

**Minutes of the Monthly Meeting of Bray Town Council held in the Council Chamber,  
Town Hall, Bray on Tuesday 15<sup>th</sup> January 2008 at 7.30 p.m.**

**Present:** Councillor Brid Collins, Cathaoirleach  
Councillor John Brady  
Councillor Caroline Burrell  
Councillor John Byrne  
Councillor Anne Egan  
Councillor Michael Lawlor  
Councillor John McManus  
Councillor Steve Matthews  
Councillor Pat Vance

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

**Apologies:** Councillor Anne Ferris  
Councillor Ciaran O'Brien

**Not In Attendance:** Councillor David Grant

**1. Confirmation of Minutes of the Meeting dated 11<sup>th</sup> December, 2007**

Councillor John Byrne proposed confirmation of the minutes of 11<sup>th</sup> December, 2007 and Councillor Caroline Burrell seconded the proposal.

**2. To Further Discuss the Wall At Glendale Drive**

The members raised the following points:

- This was raised at the last meeting and we were given a report, which is contained in the minutes. This was a very comprehensive report, so it was agreed to put this on tonight's Agenda.
- €40,000 is expensive. The wall is in bad condition and if left that way it will go.
- It has been stated that €40,000 is a rough estimate – how rough? Can we have a full figure and keep the contractor to this fee?
- It is highlighted in the report that the cycle lanes don't reach the standards laid down by the Department.
- To fund this we could use Block Grants or the Levy system. I feel the money should come from somewhere – the path is in very bad condition.
- We need to have discussions with the Lawn Tennis Club as their wall is cracked. We don't want to damage it.
- We have a duty and an obligation to do this.
- If we need to remove trees, fine – perhaps we could do some planting e.g. a flowerbed at the Tennis Club.
- We need to tackle this as soon as possible - there is very bad visibility for motorists exiting from Glendale Drive and the Tennis Club.
- The residents of Glendale Drive have been very patient.
- Can the Engineers have a look at the problems with the houses in Putland Villas regarding flooding – perhaps the work could be carried out in conjunction?

The Town Engineer, Sean O'Neill informed the members:

- It was asked that other options be considered, but they are not viable in the long term.
- The recommendation is to lower the path.
- Trees will be lost, but there is a policy of replacing.
- The cost won't be fully established until we go to tender and get a number of prices.
- I will talk to the Tennis Club in relation to the structural stability of their wall.

Councillor John Byrne proposed and Councillor Pat Vance seconded the furthering of this issue.

**3. To Discuss the Recommendation that an Application be made to the Department of the Environment, Heritage and Local Government In Relation to Raising a HFA Loan**

The members had been circulated with a letter in relation to the above. The Town Clerk informed them that the borrowing of money was a reserved function and that a decision was needed in order that this application can go ahead.

Councillor Michael Lawlor proposed and Councillor Anne Egan seconded the motion.

The members raised the following points:

- Will housing on this site include social and affordable housing? How many units will be provided?
- I congratulate the officials and welcome that we are being proactive.
- I have reservations regarding housing developments. We need a higher density of housing in the town. We can't always go with apartments. People like to have gardens.
- There needs to be a balance of housing and apartments.

The Town Clerk responded that until Bray Town Council go to Part 8 it is unknown how many units will be provided. She stressed that a rough estimate would be 30 houses which is very likely to be a mix of social and affordable housing with provision for people with disabilities.

The Town Clerk called for a vote on the above and the members voted in the following manner:

	For	Against
Councillor John Brady	✓	
Councillor Caroline Burrell	✓	
Councillor John Byrne	✓	
Cathaoirleach Brid Collins	✓	
Councillor Anne Egan	✓	
Councillor Anne Ferris	<i>Absent</i>	<i>Absent</i>
Councillor David Grant	<i>Absent</i>	<i>Absent</i>
Councillor Michael Lawlor	✓	
Councillor John McManus	✓	
Councillor Steve Matthews	✓	
Councillor Ciaran O'Brien	<i>Absent</i>	<i>Absent</i>
Councillor Pat Vance	✓	
<b>Total</b>	<b>9</b>	<b>0</b>

**4. Reports and Recommendations**

*Bray Environs Local Area Plan 2008 –2014*

The Town Clerk informed the members that a Background Issues Paper on the above had been circulated the previous week to the members of Bray Town Council who were not sitting on Wicklow County Council (Wicklow County Councillors had already received a copy). She stated that the consultants are accepting submissions up until 24<sup>th</sup> January and that any submissions should be addressed to Sheila O'Leary in Wicklow County Council.

