

**Minutes of the Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 10<sup>th</sup> June 2008 at 7.30 p.m.**

**Present:**

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

**Also present:**

**Mr. Des O'Brien, Director of Services**  
**Ms. Christine Flood, Town Clerk**  
**Mr. Liam Bourke, Senior Executive Engineer**  
**Ms. Triona Irving, Administrative Officer**

**Apologies:**

**Mr. Sean O'Neill, Town Engineer**

**Not In Attendance:**

**Councillor John Brady**

**1. Confirmation of Minutes of the Meeting dated 13<sup>th</sup> May 2008**

Councillor Caroline Burrell proposed confirmation of the minutes of 13<sup>th</sup> May 2008 and Councillor John Byrne seconded the proposal.

**2. To Receive a Deputation from Comhairle na nÓg**

Ms. Mary Mooty, the Comhairle na nÓg coordinator for the county of Wicklow thanked the members for agreeing to the deputation. Ms. Mooty was appointed to the position by the Wicklow County Development Board and the Wicklow VEC.

She explained that:

- Comhairle na nÓg was set up under the National Children's Strategy and that they are local youth councils, which give children and young people the opportunity to be involved in the development of local services and policies.
- Comhairle na nÓg represents people between the ages of 12 and 18 years and is the Junior Council by another name.
- It is proposed to set up 5 Comhairle in the County covering the 5 electoral areas.
- Bray Town Council have a superb model with the Junior Council.
- Comhairle na nÓg will be rolled out on a national basis.
- Functions of Comhairle na nÓg is to give children a voice on issues that affect their lives, to develop links with adult decision making processes and to encourage active citizenship.
- Delegates from Comhairle na nÓg are elected to represent their local area at the annual Dáil na nÓg.
- Comhairle na nÓg are overseen and part-funded by the Office of the Minister for Children and Youth Affairs.
- Youth consultation days have been held in Arklow and Wicklow.
- It is up to the councillors to develop a method of working that suits both the Junior Council and Comhairle na nÓg.
- Comhairle na nÓg is considered to be an evolution of the Junior Council and is a more formal structure.

- Members of the Junior Council have been invited to sit on Comhairle na nÓg.
- Comhairle na nÓg is officially regulated nationwide. We are willing to work with the council.
- Bray Comhairle na nÓg will cover the Bray Electoral Area.

The members thanked Ms. Mooty for her presentation and raised the following points:

- I think it is very disturbing that Comhairle na nÓg are to replace the Junior Council. We set this up 13 years ago.
- If this council wants to retain the Junior Council we should do so – if we have to run both in tandem so be it.
- I am very taken aback by this news, it never came before this council. I don't think that any member of this council will want to get rid of the Junior Council.
- Bray is very unique – we should maintain the Junior Council.
- We were the first in Ireland to set up a Junior Council.
- We want to keep the Junior Council, it was the first one in the country.
- When the Junior Council was established in 1995, it was as a result of a twinning trip to Begles.
- I was at a presentation in the Town Hall last week, it was the prize giving of a competition that the Junior Council ran. I don't agree to the Junior Council being withdrawn.
- I am totally opposed to Comhairle na nÓg taking over our Junior Council, it is one of the best achievements of this council. Suzanne Finucane does a great job with them.
- I request that a letter be sent from Bray Town Council to the Office of the Minister for Children stating that our Junior Council should continue to run.
- I think our Junior Council has set standards for other towns, however if it evolves into a national association, there is merit in what Mary says. It is the Junior Council under a different name.
- Maybe it is time that the Junior Council becomes part of Comhairle na nÓg.
- The electoral area has changed over the years, the town hasn't.
- Is the Junior Council aware that this is happening?
- [Mary Mooty] I have written to the members of the Junior Council.
- Is it possible to have Bray Junior Council continue under the auspices of Comhairle na nÓg? We need to consult with the Junior Council members and keep the Junior Council as it is.
- [Mary Mooty] I have consulted with the support staff members of the Junior Council in Bray Town Council.
- [Councillor Anne Ferris] I propose that Ciaran O'Brien meet with Mary and the Junior Council members.
- [Councillor Ciaran O'Brien] Yes, that's how we should proceed.
- The Junior Council can express their views, but the decision is with this council.
- [Councillor Ciaran O'Brien] I'll meet with Mary and come back to the members.

