

- *Should the house and workshop have been regarded as two separate sites as opposed to one?*
- *Clarification was sought on the location of the site notice. Was the notice in the right location? Would two notices be needed in a case like this?*
- *Industrial development on the site, would this be a material contravention?*
- *Planning is a matter for the general public as well as the residents of the areas affected.*
- *Will the conditions included in the grant of planning permission be enforced?*
- *Why are the restrictions imposed on the workshop not being enforced?*
- *There is a lack of legal advice on the issue and this presents a problem, which should be looked at. There is no legal advice on file.*
- *A complaint was made months ago regarding unauthorised development yet the letter-dated 14/9/2004 is no longer on file.*

Mr Geraghty then introduced the following points: -

- *The Site Notice is misleading. The application's site was inclusive of the house and workshop. The development is not on 'Colwyn' but at the rear of St. Helen's. 'Colwyn' is outlined in blue and site is outlined in red.*
- *Article 19 (2) of the Planning Regulations was introduced to prevent any misleading information in Site Notices.*

The Director of Services, Mr. Des O'Brien, responded as follows: -

- *The planners involved decided to class both the house and workshop as one site.*
- *Had spoken with the Law Agent in regards to this issue and the advice received was verbal so it is not on file.*
- *The yellow markings depicting joined areas are not necessary for legal purposes.*
- *Conditions attached to the grant of permission restricted the site to be used as a standard garage.*
- *Bray Town Council needs to be informed of any areas where regulations are not being followed. The Council cannot take action when they are not informed.*
- *Complaints can only be responded to within seven years of the commencement of the unauthorised development. The site has existed for fifteen.*
- *The Law Agent advised that the application was valid.*
- *Pre-planning letters usually go on file at the time of an application being received.*
- *Planning Enforcement is on a completely separate file.*
- *Satisfied that the staff of the Planning Department interpreted the Planning Regulations correctly.*

The members then raised the following points: -

- *Did Bray Town Council attempt to establish the validity of the complaint; in particular the allegation of the premises existing for fifteen years?*

- *Does permission restrict cars to be stored in the garage or can work be carried out on them?*

The Director of Services, Mr Des O'Brien, responded as follows: -

- *Evidence is needed to prove the validity of the complaint though nothing can be done in response to the complaint if the garage has existed for more than seven years.*
- *Enforcement action will take place if evidence is found to support the complaint.*
- *The garage under the new planning permission is to be used for domestic purposes. Not for simply storing cars.*

Mr Geraghty further noted the following points: -

- *Article 19 (2) of Planning Regulations was not followed. Residents are not satisfied with the planners' interpretation of the application.*
- *The residents have not been adequately informed in regards to this matter.*

The Members stated that: -

- *All regulations should be followed, regardless of the planning application meeting minimum legal requirements.*
- *As much information as possible should be given to the public when making or researching a planning application.*
- *Site notices should have been placed on both the site and on the public road where the site is located next to.*

The Cathaoirleach thanked the Deputation for attending the meeting.

2. Confirmation of Minutes of the Special Housing and Planning Meeting dated 1st March 2005

It was proposed by Councillor Bríd Collins and seconded by Councillor John Byrne and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 1st March 2005.

3. To Consider the Housing Progress Report

The members raised the following points: -

- *Disappointed that there was not a written report on the fire in Oldcourt at the meeting.*
- *Is there any response to the provision of central heating in James Everett Park?*

- *What areas will receive central heating after Failte Park? Pockets of areas exist that urgently require central heating.*
- *Is the 8 Million Euros allocated for Fassaroe or all other local authority residential areas?*
- *Illegal dumping is a major problem in Dargle Crescent and Fassaroe. There is also a lack of lighting in these areas.*
- *Has any progress been made on the Emergency Callout Service?*
- *Fairgreen Court has been having difficulty controlling the number of stray dogs entering the estate. The Dog Warden for Wicklow County Council has stated that it is a matter for Bray Town Council. Residents are concerned about whether any action will be taken.*
- *There is slow progress being made on adding extensions to tenants' houses. Will this process speed up in the future?*
- *A lot of containers on Depot Site.*
- *Central Heating is needed for all houses. Wicklow County Council has implemented a plan to cater for this. Will Bray Town Council do the same? Priority should be given to senior citizens.*
- *Syringes have been found with other litter outside a number of houses being developed across the road from the Fire Station. Is there any method to tackle this issue before tenants move in?*
- *Families need security – Finding syringes outside of the houses do not meet that requirement.*
- *When will the position for Traveller's caretaker be advertised?*
- *Concerned about the number of houses in Giltspur Heights whose plasterwork needs repairing. This should not be happening in new homes.*
- *What is the current number of applicants on the Housing List? What number have returned their Housing Assessment forms?*
- *Why encourage house extensions when so few are being done?*
- *Would like to see a list of those on the Housing List to get a general understanding of the make up of those waiting for a house.*
- *Illegal dumping has started again in Deerpark and Ashfield Court. Would the Town Engineer arrange with the Litter Warden for it to be taken away?*

Ms. Triona Irving responded as follows: -

- *In regard to central heating; houses resided in by older tenants would be concentrated on. The members should advise us as to who needs it most. This will be followed by the WolfeTone area.*
- *Council pays 20% of the cost of the heating.*
- *Self-help scheme - a survey is being carried out as some people have installed central heating themselves.*
- *The 8 Million Euros is solely for the refurbishment and the regeneration of Fassaroe.*
- *Applications for extensions to tenants' homes will be included in the next agenda.*
- *Prefer possibility of transferring those requesting an extension into a larger home so as to provide an additional house for another individual/smaller family.*
- *The position for the Caretaker for the Halting Site will be advertised within the coming weeks.*

- *Was not informed of the issue regarding the houses opposite the Fire Depot. Will ask Clerk of Works to investigate this.*
- *Works included on a snag-list for Giltspur Heights are completed.*
- *Whoever owns the dogs will be held responsible for the problems the dogs are causing. The Dog Warden will be informed.*
- *Approximately 535 Housing Assessment Forms have been completed; will give full details at the June Meeting.*

Councillor Brady suggested that a letter be sent to the residents of Fairgreen in relation to the stray dogs. However, Councillor Behan reminded the members that lessons must be learned from the previous generalisation of residential estates in the local authority.

The members then raised the following points: -

- *Major problem with over 500 housing assessment forms not returned.*
- *The forms are quite complex to fill in so allowances must be made for those who did not return them.*

Fire at 75 Oldcourt Drive: -

The Town Engineer reported in relation to the fire at 75 Oldcourt Drive: -

- *On the 23rd March at 12.03 a fire was reported at 75 Oldcourt Drive. The fire brigade arrived at 12.14 pm.*
- *Fire started in sitting room and was not as a result of the electrical system in the house.*
- *The rooms of the house contained many flammable materials and it is assumed that the cause was the same in the sitting room.*
- *The ceiling came down due to the heavy fire load in the sitting room.*
- *The first houses refurbished in Oldcourt have hollow block outer walls. Later houses have cavity walls (two leaves).*
- *The inner leaf of the cavity wall is continuous with the party walls – all houses have a concrete/block party wall.*
- *Smoke entered in the cavity between the inner and outer leaves in the cavity wall to the front.*
- *Both the Town Engineer and Chief Fire Officer reviewed the damage and there will be a full written report in the next week.*

Emergency Callout Service: -

- *There is ongoing discussion on the Emergency Callout system for Bray Town Council.*
- *There is an intention to install a system whereby a person will be available to receive calls from the public detailing any emergency issues that will be passed onto the Council.*
- *It is currently quite difficult to pass word onto an official/staff member but when the complaint is received the response is not wanting.*