She added that consultations are currently being held with key stakeholder groups and that it was proposed to have consultation with Tiros at the Special Housing and Planning meeting of 5<sup>th</sup> February next. Ms. Flood suggested that, with the agreement of the members of Bray Town Council, the two Wicklow County Council members representing the Bray area, who are not members of Bray Town Council, be invited to that portion of the meeting.

The members raised the following points:

- This is very short notice. I would have thought that the two members of Wicklow County Council would be attending meetings there.
- It is important that the members of this Town Council have an input into this.
- I have no problems with asking the two Wicklow County Council members. The route the Town Clerk has outlined is a fair one.
- It is reasonable to ask the Wicklow County Council members – they will know the feelings of the Bray Town Council members.
- Are the consultants – Tiros – the people who have objected to the Pizarro development?
- [Town Manager Des O'Brien] The consultants have been acting for Zapi Developments in Greystones.
- There is a conflict in them developing a Local Area Plan for Bray and working for an objector to the Golf Club lands.
- How can we be sure there is no conflict?
- [Town Manager Des O'Brien] There will be a Steering Committee over the consultants. We hope to get an official from Dun Laoghaire Rathdown County Council on board also. I can't see a conflict of interest arising – we are separate authorities. This work predated the Zapi application.
- Wicklow County Council should have recognised this as a problem. The development of the lands will have an impact on traffic and traffic will have an impact on the environs of Bray.
- If the Pizarro development goes ahead, it will have an impact on the Environs Plan.
- I know they got this job from Wicklow County Council before Zapi. I don't think Tiros should have taken this on.
- Is there anything we can do about this?
- I blame the company, not the Council. This will impact on Bray.
- Wicklow County Council should make our displeasure clear on this.
- I'm happy enough for the Town Manager to deal with this.

The Town Manager, Des O'Brien responded that the comments of the members had been taken on board and he endeavoured to pass them on. He stated that he would ask the consultants not to take on any work in the Bray area.

The Town Clerk added that if the members had concerns about the short notice on submissions, a full preparation of the plan will take 21 weeks. She added that Tiros will be attending the meeting of 5<sup>th</sup> February and asked the members to think of issues for discussions on that date. She reported that a public meeting will be convened and that as soon as details are finalised, they will be circulated. She requested that the members also keep an eye on the papers for the advertisement.

Councillor Caroline Burrell asked if submissions are not made by 24<sup>th</sup> January, would they be accepted at a later date. The Town Clerk responded that Tiros will accept any comments at the meeting of 5<sup>th</sup> February.

#### Wolfe Tone Square Works

The Town Clerk read out the following report from the Senior Executive Engineer, Liam Bourke:

*A drainage scheme needs to be implemented before road surfacing works can be completed at Wolfe Tone Square West. A drainage scheme for Wolfe Tone, O'Byrne Road and Sugarloaf Crescent was designed by RPS eventually tendered in early 2007. A tender assessment determined that there was only one valid tender, which did not offer the lowest price. The form of contract was a traditional priced bill of quantities that is subject to remeasure. Following a review of the scheme it was decided that the contract if accepted would have poor price certainty and there would be no fall back position in the event of poor performance by the contractor. It was also considered that the design specifications resulted in an excessive price in relation to benefits. Consequently the scheme design has been amended and it is now intended to proceed with a fixed price lump sum contract in accordance with the new procurement procedures at the earliest opportunity.*

The members raised the following points:

- When is this work going to be completed? Can the Town Engineer tell us when the road will be brought up to a reasonable standard, the drainage works and the traffic calming will be put in place?
- A public meeting was held with the residents of Wolfe Tone five years ago where they were told they would have traffic calming measures. There are no ramps in Wolfe Tone Square West or along the O'Byrne Road. People's lives are being put at risk.
- We should have put the wires underground.

The Town Engineer, Sean O'Neill informed the members:

- We have been tardy in not progressing this.
- We went to tender and it was eventually decided to be compliant. Procurement has now changed to fixed price contracts. We want to progress this as soon as possible. If this is not possible, we will re-advertise.
- Works will be finished this year.

