

**Minutes of the Ordinary Meeting of Bray Town Council held in the Council Chamber,
Town Hall, Bray on Tuesday 2nd March, 2010 at 7.30 p.m.**

Present:

**Councillor John Ryan, Cathaoirleach
Councillor John Brady
Councillor John Byrne
Councillor Eugene Finnegan
Councillor Mick Glynn
Councillor David Grant
Councillor Ronan McManus
Councillor Rossa Murray
Councillor Ciaran O'Brien
Councillor Tracy O'Brien
Councillor Pat Vance
Councillor Sarah Wray**

Also present:

**Mr. Des O'Brien, Director of Services
Mr. David Forde, Acting Town Clerk
Mr. Sean O'Neill, Town Engineer
Mr. Stephen Fox, Executive Engineer Planning**

1. Confirmation of Minutes of the Ordinary Meeting dated 2nd February 2010

Councillor Tracy O'Brien proposed confirmation of the minutes of the Ordinary Meeting of 2nd February 2010 and Councillor John Brady seconded the proposal.

2. To Consider Material Contravention Of Bray Town Development Plan 2005-2011 In Relation To Lauro Enterprises Ltd - Planning Reg. Ref. 09/84

Councillor John Brady raised a point that may be a conflict of interest as he is a Chairman of a football club who is sponsored by the applicants for the planning permission.

The Acting Town Clerk read a section from the Code of Conduct for Councillors and gave his opinion that this matter is insignificant and is not considered a conflict of interest.

The members all agreed.

The Town Engineer gave a small presentation showing the elevation of the original application, the revised application and the plan as recommended per the Town Managers report. The Town Engineer noted there was a slight error on documentation but was not significant. He also stated that this development is reasonably acceptable but still contravenes the Town Development Plan.

The members raised the following points:

- This is first major application before this Council.
- Gives opportunity to start a new era on the seafront.
- Would create its own community on the seafront.
- We should be giving impression that Bray is open for business.
- Sends a strong message that we are trying to develop areas.
- Residents in the vicinity will be significantly affected.
- Ultimate decision will not be made here. Will definitely be appealed to An Bord Pleanála.
- Would like to congratulate developers on bringing this proposal forward.
- Major benefit for the town.
- We are presently working on the Town Development Plan and it would be wrong to make a decision on this Material Contravention.
- If this was granted we would be making a precedent.
- Strong representations are being made by residents.
- There are traffic issues that need to be resolved.
- Need to wait until Town Development Plan is complete.

- All development on the seafront over the past number of years has been objected to.
- There are genuine issue of residents.
- Have to look at the greater good of the town.
- This development will bring substantial development levies.
- Important not to let derelict sites proliferate the seafront.
- Have concerns of height of the development.

The Town Engineer responded to some of the points:

- There is provision in the Town Development Plan that a development over 75 units requires a crèche.
- The density was originally quite high but this has been reduced.
- Plot ratio is now 1.75.
- Condition 31 refers to the crèche.
- Condition 39 is there because this site is an opportunity site.

The Town Manager informed the members that the two sites were tied in together because this is an opportunity site. He stated that the wording of condition No 39 can be altered to allow for flexibility for financing for the site.

The Acting Town Clerk called for a vote on the motion and the Councillors voted in the following manner:

To Allow Material Contravention Of Bray Town Development Plan 2005-2011 In Relation To Lauro Enterprises Ltd - Planning Reg. Ref. 09/84

	For	Against
Councillor John Brady	✓	
Councillor John Byrne		✓
Councillor Eugene Finnegan	✓	
Councillor Mick Glynn	✓	
Councillor David Grant	✓	
Councillor Ronan McManus		✓
Councillor Rossa Murray	✓	
Councillor Ciaran O'Brien		✓
Councillor Tracy O'Brien		✓
Councillor John Ryan	✓	
Councillor Pat Vance	✓	
Councillor Sarah Wray	✓	
Total	8	4

Due to the fact that a Material Contravention requires the support of 75% of the elected representatives, the Acting Town Clerk deemed the motion to be defeated.

3. To Receive A Manager's Report on the Proposed Quality Bus Corridor for Bray

The members raised the following points:

- Surprised that Bus Corridor is finishing outside St Patrick's School.
- Agree in principal to the proposals.
- How much time will be saved on journey to Dublin.
- This will see a reduction in car parking.
- This requires the removal of the Taxi Rank from the Main Street.
- This is a massive scheme, which will have a huge impact on Bray.
- Impressed with the widening of the Dargle Bridge.
- Disappointed with Vevay Road not been addressed.
- Retailers on Main Street have concerns.
- Maybe this report should be sent back to the Planning Municipal Committee.
- Disappointed that consultants not here tonight.
- A project Manager should be employed to liaise with businesses and retailers.

- This would benefit the bus service.
- Maybe vote should be left until after the MPC.
- Should be no delay on this scheme.
- A switch to public transport is vital.
- Great opportunity to receive one of the biggest public investments in the town.
- How many more changes can the members make to this report.
- Would not like to see scheme collapse due to delays.

The Town Manager responded to the points raised:

- The QBN people not being here tonight was the decision of Bray Town Council. This is a Bray Town Council report.
- There have been a number of traffic studies done and the only option of getting people through the town is by public transport.
- We need to take this scheme in small pieces.
- The funding comes from the DTO and is not guaranteed.
- We are not removing footpath space but merely sharing it.
- This is a matter for the members to decide and I commend this to you.

The Town Engineer informed the members that the proposed QBC went to public consultation and a number of changes were made.

Councillor Grant proposed that a decision on this report should be deferred until the Municipal Policy Committee Meeting on the following Thursday and this was seconded by Councillor McManus.

The Acting Town Clerk called for a vote on the motion that the adoption of the report be deferred until the Municipal Policy Meeting on Thursday, and the Councillors voted in the following manner:

To Defer The Adoption Of The Manager's Report On The Proposed QBC Until The Municipal Policy Committee Meeting On Thursday 4th March, 2010

	For	Against
Councillor John Brady	✓	
Councillor John Byrne		✓
Councillor Eugene Finnegan		✓
Councillor Mick Glynn		✓
Councillor David Grant	✓	
Councillor Ronan McManus	✓	✓
Councillor Rossa Murray		
Councillor Ciaran O'Brien		✓
Councillor Tracy O'Brien		✓
Councillor John Ryan		
Councillor Pat Vance	✓	
Councillor Sarah Wray		✓
Total	4	8

Councillor Ciaran O'Brien proposed a vote take place tonight to adopt the Manager's Recommendation on the QBN proposal, and this was seconded by Councillor McManus.

The Acting Town Clerk called for a vote on the motion and the Councillors voted in the following manner:

To Adopt The Manager's Recommendation On The Proposed QBN

	For	Against
Councillor John Brady	✓	
Councillor John Byrne	✓	
Councillor Eugene Finnegan	✓	
Councillor Mick Glynn	✓	
Councillor David Grant	✓	
Councillor Ronan McManus	✓	
Councillor Rossa Murray	✓	
Councillor Ciaran O'Brien	✓	
Councillor Tracy O'Brien	✓	
Councillor John Ryan	✓	
Councillor Pat Vance		✓
Councillor Sarah Wray	✓	
Total	11	1

4. To Consider The Housing Progress Report

The members raised the following points:

Sutton Villas

- There is a lack of development for months at this site.
- The Council did get another contractor in to make the site safe.
- Want to see action on this site and what options are the council examining.
- The existing developer should be removed.

Other issues

- How are the Council selecting properties for the installation of new windows.
- Want to see a full report on issues at Cedar Court.

The Town Engineer responded to the points raised:

- The Council have asked for advice from our Law Agent.
- The Developer has been on site for 20 months.
- Hoping to get a full report on Cedar Court in near future. Investigations are still on going.
- Properties for installation of new windows are selected on basis on what is considered the worst cases.

The Town Manager responded:

- Not that easy to remove a contractor from a development.
- We have got advice and this procedure unfortunately will not be quick.

5. To Consider Planning Matters

The Acting Town Clerk Officer reported that no planning files were requested:

Planning File Reference 10/7

The members raised the following points:

- This development is not a suitable mix of residential units.

6. Reports and Recommendations

There were no Reports or Recommendations arising.

7. Notices of Motion

Due to time constraints, this Agenda item was not addressed.

8. Correspondence

Due to time constraints, this Agenda item was not addressed.

9. Any Other Business

The members raised the following points:

Works on Boghall Road

- Residents at Glen Na Smol are not happy with contractor parking vehicles outside their premises.
- How soon will the works be completed.
- We can be proud of this work as a council.
- Would like to complement the contractors involved.

The Town Engineer responded

- Works will continue for another 2-3 weeks.
- The intention was to close the road but we have maintained traffic flow.
- Workers on site have been informed not to block residential entrances.

Councillor Vance proposed a vote of sympathy for Pascal Nevin, Councillor Barry Nevin's father and Martin Dempsey.

Councillor Ciaran O'Brien proposed a vote of sympathy for Michael McCarthy.

A minute's silence was observed.

* * * *

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____