

**Minutes of the Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 5<sup>th</sup> February 2008 at 7.30 p.m.**

**Present:**

**Councillor Brid Collins, Cathaoirleach  
Councillor Caroline Burrell  
Councillor John Brady  
Councillor John Byrne  
Councillor Anne Egan  
Councillor David Grant  
Councillor Michael Lawlor  
Councillor John McManus  
Councillor Steve Matthews  
Councillor Ciaran O'Brien  
Councillor Pat Vance**

**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. Paddy Hooper, Senior Planner – WCC  
Councillor Christopher Fox – WCC  
Councillor John Ryan – WCC  
Mr. Alan Whelan – Tiros Resources**

**Apologies:** **Councillor Anne Ferris**

The Cathaoirleach, Bríd Collins welcomed the Wicklow County Councillors, Christopher Fox and John Ryan to the meeting and introduced Alan Whelan of Tiros Resources to the members. She called for a vote of sympathy to be extended to the Sunderland family, as Mrs. Sunderland, mother of council employees John and Terry, had recently passed away.

**1. Presentation On The Bray Environs Local Area Plan 2008-2014 from Tiros Resources**

Mr. Alan Whelan from Tiros Resources gave the members a short presentation and informed them of the following:

- We have advertised for submissions on the Plan and the closing date was 24<sup>th</sup> January. A public meeting is being held on 7<sup>th</sup> February in the Royal Hotel.
- The study area is not the Local Area Plan boundary, but we can extend this.
- This area has been chosen as being closely related to Bray.
- The area has various zonings in the Development Plan e.g. Green; Industrial; Hotels.
- The brief was to identify land in the Bray Environs suitable for employment and residential development.
- Bray is classified as a Metropolitan Consolidation Town.
- Tiros looked at population projections for the town.
- The growth of Bray is restricted by zoning and insufficient land.
- Five potential areas for zoning were considered – these were: East Kilmacanogue, Bray South, South of the Dargle; North of the Dargle and Fassaroe.
- Fassaroe is the only location in the Environs of Bray considered suitable for high density development.
- A Draft Plan is to be prepared, after which there will be public consultation on this Draft Plan.
- If the Plan is amended in any way, there will be public consultation on this amended plan.
- The maximum period from publication of the Draft Plan to adoption of same is 35 weeks.

The members thanked Mr. Whelan for his presentation and raised the following points:

- There are many areas of outstanding natural beauty in Bray – could we potentially develop eco tourism?
- Point of Clarification – what population size are we talking about?

Mr. Alan Whelan responded that as it was very early in the process, the figure had not been finalised but that it was potentially 100,000.

The Town Manager, Des O'Brien stated that the LUTS Study had population figures and asked Alan Whelan if they could be re-hashed? Mr. Whelan responded that the LUTS Study had identified a potential population of 72,000 and added that there could be a potential residential population of 6,500 – 11,000 in Fassaroe.

Mr. O'Brien added that this Plan will involve areas in the Dun Laoghaire Rathdown County Council area. He stated that Dun Laoghaire Rathdown are at present looking at plans of the Old Connaught and Woodbrook areas and that Mr. Paddy Hooper will be liaising with his counterpart in Dun Laoghaire Rathdown. He added that Bray needed to be taken as a planning unit and that we need to work with the Dun Laoghaire Rathdown Councillors.

The members raised the following points:

- I am happy that Kilmacanogue is excluded from the Plan – I didn't want it to become part of a large urban area.
- As the Plan moves on, voting will be done from Wicklow County Council.
- Is this an extension of the town of Bray or a new entity with connectivity to Bray?
- The LUTS plan mooted a road to go across Ballyman – we need connectivity.
- I'd prefer integration, not two separate towns. We need to keep the town together.
- It could be argued to build a completely new, separate town. This is a crucial decision.
- If there is to be a new town it will impact on Bray regarding traffic, trade etc.
- It is important that the correct decision be made.
- How much of this plan will include LUTS? How will they tally?
- LUAS want residential and industrial zoning to maintain a steady flow throughout the day.
- At the Environmental SPC held last week in Wicklow County Council, it was suggested to investigate the option of combining Greystones and Bray fire stations at the Fassaroe area into a state of the art facility with access to the N11.
- A purpose built fire station is a good idea. If it goes to Fassaroe, there should be an extra lane on either side of the M50.
- It's a good thing that the Wicklow County Council councillors are here – we need a general consensus of all representatives and then bring it to Wicklow County Council.
- I'd like to see a plan that we have general agreement on, to put before Wicklow County Council as the Bray representatives.
- Kilruddery needs to be re-developed with recreational facilities etc.
- Perhaps Kilruddery could have a farmers market or a shop along the lines of Avoca Handweavers?
- If anything is to be done with Kilruddery, it should be tourism related only.
- If Kilruddery is to be re-zoned, Wicklow County Council will get the rates. I am opposed to residential development in the area.
- We need to take into consideration the different rates between Wicklow County Council and Bray Town Council.
- I have no issues to the development of Kilruddery from a tourism point of view. The heights of the buildings in the IDA Park are overshadowing some houses.
- I have no problem with industrial development as long as it's done properly – developers offer land for schools etc in return for planning permission, I hope this doesn't happen in Bray.
- Is Bray town taken into consideration? There are areas on the Boghall Road that need to be re-generated, rather than re-zoned.
- Fassaroe needs a balance of residential, employment and transport. Will there be park and ride – how will we deal with traffic if development goes in?
- Constraints on areas will get greater, not less over time.

- The north and north west areas of the town are not in the Bray area – one is in Dun Laoghaire Rathdown County Council's area and one in Wicklow County Council's area.
- Fassaroe is quite a separate area. Are we going to design with public transport links?
- The idea of a residential and industrial development with a LUAS link is very grim.
- The residential and working population will be using the LUAS – should Bray upgrade to Metro? If we make a mistake with this, we'll be left with another M50, the N11 is at capacity.
- It is a strategic issue as to how the area is to be developed – a lot of the area is zoned for employment use.
- If this is designed in a good way it will be a nice area to live. It will require schools and land will have to be set aside. Part V housing will also be required.
- We need housing in Bray. We must look at this.
- Young people of the town are going to Gorey etc for affordable housing. They can't afford to live in Bray.
- Bray is bursting at the seams –Fassaroe is the only area where development can take place.
- I think this should have gone to Wicklow County Council first.
- Regarding Fassaroe – the deal seems to be done. The developers have invested a lot of money and are committed. The need to understand the decision rests with us.
- This plan focuses on Fassaroe as it's the only area that can be developed. The key to this is Wicklow County Council and Dun Laoghaire Rathdown County Council. We need to get this development right. We need to sit down and discuss it.
- I agree to sitting down with developers and getting them to provide land, it's a good idea. If it is done in the proper manner, we can use it to our own benefit.
- If we can use zoning for huge community gain – we should.
- I think Wicklow County Council will make the right decision for the town when the time comes.
- If this plan is developer led, I oppose it. We need a needs led plan ie what the people of the town and surrounding areas need.
- If Fassaroe is to be re-zoned and controlled by Wicklow County Council I have no faith in them. They have failed to maintain the Southern Cross Road. They don't care about the Bray area, once they get their rates, they are happy.
- The time is right for a boundary extension to Bray.
- We need to seek a boundary extension to take in the Southern Cross and Fassaroe areas, we need to start this process.
- I am opposed to industrial development – we have units in the Bray area lying vacant and no rates coming in.
- There are municipal dumps in the area of Fassaroe – have these been taken into account?
- Regarding the LUAS connection with Fassaroe - will it be possible to travel to Bray without a change at Old Connaught?