### **3. Disposal of Fee Simple Interest of Shop at Richmond Hill, Fassaroe, Bray**

Councillor Anne Egan proposed Disposal of Fee Simple Interest of Shop at Richmond Hill, Fassaroe, Bray and Councillor Steve Matthews seconded the proposal.

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

The members raised the following points:

#### Fassaroe

- I attended a meeting in Fassaroe recently and the residents raised the issue of rumours of the provision of extra housing in the estate. I am totally opposed to this, there are 400 + houses in the area already. They need better amenities and facilities, not more houses. I'd like to get this clarified please.
- Concerns were raised at the meeting about the winding down of the Refurbishment Scheme.
- I am totally opposed to extra houses in Fassaroe. Keep the green areas.
- There was a proposal about the re-siting of the Community Centre and the quid pro quo was there would be room for extra housing.

- When will the vacant houses be allocated?
- Congratulations to the Junior Estate Management Committee in Fassaroe, it's a great idea.
- We need to do an Audit in the area of what we have done as a Council.
- The Estate Management is working, the Community Centre is working. It doesn't need to be changed.
- The Estate Management committee in Fassaroe was, to my knowledge, the first one set up in the country.
- The residents take pride in their estate and are worried about the empty houses.
- I wish the two new female Liaison Gardaí well.

#### Kilbride Lane

- Is there any update from the Department of the Environment, Heritage and Local Government regarding Kilbride Lane?

#### O'Byrne Road House Building

- We were to provide a house on O'Byrne Road – it's a good site, a nice house could be built there.

#### Hazelwood

- What progress has been made regarding the family in Hazelwood Crescent?

#### Silverbridge Halting Site

- Will this refurbishment ever happen?
- The site needs it, we need a deadline on when this will be completed.

#### Housing Adaptation Grants

- This is progressing well, however the HSE have delays of 6 months. This is too much of a delay for people waiting on a grant.

#### Richmond Hill

- I'm delighted this has now opened and the tenants are delighted.
- The lights are constantly on in the estate, the light at the shop is not working.
- I wish the residents well.

#### Landbank

- The two sites that are mentioned on the Dargle Road, are these additional sites or are they Carrigoona and the Cycling Club?

#### Miscellaneous

- The works on the wall At Glendale Drive were agreed to. What is happening on this?
- When will O'Byrne Lane have double yellow lines in place?
- The council dug up the green area at Dargle Heights – when will it be restored?
- Can we have an update on 8 Greenpark Road? The officials told residents it would be refurbished. It is a nuisance now.
- Can we tenants get computer generated Housing Assessment Reports? These could have all the relevant data and the tenants will only be required to update them. It will reduce the amount of time it takes for a tenant to complete if it is filled out as much as possible before dispatch.

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

- The appraisals regarding the Kilbride and Carrigoona sites are with the Department of the Environment, Heritage and Local Government. As they are the first ones under the new system, Bray Town Council is in constant contact with the Department.
- The house build on O'Byrne Road will go ahead.
- Of the five vacant houses, two needed substantial work. One of these is nearly completed and will be allocated shortly. Of the remaining three houses, one has been allocated and the other two are under discussion regarding potential transfers.

- We will continue to hold houses for the Fassaroe Refurbishment Scheme as the Department of the Environment, Heritage and Local Government has indicated that they will be amenable to looking at a second Pilot Phase and we will need houses.
- The land bank at Dargle Road refers to two new, separate sites.
- We are waiting on Wicklow County Council to help us with the Silverbridge Halting Site. We are meeting with the Traveller Tenancy Sustainment Officer tomorrow and your concerns will be brought up. This is under the new scheme and we need to be sure we get everything correct before it is submitted to the Department, otherwise it will be returned to us.
- Some work has been done on 8 Greenpark Road. I will check with the Clerk of Works. It is due to be allocated shortly.
- Regarding the family in Hazelwood, we don't discuss individual cases. I would ask the Councillor to refer to the Housing Progress Report.
- I will refer the request regarding the Housing Assessment onto the Department as we get the information contained on the applications from them.

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

- The Department do not want piecemeal applications from us regarding Fassaroe, they have requested an overall regeneration proposal. The quid pro quo is additional housing.
- There has to be a certain amount of green space in the estate.
- We have received complaints about anti social behaviour in small pockets of green space which might be suitable for housing.
- Some houses might benefit from being rebuilt, not refurbished.
- We have had meetings with the Estate Management Committee and suggested that that they give us a wish list e.g. a health centre, units dedicated to elderly tenants etc.
- At this stage, the discussions are very preliminary and exploratory. We don't want to upset the residents.

Councillor John Byrne thanked the Town Clerk for clarifying the matter and asked that any proposals that are made to the Department be brought before the members and they be kept informed. He added that if the proposals are of benefit to the residents, he would have an open mind.

## 5. To Consider Planning Matters

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

- 08/39
- 08/81
- 08/88
- 08/103

and added that the planning applications 08/88 and 08/103 were returned as invalid.

The members raised the following points:

### Planning File Reference 08/79

- I do not support this off-licence. We have had many discussions about this.
- I totally oppose this application.
- [Cathaoirleach Ciaran O'Brien] This was refused late today.
- I am glad this was refused.
- We should record our views. Well done to the engineers for refusing this application.

### Planning File Reference 08/80

- I support this application, it will clean up the area.
- I am delighted to see an application for a new development here.
- I also support this.

Planning File Reference 08/81

- The Planning Notice is misleading. It is not for Hollybrook, but for Ballywaltrim Lane.
- This application is for 22 residential apartments.
- The Development Plan states a planning application must be in keeping with the area.
- This is an inappropriate development for the area. It is for four storeys in an area where there are one and two storey homes.
- The road is inadequate, there is no footpath for pedestrian access. The parking will be inadequate and the green spaces inadequate.
- I agree with these comments, Liz McManus and myself lodged an objection to this application.
- This application should be refused.
- I am totally opposed to this application. This area is used as a rat run. It is not safe for pedestrians. I want a refusal on this.
- I totally agree with the objections on this. The residents are very concerned. The road cannot take the volume of traffic that is currently using the area at the moment.
- I request that the Planner's Report must state that this kind of development is not acceptable. I ask the Manager to take this on board.
- This is not in keeping with the area. I ask the planners to take our views into consideration when they are making their decision.

Planning File Reference 08/85

- We have enough bookmakers in the town as it is.
- I object to this application.
- This application should be rejected.
- I am totally objecting to this application. Triona Irving told me the application was sent back as invalid.
- This is a listed building. We do not need another bookmakers.

Planning File Reference 08/88

- There will be problems with traffic on the Herbert Road with the amount of apartments proposed.
- This is an invalid application. We do not need to discuss it.

Planning File Reference 08/39

- Again, will there be enough space etc?

Planning File Reference 08/86

- I support this application.

Planning File Reference 08/87

- I support this application.

Planning File Reference 08/93

- I support this application.

Planning File Reference 08/94

- I am totally opposed to this application. This is a very small road.
- There will be difficulties regarding safety and car parking access.
- This application is for twelve apartments on this site, it will be totally overdeveloped and will affect the visual amenity of Bray Head.
- I am opposed to this application. It doesn't fit in with the area. It is not appropriate and should be rejected.

Planning File Reference 08/105

- I support this application. I know the family and they do need disabled access.

Planning File Reference 07/193

- I support this application. This was made by Pizarro Developments and is the site for the schools.
- I support this. I want to see major development in this town.

Planning File Reference 07/194

- I support this application.

Planning File Reference 08/92

- I support this application.

The members raised the following points:

- A road opening licence was granted in Wheatfield and the area has not been re-instated to the satisfaction of the residents. Can the contractors be contacted to rectify this matter?
- I ask the Town Manager to make his decisions based on the Development Plan.
- It is no harm to put on public record if we support or object to applications made.
- I think it is safe to say that we all object to Planning Application 08/81.
- We, as members, made the Development Plan. If permission is granted or refused, it should be in line with the Plan. We should bring our concerns to the planners.

The Town Manager informed the members that decision making on planning applications is a quasi-judicial process and all decisions are made based on the tenets of the Town Development Plan and the County Development Plan. Any objections submitted are also taken into account.

**6. To Receive A Recommendation on The People's Park Public Consultation**

Mr. Liam Bourke, Senior Executive Engineer informed the members of the following:

- Fifty one submissions were received in total.
- A playground will be provided to replace the one that was previously in situ.
- The decision lies where to locate the new playground.
- The majority of submissions received do not want the playground placed in the proposed location.
- The most popular location is deemed to be at the bandstand. The new playground will be located in this area.

The members thanked Mr. Bourke for his report and raised the following points:

- The large number of submissions received shows the level of interest in the People's Park.
- Was the removal of the bandstand in the original proposal? People might want to see it rejuvenated.
- We should keep the bandstand, it is part of our heritage.
- I don't see why the bandstand should be taken down.
- If the bandstand can be incorporated in the plans, fine.
- I would like to support the restoration of the bandstand – it will bring life and music back to the park.
- The provision of a depot and storage should be sympathetic to the area. If this means that there will be some sort of council presence in the park, it is welcome.
- I am delighted to see disability access. This will also benefit people with prams, who will be one of the main users of the playground.
- It is a good idea to put ducting in while the works are being carried out, this will save money.
- I hope that the officials talk to the residents in relation to the design.
- I don't think that people can take a training area and use as their own, they already have two football pitches.
- I commend the residents and Councillor Matthews on their submissions.
- It is very important that the playground be maintained and kept clean.
- CCTV should also be installed. We are waiting on this in Ballywaltrim Playground.

- I agree regarding CCTV. We should put it in now, not later. Ballywaltrim Playground should be a lesson to us.
- I support the recommendations, but there is no point in building this playground until we have CCTV simultaneously.
- Moving the site of the playground won't stop vandalism – most people want it left where it was.
- We need a pedestrian crossing in this area so that children using the playground can cross the road safely.
- I'd like to pay tribute to the People's Park Parent's Group for the work they've done.
- This council will spend close to €100,000 to provide this playground. We need to get it right and have a playground to the highest standards.
- We should also clean up the graffiti.
- We should keep the residents involved with the project and should provide as much information as possible to people who are interested in it. We should use the goodwill that's there.
- What is the next step? I would like to see this up and running soon.
- [Councillor Anne Egan] I propose these recommendations.
- [Councillor Steve Matthews] I second the proposal, provided we keep the bandstand where it is.

Mr. Liam Bourke informed the members that the public consultation brief showed the proposed area, but that submissions received will determine the location. The report referred to the issue of retaining the bandstand, or not. The bandstand can be retained.

Councillor Pat Vance stated that he objected to the location and Councillor David Grant stated that he wanted an amendment, whereby the Councillors receive drawings and then discuss same. The Cathaoirleach Ciaran O'Brien, informed the members that a lot of work had already been done and the report issued was the one the members were considering.

The Town Clerk, Ms. Christine Flood called a vote on acceptance of the report, as issued, with the amendment that the bandstand be retained and refurbished at a later date.

The councillors voted in the following manner:

***Adoption of Senior Executive Engineer's Report & Recommendation on the People's Park Playground, with Retention of Bandstand, To Be Refurbished At a Later Date***

	For	Against
Councillor John Brady	Absent	Absent
Councillor Caroline Burrell	✓	
Councillor John Byrne	✓	
Cathaoirleach Brid Collins	✓	
Councillor Anne Egan	✓	
Councillor Anne Ferris	✓	
Councillor David Grant		✓
Councillor Michael Lawlor	✓	
Councillor Steve Matthews	✓	
Councillor John McManus	*	*
Councillor Ciaran O'Brien	✓	
Councillor Pat Vance		✓
<b>Total</b>	<b>8</b>	<b>2</b>

\* Councillor McManus had left the meeting before the vote was called.

**7. Reports & Recommendations**

There were no reports and recommendations.

**8. Notices of Motion**

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

**9. Correspondence**

SEA Of Greater Dublin Strategic Drainage Study

The Town Clerk had circulated an email to the councillors prior to the meeting in relation to the above, stating that documentation in relation to it is on public display at the Planning Counter.

Chambers Ireland Excellence In Local Government Awards

The Town Clerk informed the members that the work of the Rejuvenation Committee has been nominated and added that the submission must be made to the Chamber of Commerce by Friday 13<sup>th</sup> June.

Association of Municipal Authorities of Ireland Regional Meetings

The Town Clerk informed the members that Councillor Anne Ferris, as a delegate to the AMAI, had requested that the members be informed that the Regional Meeting for AMAI members in the counties of Dublin, Kildare, Meath & Louth is being held on 19<sup>th</sup> June in the Burlington Hotel, Dublin.

\* \* \* \*

This concluded the meeting.

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

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

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