

Minutes of the Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 6th November, 2007 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 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**

Apologies:

**Councillor Anne Ferris
Councillor Michael Lawlor**

The Cathaoirleach Brid Collins opened the meeting by requesting a minute's silence for the victims of the fire tragedy in Warwickshire, one fire fighter had died and three others were missing presumed dead.

1. Confirmation of Minutes of the Meeting dated 2nd October 2007

Councillor Caroline Burrell proposed confirmation of the minutes of 2nd October, 2007 and Councillor Anne Egan seconded the proposal.

2. To Consider The Housing Progress Report

The members raised the following points:

Fire Safety Audit Report

- I'm disappointed we haven't received the Fire Safety Audit report, I was hoping to have it presented this month.
- I'm disappointed there's no more information on this. I know we were told that the report was very detailed and we would get a synopsis.
- A letter was sent to the residents in the area – the intention was good but perhaps premature as we haven't seen the contents of the report.
- I hope we get the report at the next meeting.

Road Sweeping

- I've gotten calls from residents of Richmond Park and Kilbride Grove requesting that drains and roads be swept in relation to falling leaves.
- I support this and asked the Town Engineer, they have started with the Killarney Road.

Central Heating Replacement

- Glad to see that this is almost complete.

Carrigoona Site

- We need to move on this.

Richmond Hill

- Disappointed that this development has not been handed over yet. In the September report, we were informed that the handover would be in October. I think this will drag on for months, as there is a lot of work not completed. The barbed wire on the site looks awful.
- This saga is going on and on. If this were a private development, it would have been opened months ago.

Fassaroe Refurbishment Scheme

- How soon after the pilot scheme of 19 houses will the rest of Fassaroe be done?
- Who will do the landscaping?

James Everett Park

- This was due to have commenced in September but now we are being told it will commence this month. I would like to see this finished, it is dragging on.

Sutton Road

- Is the problem with staffing levels on our part or on the architect's part?
- The housing list is not getting smaller.
- Disappointed on the progress on this.
- There is a housing crisis in this town – delays are not welcome.

Land Bank

- Delighted to see that we are purchasing land in the town. I hope we are not waiting months for a development.

Fassaroe Playground

- Delighted to see the Fassaroe Playground up and running. There are a lot of broken bottles etc – it needs a sweep and the bins are not lined – just mesh. They need lining for ease of emptying.

Halloween/Bonfires

- I'd like to condemn the incident involving the two Gardai in Fassaroe – I've always been critical of the lack of Gardai in Fassaroe, it's terrible that this has happened up there.
- This is an absolute disgrace.
- At an earlier meeting the Garda Inspector remarked that generally they get on very well with the residents in this estate and that he wouldn't necessarily blame the area for what happened.
- We need to address Halloween in relation to illegal dumping during the run up. Wicklow Local Authorities were running radio advertisements advising residents to report bonfires but when they rang the council offices they were told that nothing could be done. The Litter Warden has no resources – no van, no staff. I'm very unhappy with the Council's response in relation to this.
- The Heavy Duty Goods helped in relation to the number of bonfires – there were none in Fairyhill this year.
- There were complaints from Killarney Heights, lorries emptied furniture there for bonfires.
- Bonfires are held in the same areas of Bray every year – there used to be a system in place whereby the Fire Officer went out with a representative of Bray Town Council and if the bonfire was considered dangerous, it was removed. That situation worked well, but has stopped now.
- This is a predictable situation that we should be able to anticipate and have plans in place in advance. We need to co-ordinate with the Gardai next year.
- There are reports of community organisations encouraging youngsters to take rubbish for bonfires and sometimes delivering.
- We should contact businesses in the town next year and inform them we'll be prosecuting if this situation arises again.
- This should be discussed at the MPC meetings.

Miscellaneous

- There is an increase in graffiti in the town – I've been told that the pilot scheme is being dropped, is this true?
- I'd like to thank the officials of Bray Town Council as representative on the Travellers Accommodation Committee. We had a good meeting and it looks like we are getting the refurbishment of Silverbridge underway.
- Is there a start date for the windows replacement scheme in Maitland Street?
- [Cathaoirleach Brid Collins] – the windows and doors will be done before Christmas, please write to the residents.
- Is there a date for tree pruning in Dargan Street – trees are growing in through people's windows.

Affordable/Social Housing

- I'm disappointed we do not have a report on housing coming on board in relation to the Part V Housing Act, I'd like to request a monthly report.
- Are we getting any social/affordable housing in Waltrim Grove? Can you tell us what housing is coming up under the scheme?
- What is the position in relation to management companies – do we pay fees for the upkeep and maintenance of new developments? Where does the money come from? I don't want to see cutbacks in other areas in order to pay management companies. What are the financial implications and costs of this?
- Units should be controlled by the same company as the private tenants. It's very important that our tenants get the same level of service – we should have a policy on them.

Fáilte Park

- I'd like to raise the question of a refurbishment scheme. The residents are keen to have an Estate Management Committee.
- The Council needs to have a clean up of the area here – a resident used to look after it, but he has since died and the area has not since been tidied.
- I'd like a report on this please.
- The residents should have access to the Bowling Club Pavilion – this was agreed when the estate was built and is a great idea as it is good use of a building often empty.

Cois Sleibhe

- There were reports in the paper of anti-social behaviour in Cois Sleibhe. A number of residents contacted me about a paramilitary element knocking on doors in relation to anti-social behaviour. This is unacceptable behaviour, and the Gardai need to be involved in this.

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

- The staffing problems in relation to Carrigoona/Sutton Road arose because the Housing Engineer has been promoted and the subsequent vacancy has not been filled yet.
- When the Housing Report was being written a date was being awaited on Richmond Hill, the handover will take place in January, which is disappointing to us also.
- Regarding bonfires; Sixty plus letters were sent out to Residents Associations in the town. We had the Heavy Duty Goods Collection on the Friday and Tuesday before Halloween and removed three potential bonfires. There were threats made in one estate and our workers had to withdraw for safety reasons.
- If people get the registration numbers of these lorries, we can investigate further and prosecute the registered owner under the Litter Act.
- The Graffiti Removal Scheme is not being withdrawn, it is being changed.
- Bray Town Council will be paying management company fees for tenants. The fees vary depending on the management company and the development. Our legal advice is that we have to par-take. Council tenants will have the same rights as everyone else. The fees will be in the Budget for 2008 and will be based on units held and units envisaged.
- Measurements have been taken for Maitland Street.
- We'll have a look at the lease to the Bowling Club again. I have spoken to Richard Sheridan and he is eager to meet with the residents of Fáilte Park.

- The snag list for James Everett Park will happen this month – the delay has been due to not having an Engineer.
- Talks with the developers of Waltrim Grove are at the pre-planning stage at the moment – there is an off-site location reserved for Bray Town Council and we'll build upon it ourselves.

The Town Clerk, Christine Flood informed the members of the following:

- A draft Fire Safety Audit Report was received three weeks ago, which did not meet the criteria set out in the original brief. A letter was sent to the consultants requesting that the report be completed and sent back to Bray Town Council. An Executive Summary will be sent out once it meets the criteria laid down by Bray Town Council.
- Wicklow County Council is looking after the tendering process on the Silverbridge site. The new public procurement regulations are quite stringent. Accordingly Wicklow Local Authorities will advertise for architects for various projects and will form a number of panels. This means that while it is slow to begin with, the procurement process will be more streamlined.

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

- The landscaping for the pilot area will be completed at the end of this phase of refurbishment.
- Work is being carried out on gullies and leaves at the moment.

3. To Consider Planning Matters

The Administrative Officer reported that the following planning files were requested:

Ref: 07/164

Ref: 07/184

The members raised the following points:

Planning File Ref: 07/184

- The residents concerned that if planning permission is granted for this, that the structures could be changed to apartments – they are against that.
- The residents have no problems if it is to be four units – they have written to the planning officials about this – please take their concerns on board.
- The residents in the area are not objecting to the request for planning permission.
- I will not support this if eventually it will be turned into apartments.

Development at Sunnybank Site

- A gap has been cut in the railings alongside the Upper Dargle Road, these were originally put in place to deter people from crossing before the pedestrian crossing. It's very dangerous – can this be re-instated immediately?
- A planning application was received for Unit 5b from Domino's Pizza. There was a previous application from them for the Everest Centre, which went to An Bord Pleanála and was refused as the area is saturated with fast food outlets. I hope this application is not approved.
- [Cathaoirleach Brid Collins] a decision was made late this evening, it has been refused.
- Glad to hear it has been refused.
- Delighted to hear Domino Pizza's application has been refused.