The Town Manager, Mr. Des O'Brien informed the members:

- This is a matter for Wicklow County Council who will vote on this, this possibly should have gone before the Electoral Area Committee first.
- Alan Whelan and Paddy Hooper are conducting a series of stakeholder meetings before the public meeting – Bray is considered a stakeholder.
- In the 1999 Development Plan Fassaroe was zoned extensively for employment development.
- The LUTS study identified the need to tie Fassaroe into the town.
- It is not a stationary plan – it is suggested a mix of employment and residential.
- The LUAS line has been extended into the town – the members have had input into this.
- It is the intention to upgrade to Metro in time – the area of the platform at Fatima House will be built to accommodate the Metro.
- We have a meeting with the RPA next week – I will put this to them [change at Old Connaught].

Mr. Alan Whelan responded:

- There are a number of tourism opportunities for Kilruddery.
- We would see the Fassaroe development as a stand alone town.

- The LUTS Study is a forerunner of the LAP.
- We see a range of employment opportunities in Fassaroe.
- The fire station is a good idea.
- We will maintain the recommendations in the LUTS Study.
- Faber Maunsell are on the team and are looking at the public transport aspect.
- We need to ensure adequate land for community and sports facilities.
- The dumps have been taken into account.

Councillor John Ryan remarked that he is happy to invite the councillors to the Bray Electoral Area Committee meeting that will go through the Plan.

Councillor Pat Vance added that the SPC in Wicklow runs this, the area councillors will have full input and that they will make the right decision.

The Cathaoirleach Bríd Collins thanked Mr. Paddy Hooper, Mr. Alan Whelan, Councillor Christopher Fox and Councillor John Ryan for their time and input, and wished them a good night.

**2. Confirmation of Minutes of the Special Housing and Planning Meeting dated 4th December 2007**

Councillor Ciaran O'Brien proposed confirmation of the minutes of the Special Housing & Planning Meeting of 4<sup>th</sup> December 2007 and Councillor John Byrne seconded the proposal.

**3. Confirmation of Minutes of the Budget Meeting dated 8th January 2008.**

Councillor Anne Egan proposed confirmation of the minutes of the Budget Meeting of 8<sup>th</sup> January 2008 and Councillor Caroline Burrell seconded the proposal, adding that she was delighted to do so.

The Cathaoirleach Bríd Collins thanked the members for their co-operation in getting the Budget discussion completed in one meeting. Councillor John Byrne stated that he was sorry to have left the Budget Meeting early, but would have voted for it.

**4. To Consider The Housing Progress Report**

The members raised the following points -

Riversdale Apartments

- We have dealt with Disposals of Fee Simple Interest in Riversdale before and people are still waiting to move in. Can we have an update on the situation please?
- This is going on for months – if a private company this would have been done a long time ago. These delays are unacceptable.
- A fuse box in Riversdale smouldered and the fire alarm was set off. The fire brigade were also called out. The tenants on the lower floors had to let the residents on the upper floors know of the incident as the smoke alarms did not activate in this area. This is a very serious situation and needs to be rectified.

Fassaroe

- The playground has been extended and there is now earth against the boundary wall. Children can climb this and get access to the N11. There was a incident recently whereby some children were on the hard shoulder of the N11. This is a very serious issue and needs to be rectified.
- The fence around the playground also needs attention as children can climb onto the wall from the fence.
- It's good to see that the Fassaroe pilot refurbishment is nearly complete. What ongoing commitment is there from the Department regarding completing the estate?
- We were told that the Community Centre would be refurbished – what progress has been made?

- Fassaroe is looking fantastic due to the efforts of the Estate Development Officer, the committee and the residents.

#### Richmond Hill

- The shop in Richmond Hill has gone for expressions of interest twice. When will we have tenants and when will the shop be opened?
- It is great that Richmond Hill has been allocated and that the pre-tenancy courses have been held. These are very important for the tenants.

#### Ashlawn Court

- There is one house left to do – when will the contractor be on site to complete?

#### Maitland Street Doors & Windows Replacement

- I'm disappointed that out of thirty houses, only one has been done.
- Five houses have been measured and the windows and doors will be started in early February. We need to contact the contractors, there are no peepholes in the doors – elderly people live here and need to look out their sitting room windows in order to see who is at the door.
- The contractor is due to start work on Monday or Tuesday of next week – can we keep him on site until the works are complete?

#### Landbank

- It is great news that we are buying sites on the Dargle Road.
- We have had the Carrigoona site for one year and Bray Wheelers site for two years. There is no point in buying land if we can't build as soon as possible.
- Is there any update on the sites on the Dargle Road?

#### Ballywaltrim Heights

- When is number 29 due to be completed?

#### Assessment of Housing Needs

- Does every tenant need to fill out one of the forms? Will the councillors be able to sign them? I hope all tenants are contacted.

#### Silverbridge Halting Site

- Is there a deadline on this?

#### Carrigoona

- When will we have something back from the Department on this?

#### Disabled Persons Grants

- It's great to see that there are only 4 left and that they are being dealt with so quickly.

#### Giltspur Heights

- I'm delighted with the Youth Club here – the Estate Development Officer does great work.

#### Kilbride Lane

- This has been on the Agenda for a long time. There was a meeting with the Department to be held in January, can we have an update please?
- We need houses in that area.

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

- Each window and door in Maitland Street have to be individually measured and made as they are not a standard size. The windows to be installed are of a very high quality.
- I will talk to the Clerk of Works about the peepholes in Maitland Street and the smoke alarms in Riversdale.
- I will get the Clerk of Works to have a look at the earthen bank.

- Number 29 Ballywaltrim Heights is 95% completed.
- The Assessment of Housing Needs applies to people on the housing list. This is being advertised in the papers, local libraries, resource centres, the website and Citizen Information Centres. People who don't reply by mid March will be written to.
- The Town Engineer might respond in relation to Ashlawn Court.
- The meeting with the Department in relation to Kilbride Lane was re-scheduled as the official wasn't well. The meeting will take place at the end of this week.

The Town Clerk, Christine Flood informed the members that she had spoken to the Law Agent regarding the delays on Riversdale. The documents have been lodged with the Land Registry and matters are out of the Law Agents hands and Bray Town Council's hands. She added that she is reluctant to ask the Law Agent to put pressure on the Land Registry.

Councillor John Brady stated that he had been speaking with the Law Agent and was informed that only two sets of paperwork out of six had gone to the Land Registry.

Ms. Flood stated that Bray Town Council are in negotiations with a prospective tenant for the shop at Richmond Hill. There are a number of queries that have been referred to the Valuer for advice and a response is expected within a few days.

Sean O'Neill, Town Engineer informed the members of the following:

- The refurbishment of Fassaroe is completely dependent on a master plan for the whole estate.
- The Community Centre is included in the overall scheme.
- We are due to discuss this with the Department on Friday and will be better able to inform you then.

Councillor Michael Lawlor stated that perhaps things would be clearer after the meeting with the Department and requested that this be placed on the agenda of the next Special Housing & Planning Meeting.

## 5. To Consider Planning Matters

The Administrative Officer reported that no planning files were requested.

The members raised the following points:

### Planning file reference 07/215

- I'm opposed to this – this application was in last year and was passed. The residents in Sugarloaf Terrace are opposed to this also. Is the access road to be O'Byrne Lane – it's very narrow.
- [Cathaoirleach Brid Collins] The application has been withdrawn.

### Planning file reference 07/207

- Will this include the old Woodies site?

### Planning file reference 07/212

- There are a lot of apartments here.
- This has been resubmitted as 08/06 – is it still active?
- [AO Triona Irving] Yes.
- Has the car storage facility been addressed?

### Planning file reference 07/218

- I support this. I'm very disappointed that we've lost another bakery.

### Planning file reference 07/219

- We don't want to have too many of everything in the town. We have enough medical centres.

Planning file reference 07/225

- I ask that this be in keeping with the area.

Planning file reference 07/230

- There is an application relating to the Cineplex, does this mean that the cinema is coming back?

The members raised the following points:

- I welcome the planning applications for the new shop fronts. I hope this will make a change to the town.
- The shop front renewal scheme is very welcome.
- I'd like to thank the Rejuvenation Committee, the painting scheme has the town looking very well.
- The validation process on planning applications is taking a considerable amount of time. I spoke to one person who had an application in and it took four weeks before a letter was issued saying that it can't be validated. Other councils can validate there and then.
- I have been told that this is down to staffing levels. If this is so, it has a very serious impact on the town.
- We have to remember that people are putting in plans and are not using professional people, it is only right we send them back.
- If an application is invalidated, it is for a proper reason. They have to be checked thoroughly.
- There are quite a number of invalidations. We need to look at why they are invalidated.
- There is no consistency across Local Authorities. We seem to use different criteria to other Local Authorities.
- Dun Laoghaire Rathdown validate in a few minutes, as do Wexford County Council.
- We seem to be very finicky.
- Some of these applications are from big developers. I'm surprised they can't put correct applications in. If they don't get it right, they should be invalidated.
- I'd blame the architects if an application is invalidated.
- What are the official's proposals regarding the new Development Plan? We need to look at it carefully re: derelict sites etc.
- Can we have an update on the Florentine Centre – I can't see it being finished by Christmas 2009.
- There are problems with the Ballymore Car Park on the Florence Road, can we have an update please?

The Town Manager, Des O'Brien responded:

- Regarding validations, you need to go right through all the drawings and check them thoroughly.
- The Department have new regulations whereby you can't contact the applicant for further information if drawings or other details are missing. You only have once chance to get it right.
- Each application has to be combed through, you can't do it in a few minutes.
- Bray normally validates within two weeks – there were possible delays over Christmas.
- The three people in administration do everything from planning applications to litter fines. We give a reasonable service for our size. It is not cost efficient to employ another person.
- If people advertising applications in the newspapers don't get everything correct (e.g. technical issues) the courts have been known to throw the applications out.
- The new Development Plan is not due to come into effect until 2011, it usually takes about two years to prepare – 2009 start. Councillor Ciaran O'Brien's MPC have already recommended two changes.
- The NOM re: the Dell site might lead to the MPC looking at.
- The Florentine Centre are going through the legal issues at the moment and it has gone to tender. I am confident it will go ahead.

Councillor Pat Vance remarked that there has been activity on the site.

Ms. Triona Irving responded:

- If you call into the office regarding planning file 08/06, we can discuss.
- All other comments have been taken on board.

**6. To Receive A Recommendation On The Proposed Amendment To The Restricted Parking Scheme In Relation To Wyndham Park**

The members had been circulated with the Senior Executive and Town Engineer's reports and recommendation on the above.

The members raised the following points:

- Anyone that represents the area knows of the problems.
- There is 10 hour and 2 hour parking where there are residents, and 2 hour parking where there are no residents.
- People can't open their front gardens for parking as they are listed buildings.
- Most cars are parked for 12-14 hours, which is mainly DART parking. They are also parking along the seafront.
- [Councillor Pat Vance] I propose that this go to 2 hour parking. We could look at 8 hour parking for the other side of the road.
- I disagree, we should leave this as it is. This is a very good, comprehensive report.
- There is very little 10 hour parking in the town. There is free parking along the seafront for the DART users.
- We should leave this as it is until the Florentine Centre is up and running.
- I'd like to thank the Engineer for his report. Any town centre should be aiming for short term parking.
- Residents should get priority and also customers to the town.
- We should encourage people to use the Carlisle Grounds to park.
- We need to look at short term parking.
- [Councillor Ciaran O'Brien] I second Councillor Vance's proposal. Residents should have preferential treatment to long-term parking on the road.
- I support 2 hour parking – the residents of Wyndham Park have been very patient.
- I suggest the Town Engineer look at the other side of Wyndham Park and consider making it 4 hour parking.

The Town Engineer, Mr. Sean O'Neill responded:

- There are four types of parking; residential, employment, short term and commuters in contention with one another.
- Parking needs to be reviewed to meet the conflicting needs. Not everyone will be satisfied.
- There are not many places for people working in the town to park.
- The decision on this lies with the members.

The Town Manager, Des O'Brien added that at present it is €2.50 per day for parking and that this is less than the fees charged for DART parking. He added that all parking needs to be reviewed.

The councillors took a vote on the introduction of two hour parking instead of ten hour parking at Wyndham Park and 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	Absent	Absent
Councillor David Grant	✓	
Councillor Michael Lawlor	✓	
Councillor Steve Matthews	✓	
Councillor John McManus	✓	
Councillor Ciaran O'Brien	✓	
Councillor Pat Vance	✓	
<b>Total</b>	<b>10</b>	<b>1</b>

**7. Disposal of Fee Simple Interest in Apartment 121, Block 3, Riversdale, Upper Dargle Road, Bray, in accordance with Statutory Notice**

It was proposed by Councillor Anne Egan and seconded by Councillor John Byrne to proceed with the disposal of Fee Simple Interest in Apartment 121, Block 3, Riversdale, Upper Dargle Road, Bray, in accordance with Statutory Notice.

**8. To Discuss The Notice of Motion “That an Area Action Plan be prepared for the Dell site and the industrial estates adjoining on the south eastern end of Boghall Road.”**

It was decided, due to time constraints to carry this item forward to the next Agenda.

**9. Reports and Recommendations**

There were no reports and recommendations.

**10. Notices of Motion**

Due to time constraints, Notices of Motion were not addressed at the meeting.

**11. Correspondence**

Bray-Begles Town Twinning

The Town Clerk informed the members of a letter received from Ms. Liz O’Grady in relation to the trip to Begles from 9<sup>th</sup> – 16<sup>th</sup> July 2008. She requested that anyone intending on going contact herself or Liz O’Grady as soon as possible.

Public Consultation Meeting

The Town Clerk reminded the members of the public consultation meeting being held in the Royal Hotel on Thursday 7<sup>th</sup> February 2008 in relation to the Local Area Plan for the Bray Environs Area.

Arts Grants

The Town Clerk reminded the members that they had received a report on the Arts Grants Allocations 2007 in their Agenda.

Electoral Area Boundary Committee

The Town Clerk informed the members that they had been circulated with a letter from Mr. Martin Vaughan of the Electoral Area Boundary Committee and proposed putting it on the Agenda of the following meeting for further discussion.

Thank You Letter from Liam Clare

The Town Clerk informed the members of a thank you letter received from Mr. Liam Clare in relation to the use of the Town Hall for the launch of his book "The Bray and Enniskerry Railway".

Access Auditing of Town/Villages In Wicklow.

The Town Clerk reminded the members of an information meeting to be held in Villa Pacis at 3.30pm on Thursday 7<sup>th</sup> February 2008 on the above.

**12. Any Other Business**

Councillor John Brady raised the issue of the level of cover for fires in the town. He stated that there are two fire tenders, which require six fire fighters per tender, and that there are only eight fire fighters retained at the moment.

He added that Bray Town Council pay a substantial amount to Wicklow County Council as the Fire Authority this issue needs to be resolved. He remarked that Greystones and Dun Laoghaire are providing cover for the Bray area also.

He requested that a letter be issued from Bray Town Council to the Director of Environmental Services and that the Department of the Environment, Heritage and Local Government be copied on it.

Councillor John Byrne stated that there are thirteen fire fighters employed, but that at present five to six are out sick.

Councillor Caroline Burrell requested a report on the Recycling Centre, that the Town Clerk liaise with Wicklow County Council and that it be an Agenda item for the next meeting.

The Cathaoirleach Bríd Collins remarked that she had identified a site for the Recycling Centre and had discussed this with the Town Clerk.

Councillor Pat Vance asked why should Bray Town Council need to identify a site as it was a matter for Wicklow County Council, as the Waste Authority.

\* \* \* \*

This concluded the meeting.

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

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

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