

10 | Public Services



10.1 Vision

To have reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the town, in an environmentally sustainable manner.

10.2 Context

- Sustainable Development- A Strategy for Ireland (DoELG, 1997)
- National Spatial Strategy, 2002-2020 (DoELG, 2002)
- Windfarm Development, Guidelines for Planning Authorities (DoE, 1996)
- The National Climate Change Strategy (DoELG, 2000)
- Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities (DoELG, 1996)
- National Hazardous Waste Management Plan (DoELG)
- Regional Planning Guidelines, Greater Dublin Area 2004-2016
- Dublin Region Water Conservation Programme
- Greater Dublin Strategic Drainage Study
- County Wicklow Waste Management Plan

10.3 Strategy

In recent years, against the backdrop of increasing population levels and significant housing demand and supply, the existing service infrastructure in Bray has experienced a dramatic increase in pressure. In response, significant levels of investment have been directed into services infrastructure by the Council in association with the relevant government departments.

The Strategy in relation to services infrastructure is to promote and facilitate the provision of the necessary infrastructure to fully accommodate the existing and future residential and economic needs of the town in a manner that does not negatively impact on the quality of the environment.

10.4 Policy

10.4.1 Waste Management

It is the policy of the Council to carry out waste management in conjunction with Wicklow County Council. The Council will conform to the European Union and National waste management hierarchy in the undertaking of waste prevention, waste recycling and, energy recovery and disposal. In particular, the Council will encourage, enable and facilitate Wicklow County Council to provide recycling facilities and services in the town.

10.4.1.1 Waste Recycling Facility

It is the policy of the Council to establish a bring centre for a wide range of recyclables including garden waste.

10.4.2 Litter

It is the policy of the Council to reduce the amount of litter in the town.

Bray Town Council is responsible for the operation of litter collection in Bray. The Council recognises that littering and illegal dumping are serious problems. To this accord the Council will, in co-operation with the relevant agencies, and in consultation with the public, prepare and implement a Litter Action Plan. It is envisaged that this Plan will put in place policies and initiatives to combat the problems of litter and illegal dumping. In particular, the Plan will focus on developing initiatives in local authority estates, where the problems are most clearly evident.

10.4.3 Water Supply

It is the policy of the Council to provide adequate high quality drinking water throughout the Town Council area through the provision of additional storage facilities, as proposed under the Bray North Water Scheme, and to continue the development and improvement of the network as proposed under the Bray Water Supply Scheme.

At present Bray Town Council is well served with water. Supply for the town is taken from Dublin City Council reservoir at Vartry. Current water storage facilities particularly at the north of the town are insufficient. Under the Dublin Region Water Conservation Programme, major works have been carried out over the last number of years to replace leaking pipes particularly in the town centre area.

10.4.4 Waste Water Collection and Disposal

It is the policy of the Council to collect, treat and dispose of waste water in accordance with the provisions of EU Directive 91/271/EEC.

Bray Town Council's drainage network is predominantly a combined system. Under the Bray Catchment Report, proposals have been set out to separate the combined sewers in the town thus relieving the pressure on both the sewer network and treatment plant.

In accordance with the requirements of EU Directive 91/271/EEC on Urban Waste Water Treatment, Bray Town Council has joined with Dun Laoghaire-Rathdown County Council to seek the provision of a secondary treatment plant at Shanganagh.

A sub-ground storage tank is required in the vicinity of the current Bray Pumping Station and it is in this regard that a location is reserved within the Golf Club Lands (Refer to Chapter 14: Bray Golf Club Lands Area Action Plan).

In accordance with the Greater Dublin Strategic Drainage Study, it is the Council's intention to:

- have regard to the Sustainable Urban Drainage System (S.U.D.S.). All new developments will be required to incorporate best management practices for the disposal of storm water drainage;
- encourage the decommissioning of septic tanks for individual dwellings in areas, which are served by main drainage;
- implementation of the Department of the Environment and Local Government Water Pricing Framework.

10.4.5 Flooding

It is the policy of the Council to ensure that no development will be permitted at any location, unless the Council and the Office of Public Works are entirely satisfied that all lands throughout the town, that are located in proximity to watercourses, are not put at a new or increased risk from potential flooding. All new development must be constructed in compliance with the Greater Dublin Strategic Drainage Study document entitled 'New Development Policy, Technical Guidance Document.'

The Council, in consultation with the Office of Public Works, will identify those areas of the town prone to flooding which must be reserved for flood protection. Only developments, which are consistent with that function, will be permitted in these areas.

It is the policy of the Council that a Flood Risk Assessment must accompany applications for planning permission for all significant developments to ensure that the development does not increase the flood risk in the relevant catchment. For small developments less than 0.25 hectares, a certificate from a competent person stating that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission. A Flood Impact Assessment shall identify potential loss of floodplain storage and how it would be offset in order to minimize impact on the river flood regime. It shall also take account of the possible effect on the natural resources of the river.

For developments adjacent to watercourses of a significant conveyance capacity any structures must be set back from the edge of the watercourse to allow access for channel cleaning/maintenance.

10.4.6 Energy and Communication Networks

10.4.6.1 Electricity and Gas

It is the policy of the Council to support and facilitate the provision of improved energy supplies to the town in order to support economic and social development.

10.4.6.2 Energy Conservation

It is the policy of the Council to promote a culture of energy conservation in its own activities and in the provision of services.

The Council will support national and local initiatives in the development of energy conservation. The Council will support and facilitate developments that conform to the following principles:

- protect the environment;
- maximise efficiency in generation;
- emphasise the use of renewable energy sources;
- promote a culture of energy conservation by all users;
- minimise emissions of greenhouse gases and other pollutants;
- maintain local air quality;
- limit or reduce the local contribution to regional, national and global environmental problems.

10.4.6.3 Telecommunications Infrastructure

It is the policy of the Council to promote and facilitate the provision of telecommunications infrastructure at appropriate locations. Planning applications for telecommunications infrastructure shall be assessed with regard to 'Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities' (DoELG, 1996).

10.4.6.4 Broadband Rollout

It is the policy of the Council to support and facilitate the development of broadband infrastructure and services at appropriate locations.

The Council wishes to ensure the widespread availability of open-access, affordable, always-on, broadband infrastructure and services for businesses and citizens within the town.

10.4.7 Management of Watercourses

It is the policy of the Council to protect, maintain, improve and enhance the character of all watercourses, thus enriching biodiversity and natural heritage.

Proposals pertaining to development along watercourses shall have regard to the document 'Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites' (Eastern Regional Fisheries Board).