Pizarro Developments

- There is no proposal for a public service bridge across the Dargle River, does the development accommodate the arrival of the LUAS?
- Is there a new application for the LUAS? There is no mention of the LUAS in the proposed development.
- We need to ensure that the LUAS meets up with the DART.

- When making a submission to the Bord (Pleanála) and the council we must make sure that a proper levies system is in place so that the RPA can't come back in two years time to say that they have no money for it.
- I welcome this application, there is massive support for this.
- If the LUAS comes to the centre of town, bigger densities have to be accepted.
- This is great for the town, the sooner this comes on, the better.
- I've never had so many people lobbying me – this will upgrade the town. I'm looking forward to it.

Planning File Ref: 07/178

- This is an excessive development on the Main Street – I believe that this is a material contravention of the Development Plan in relation to height and site plot ratio.
- This will set an unwelcome precedent in the town.
- I support this – I haven't looked at the height as I'm not an engineer.

Planning File Ref: 07/180

- I support this.

Planning File Ref: 07/185

- I support this – think this is great for the area.

Florentine Centre Development

- Can something be done about the hoarding here, it's full of graffiti, there are no lights, it smells and there are people begging here.
- There has been an improvement in that site – it has been cleaned up.

Miscellaneous

- There is no disabled access at the Halifax Bank on the Main Street – can something be done about this?
- Planning permission has been granted on the Kilbride Lodge application – there is a very rare sweet chestnut tree in the grounds, can we look at saving this?
- I welcome the decision of An Bord Pleanála to turn down the application for fifteen apartments at Sugar Loaf Terrace.
- New developments should have disabled access – can we have a policy on this where possible?

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

- A public transport bridge is not included in the planning application. When formulating the Town Development Plan the members didn't want a Public Transport bridge in that area.
- The RPA are happy with the line that Pizarro Developments have reserved for the LUAS and Pizarro Developments are happy to pay for the LUAS bridge – Bray Town Council want it to take buses also.
- The LUAS will be travelling down Old Connaught. A new junction will be needed at Wilford which will require a CPO by Dun Laoghaire Rathdown County Council for widening the Dublin Road into Bray.
- Pizarro is happy to supply land and the reinforced concrete base. We need to get this to the MPC as soon as possible.
- The question of a Section 49 Agreement may or may not arise – I am happy that what is on offer will meet non-public sector contribution.
- The development won't take place before a Section 49 Agreement is in place.
- I'm confident the LUAS is funded.
- If more units are required, it will still be within plot ratios.
- The Draft Development Plan had provision for a public transport only bridge.

4. To Discuss The Formation Of A Joint Area Committee With Dun Laoghaire Rathdown County Council

The Town Clerk read out a letter received from Rita Flynn, SEO of Dun Laoghaire Rathdown requesting the formation of the above.

The members responded:

- We need to put this on an official footing, it's vitally important for both jurisdictions to have this.
- Dun Laoghaire Rathdown have bought land that is serviced by Bray, we have to have co-operation with Dun Laoghaire Rathdown.
- It shouldn't just be councillors representing the North Ward that attend these meetings.
- The members that want to go on this committee should go on this committee.
- We need to set this up quickly and meet five or six times a year.
- The N11 is a major problem for people coming home in the evening – the M50 merge is in Dun Laoghaire Rathdown's jurisdiction.
- We need to work together and agree on an Agenda of meetings for the next year.
- We need to meet as often as possible, not just once or twice a year.
- What legal Statutory Basis does this have? What legal statutory basis will recommendations have?
- Is Wicklow County Council to be represented?
- The North Ward has to be represented along with councillors from other parts of town also.
- We need to check the Statutory Rights, there is no point in establishing a committee if nothing will come out of it.
- It is not a good idea to stop the public and press attending.
- There is also the issue of boundaries re: fires.
- How many people will be on this committee? We need to be well represented. We could discuss fire services, Bray harbour, water, road widening etc. This will have a big impact on the town.
- We should meet quarterly.

The Town Clerk informed the members that this proposal was for an informal, not a statutory committee. She read the following from Part Seven, Section 52.2 of the Local Government Act:

If 2 or more local authorities consider it appropriate to do so, they may, by resolution of each of the authorities, jointly establish either or both -

- (a) *a joint committee of those authorities to consider matters connected with the functions of the authorities specified in the resolution and to advise the authorities on those matters, and*
- (b) *a joint committee of those authorities to perform functions of those authorities delegated to it by them under subsection (6).*

She asked the members if they would require a more statutory footing for this committee and offered to liaise with Dun Laoghaire Rathdown to convey the views of the members and in order to get an agenda, schedule of meetings and the number of people on the committee representing Dun Laoghaire Rathdown.

The Town Manager informed the members that he had spoken to the County Manager, Eddie Sheehy about setting up this committee from an official level. He remarked that a consultant on the Environs Plan for Bray will be appointed next week and that Dun Laoghaire Rathdown should be involved in this. He also stated that the two Local Authorities should be talking to each other, that it was a great initiative and that the town needs it. He finished by informing the members that it is unlikely that the town of Bray will get a boundary extension into another Local Authority area.

The members replied:

- We have to have this committee under Section 52.2, this committee will only work if certain tasks are assigned to committee members. Two to three members and officials from Bray

Town Council and Dun Laoghaire Rathdown need to sit down and discuss how the committee will work – that is the way forward.

- If we have to have any meaning, we have to have an agreement as to how this committee will be run.
- There are a lot more positives than negatives – let the officials tease out what needs to be done.

5. To Discuss A Variation of the Town Development Plan – Section 3.5.4 (Sustainability & Energy Efficiency)

The proposed variation is as follows:

PLANNING AND DEVELOPMENT ACTS 2000-2006
PROPOSED VARIATION NO.1 OF THE BRAY TOWN DEVELOPMENT PLAN 2005 – 2011
Sustainability and Energy Policy

In accordance with the requirements of Part II, Section 13 of the Planning and Development Act 2000 the above was duly advertised on the 22nd August 2007 and the closing date for receipt of objections, submission or observations closed on Friday 5th October 2007. In accordance with Section 13(4)(a), the following is the Managers Report to the members which is set out in accordance with Section 13(4)(b),(i),(ii) &(iii)

Mr Kevin Flavin, Branch Secretary, Wicklow & North Wexford Construction Industry Federation, made a submission on the proposed variation. The contents of this are summarised as follows.

- 1) The proposed variation will lead to confusion, as it will introduce an alternative building standard from that applicable nationally through Part L of the Building Regulations, this would result in a lack of consistency countrywide in standards of house building.
- 2) The Town Council Development Plan is not the vehicle for determining Building Standards, this instead being a function of the Dept of the Environment, Heritage and Local Government in consultation with the Building Energy Rating Advisory Body (BRAB). The ultimate determination of the appropriate standards is a matter for the Minister.
- 3) The differing standards may lead to inconsistency in the market and a lack of transparency. This it is felt could give rise to unfair competition in the market.
- 4) The Minister has indicated that there will be a substantial improvement (40% decrease in the amount of energy consumption for space and water heating) following the current review of the Building Regulations Part L, this will result in a new national standard.

Response:

The proposed variation sets out a revised policy objective to provide for improvements in the energy efficiency and sustainability of future developments. This is in line with the Planning and Development Act 2000, which in section 10(3) provides that a development plan may include objectives for any of the purposes referred to in the First Schedule of the Act. In Schedule 1, part (ii), Local Authorities are entitled to include objectives

“promoting design in structures for the purposes of flexible and sustainable use, including conservation of energy and resources”.

The proposed variation is wholly in accordance with this provision and also with government policy as set out in “Sustainable Development - a Strategy for Ireland” which makes reference to optimising energy performance and reduction in CO2 emissions by ensuring maximum use of natural light and heat, good thermal insulation and energy efficient space and water heating (pages 153 and 154 of the Strategy).

While the revised Building Regulations Part L energy standards remain less stringent than the higher standard included in the variation (60% reduction in energy consumption, 30% via renewables) it is noted that the Regulations 40% improvement (in energy efficiency & CO2 emissions) will be the new minimum standard. It is therefore envisaged that the performance criteria set out in the variation are readily achievable. Furthermore it is not accepted that the proposals will give rise to unfair competition in the market, the marginal cost differential in constructing to the proposed standards is quickly recouped through reduced energy costs in running the building.

In consideration of the above I recommend that Variation No.1 of the Bray Development Plan 2005 – 2011 be adopted.

