. Tree felling was done by a contractor this year. If we put together a Parks Plan it will have implications for the Budget for 2007.

17. Correspondence.

The Acting Town Clerk informed the Members of the following correspondence:

Bray Jazz Festival requested permission to use the Town Hall for recitals from 28th - 30th April 2006.

It was proposed by Councillor Anne Ferris and seconded by Councillor Deirdre De Burca that permission be granted to the Bray Jazz Festival for the use of the Town Hall from 28th – 30th April.

Bray Wanderers A.F.C. – carparking at the Carlisle Grounds.

It was agreed that this correspondence would be dealt with at the Special Housing and Planning Meeting in May.

Farmers Market requested permission to use the Peoples Park as a new location.

The Members held a brief discussion regarding this matter and it was agreed that the Town Clerk and the Cathaoirleach would organise a meeting with the organisers of the Farmers Market to discuss locations.

18. Any other Business.

Councillor John McManus raised concerns over the lack of an emergency flooding plan for Bray. In order for the M.P.C. to deal with this they need a draft proposal from the officials.

It was proposed by Councillor John McManus and seconded by Councillor Anne Ferris that officials proceed with drafting up a proposed emergency flooding plan for Bray.

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

TOWN CLERK

Dated:
