

Minutes of the Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 1st September, 2009 at 7.30 p.m.

Present:

- Councillor John Ryan, Cathaoirleach**
- Councillor John Brady**
- 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**
- Ms. Christine Flood, Town Clerk**
- Mr. Sean O'Neill, Town Engineer**
- Ms. Triona Irving, Administrative Officer**
- Mr. David Forde, Administrative Officer**
- Mr. Bernard Rennick, Quality Bus Network Office**
- Ms. Anne McElligott, Quality Bus Network Office**

Apologies: **Councillor John Byrne**

The Cathaoirleach, Councillor John Ryan opened the meeting by extending a Vote of Sympathy to the families of Sebastian Crean and Shane Clancy who had recently passed away. A minute's silence was observed, as a mark of respect.

1. Presentation by Mr. Bernard Rennick & Ms. Anne McElligott of Quality Bus Network Office

Ms. Anne McElligott, Project Manager with the Quality Bus Network Office thanked the members for the opportunity to address the Council. She stated that the QBN office is seeking the members' approval to put the plan on public display. The plan ties in with the existing bus lanes in Castle Street. There is agreed DTO funding of €5million in place.

Mr. Bernard Rennick, Senior QBN Engineer informed the members of the following:

- Bray is an important transport hub, forty buses travel through the Main Street every hour. The scheme will encourage people onto buses.
- It is envisaged that we will have a bus lane along the Killarney Road from Roslyn Estate to the Main Street and also along the Vevay Road.
- We will improve the junction with advanced traffic light technology, which will give buses priority.
- The proposed hours for operation are from 7am – 7pm Monday to Saturday.
- We will resurface and re-align the Main Street. There will be wider footpaths from Civic Offices to St. Kevin's Square
- There is also a proposal to install a pedestrian crossing in this area.
- We will plant new trees, upgrade the lighting and provide new bins and new benches.
- There will be a reduced speed limit from 50kph to 30kph on the Novara Avenue and Florence Road.
- The roadways will be narrowed at certain points, which will have traffic calming effects.
- It is proposed to widen the footpaths on Florence Road and Novara Avenue by 2 feet and extend the one-way system on the Quinsborough Road and Florence Road and provide cycle lanes here.
- It is proposed to make the Eglinton Road two way and have cantilevered walkways at the Dargle Bridge parapets. This measure will enable us to extend the bus lane in Castle Street. It is also proposed to widen this bus lane.

The members raised the following points:

- Given the economic environment, to be told that there is €5 million available to Bray is great news. It is important that we get this right and that we ask people to engage in the process. The

idea of upgrading the streetscape is great. While these measures will improve the bus flow, what impact will it have on traffic?

- We have an issue with parking in the town. Certain sections seem to have done away with parking. There is a lot of school traffic on the Vevay Road. Local knowledge needs to be taken into account also. I welcome the importance of bus routes, but please don't move the parking problems to other areas.
- I didn't see any parking bays or provision for disabled parking. Disabled parking on the Main Street is essential. We also need spaces for businesses to accept deliveries.
- There are residents on the Florence Road who park outside their homes. What will happen regarding the bus lane?
- What about people who are trying to access the Maltings? Will there be no right turn from the Main Street? This will block traffic, which doesn't happen now.
- There are services under the footpath on the bridge, will these be moved?
- The paths on the Florence Road were upgraded recently and they are excellent. If a bus lane is put in I suggest underground cabling for the lighting. The ducting is there already. I welcome this proposal overall.
- Anyone investing €5million to improve transport and the streetscape is to be welcomed. Has a survey been conducted regarding the amount of parking bays to be lost? Will the QBC continue up the Killarney Road to the Boghall Road? The junction of the Killarney Road and Church Road is a bottleneck. Are there any proposals for this area?
- Thank you for your presentation. We are a well-situated town with good transport links. There is a problem with getting buses to the station. I don't believe the centre of the town has a parking problem, it's peoples' willingness to pay. An extra 200 spaces have come on board in the past year. It is right to remove the 20 spaces on the Main Street.
- The Vevay Road has four schools along it and there is a very narrow footpath in one section. Children walking on the east side of the road have to get onto the road. Can we widen the footpath?
- Will the bus lanes accommodate cyclists? We also have an issue regarding cars parking outside the schools. At the moment it is an accident waiting to happen.
- Will the right hand turn at the Town Hall from Killarney Road be removed? What will happen with the taxi rank on the Main Street?
- I am not happy with what has been put forward tonight. Who is in charge of the town? We have had no input into this plan to date and have just been told that we're getting this and that done. Bray Town Council spent €60,000 on a traffic survey and the DTO refused to conduct the works recommended. The public have not been invited to make submissions. What impact will this have on different areas, the schools, Church Road etc? I am not happy to proceed with this.
- While I am encouraged by the plans, I am concerned regarding travel times for cars. What impact will this have on cars?
- I am not happy regarding some of the changes. I don't see the town getting much benefit from this. It is too incomplete. There has been no traffic impact study and the Vevay Road seems to have been forgotten about. What will the journey times be and what impact will this have on local traffic? We have seen the type of anti-social behaviour the boardwalk in Dublin attracts.
- I'm positive about this. This plan ticks all the boxes. We should go to public consultation. Hopefully this council will support this plan.
- I know there will be opposition to this plan, but we should go to public consultation and engage with the public. The final decision will be ours.
- It seems to be Dublin Bus' idea to replace pull in bus bays. The buses don't pull in and consequently block the traffic.
- If we go to public consultation, will you have information meetings?
- How will you persuade people to switch to public transport?
- What timescale is involved regarding the implementation and construction of this scheme?
- People live in houses on Eglinton Road and park there. Where can they park their cars?
- For this scheme not to have disabled parking on the Main Street is not on. The QBN need to address this.

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

- Bray Town Council got a public transport study for the southern end of the town. It was found that it took a bus 35 minutes to get from the Boghall Road to Castle Street. We spoke to the Dublin Transportation Office, who referred us to the Quality Bus Network.
- Previously Ciaran de Burca [Anne McElligot's predecessor] presented an outline proposal to Bray Town Council and impressed us. I recall there were reservations regarding parking at that time also.

- The Town Clerk has been liaising with QBN and Bray Town Council is central to the process.
- It was found that there was not enough in the Traffic Study to justify implementing it, for the disruption it would cause.
- This plan is well worth considering.

Ms. Anne McElligott, Project Manager QBN informed the members of the following:

- A lot of issues have been raised regarding QBCs and yes, they do have an impact on parking.
- The proposed hours of operation of the bus lanes would be 7am-7pm Monday to Saturday. The residents could park outside these times. It is hoped that this is a positive measure to attract business.
- The loss of parking spaces on the Main Street can be accommodated elsewhere. This can be considered during the public consultation process.
- We can put in a loading window from 10am-12pm if necessary.
- We propose putting this on public display with the twelve-hour bus lanes to let people get a feel for the proposal.
- There are no proposals for disabled parking on the Main Street.
- Bray Town Council have raised the issue of Vevay Road and Killarney Road with us. This [what we are presenting tonight] is Phase 1. We are working on concept design regarding Killarney Road and Vevay Road. The land might not be available to us.
- Cyclists will be able to use the bus lanes.
- We have a technical report regarding traffic impact that we can circulate.
- When buses pull in, there is a time delay regarding ease of getting back into the traffic flow. We can't build a lay-by to accommodate all three types of bus easily (articulated, rigid and single decker).
- The pedestrian walkways on the Dargle Bridge will be held on a separate support. We are at design stage on this and it is subject to public consultation. Studies suggest that this is feasible.

Mr. Bernard Rennick informed the members of the following:

- There is no proposal for residential parking on the Quinsborough Road. We will keep the parking as it is on the Florence Road. The widths don't allow for traffic to safely pass by, which is why the proposal is for a single lane flow.
- If we remove parking on the Main Street, it will have a positive impact on the traffic flow for cars as well as buses.
- There will be no right turn ban from Killarney Road to Vevay Road. We can break the bus lane at that point to allow cars to turn.
- We carried out journey time surveys between February and April. The priority is for northbound flow. There will be a six-minute time saving for a bus travelling from Killarney Road to Castle Street. There will be a two-minute time saving for the opposite direction.
- It is proposed that the taxi rank be moved to St. Kevin's Terrace.

Ms. Anne McElligott informed the members of the following:

- A two-minute time saving might not sound like a lot, but if you have forty buses per hour, this is significant.
- We can circulate the technical report. We haven't modelled overall traffic, but we expect an impact on cars. We could address this after the public consultation period. We have concentrated on the benefits to bus users.
- We would usually display in libraries, but we would be happy to have a public meeting.
- We have no figures regarding modal shift. This is part of a greater scheme. Our experience on other QBCs is that there has been a modal shift. We will have real time passenger information at key bus stops.
- If public consultation is agreed and successful, the next step is detailed design and tender. The earliest time for construction to commence would be next summer and it would take at least twelve months to complete.
- I will circulate the technical report with regard to parking.
- There are no proposed bans on right hand turns.

Mr. Sean O'Neill added the following:

- The QBN have spent time surveying boundaries etc and have done a lot of work on this. Bray Town Council have given them some guidelines. We will retain some parking.
- I suggest that we put the plan as exists to public consultation. We will then present a report to the members to decide upon after public consultation.

The Cathaoirleach, John Ryan proposed that the plan be put on public display and Councillor Brady seconded the proposal.

The members raised the following points:

- Councillors have expressed reservations about this plan. It is important that we know the views of the public before going to Part 8.
- [Councillor Grant] I propose that we have public consultation and based on that and any modifications, go to Part 8 then.
- We should go with the Town Engineer's recommendation.
- Our experience is that then we go to public consultation, people don't participate. They don't take any interest until the works start.
- It is important that we have proper consultation and that we have full access to all information.

As Councillor Grant's proposal was not seconded, the Town Clerk stated that she would be happy to organise a public information campaign via radio advertising and that Bray Town Council would facilitate a public information day.

2. Confirmation of Minutes of the Special Housing and Planning Meeting dated 7th July 2009

Councillor Ciaran O'Brien proposed confirmation of the minutes of the Special Housing & Planning Meeting of 7th July 2009 and Councillor McManus seconded the proposal.

Councillor Finnegan stated that while the provision of free car parking during the shop local campaign was proposed and seconded at the meeting of 7th July, the minutes did not state that the motion had been carried. The Cathaoirleach informed him that once an item has been proposed and seconded, it is deemed to be carried and the minutes do not need to state this.

3. To Consider The Housing Progress Report

The members raised the following points:

Sutton Villas

- I have raised this matter at previous council meetings. There has been damage to the green space at James Everett/Roger Casement Park. When will this be reinstated? It is unsightly and the residents are infuriated. I have visited the site over the summer and no progress has taken place. Building on the houses has not started. What are the Council doing about this matter? The piles of earth are now overgrown with rough grass and weeds.
- I have also visited the site over the summer. There are health and safety issues and also anti social behaviour issues. The residents say that persons are climbing on the earth and people are also sitting on it. It is only a matter of time before something happens here. I ask that the situation be sorted.
- On another note, some residents have spotted rats in the area and are now afraid to use their back gardens.
- I believe the delays have been caused by the discovery of unidentified services, which required a revision of the drawings. Surely surveyors were hired to map the area? Why is this only coming to light now?

Oldcourt Fire Safety Audit

- A Fire Safety Audit was carried out on houses in Oldcourt. A letter was received from the National Building Agency requiring that a number of houses be set aside for them [the NBA] to carry out inspections. Can we have an up to date report on this please?

Triona Irving, Administrative Officer informed the members of the following:

- I will speak to the engineer regarding Sutton Villas. There is a report from him on this matter in the Housing Progress Report. I will ask him to contact Councillor Brady.
- We are in consultation with the NBA at the moment. We have one house available at the moment and will have the other two available to them within the next three months. I will forward their report to the Department of the Environment, Heritage and Local Government, when it is issued. I will then come back to the members with the Department's findings.

4. To Consider Planning Matters

The Administrative Officer, Ms. Triona Irving reported that the following planning files were requested:

- 09/84

The members raised the following points:

Planning File Reference 09/84

- I asked for this to be discussed. It was unfortunate the way the planning application was lodged just as we were about to break up. The eight-week period has expired and a decision was due today. I welcome this development. This site needs to be improved and the developer wants to improve it.
- I know people have reservations and there is no reason why they can't be taken on board. The site is located beside a site designated an opportunity site under the Town Development Plan. This will in principal be a welcome development. A percentage of this site has to be for tourist related activities. It is important that we send out a positive message regarding this development. This is a proven employer in the Bray area.
- What is proposed is a monstrosity. It will destroy the views along the promenade from a tourist point of view. This requires a material contravention of the Town Development Plan. I am opposed to this as the site ratio is 2 ½ times density. There is a lot of good development in the area and we can offer higher density but not at eleven storeys. We could be setting a precedent.
- I don't think this application has gotten it right, it is too high. We should look at the seafront as an entity. Nothing has happened [developmentally] for the past five years. A site got planning permission for three holiday bungalows, after much objection, and people are not interested in it.
- We should look at what type of development is suitable and see what we can do to rejuvenate the area. We need to look at incentives for people to come in and develop.
- This proposed development is a credit to the developers. People in Fontenoy Terrace are concerned. I urge the council to work with the developers to improve the seafront and ask that this development include a tourist attraction. We should look at a Derelict Sites notice for the Cois Farraige site.
- The developers should also work with the residents of the area and try to find the middle ground.
- I believe they [the developers] are keen to work with people in the area. They are determined to have a good development.
- Broadly speaking, this is a welcome development on this site. The application lodged blocks out views of Bray Head. Persons from Dun Laoghaire and Dundrum, who come to walk the promenade at the weekends, have contacted me about this. I welcome the development but it should be scaled down. The tower has to go.
- It must be remembered that An Bord Pleanála gave permission for the Dawson's Amusements application. The seafront is a fantastic resource and it is good to see that a developer has confidence in the town. The tower is too big.

Miscellaneous

- There is a derelict site in Oldcourt Park, I have contacted the officials regarding this. Stephen Fox was due to investigate the site. It seems that developers get planning permission and then leave their sites. This is also the case at Granitefield Manor beside the Green Tree shop. What can be done when a developer walks away from a site?
- I know there have been incidences of dumping on the site and the Litter Warden has sent fines out regarding this.

Ms. Triona Irving informed the members of the following:

- We have issued a notice to the owner of the site regarding entering it onto the Derelict Sites Register. They have 21 days to comply i.e. to render it 'non-derelict'.
- We have some sites already entered onto the Derelict Sites Register and we will value them. A penalty of 3% of the market value of the site will apply per day from 1st January 2010.
- We will investigate the Cois Farraige site also.
- Regarding planning application 09/84, the developer has requested a time extension of 4 months, which we [Bray Town Council] have agreed to. A revised plan, maps etc will be resubmitted. Article 34 of the Planning & Development Regulations of 2006 states that if the revised application submitted includes significant changes, the Local Authority can request that it be advertised again.

5. To Discuss Submissions Regarding Minister of Justice, Equality & Law Reform's Major Review of Gambling

Notification on this matter was received from the Department of Justice, Equality & Law Reform and circulated to the members prior to the meeting.

The members raised the following points:

- I request that this matter is put on the agenda for the next Joint Policing Committee. I don't know when that will be as I know that we are advertising at the moment with regard to membership of it.
- Can our submission request that Betting Offices require a separate planning permission application? At the moment they fall within the terms 'financial institution'. I presume that the Minister will cross reference with the Department of the Environment, Heritage and Local Government.

6. To Discuss The Annual Financial Statement

Mr. David Forde, Administrative Officer Finance, informed the members of the following:

- Pages 4 and 5 contain variances – Programme 1 has been over expended regarding relets.
- A member of staff retired that we had not budgeted for.
- Programme 3 has been over expended, as the budget for sewer maintenance was exceeded. We spent €85,000 on jetting alone. We also over estimated our income in this Programme. We have raised invoices to the value of €1.6 million, but have not seen any income.
- Group 4 has been over expended due to salary costs.
- Group 5 is date sensitive. We claim back monies expended for the fire services from Wicklow County Council in arrears.
- Group 6 is also date sensitive and this relates to the CE schemes. Monies owed are also collected in arrears.
- Group 7 is also date sensitive and monies are recouped in arrears.
- Group 8 refers to Miscellaneous Services that we pay on behalf of Wicklow County Council and claim back. There is a strike off of €734,883, which we need the members' approval for.

Programme Group 1 – Housing & Building

Programme Group 1 was proposed by Councillor Grant and seconded by Councillor McManus.

Programme Group 2 – Roads Transportation & Safety

Programme Group 2 was proposed by Councillor Wray and seconded by Councillor Tracy O'Brien.

Programme Group 3 – Water Supply & Sewerage

Programme Group 3 was proposed by Councillor Grant and seconded by Councillor Glynn.

Programme Group 4 – Development Incentives & Control

Programme Group 4 was proposed by Councillor Tracy O'Brien and seconded by Councillor Murray.

Programme Group 5 – Environmental Protection

Programme Group 5 was proposed by Councillor Grant and seconded by Councillor Wray.

Programme Group 6 – Recreation & Amenities

Programme Group 6 was proposed by Councillor Glynn and seconded by Councillor Grant.

Programme Group 7 – Agriculture, Education, Health & Welfare

Programme Group 7 was proposed by Councillor Grant and seconded by Councillor Glynn.

Programme Group 8 – Miscellaneous Services

Programme Group 8 was proposed by Councillor Tracy O'Brien and seconded by Councillor Grant.

7. To Discuss Re-establishment of Strategic Policy Committees

The Town Clerk informed the members that Bray Town Council has been invited to nominate two representatives sit on the Strategic Policy Committees of Wicklow County Council. There are five

SPCs in Wicklow County Council. It is advisable to have non-Wicklow County Council members as nominees from Bray Town Council, as the Wicklow County Councillors will already be members of the SPCs.

Councillor Vance proposed Councillor Finnegan as Bray Town Council representative and Councillor Grant seconded the proposal. Councillor Brady proposed Councillor Murray as Bray Town Council representative and Councillor Murray seconded the proposal. Councillor Vance informed the members that it would be decided in Wicklow County Council which SPC Councillors Finnegan and Murray will sit on.

8. Nominations to Social Inclusion Measures Group of County Development Board

The Town Clerk informed the members that this had been raised at the Annual General Meeting but nominations were postponed as the County Development Board was being reconfigured. She called for two nominations and informed the members that it is proposed to interact with RAPID.

Councillor McManus nominated Councillor Tracy O'Brien to the Social Inclusion Measures Group of County Development Board and Councillor Vance seconded the nomination.

Councillor Glynn nominated Councillor Wray to the Social Inclusion Measures Group of County Development Board and Councillor Finnegan seconded the nomination.

9. Reports and Recommendations

Arts Grants Allocations 2009

The Town Clerk read the following report to the members:

"At the Monthly meeting of Bray Town Council dated 9th October 2007, the members of Bray Town Council agreed to implement a new system for dealing with and allocating the Arts Grants Funding.

Following a recommendation by Ms Jenny Sherwin, Arts Officer, Wicklow County Council and approved by the Community Cultural Social & Environmental MPC that the money provided by Bray Town Council for grants under the Arts Act 1973 be allocated as follows:

- *One Individual Artist Award - €3,000*
- *One Arts Group/Organisation Award - €6,000*

The Arts Funding 2009 was advertised locally on 3rd February 2009 and also on the Councils website. As no individual artist met the criteria on this occasion, the recommendation is that €3,000 to be allocated to 2010 Awards or Bray Jazz Festival.

Three applications were received under the Individual Artist Award for 2009. Five applications were received from Arts Groups / Organisations.

Ms. Jenny Sherwin, Arts Officer, Wicklow County Council and Councillor Ciaran O'Brien, Cathaoirleach of Bray Town Council assessed the applications under these headings.

Ms. Sherwin and Councillor O'Brien recommended that the funding for the Arts Groups / Organisations (value €6,000) be split as follows:

- *Square One Theatre Group - €2,000*
- *Serendipity Theatre Group - €1,000*
- *Bray Arts - €2,000*
- *4 Piece Suite - €600*
- *Valerie Tucker O'Sullivan - €400"*

Councillor Vance proposed the distribution of the Arts Grants in accordance with the Arts Officers recommendation and Councillor Finnegan seconded the proposal.

Swan River Improvements

The Town Clerk read the following report to the members:

"As members will be aware, flash flooding occurred in Bray on 16th August, 2008.

One of the problems was identified as the lack of capacity in the Swan River downstream of the Boghall Road.

The main issue here was the capacity of the channel in the Wheatfield estate.

Work was carried out to remove the trees and widen the channel at this location during Spring and Summer 2009.

There are still issues with the capacity of the pipe work feeding into this area, which have not been tackled yet.

Drains discharging directly into the Swan River have been installed in the roads at Glen na Smol and Mountainview to assist in the dispersal of the water in these low lying areas."

The members raised the following points:

- There is a similar situation in Oldcourt Avenue. Blockages need to be cleared.
- The Swan River works are more or less Phase 1. The rest of the work is supposed to increase the capacity in the pipes. Is there any progress on this matter?
- Flooding did not occur at the Swan River alone, other areas of the town were also affected. We got a preliminary report as to the causes. Can we have an update on progress, if any? What stage are we at?

The Town Engineer informed the members that the pipe work into the Swan River is an issue that has not been dealt with at the moment. There has been minor improvement in the area of Seacrest/Loreto Grange. He added that it would be best to give the members a report at the meeting next month.

10. Notices of Motion

383. Notice of Motion In The Name of Councillors David Grant, Pat Vance & Eugene Finnegan (07/07/09)

That Bray Town Council review the Development Contribution Scheme with particular emphasis on using this tool to incentivise development on Bray's Main Street.

Report

Bray Town Council has varied the current Town Development Plan to provide for greater building height in the main commercial areas of the town, in order to incentivise development on the Main Street and other shopping streets. It is hoped that the new development plan will go further to encourage commercial development in the town. The development contribution scheme has not been cited as a disincentive to development.

The members raised the following points:

- The Development Contribution Scheme was introduced under the Planning & Development Act 2000. It allows Councillors to set the contribution amounts. We adopted this scheme in 2002 and legislation states that it should be reviewed every two years. We have not reviewed it.
- We provided a lower rate for development from manufacturing industries.
- We have to incentivise development on the Main Street. One of the problems experienced is the size of the units.
- We should discuss how we can incentivise development – perhaps we could have this on a future agenda?
- I agree with this motion. We always said we'd review the scheme. There are also other issues to look at, for example, we should look at the charges to existing businesses for change of use. We need to look at the whole structure.
- I agree, we have to incentivise development. Shops are closing on a regular basis. We need to bring retail entities into the town.
- [Councillor Ryan] I'd like to have a meeting to focus on economic development and discuss this.

- [Councillor McManus] One of our Notices of Motion regards focusing one of the council meetings on job creation. I propose that we carry over any job creation/retention Notices of Motion to the meeting that Councillor Ryan refers to.
- I want my Notices of Motion addressed.

384. Notice of Motion In The Name of Councillors David Grant, Pat Vance & Eugene Finnegan (07/07/09)

That Bray Town Council delist the protected structure on Bray's Main Street that is currently shrouded with a hoarding in order to improve the aesthetics of this part of the town.

Report

Work is due to start on this structure in mid September, which should significantly improve the appearance of this building by early November.

A planning Authority may delete from its record of protected structure a structure, part of a structure or a specified feature of the attendant grounds of a structure, where the authority considers that the protection of the structure or part is no longer warranted. The deletion may be made when making a development plan or by following the procedure in Section 55 of the Act.

The making of or deletion from the record of protected structures is a reserved function. We can do this separately, or as part of the Town Development Plan.

The members raised the following points:

- This Notice of Motion was entered before the meeting with Ballymore. The hoarding on the Main Street is an eyesore and serves no purpose. This is a way to clean up the Main Street and I hope it encourages the owners to clean up the site. I am happy that in the short term, this is the situation. We'll wait and see what happens. I will come back with this Motion if I am not happy with the works.
- We should revisit listed buildings under the Town Development Plan. Some should not have been listed as they are of no benefit to the town. If they need to be de-listed, we will get the advice of the officials.
- I agree, when we were canvassing people mentioned the hoarding constantly. Most people did not realise that it was to protect the wall [remainder of the building]. Take it [wall] down.
- The façade of the building is protected.
- This is an unbelievable Motion. It will incentivise developers to start works, stall until the premises is delisted and then demolish it. We will be playing into developers' hands.
- To suggest that this Notice of Motion will stall development is ridiculous. It [façade] should be gone.
- This is a protected structure, parts of which were knocked down by the developer without permission of any kind. There is no merit to it now. Seven buildings were listed due the recommendations of the Department of the Environment, Heritage and Local Government.

385. Notice of Motion In The Name of Councillors David Grant, Pat Vance & Eugene Finnegan (07/07/09)

That in the review of the Town's Development Plan, that Bray Town Council would look at removing any obstacles to development, using previous planning applications and enquiries to identify areas that have prevented progress and adopt a policy of progress and sense.

Report

Subject to resources, a planning registry search will be carried out to determine the breakdown of refused applications and identify those policies that have provided the greatest constraints on proposed developments, under the Town Development Plan.

The members raised the following points:

- I welcome this report. We need to look at densities, ratios and heights. We want planning applications. We don't want to have barriers to development.
- Thankfully this town doesn't have an abundance of apartments. I agree with this Motion to some degree. We need progressive development and to get the right type of development into the town.

11. Correspondence

Disclosure of Donations & Expenditure (Local Elections)

The Town Clerk reminded the members that the final date for receipt of completed Disclosure of Donations is Thursday 3rd September. She read the following letter from Eamonn Waters, Franchise Section, Department of the Environment, Heritage and Local Government for clarification purposes:

"If a candidate contested an election for both a town council and county council electoral area, they would need to make a separate return to each local authority (both the Town and County Council). However they could combine their election expenditure in respect of both areas on the same form and submit this same form to each of the two local authorities.

For example, if a candidate stood for Bray Town Council and the Bray electoral area of Wicklow County Council, they could include all of their expenditure on one form and submit this form to both Bray Town Council and Wicklow County Council. This arrangement would be appropriate where there was overlap between the two electoral areas. There is already a provision on the election expenses statement form to include the name of an additional local authority electoral area where a candidate would have also stood (see question 4 on the form).

There is another related point in relation to how the spending limits apply to such candidates. In these circumstances, a candidate will be able to spend up to the spending limit for the county council electoral area, plus one quarter of the limit for the borough or town council electoral area. The candidate's spending limit is the combination of these two amounts. This is dealt with in more detail in the guidelines issued to local authorities from the Department."

Councillor Finnegan asked if Bray Town Council could photocopy the completed forms and send them onto Wicklow County Council. The Town Clerk answered that this would be the case for those forms already submitted.

The Cathaoirleach stated that he had received some correspondence from Bray Lakers and the Town Clerk informed the members of the following:

- The consideration of the disposal of the site to Bray Lakers is progressing, albeit slowly.
- I have discussed this matter with the Law Agent and he has requested that Wicklow County Council's Chief Technician conduct a land registry search.
- The Chief Technician is based in Wicklow and is coming to Bray Town Council on Thursday to discuss that matter with the Executive Engineer.
- Mapping errors need to be resolved. The easiest way to get clear title to the site is via Compulsory Purchase Order.
- Bray Town Council own approximately 80% of the site and a CPO is required to rectify the title. This will come before the elected members for consideration in the future.
- With regards to the issue with the ESB cable, we have been advised that it might be less of a problem than originally anticipated.
- While this matter is progressing, it is taking time. I estimate that it will take in the region of eight to ten months.

The Cathaoirleach then informed the members that Bray Lakers had requested a delegation from Bray Town Council to attend a meeting being convened on 18th September.

The members raised the following points:

- We should deal with this at an MPC. There are a lot of issues to be teased out. There are issues regarding parking etc. We should be looking at other options, not just this site. This is a park and a fine one.
- I don't think we should pin our hopes on that particular site. It has a playground and a basketball arena. We should not take these from the community. We should broaden our horizons.
- I looked at a site at Giltspur Wood, where the recyclable containers are located. This is a better site. We should look at this site too.
- Nobody knows the site better than those who are looking for it. They feel it is eminently suitable.
- Will we have a delegation to their meeting?
- Those who are interested should go to the meeting. We don't need a delegation.

12. Any Other Business

Request for Use of Town Hall

The Town Clerk informed the members of a request to use the Town Hall to host a Nuclear Free Local Authorities discussion group.

This request came in while Councillor Ciaran O'Brien was Cathaoirleach. Councillor O'Brien informed the members that Bray Town Council is a member of NFLA, which is an organisation comprising local authorities in Ireland, Scotland, Wales and England. As Bray Town Council is a member, it is proposed to have a meeting in the Town Hall on Friday 16th October. NFLA will cover all costs associated with holding the meeting. The meeting will take place from 10.00am – 2.00pm.

Draft Town Development Plan 2011-2017

The Managers Report on the public consultation of the Draft Town Development Plan was circulated to the members. The Town Manager informed the members that the document is not a public document until it is considered at a Council meeting. He stated that there was no monopoly on good ideas and encouraged the members to come forward with their suggestions. He finished by stating that the members can give direction to the officials by the December meeting and any changes will be made to the Plan at that point.

Fire fighters Brian Murray & Mark O'Shaughnessy

The Cathaoirleach reminded the members that the second anniversary of the deaths of Brian Murray and Mark O'Shaughnessy is approaching and proposed a day of appreciation for all emergency services. He stated that he is in discussions with the Town Clerk as to what form the day will take and added that he will come to the members with a proposal regarding a small and suitable monument to the memory of the fire fighters.

Councillor Brady stated that he had submitted a Notice of Motion regarding a memorial to the two men. He had also requested that Bray Town Council work in consultation with the families and stated that to his knowledge there has been no consultation as yet.

* * * *

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____