Councillor Ciaran O'Brien informed the members that this was looked at last year and thanked Stephen Fox, Executive Engineer for all his work on this. He remarked that standards will be coming into effect next July and that if Bray Town Council adopts the proposed variation that they will be at the forefront of councils. He stated that this variation includes **all** development and that the insulation in old housing will have to be looked at in relation to fuel poverty.

The members raised the following points:

- This is an excellent proposal – well done to Councillor Ciaran O'Brien and Stephen Fox.
- Education starts in the home – we need to educate householders about the use of water and lighting.

The proposed variation to the Town Development Plan – Section 3.5.4 (Sustainability & Energy Efficiency) was proposed by Councillor Ciaran O'Brien and seconded by Cathaoirleach Brid Collins.

The councillors took a vote on the motion 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	Absent	Absent
Councillor John McManus	✓	
Councillor Steve Matthews	✓	
Councillor Ciaran O'Brien	✓	
Councillor Pat Vance	✓	
Total	10	0

The members unanimously approved the proposed variation.

6. Reports and Recommendations

Playgrounds

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

Ballywaltrim

There has been a number of meetings over the last few months between the Gardai, Bray Town Council and the contractor providing the CCTV camera. The location of the pole mounted camera has been agreed that provides optimum vision of the park and provides the least interference with a signal to the Garda station. The details of the proposal are currently available for public viewing at the council offices in accordance with Part 8 of the Planning and Development Regulations, 2001. A report and recommendation will go before the members in the November meeting. The council have a contractor available to erect the pole and provide the power supply. Works to repair/replace equipment in the playground will be carried out as soon as the camera is operational. A play area safety inspection report by RoSPA, dated 26th October has outlined the defects that require attention and is being referenced in prioritising work.

Fassaroe

The fencing surfacing work and installation of the new play equipment have been completed. The completion of the playground had been delayed as the two entrance gates had to be removed to provide a contrasting colour to the fence. They have since been replaced and the installation of the play equipment has been completed. A new anti-vandal light is also to be installed between the two entrances to the playground shortly. A safety inspection report has been carried out by the RoSPA and forwarded to the contractor.

Peoples Park

In line with the recommendations of the Parks Plan it is proposed to replace the existing playground in 2008. The location of the new equipment has yet to be determined following consultation with the various users of the park. A proposal and costing will be submitted to the members at estimate time. A play area safety inspection report by RoSPA, dated 26th October has also recommended replacement of this equipment.

Sidmonton Park

With adequate maintenance, the play equipment is expected to perform satisfactorily and remain in a safe condition for another year. However, as it has already been necessary to repair timber elements to the structure and these are expected to deteriorate further over time, it is recommended that provision be made for replacing this equipment with a similar size and age appropriate structure in 2009. A play area safety inspection report by RoSPA, dated 26th October has outlined the defects that require attention and will be referenced in prioritising maintenance work over the coming year.

Giltspur Heights

This is a relatively new playground and the equipment meets the current standards. However, a play area safety inspection report by RoSPA, dated 26th October has outlined defects due to vandalism that need attention. These include a baseplate from a missing springer, which presents a trip hazard, slats missing on climbing platform and damage to fence. These will receive attention at the earliest opportunity under the maintenance programme.

Seafront

Proposals have been received from the Bray Chamber of Commerce for part fund a new playground to add to the attractions on the seafront. The favoured location is about half way between the aquarium and the south car park. Total cost will be over €100,000. Discussions are on going.

The members raised the following points:

- CCTV cameras in Ballywaltrim will make a huge difference to the playground. There have been a lot of problems in relation to anti-social behaviour. I look forward to the playground being upgraded.
- CCTV cameras need to be installed in Ballywaltrim playground.
- I welcome this report – in time we can implement the recommendations.
- We should act quickly on the Ballywaltrim playground.
- Will the CCTV camera be connected to Bray Garda station?
- Will Fassaroe playground retain their CCTV camera?

- Are the Chamber of Commerce requesting and funding the installation of a playground on the seafront?
- Whoever took the hedges down in the Sidmonton Park playground, had a great idea.
- I had asked for playgrounds to be on the Agenda – Ballywaltrim has been discussed for well over a year.
- There is no mention in the report when the Gardai will put a camera on the pole.
- There is no point in putting a camera in, if there isn't extra lighting installed – this is needed.
- Is part of this playground (Ballywaltrim) to be used as a skateboard park?
- There have been reports of rats in the playground (Ballywaltrim).
- I welcome the proposed playground on the seafront – the site isn't great though. We need CCTV cameras there also. This should be looked at for discussion and debate.
- We need to get local people on board – we can only do so much.
- Delighted to hear the Peoples Park is to be upgraded.
- I'm totally opposed to a playground on the seafront.
- I must complement the council officials on Sidmonton Park playground – the Gardai, council officials and residents co-operated on this and it has worked out extremely well. Antisocial behaviour in the park is significantly down.
- We need to bring the issue of a skateboard park to a meeting to discuss.
- Let the SPC have a look at this – they'll discuss it and bring it to a full meeting if necessary.

Water Analysis For Lead

The Town Clerk read out the following report from Sean O'Neill, Town Engineer:

I arranged to have the water analysed by the HSE and herewith are the results of the sampling of the supply.

The maximum allowable concentration of lead is 25 microgrammes per litre. It is generally assumed that the highest concentration will be found in water that is lying in the lead service pipe. I thus asked that the stored water in the house be tested also to give an indication of the average level. Previous results for Bray in 2006 for the general water in the town have lead figures of less than 5 ug/l. Thus there is some elevation of lead because of the lead piping but this is expected. However the results do not warrant any immediate action as the water at the tap complies with the requirements of the drinking water regulations.

Amendment To Car Parking Bye Laws Wyndham Park

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

Complaints from residents of Wyndham Park that there were inadequate opportunities for residents to park in the vicinity of their dwellings due to the facility for long term parking on one side of the street has been examined.

The 10 hour parking limit, imposed by the Wicklow Traffic and Parking Bye-Laws 1986 as amended, on the east side of Wyndham Park between Florence Road and Galtrim Road facilitates all day parking at this location. There is also a 2 hour parking limit imposed by the bye-Laws on the west side of Wyndham Park. Having regard to the lack of off-street parking and proximity to a busy commercial area, these restrictions afford few opportunities for residents to park in the area. The following review to the Bye-Laws is recommended in order to make parking by non-residents less attractive so as to provide more parking for residents.

The 10 hour parking limit on the east side of Wyndham Park between Florence Road and Galtrim Road shall be amended to a one hour parking limit.

In order to order to introduce increased limitations on parking time, public consultation in accordance with Section 36(3) of the Road Act 1994 is required. This requires advertising and public display of review for one month and allows a further two weeks to receive submissions. A change to the Bye-Laws requires a resolution by the members following the consideration of observations or representations under Section 36 (3) of the Act.

She also informed the members that it is intended to place before the members further proposed changes to the Bye Laws, either later in November or in December.

The members raised the following points:

- Had this gone on public display? We need a decision on this. Can we have this as an agenda item and a recommendation from the Engineer?
- There is not much merit in one hour parking – there are limited parking facilities in Bray for people working or shopping in Bray. I won't support one hour parking.
- Changes to parking in Bray have been made without discussion or consultation e.g. three car parking spaces on the seafront have been abolished to make an ambulance parking only space – who decided that?
- We need to give residents of Wyndham Park more parking opportunities.
- There is not enough disabled parking in the town – people using the DART are using the seafront to park all day and disabled persons and residents can't park in front of their homes.
- We need a policy on Residential Parking Discs, some people have 2-3 three cars per home and are being told they can only have one Residential Parking Disc.
- The residents of Wyndham Park can never get a parking space there – one hour parking is reasonable.

The Town Clerk responded that it is not a straightforward process, and that other changes to the Bye Laws are proposed it may be advisable to make all of the changes together. She said that there is no record of the public consultation process having been carried out. She would have a further report for the next meeting.

Flood Emergency Response Plan

The Town Clerk read out the following report to the members:

Update on the Flood Emergency Response Plan

Bray Town Council, together with County Wicklow Civil Defence and County Wicklow Fire Service is preparing a Flood Emergency Plan. The objective of the plan is to ensure that the community, the local authority and the emergency services are prepared for such an eventuality and that any residents who may be at risk are brought to safety and their homes secured and protected as far as possible.

We have prepared a questionnaire and have circulated it to roughly 700 homes along the River Dargle, in an area from the N11 to Bray Harbour taking in areas such as Dwyer Park, the Maltings, Coburg, Seapoint Court and up as far as La Vallée. The purpose of the questionnaire is twofold.

1. To identify vulnerable households
2. To identify members of the community willing to act as neighbourhood wardens

Anyone who considers that they might be at risk from flooding and has not received a questionnaire should contact Hannah O'Byrne in Bray Town Council.

It would help us enormously if anyone who has received a questionnaire completes it and returns it in the prepaid envelope. This will help us to complete our plan and to deploy our resources as accurately as possible in the event of a flood emergency. We would like to stress that any information received will be treated in confidence.

We are very heartened by the response so far; we have identified a number of vulnerable households and have also received positive responses from members of the community willing to act as neighbourhood wardens.

Bray Town Council working with the Civil Defence and the Fire Service

- Have identified places of refuge in case of evacuation.
- Have identified evacuation routes
- Are preparing a transport plan

We liaising with the OPW, the Garda Síochána and the HSE in this regard also.

The members raised the following points:

- I welcome the progress on the Emergency Plan – I presume we will discuss the Draft Plan when the time is right.
- I welcome the progress on this – hopefully a good plan will be put in place.
- This is a very important information gathering exercise and will allow the emergency services to carry out efficient evacuation.
- This was looked for a long time ago – Councillor McManus and Senator de Burca did great work on this.

The Town Clerk informed the members:

- The CCTV cameras in the Ballywaltrim playground will be connected to Bray Garda station – there is no date as yet, but it is imminent. The delay was due to the Gardai upgrading their system.
- There will be CCTV cameras in Fassaroe playground also.
- The seafront playground is only a proposal at this stage – it is an offer from the Chamber of Commerce and the Seafront Traders Association. We need to seek the views of the members and public on this.
- The issue of lighting in Ballywaltrim playground has been looked at.
- There are a number of sites under consideration for a skateboard park.
- Any reports of rats are treated seriously.

Town Rejuvenation

The Town Clerk circulated the following report to the members:

Shopfront Renewal Scheme Applications

The closing date for receipt of applications under the Shopfront Renewal Scheme was 30th October 2007.

- A total of 28 no. applications were received.
- A 50% grant was proposed for works of less than €6,000 and 37.5% where works would exceed this amount.
- Quotations were included in 22 no. applications.
- The elected members approved funding of €88,496 for 18 no. applications on 11th September 2007. 11 no. applicants accepted the grant allocation totalling €54,456.91
- A further four applications have been assessed totalling €24,457.22
- No further details were supplied for a total of 7 applications

The following system has been agreed by the Rejuvenation Implementation Committee for evaluating applications.

Pointing System:

- Detailing 50 - 100
- Materials used 30
- Impact on that stretch of the street 30
- Variety added to the street 30
- Compatibility with neighbouring premises 50
- Compatibility with guidelines 100 – 150

Necessary Elements of Proposals:

- External shutters to be removed
- Where possible laminated glass should be used instead of shutters.
- National corporate (e.g. LOTTO) protruding signs must be removed
- The rest of the façade must be painted if necessary
- Windows must be lit at night

Recommendation:

The total cost of the four further applications amounts to €24,457.22. Having examined the applications and the report from Ms. Aisling McDonnell, Temporary Graduate Planner, I recommend that €24,457.22 be awarded. It is proposed to write to the successful applicants enclosing the necessary planning documentation, so that the planning applications in respect of the shop front scheme can be processed in a timely manner.

Number	Name & Location	Description Of Works	Points
1	Health Matters	Removal of swan lights to be replaced with concealed strip light, new timber glazed door increased to 1000mm. Timber fascia with individually mounted lettering in corporate colours. Removal of external shutter. New stainless steel stall riser to match height of adjoining shopfront.	310
2	Liz Anne's Coffee Shop	Fascia panel with inlaid engraved text & numbers, backed with digitally printed background. Dibond panel for corner section. Foamex side panels, visuals and artwork, installation of signage.	220
3	Ledwidges	Removal & disposal of existing shopfront. 2 no. exterior 100x75 windows to include 1080 returns, stallriser, insulation, projecting timber sills and window boards. 1 no. set of double doors exterior 100x75 frame to include overhead fanlight, security night latch, 5 lever Chubb dead lock, threshold, draught rubber seal, letterbox and overhead door closer. Sign fascia to include all backing, revales, soffit cornice, dentils and face with 18mm birch multi-grade plywood. Code 4 lead flashin keyed into existing brickwork and dressed down over sign canopy and apply patanation oil. 3 no. decorative pillars to include all backing, revails and soffits. 300Hi plinth to run along base of shopfront and return around base of pillars. 11.5 laminated safety glass throughout, sand & seal with 2 no. coats of primer. The Rejuvenation Committee have been in contact with the owner regarding the extensive works. It was agreed that the grant would cover the cost of installing laminated glass and removing the shutters.	290
4	The Wool Shop	Removal of existing shopfront & doors. RSJ to span shopfront. New glazed windows & doors in wooden frame. Smooth 40mm cut limestone to head sides & bottom of shopfront with selected signage finish.	330

10. Correspondence

Letter Of Sympathy – Bray Fire Tragedy

The Town Clerk informed the members of letters of sympathy received from:

- The Southern & Eastern Regional Assembly
- Aravon Court Residents Association
- Paddy Bourke – Lord Mayor of Dublin
- Balbriggan Town Council
- Association of Municipal Authorities of Ireland
- Skibbereen Town Council
- Kinsale Town Council
- Cashel Town Council

Civic Reception – Bray Wheelers Cycling Club

The Town Clerk informed the members of a letter received from the Bray Wheelers Cycling Club thanking the Cathaoirleach for the presentation made to them at the Civic Reception on 11th September, 2007.

River Dargle Flood Defence

The Town Clerk circulated a letter to the members received Noel Ahern TD, Minister of State at the Office of Public Works, following on from her letter to Minister John Gormley of July 2007 requesting a meeting to discuss funding for the above.

The letter stated that Minister Ahern felt it was premature for him to meet a deputation for the Town Council but that should it be necessary to advance the scheme in future, he would be happy to meet a deputation at that point.

The Town Clerk endeavoured to continue to raise the issue of funding with the Department.

Local Authority 2008 Budget Meetings

The Town Clerk informed the members of a letter received from the Department of the Environment, Heritage and Local Government in relation to the above and requested the agreement of the members to hold the Budget Meeting of Bray Town Council at the first meeting in January of 2008 – this meeting is to be held on 8th January, 2008.

11. Any Other Business

The Cathaoirleach Brid Collins informed the members that she had requested the Town Clerk write to John Gormley, Minister for the Environment, Heritage and Local Government to request funding for a full time Fire Service in Bray. She added that she had promised the protestors outside the Council Chamber that she'd raise the issue at every council meeting. She stated that no reply had been received as yet from Minister Gormley and the Town Clerk confirmed this.

She also remarked that all she wanted was a courtesy of a reply from Minister Gormley.

Councillor Ciaran O'Brien stated that as a Government Party the Green Party are doing a lot of work behind the scenes and that he was confident that locally and nationally there will be a huge restructuring of the fire service, adding that this was needed. He remarked that the Green Party have been working on this closely with Fianna Fail in Government.

Councillor John Byrne remarked that the Minister had stated that he would meet with the Murray and O'Shaughnessy families and he did in fact meet with them. He stated that Minister Gormley said he is happy to meet with public representatives and Councillor Byrne is happy that Minister Gormley will do so.

He added that the Farrell Grant Sparks report needs to be implemented and that a national standard is needed with regards to Fire Services. He further stated that the people who actually fight fires want a national Fire Authority.

Councillor John McManus remarked that that it is important that it is noted what the Water & Environmental Services Strategic Policy Committee of Wicklow County Council have decided in relation to the provision of a full time fire service.

Councillor John Brady commended the Cathaoirleach for raising this matter and remarked that he had told the Murray and O'Shaughnessy families that he would keep this a live issue and that needs to be kept to the fore. He stated that he didn't have faith in the reports due and wants an independent report, as do the families.

Councillor Pat Vance stated that Wicklow County Council have employed the most competent person in the country to carry out this report and that there were three separate investigations being carried out into the fire tragedy. He remarked that the integrity or honesty of the person entrusted with carrying out Wicklow County Council's investigation should not be called into question, adding that any previous reports submitted by this person were excellent.

He finished by requesting that Councillor Ciaran O'Brien contact Minister Gormley on the behalf of Bray Town Council to arrange a meeting with representatives.

Councillor Caroline Burrell requested audited accounts relating to the St. Patrick's Festival and Summerfest be circulated to members before the Budget meeting remarking that it is preferable that these not be presented on the night of the estimates.

* * * *

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

TOWN CLERK

Dated:
