

Minutes of the Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 6th October, 2009 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 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. John Nolan, President Bray Chamber of Commerce
Ms. Anne Marie Holland, Retailers Committee Chamber of Commerce

Apologies: Councillor Ronan McManus

The Cathaoirleach, John Ryan opened the meeting by extending a Vote of Sympathy to the families of Mr. Tony Loy, an ex employee of Bray Town Council and Mr. Gary Mulvey who had recently passed away. A minute's silence was observed, as a mark of respect.

1. Confirmation of Minutes of the Special Housing and Planning Meeting Dated 1st September, 2009

Councillor Tracy O'Brien proposed confirmation of the minutes of the Special Housing & Planning Meeting of 1st September, 2009 and Councillor Ciaran O'Brien seconded the proposal.

2. To Consider The Housing Progress Report

The members raised the following points:

Sutton Villas

- I have raised this matter before. The report states that works will be finished by the end of November. I urge that we expedite this. The residents are furious at the way the project has been handled. We need to reinstate the bank and ensure that there are no problems with the reinstatement over the winter months (e.g. slippage of earth).
- This is a major problem and the worst job I've ever seen. It has caused mayhem. We wouldn't get away with this in other parts of the town. We were promised that works would be completed before the Local Elections in June. If contactors do not complete jobs in a suitable timeframe there should be penalties.
- To be fair, it's not all the fault of the builders. There was a 6-8 week lapse when the architect took back the drawings. There is a lack of lighting on the road now and people feel it is not safe to walk up.
- At the last meeting, we were told works would be completed by the end of October, now we're told it will be the end of November. We are four weeks behind schedule. The lack of lighting is a concern. Is there any way we can get temporary lighting installed here?
- How did this problem arise? It seems that the architect failed to carry out the correct searches. He missed a large gas pipe going through the site and this has caused the delay. Have Bray Town Council spoken to him? What is being done about this?
- Can we have a report on this matter please?

Affordable Housing

- We have a number of vacant units. Are there any schemes that we can use to get them occupied? We were told previously that Bray Town Council has to recoup the costs and can't reduce the prices. How many units are lying vacant? What are the plans for them?
- There are a number of sites around the town owned by Bray Town Council and they are lying vacant. We have no money from the Department to develop social housing on these sites. They are prone to illegal dumping. I propose that we look at a scheme regarding selling these sites as affordable sites to persons on the housing list, so that they can build on them.

Oldcourt Fire Safety Audit

- We previously got a report that the National Building Agency was going into inspect three houses. Can we have an update on this matter included in the Housing Progress Report every month?

Miscellaneous

- We have 86 houses in with the Department waiting to be finalised. This is very disappointing.
- As Chair of the Local Traveller Accommodation Consultative Committee, I welcome the works on the Silverbridge site. I would like to thank the officials for their work on this.
- The knock on effect of removing the encampment at Jameson's Corner is to be welcomed. What is the timeframe involved?
- The playground up in Oldcourt does nothing for the area. It is covered in graffiti and is an eyesore. I know RAPID funding provided it, but can something be done?
- We have spent money in Deerpark, Ard na Greine and Heatherwood doing up the flowerbeds. They are now overrun with weeds and are a dumping ground. Can we do something in conjunction with the management committees?
- What is the situation with repairs? Do we have money to effect repairs?

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

- I have noted your comments regarding Sutton Villas. I will discuss the matter with the Executive and Senior Executive Engineers.
- I will also talk to the contractors regarding Sutton Villas and see what information they can give us (that is non sensitive). I will email the members regarding this.
- There are three affordable housing units. We are actively looking at other avenues in order to get these occupied, for example the RAS scheme.
- We have had no report from the NBA regarding the Oldcourt Fire Safety Audit. That is the reason why it is not included in the progress report, as no progress has been made since the last report. As soon as we have information, we will update you.
- The members gave approval for Bray Town Council to borrow €6.1million to purchase a site in Bray. It would not be appropriate to sell this on as an Affordable Site. There are two other sites, which would not be suitable for single units only. We will place an application with the Department shortly regarding provision of housing for special needs families. This [provision of units for special needs] is a priority for the Department for 2010.
- I will talk to the RAPID co-ordinator regarding the playground in Oldcourt.
- I will talk to the Estate Management Committees regarding the flowerbeds.
- We have 10 houses in Fassaroe, which need either the windows or doors replaced. It is hoped that these will be completed by the end of the year or early in the New Year. We have no funding for other works. We have a listing of houses for the next round of works, but have no funding. Previously, the funding for these capital works came from the proceeds of the sale of council houses.