### AO Smith

The Town Clerk read out the following report from the AO Planning, Triona Irving:

*The derelict sites notice was issued on the 31/7/07 and it was entered on the derelict sites register on the 28/11/07. A market valuation is currently awaited in order to determine the levy due, when this valuation is received and entered in the register, the owners will be notified, they have a right to appeal the valuation to the Valuation office. Correspondence has been received from Clodagh Holmes & Associates setting out the works that the owners propose to carry out in the coming weeks to secure and tidy up the site, a meeting is being arranged with Ms Holmes and the Planning Engineer to examine proposals for the site.*

She also read out a letter received by Ms. Irving from Clodagh Holmes of Clodagh Holmes & Associates, which stated that the following list of works will be carried out in order to "secure and tidy up the site":

- Clear all rubbish and debris from site
- Re-board all windows including those at first floor level
- Secure all out-buildings
- Remove glass and debris from entrance to site
- Install palisade fence across access road to prevent further trespass onto site.

Ms. Flood then added that a meeting between Bray Town Council and AO Smith was due to take place within the next week.

The members raised the following points:

- I am disappointed with this. Someone will die up there. Youngsters are climbing through broken windows. Drug dealing and drinking parties are taking place here. Twenty four hour security is needed here.
- The owners don't care – they have purposefully let the building get into disrepair. We should go in and do the work ourselves.
- They want to force us to knock it down and build apartments. They are holding us to ransom.
- Can we look at a CPO on some of the land as well?
- This site is derelict from an industrial point of view. We should encourage the owners to come in to discuss how this site could be developed. We should discuss what would be a desirable development. It's a six acre site, we could get a mixed use development. I agree with making this site safe, but it will not go away.
- We said in the Budget that we are reviewing derelict sites, it is a good idea to re-use them.
- Perhaps the IDA, AO Smith and Bray Town Council could come up with a new scheme with regard to employment/retail.
- Can we put this on the agenda of the next MPC meeting?
- We need a policy on derelict sites.

- We need an audit of derelict sites in the town. There are plenty of groups in the town that could use them.
- Have the owners of the site discussed this with the MPC?
- Clodagh Holmes made a brief presentation some time ago. The IDA have a hold on that site. There is a caveat in the lease. The indication from Clodagh on behalf of the owners is that they are happy to sit down with Bray Town Council.
- We could have an enterprise centre there – we need to be proactive. We can't allow it to sit there forever.
- We should contact the owners and ask them to come in.
- The officials should discuss draft proposals with the owners. It could then go to the MPC and then the full Council.
- They did come to the MPC and were told that their proposals were not acceptable. They were due to come back to us but nothing has happened since.
- We need to be careful how we address this. It shouldn't come to the MPC. They can put plans before the Manager and then before the members. It can be dealt with as a Material Contravention.
- This news is an opportunity for the Council. Prices of property aren't going up. Owners in the past have tended to sit on sites and watch the values increase.
- I would like the officials to keep an eye on these sites. The AO Smith site is filthy and in dangerous condition.

The Town Manager, Des O'Brien informed the members of the following:

- I have spoken to the architect dealing with AO Smith. I was informed that the IDA hold a lien on the site. I have rung twice and left messages.
- We can meet with them and advise how to get best out of site.
- I am not in favour of doing Material Contraventions when the Council have spoken clearly on their views.
- We can meet with Dell and AO Smith.
- We need to get the IDA on board.
- It costs the developer 3% per annum once a building is on derelict site register.
- The Dell site is advertising for tenants – it is being kept clean.
- I will contact the IDA so that they can resolve what to do with the site.

The members raised the following points:

- The Town Development Plan proposed to change the zoning of the site. The employers didn't know what was due to happen to AO Smith at the time and were against the re-zoning.
- There are good opportunities for Bray Town Council with this site at the moment.
- I agree with the Enterprise Centre.
- Unions brought pressure onto the Council about the rezoning. They felt that no matter what zoning was in place, jobs were not protected.
- If we get the correct type of development on this site, we will get jobs.
- I ask the Manager to look at Dell, AO Smith and Aldi. I'd welcome Aldi to Bray.
- I'm delighted the Manager will be supporting variations in the Development Plan.