The members responded:

- We got a report 3-4 years ago which stated that there were problems with the windows/doors that had been replaced in Fassaroe. Perhaps you could consult this document. It would seem that there are more than 10 houses involved.

Ms. Irving informed the members that the 10 houses in question have never had the original windows or doors replaced.

3. To Consider Planning Matters

The members raised the following points:

Planning File Reference 09/112

- This is an application for Sidmonton Court. It has had three previous refusals by An Bord Pleanála. I am concerned that if this application is allowed by Bray Town Council, we are disbarred from refusing other applications because it is on public open space.

The members raised the following points:

- There is a house under construction in Oldcourt Park. This is a Health & Safety issue. We need to follow up on this and take action against the owner of the properties. I have had a number of complaints from the residents. The place is a dump. Minor works were undertaken, but it is back to its' original state. We should go after them under the Litter Act, Planning & Development Act or Health & Safety.
- This site should be registered under the Derelict Sites Act. Can we have an update on this please?
- The traders in the town are struggling and for Bray Town Council to send a letter telling them to remove unauthorised development, was harsh. What grounds was this sent out on?

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

- With regard to the houses under construction in Oldcourt Park, we have sent out a notice of our intention to place this on the Derelict Sites Register. This has been referred to the engineer and it is possible that it will be on the Derelict Sites Register by the end of this week.
- We have only just received the planning application 09/122, no decision has been made.
- We sent a letter to the Chamber of Commerce, the Bray Retailers Forum and the Seafront Traders, asking them to speak to their members regarding unauthorised signs. We gave a period of 8 weeks [for these signs to be removed]. Some traders had licences and when they were renewing them queried the state of affairs. We had complaints from some businesses in regard to other businesses and we felt that it was fair to look at the whole town. Some businesses have applied for licences and some businesses have removed the items. We will examine the situation again and if needs be, start enforcement proceedings.

The members responded:

- The tone of the letter was the problem. It was of a general nature. The traders are trying to do their bit. Please be more sensitive in the future.
- I have concerns regarding the language used in the letter. There needs to be a clear policy. I propose that this matter go to the MPC.
- The traders are under serious pressure and it was totally unacceptable to send this letter out. The Town Development Plan states that we wish to promote a 'café culture'. It is €28 for a licence. Some traders are paying €1,200 to have tables and chairs outside their premises. They are now being told that they have to put in architect's drawings to support their applications.
- Some traders are extending their shops significantly by having tables and chairs outside. This is affecting people with restricted vision, disabilities and persons with prams. If we have a policy, it has to apply to all. We have to have a system in place. Some people are doing what they like. The Rejuvenation Committee looked at this regarding restaurants. There has to be some structure on the town. The paths in some areas are too narrow for the shops to extend out. I have seen people stepping out onto the road in order to get around these obstacles.
- These are serious hazards. Children are forced out onto the road and into traffic to get around them, never mind the wheelchair users. Hopefully we can address this with the QBC scheme. The seafront has the same problem. We have to have regulation – the paths are a public right of way.
- This is not a black and white issue, they can't do what they want willy-nilly. If you want to advertise in the papers, you have to pay for it. Flowerpots outside shops should not be targeted though. I know of a wheelchair user who uses the facilities outside the coffee shops. If you take away the chairs and tables you take away an amenity for people like this.
- In some cases, people have permission for tables and chairs.
- If certain retailers are paying money to have tables and chairs outside and others aren't this is not fair. I would love to see Bray Town Council have a good relationship with the shopkeepers whereby staff members could go and talk to them in their shops about this matter.

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

- There is a law in relation to this matter. The charges have been set by law also. The Act and Regulations state the language used and we have to enforce the law. The situation got out of hand. We are not targeting florists who have flowers outside their premises.
- We have lost three staff that have not been replaced and could possibly lose more. We do not have the staff or time to go and talk to every shopkeeper. We sent letters to the people who were breaking the law. We had to take a stand.
- If people submit a reasonable sketch with their applications, we will accept them.

4. To Receive a Presentation on Behalf of Bray Retailers Regarding the Provision of a Temporary Ice Skating Rink at the Florentine Centre Site for the Christmas Period

Before Mr. John Nolan and Ms. Anne Marie Holland commenced their presentation, Councillor Glynn informed the members of the following:

- At the first meeting of the new Council it was mentioned that perhaps Summerfest events could take in the Main Street also. I went to a number of the retailer meetings and the provision of an ice rink was suggested.
- I will be one of the investors in the ice rink, but I don't believe I will make any financial gain from it. If the members don't want me to vote on the matter, I won't.

The Cathaoirleach informed the members that Councillor Glynn was involved in the preparation of the presentation and asked if the members were happy for him to stay during the discussions.

The members raised the following points:

- He has declared his interest, I am happy for him to stay. Let him take part in the presentation, but he shouldn't vote on the financial aspects if there are any. He may have information that will help us to make up our minds.
- How did this come about? An ice rink on the seafront was mentioned previously. Why has this not gone to the Municipal Policy Committee and then come to us? I have a problem with Councillor Glynn sitting in on the meeting. I think that the others [presenting] can answer any questions raised.
- Councillor Glynn has voluntarily opted out of the vote. Let him stay for the presentation.
- The MPCs have not been formed and have not met yet, so it couldn't have gone to them first. We are under time pressure also [to get this up and running].
- We need a quick decision. Councillor Glynn, how do you feel?
- [Councillor Glynn] I think it would be better for me to sit in.
- You are a financial investor, you are in this for the good of yourself.
- When you see the project presented, you will see that people will be taking no return on their investment.
- If anyone else wants to invest, there would be no problem with it. It would be welcomed.

Mr. John Nolan, President of Bray Chamber of Commerce, thanked the members for the opportunity to present and informed the members of the following:

- One of the things Bray Chamber of Commerce have been doing is developing a shop local campaign. We are planning another for Christmas. We have retailer meetings each Tuesday, which are very informal and are open to members of the public who have a vested interest in the development of the town.
- We want to bring people into the town and utilise the Florentine site. The members of the Chamber of Commerce have come up with a great idea. It will cost money. Hopefully we will have an open discussion on this matter. Mr. Paul Finnegan has also done a great deal of work on this presentation. He can't be here tonight as he is out of the country.

Mr. Anne Marie Holland proceeded to give the members the presentation and informed the members of the following:

- The Shop Local Campaign is a community based group. It is working. The traders are working together. We want to bring more people to the town and this seemed the most feasible out of all the ideas.

- The project proposed has been given permission by Ballymore to locate on the site at the proposed Florentine development with access to the Ice Rink via the Main Street. We want people on the Main Street.
- A temporary 45m Solid Marquee will be put in place. This will have ancillary services, coffee shop, toilets and children's funfair rides. This will take up circa 30 parking spaces in the overflow car park. This event will cost €200,000 to stage.
- The retailers have pledged funding of €75,000 to the ice rink.
- We are requesting a €50,000 loan from Bray Town Council, which will be repaid first out of ticket sales.
- We have based our projections on the models used in Arklow and Letterkenny, as they are similar town sizes to Bray. To break even, we need an attendance of 20,000.
- Off peak pricing is €10 per adult and €8 per child (11am – 5pm Monday – Friday, except holidays). Peak pricing (5pm – 9pm, Monday to Friday and all day Saturday & Sunday) is €15 per adult and €10 per child. A family rate of €40 for two adults and two children will apply at peak times.
- Group rates for over 14 people will be €10 per person and schools and promotions will incur a fee of €7 per person.

The members thanked Ms. Holland and Mr. Nolan for their presentation and raised the following points:

- This will cost €200,000 to run. Are Ballymore getting anything out of this? Can we have a breakdown of costs? What will the coffee shop and German Barbeque pay for rent?
- The pricing seems a little expensive. I would think that you would attract more people than Arklow and Letterkenny. I would like to see more family friendly pricing. Not all families are two adults and two children.
- The retailers have done great work in the town and the retailers group are very effective. When people work voluntarily for the benefit of the town, the least we can do is try to support them. There are issues to tease out, but from this preliminary look, I'm very happy. I assume that temporary planning permission will need to be given.
- [Councillor Pat Vance] The market research has been done and they are not inflating the figures. This [ice rink] will bring in the numbers required [to break even]. I would like to complement everyone involved in this. I propose that we go along with this proposal.
- [Councillor John Byrne] The prices don't reflect the time period. Is it for one hour or half an hour? What is the situation regarding public liability? Are they [ice rink promoters] covered? We don't want people making claims against Bray Town Council. We have been asked for a loan and I think that we should give it. This will be a great benefit to the local economy. I think it will attract a lot of people. I support this and I second Councillor Vance's proposal.
- This is a brilliant concept. You have stated that it is being run on a 'not for profit basis'. What happens after you break even? What happens to the profits? The site is a building site and ground works will need to be carried out in order to make it safe. Who will be providing the rides? Will it be local people?
- A lot of time and effort has gone into this. They have asked for a loan only. This will bring extra benefits to the town. We need to ensure it's a success. Bray Town Council can help to make it a success by providing engineering and technical support. The customer experience is important in the long term success of this – I hope we have an ice rink in future years also.

Mr. Nolan informed the members that any profits will go to charity and that this is a community event for the people of the town. The Cathaoirleach asked if there were a clear profit after expense, would this go to charity? Mr. Nolan stated that this is the case.

Councillor Glynn informed the members of the following:

- The ice for the rink is coming from the Netherlands and will cost in the region of €60,000. The marquee and fuels will cost circa €40,000. The insurance is €20,000 and staffing costs (to include Health & Safety representative and an event management company) will cost €60,000. Marketing will cost €20,000. The figures provided are rough and I can email a full breakdown of costs to the members.
- We got three quotes and managed to negotiate with the providers. We were originally quoted €450,000 to run this and we have gotten the cost to €200,000. This is as pared back as we can make it.

- Ballymore are giving us the use of their land at no charge. They will put up a hoarding at the site of the old Dixon's coffee shop. A marquee will lead to the rink. I would envisage that the pictures shown to you tonight would be what you will get.
- There is also provision to book online and you will get cheaper prices this way e.g. €7 off peak.
- There is a figure of €2,500 each in the accounts for the coffee shop, funfair and German barbeque. We will go to tender on this. We may however, go with the provider of the funfair for the Summerfest as we have a track record with them. We are under time constraints, we have to have this in place by the first week in November.
- The insurance will indemnify Bray Town Council, the Chamber of Commerce and Ballymore.
- The time period is one hour with fifteen minutes to put on your skates. The whole experience will be one hour and fifteen minutes.
- Ballymore have been very helpful. They have been putting shingle and shale down so we can get people onto the site.
- To get the numbers we require, we have to hire a marketing person. She is studying and doing her Masters at the moment. She is working on a pro bono basis. Her fee is 30% after profits. We will pay 20% to the event manager and the remaining 50% will go to charity.

The Town Clerk informed the members of the following:

- As the ice rink will be in partnership with Bray Town Council, an exemption could be applied for under Part 8 of the Planning & Development Regulations.
- Bray Town Council would require a legal agreement regarding the structure of the loan and the repayments. It is proposed that once an income is made, Bray Town Council will be paid back. This is a straightforward legal agreement.
- We would require that Bray Town Council be indemnified against any claims.
- The giving of a loan is a reserved function of the members.

The members raised the following points:

- Will Bray Town Council receive branding?
- Once the target is reached, 30% will go to marketing/PR and 20% to the event manager. Who is the event manager?
- [Councillor Mick Glynn] The branding will state 'Bray Town Council presents....'. We don't have an event manager yet, when the project has been set up we will go to tender on this.

The members thanked the team for the presentation. The Town Clerk called for a vote on the matter. The Cathaoirleach asked Councillor Glynn to step out of the chamber while the vote was taken. The members voted in the following manner:

To Provide a Loan of €50,000 to the 'Bray On Ice' Project – to be repaid from Ticket Sales

	For	Against
Councillor John Brady	✓	
Councillor John Byrne	✓	
Councillor Eugene Finnegan	✓	
Councillor Mick Glynn	-	-
Councillor David Grant	✓	
Councillor Ronan McManus	<i>Absent</i>	<i>Absent</i>
Councillor Rossa Murray	✓	
Councillor Ciaran O'Brien	✓	
Councillor Tracy O'Brien	✓	
Councillor John Ryan	✓	
Councillor Pat Vance	✓	
Councillor Sarah Wray	✓	
Total	10	0

The Town Clerk deemed the proposal to be carried.

5. To Receive a Recommendation on the Draft Litter Management Bye-Laws 2009

Ms. Triona Irving, AO Planning informed the members that no submissions were received during the public consultation period in relation to the above and recommended that the Draft Bye Laws be adopted.

The members raised the following points:

- Can we put something in relating to graffiti? There is nothing there at the moment. Can we put something in regarding the occupants of shops being responsible for graffiti on their premises?
- I have a report here regarding littering that perhaps we could discuss.
- That report should go to the Litter Task Force. The Litter Task Force met for one and a half hours tonight. We could take this report on board and leave more time for the council to deal with other issues. We have set up subcommittees for this reason.
- Let the Litter Task Force with that report and tease it out.
- Why do the Bye Laws state 'Authorised Officer' and not 'Authorised Person'? An authorised person could be a member of An Garda Síochána. Section 3 deals with Authorised Officers. Who instigates that?

The Town Clerk informed the members that the Act states Authorised Officer. A Manager's Order is required to appoint Authorised Officers, who are usually senior council officials with technical understanding of the issue.

The Town Manager, Des O'Brien, informed the members that they could make amendments to the Draft Bye Laws. He asked that they contact Ms. Irving before Friday with any amendments and stated that they will be considered at the next meeting.

6. Reports and Recommendations

The Town Clerk informed the members that it was proposed to address the Seafront Playground and Drainage reports at the next meeting.

Traffic Calming Proposals 2009

A comprehensive report and recommendation from the Senior Executive Engineer was circulated to the members with the Agenda.

The members raised the following points:

- I welcome this report. I am glad that we are carrying out a systematic programme regarding traffic calming.
- Can the council look at the footpath in front of Killary Terrace, which is very narrow, in conjunction with the works? Perhaps it could be improved in some way?
- With regard to St. Peter's Road, a lot of residents are very uneasy about the whole proposal of a link road to Old Connaught Avenue. I know the whole scheme is with An Bord Pleanála at the moment. I ask that we revisit the whole issue of the junction at a later date. Perhaps have it as an Agenda item.
- I welcome the traffic calming measures for St. Peter's Road but I have reservations about the link road. It will become a bottleneck.
- I welcome the measures for the Vevay Road. Are we having an official pedestrian crossing there? What does build out mean? What is a table ramp?
- Regarding Charnwood and the request for two ramps, the location of these is very important. A lot of houses don't have parking and they park on the road.
- If Seapoint Road becomes one way westward, all traffic will travel through Galtrim Park and out onto the Quinsborough Road. This area will eventually become one way, but there will be a link road to the Golf Club lands. A one way system will force traffic into the middle of the town. I agree with the provision of ramps at Seymour Road but reject the recommendation of a one way system.
- Seymour Road and Galtrim Park is being used as a rat run. There are problems with the width of the footpaths there also. The only way to solve the problem is to put a one way system in place and widen the paths. We need to look at this closely and need a more comprehensive report. The residents want wider footpaths.

- I welcome the removal of speed cushions at Meath Road. With regard to the provision of a table ramp at the junction of the Vevay Road and Wolfe Tone Square North, I would query the location of it. The residents of Wolfe Tone Square North have concerns regarding speeding. Will the location of the ramp serve to reduce this?
- There are ponding problems with the ramps that are in Wolfe Tone Square West. Can we rectify this before we put more ramps in?
- Will the buses be able to travel up through Wolfe Tone with the build out and table ramp? Dublin Bus has used every excuse to withdraw their service previously and we don't want to give them another excuse. I have reservations about this [table ramp and build out].

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

- A build out is where the footpath is built out further than the normal line. It reduces the width of the carriageway.
- A table ramp is a longer ramp. You drive up it, along it and down it. There is an example of a table ramp at the Garda Station. These can also be used by people to cross the road. There are no pedestrian lights on table ramps.
- Ponding is an issue in Wolfe Tone. One of the table ramps has caused difficulty. Generally, we concentrate on drainage when we put ramps in. We found during the very heavy rains in August 2008 that the deflection of the water was not the best. We will have to look at this matter fully.
- We will take your concerns on board.

The Cathaoirleach asked if the members were happy to proceed with the recommendations of the Senior Executive Engineer report, if the one way system element was removed?

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

To Proceed With Traffic Calming Measures Proposed, Subject To The Determination That There Will Be No Adverse Impacts Due To The Presence Of Basements

	For	Against
Councillor John Brady	✓	
Councillor John Byrne	✓	
Councillor Eugene Finnegan	✓	
Councillor Mick Glynn	✓	
Councillor David Grant	✓	
Councillor Ronan McManus	<i>Absent</i>	<i>Absent</i>
Councillor Rossa Murray	✓	
Councillor Ciaran O'Brien	✓	
Councillor Tracy O'Brien	✓	
Councillor John Ryan	✓	
Councillor Pat Vance	✓	
Councillor Sarah Wray	✓	
Total	11	0

The Town Clerk deemed the matter to be carried.

7. Notices of Motion

416. Notice of Motion In The Name of Councillors David Grant & Pat Vance (01/09/09)

That Bray Town Council place proper road markings in the vicinity of the garage at the Killarney Road interchange to reduce the nuisance of excessive parking by businesses in the area in the interests of the residents of Ballywaltrim Lane.

Report:

This area is in the jurisdiction of Wicklow County Council. If specific details of the problem are forwarded to the Greystones Area Engineer, he will assess what measures are required.

417. Notice of Motion In The Name of Councillors David Grant & Pat Vance (01/09/09)

That Bray Town Council take action to address the issue of the derelict site on Greenpark Road, after Esmonde Terrace that has been the source of fires, dumping and anti-social behaviour.

Report:

This site has been inspected by Council staff and is no longer derelict, the Council had previously issued notice under the Derelict Sites Act to the owner to have the site rendered non-derelict.

418. Notice of Motion In The Name of Councillors David Grant & Pat Vance (01/09/09)

That Bray Town Council erects a name plate at each end of Greenpark Terrace.

Report:

Replacement signs will be ordered and erected at the earliest opportunity.

The following two Notices of Motion were taken in conjunction with each other.

419. Notice of Motion In The Name of Councillors David Grant & Pat Vance (01/09/09)

That Bray Town Council constructs a boardwalk on Bray Seafront, from the Promenade to the sea, to facilitate wheelchair users and those with disabilities who wish to use the beach like anyone else.

Report:

We have looked at this matter previously. Due to beach erosion and random fluctuations in the levels of beach material, a boardwalk cannot be provided without creating serious health and safety issues, considerable maintenance requirements and additional liability for the council for any accident that may arise. We have referred this matter to the Access Officer.

422. Notice of Motion In The Name of Councillors Sarah Wray, Mick Glynn & John Ryan (01/09/09)

That Bray Town Council would consider the re-development of Naylor's Cove as a tourism centre for water sports, and the provision of a boardwalk to the seafront area, allowing easy access to waterside for non-ambulant persons.

Report:

It is not considered that Naylor's Cove is a suitable location to develop a centre for water sports given the major access difficulties.

However, if the members are desirous of progressing this, a brief can be prepared with the object of procuring suitable design consultants subject to a suitable budget being made available, land ownership and jurisdiction issues being clarified.

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

- Regarding the provision of a boardwalk, under Health & Safety legislation, you have to appoint a person responsible for all aspects of the design. There are no great issues in putting a structure in to provide access to the beach. The maintenance is a different issue. A design has to be fit for the purpose. If you wish people to have access to the beach and the water, these are separate issues.
- We don't know where the land ownership on Naylor's Cove starts and ends. There are also access issues here. Providing a water sports centre for swimming is one thing, but vehicular access is another issue.

The Cathaoirleach suggested getting a report on the matter.

The members raised the following points:

- We have looked at the provision of a boardwalk over the years. When we were doing the Coastal Protection Scheme, the architect said that there should be no difficulties providing access to the sea. There might be no access difficulties at the other side of the rock revetment at Barracuda.
- I saw a woman and a child in a wheelchair trying to make their way across the beach and they asked if there was anything that we could do. The beach should be for everyone, it is an amenity for all. It doesn't matter where the access is.
- It is incumbent for us to look at Health and Safety. If someone has an accident on the beach, you wouldn't get a stretcher to him or her. Other European countries have access via timber walkways.
- People have approached me about this. Access with prams, never mind wheelchairs is difficult.
- Whether a boardwalk or bridge, something should be provided. We signed up to the Barcelona Declaration. This allows for provision of access to all.
- We have a responsibility under the Barcelona Declaration, we could provide a ramp to get over the stones and onto the sand, if it was properly constructed and maintained it shouldn't be too difficult to provide.
- There is a need for this [access] and the obligation is on us to provide it. Naylor's Cove is an eyesore, we need to develop this as a public amenity.

8. Correspondence

The Town Clerk informed the members that there was no correspondence arising.

9. Any Other Business

The Cathaoirleach informed the members that the structure and frequency of Council meetings, as well as how the business of the Council is conducted going forward, will be looked at as per the discussion at the Protocol meeting of 8th September.

* * * *

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____