#### Report on Water Supply in North Bray

A report on the above was circulated to the members. The Town Clerk remarked that she would ask the Town Engineer, Sean O'Neill to address any issues.

The members raised the following points:

- Placing a notice in the papers about the interruption to the water supply will not be adequate. Each resident will need to be informed about the interruption and told exactly when their area will be affected. It is most important to let residents know.
- It is not possible to have a letter delivered to every house. I suggest we inform schools, place ads in the paper and on the radio and ask the local churches to put it in their newsletter.
- In the event of the plan not working out, can we have tankers?
- The expense incurred in cutting of the water supply should be borne by Dublin City Council e.g. water tankers etc.

- I would hope that North Bray is not without water for a long period of time.
- Will South Bray be supplying water to North Bray?
- Can we have messages regarding conservation of the water?
- Dublin City Council should inform the residents on a rotational basis when the water is to be cut off. Tell them exactly when the water will be cut off.

The Town Engineer informed the members of the following:

- There is a needs assessment every five years on the water supply.
- A National Water Services Investment Programme is in place.
- The North Bray water supply is advancing through the planning stage. Bray water schemes due to start in 2009.
- It is important to have security of the supply to the north Bray/south Dublin area.
- We were informed late last week that Dublin City Council intend to close the 24 inch main.
- The supply to the Giltspur tank has approximately 1 day's supply. This is not being interrupted.
- The Little Bray area takes in about 10,000m<sup>3</sup> of water a day. The Fassaroe area figure is 900m<sup>3</sup>; and Valeries Bridge is 400m<sup>3</sup>. We have to get water from Giltspur to supply these areas.
- In the Rowan Grove and Palermo areas there is a leak on the 8 inch pipe. We now think it's at Ledwidge Crescent. We have found and repaired leaks in the area.
- Staff on the ground have confirmed that the area will have water.
- It is a precautionary measure. We are saying there *might* be cuts. It is better to put water into houses, not tankers.
- The areas with the lowest pressure will be Fassaroe, Beech Road etc.
- We are testing the supply tonight. We are managing the feeding arrangements better than previously.
- We don't have a plan as to when people will be cut off. We are hoping they won't be.
- Dublin City Council will feed water in the opposite direction towards Bray. Bray Town Council will feed water also. If the two supplies meet people will have water.
- If people are without water, they will be on the highest ground.

Councillor John McManus thanked the Town Engineer and requested that a tanker be kept on standby in the event of things going wrong. He also stated the need to keep people informed.

The Town Engineer agreed to inform people of the possibility of disruption to the supply.

## 5. Notices of Motion

### 268. Notice of motion in the name of Councillors Caroline Burrell, Ciaran O'Brien and Steve Matthews (06/11/2007)

"That this Town Council requests that all reports or motions passed by other Councils, or any other business submitted to the Town Clerk be circulated by email unless specifically requested to do so by a member which will save on paper and cost of postage."

#### Report

Noted - all correspondence such as notices of motion will be circulated by email.

The members responded:

- This is great and has already started.
- Important reports should be handed out. Important things should be part of the Agenda.
- We need to be careful with reports relating to Bray Town Council.
- I agree with the spirit of this NOM. It is possibly too all embracing. It needs to be narrowed.
- Point taken – if it can be sent by email, then send it by email.

**269. Notice of motion in the name of Councillors Caroline Burrell, Ciaran O'Brien and Steve Matthews (06/11/2007)**

"That double yellow lines set down further up O'Byrne Road Lane be extended down to the entrance on the right hand side opposite Kennedy's Pub as traffic cannot gain access to or exit this lane due to parked cars on pavement, which in turn causes problems for movement of traffic on the Vevay Road."

Report

O'Byrne Lane is narrow in the vicinity of its junction with Vevay Road and is frequently blocked by vehicles belonging to patrons of Kennedy's pub in the evening or a delivery truck during the day. To ensure that access can be maintained, an extension of the double yellow lines on the north side of the lane is recommended. There was opposition to this measure by local businesses when the council proposed to carry out this work previously.

The members responded:

- There is a problem in this area. Cars are being parked on the pavement with 'For Sale' signs.
- Access to the Wolfe Tone Community Centre is also a problem.
- I am delighted to hear that the lines are being extended and request that the Traffic Wardens and An Garda Siochana police this.
- This is an accident waiting to happen.
- I support this, it is in the interest of public safety.

**270. Notice of motion in the name of Councillors Caroline Burrell, Ciaran O'Brien and Steve Matthews (06/11/2007)**

"That Council would consult with Wicklow County Council and endeavour to use only Charity funded Christmas cards this year."

Report

Bray Town Council have sent this notice of motion to Wicklow County Council. Bray Town Council do not send Christmas cards.

The members responded:

- Wicklow County Council need to be proactive. There are many deserving charities.
- Wicklow County Council use these cards to promote Wicklow County. Charities get very little money from these cards.

The Town Clerk added that she had mentioned the possibility of charity and recycled cards to the person in charge of these in Wicklow County Council. She stated that another option is not to send Christmas cards at all and to contribute to a charity instead. She assured the members that their message had been passed on.

**271. Notice of motion in the name of Councillors Caroline Burrell, Ciaran O'Brien and Steve Matthews (06/11/2007)**

"That Bray town would be considered to see if eligible for a "Sustainable Town" pilot scheme under the Dept. of Environment."

Report

It is currently being investigated to see if Bray town is suitable for this scheme.

The members responded:

- I have checked this out with the Department of the Environment, Heritage and Local Government and the EPA. Dundalk is an Eco Town, no other town is. We could see how Dundalk are doing and incorporate some of their ideas.
- I have conference documents on sustainability which I will scan and email to members.

**272. Notice of motion in the name of Councillor John Brady (04/12/2007)**

“That this Council carry out a traffic study of the Oldcourt Park Road and then with the findings put in place a suitable traffic plan. This road is dangerous to both motorists and pedestrians.”

Report

It is not considered that there would be any benefit in carrying out a traffic study. Where Bray Town Council have been granting permissions on this roadway it has been on the basis that the Oldcourt Park road would be widened to accommodate two way traffic since previous suggestions to have a one way system on this roadway have not been favourably received.

Thus the current policy is to widen this road to accommodate two lanes of traffic and two footways.

The members responded:

- I think most members are aware how dangerous this road is. It is being used as a rat run.
- This Council needs to be proactive. If we wait for people to build in their back gardens we'll be waiting a long time to widen the road.
- There are higher density developments along this road. We need to have a plan in place.
- Deputy Behan brought this up on many occasions. More studies have been done on this road and there has never been agreement by the residents.
- I think doing a study on this road is a waste of time and money. We have tried everything over the years. If this process starts again, I guarantee we won't get agreement.
- Wicklow County Council were the planning authority on this road. It will be almost impossible to widen this road unless a CPO is put on it.
- There have been numerous attempts and meetings to try to sort out this problem. When the residents were given the various options, they didn't take up. Unless we can offer them something new, there will be no agreement.
- Ramps have been put on this road which have helped. If the road is widened by taking in gardens on either side, it will be used as a speedway. I think we need more ramps.
- This road is probably safer now than if it was widened. I accept that there is a problem.
- There is no point in proposing something that's not going to happen.
- One solution is a cul-de-sac. The residents chose convenience over safety.
- It is not a good idea to ignore this now, even if agreement was not reached previously. There are a lot more infill developments along this road and more traffic. We need to do something about this, it is a longstanding problem.
- We don't need a traffic survey. Perhaps we can have a look at the options, put this on the Agenda, make a decision and give the options to the residents.
- The main reason why the works were started in Wolfe Tone is that cars were using it as a rat run.
- We need a deterrent system to stop people using this as a rat run.
- [Councillor John Brady] I propose that something be drawn up and presented to the members.
- [Councillor Caroline Burrell] I second that proposal.
- All solutions are on file. It's not appropriate to re-visit everything.
- Let the engineer have a look at the file and come back to us.

**273. Notice of motion in the name of Councillor John Brady (04/12/2007)**

“That this Council paint a yellow box on the Boghall Road at the junction with School's Road.”

Report

It is agreed that the installation of a yellow box at this location would be beneficial for the safety of all users. It will cost approximately €1,500 to install and approximately €400 per year to maintain the markings.

The members responded:

- I welcome this report. Can we just go ahead and do it?

**274. Notice of motion in the name of Councillor John Brady (04/12/2007)**

“That this Council complete the footpath and cycle lane on the Killarney Road opposite Fairyhill, which was started and never finished a number of years ago.”

Report

The Council will consider the extension of the footpath and cycle lane in the context of the availability of funding from Capital Sources.

The members responded:

- My understanding is that this was due to be completed under the Killarney Road re-alignment scheme and funded under the Safe Way to Schools programme.
- There is about a 100 metre gap – it’s very dangerous.
- [Cathaoirleach Bríd Collins] Point of Information. The officials told me that the delay was due to ownership of the land and water.
- If this is our land we should go ahead. It should be part of the Programme of Works. We need to find out who owns the land.

The Town Manager informed the members that Bray Town Council did buy the land from the owners under a CPO. An oral hearing was held whereby An Bord Pleanála upheld Bray Town Council’s application. By the time the CPO was approved, the funding provided by the DTO had expired. He endeavoured to chase this matter up.

**275. Notice of motion in the name of Councillor John Brady (04/12/2007)**

“That this Council finally complete the works on Quinsborough Road, including the erection of bollards and new street lighting and benches.”

Report

The completion of works on the Quinsborough Road will be carried out in light of available funding in the Council’s Capital Programme.

The members responded:

- I welcome this report. We were told the works were completed three years ago, but it was never finished off properly.
- There are a lot of cobbles cracked and cars are parking on the roadside.
- Bollards are being knocked down. We were told 1 ½ years ago that stainless steel bollards would be erected, but this hasn’t been done.
- We should put some benches in also.
- We need bins along this road.
- We need bollards along this road, particularly along the right hand side where cars and taxis are parking along the wide path.
- People who have no permits are also parking in the disabled spaces. I have asked the wardens to keep an eye on this.
- I’d be reluctant to put benches along the Quinsborough Road, the residents and traders might not like this.
- Perhaps we could put in flowerbeds in recycled boxes?
- Perhaps we should have removable flowerbeds. We had problems with flowerbeds before.
- The rubber bases on the trees are working well.
- Can the work be finished as soon as possible?
- [Cathaoirleach Bríd Collins] I will bring it up at the Rejuvenation meeting.

Due to time constraints the Cathaoirleach proposed moving onto Correspondence and returning to address the final two Notices of Motion.

Councillor John McManus suggested putting Councillor Michael Lawlor’s Notice of Motion onto the next Special Housing & Planning Meeting agenda.

**6. Correspondence**

Road Traffic Speed Limit Bye Laws

The Town Clerk informed the members of a letter received from Declan O'Brien, A/Senior Executive Engineer of the Transportation & Roads Infrastructure Department in Wicklow County Council. It is proposed to make changes to the Road Traffic (Speed Limit) Bye Laws and the closing date for submissions is 17<sup>th</sup> January 2008. The Town Clerk stated that the Town Engineer had looked at the Bye Laws and made a submission on behalf of Bray Town Council. She added that there are no changes proposed to the speed limits in Bray town.

Ardmore Taxis

The Town Clerk informed the members of a letter received from Mr. Sean Corcadden on behalf of Bray Air Express. Bray Air Express wish to increase the frequency of the service from Bray to Dublin Airport and had requested a letter of support from Bray Town Council to accompany their submission to the Department of Transport.

The members raised the following points:

- We should all support this.
- We had a resolution in about 1 ½ years ago that the Air Coach be extended to Bray, but this is better.
- Yes, Air Coach wouldn't extend their service.
- This service is efficient and on time.

**7. Any Other Business**

Vevay Temple Sportsfield

Councillor John Byrne informed the members that Lord Meath had written to the Youth Club and that they have the lease on the sportsfield, which gives them ownership of some of the land. He added that the paperwork had gone to the Law Agent in Wicklow County Council and requested a report on this matter and that it be put on the Agenda.

Lauderdale

Councillor John Byrne stated that there was a request from the residents of Lauderdale that a laneway at the backs houses 19-22 be taken in charge by Bray Town Council. He requested that this matter be progressed and that it be placed as an item on the Agenda of the next meeting.

\* \* \* \*

This concluded the meeting.

**Signed:** \_\_\_\_\_  
**CATHAOIRLEACH**

**Signed:** \_\_\_\_\_  
**TOWN CLERK**

**Dated:** \_\_\_\_\_