A discussion followed whereby the members raised the following points: -

- *If there are gaps in the firebreak then is it really a firebreak?*
- *If two walls are affected is there a risk of a fire?*
- *The ESB boxes are low and close to the ground. Would the fire have affected them?*
- *Town Engineer is quite familiar with the houses in Oldcourt and if work is needed a report should be prepared and we apply to the Department for Funding.*
- *Surprised to see fire fighters breaking the plaster off the wall.*
- *There was no Garda presence to stay until the fire brigade was finished. This was a potential hazard for children in the area.*
- *Would there have been more difficulty if the fire was reported at night?*
- *Several Members witnessed the fire and are quite concerned with the amount of smoke that was leaving the vents.*
- *Do firebreaks extend to the attic of the houses?*
- *Community is very concerned for their safety.*
- *A full investigation should be carried out.*
- *Do many local authority houses contain firebreaks?*
- *A fire safety audit should be carried out.*
- *Carbon Monoxide is a major factor that causes death in houses where a fire occurs.*
- *Fires have become a recurring issue in Oldcourt.*
- *All fire hydrants in the town need to be inspected.*
- *Previous report carried out by Raymond J. Boyle.*
- *Did the recent Housing Survey look at fire safety?*
- *A Fire Safety Audit should be carried out.*
- *A lesson should be learned from this to ensure that there is optimal fire safety in local authority estates.*
- *The Chief Fire Officer does not check local authority houses. It is a responsibility of Wicklow County Council.*
- *Fire hydrants are supposed to be inspected once every year though they are only checked every 2/3 years due to a lack of resources. – This should not be the case.*
- *Few local authority houses have fire alarms. Why is this the case?*
- *Bray never had as few Fire Officers. This has lead to a difficulty in taking charge of areas.*
- *The Chief Fire Officer and his staff are willing to teach residents on fire safety and this should be promoted to all tenants as a lot of fires can be prevented.*

The Town Engineer replied as follows: -

- *A mini pillar usually connects the ESB's power supply from house to house, usually no more than four. There is a join between adjacent ESB boxes.*
- *Oldcourt was refurbished between 1986 and 1992 – When fire safety regulations were only coming into effect.*

- *Oldcourt was one of the first areas in Wicklow to receive cavity barriers. Most traditional buildings don't have cavities however and some older houses may not have party walls in the attic.*
- *Houses adjacent to fire damaged houses were never burned in Oldcourt.*
- *Although smoke was seen leaving adjacent houses the cavity barrier did not melt. This suggests that the smoke was cold, as the plastic liner was not damaged.*
- *Disappointed that the smoke was able to penetrate the barrier.*
- *Fire fighters made sure the cavities were exposed to prevent any additional build up of fire.*
- *It is cheaper to replace a ceiling rather than repair it.*
- *The role of the Gardai is not an issue for Bray Town Council.*
- *The reason for the fire is known.*
- *Oldcourt would be one of the safer areas to live in due to a history of fire not spreading between houses.*
- *Local authority and private homes are not required to apply for a Fire Safety Certificate. A Fire Certificate is only required where fire separation is required between floors (e.g. Apartments).*
- *Any unanswered questions have been noted for future correspondence.*

Councillor Behan proposed that the Council return to this issue at the next meeting and the members agreed to this. The members also wished to thank the Town Clerk, Town Engineer and the Clerk of works for their quick response to the fire in the Oldcourt Estate.

A further discussion took place where the members made the following points: -

Emergency Callout Service: -

- *There is an internal problem about whether action will take place when a person attempts to contact the Council in an emergency situation.*
- *Who makes the judgement on whether it's an emergency?*

The Town Engineer replied as follows: -

- *There is already a difficulty in that there is no formal method of informing Bray Town Council of an emergency.*
- *It must be noted that the Council cannot rush to every incident called in.*
- *The person who will answer the phone will have a specific set of instructions to determine whether immediate action is necessary.*
- *On Saturday there was a problem regarding water pressure. When a Council Supervisor was informed of the difficulty there was no problem in organising the necessary staff to deal with the water burst. However there was difficulty with the matter of the public notifying the Council.*
- *A system for Emergency Calls will be established within the next two weeks, which will be monitored and assessed.*

The members then raised the following points: -

- *Will the calls be taken in a Call Centre environment or within the local authority buildings? Will they be part of the staff culture within the authority?*
- *Will a person take the call or will the caller respond to a recorded message?*
- *The Fire Station could take charge of these calls.*
- *Bray Town Council needs a system for recording calls on weekends.*
- *Will the Unions be satisfied with the new system? Recent issues have resulted in poor relations between the Unions and Bray Town Council.*
- *Members of the Council have become frustrated with the inability to contact Bray Town Council on the weekends.*
- *Thanks to the outdoor staff of Bray Town Council for their response in dealing with the low water pressure that was present in the town over the previous weekend.*
- *Valves had blown in several areas around the town during the weekend. There was no one available to call in order to rectify this issue.*
- *A similar plan was put to the members during a previous meeting. The present plan appears to be ‘watered down’.*
- *People have not been compensated from the burst sewer pipe in Oldcourt.*

The Cathaoirleach informed the members that the Town Engineer would be asked to return to this issue during the next meeting.

4. To Consider Planning Matters

The members raised the following points: -

1.78 Acres

- *1.78 acres on the Southern Cross – glad to hear case is settled but will not rest until there is a shopping centre on this site.*
- *Will Superquinn be interested in developing on the 1.78-acre site?*
- *1.78 acres – would like to know when a tender will be advertised for the site and how much did it cost the Council to settle this matter.*

Fairyhill

- *The members wished to congratulate the residents of Fairyhill for their recent success.*
- *The residents of Fairyhill fought for a simple right. This will have a financial implication on Bray Town Council. Would like the Manager’s input.*
- *The residents shouldn’t have suffered from a clerical error.*
- *Communication was poor between the residents and the Council. Glad that this issue has now been rectified.*

Florentine Centre

- *Seeking an update on the Florentine Centre. Bray lacks retail in the Town Centre.*
- *Members are embarrassed when people enquire on an update on the Florentine Centre. Would like to see a report on the progress of the centre.*
- *Members will not rest until the shopping centre is built.*

Road Signs

- *The Members welcome new road signs throughout Bray.*
- *Could these signs be easily stolen? They appear to only be bolted onto the wall.*
- *Have received complaints that several signs throughout Bray lack the crest for Bray Town Council. Residents feel they are being discriminated against.*

Town Development

- *It was intended that the surface of the Quinsborough Road would be finished by Easter though this has not happened. Would like an update from the Town Engineer.*
- *The list of enforcement letters and warning letters was a good idea.*
- *The streetscape in Bray is dreadful – perhaps the worst in the country. The Royal Hotel resembles a six-story building.*
- *The Main Street is in great need of refurbishment.*
- *There are no funds to protect buildings or refurbish them.*
- *Is there a lack of foresight in Bray?*
- *‘Balanced’ development should be a priority.*

Councillor O’Brien welcomed the recent decision by the courts and proposed that a letter of apology be issued from the Council to the people involved. Councillor Behan seconded this.

- ***Planning Register Reference 05/28*** – *Councillor O’Brien raised this application - the 4-storey development on the Main Street. The proposed development exceeds what is allowed at present. The 3rd and 4th floors should be stepped back.*
- ***Planning Register Reference 05/06*** – *Councillor Grant raised this application - 5 and 6 Sidmonton Road have been refused several times as the area is quite narrow as it stands and the site meets Sidmonton Road. The Members supported this and hope that Bray Town Council remains consistent in refusing applications for this site.*
- ***Planning Register Reference 05/04*** - *Councillor Ferris stated that a new application was submitted and this was a more modest proposal. The views of the residents must be taken into account.*

Parochial Hall

- *Parochial Hall being deemed a protected structure has caused a lot of concern.*
- *There are good grounds to reject the proposal.*
- *This has brought a financial burden to the Parish.*
- *Received a letter from the Church of Ireland. Saddened to see that local heritage is not supported by the Government. Protected structures may be lost if no finance is available to the parish in the long term.*
- *The cost of upgrading works on Christchurch would have been cheaper if it was not a protected structure.*
- *Heritage would be lost if the Church of Ireland were forced to sell its assets.*
- *Tourism will be affected by the loss of these assets. St Paul's Church is an example to us all.*
- *Inside condition of Parochial Hall is very poor. It should not be listed.*
- *Upset St. Peter's Church cannot be developed, as it is a protected structure.*

The Cathaoirleach informed the members that discussing the issue of the Parochial Hall is a waste of time. This is not part of the Draft Development Plan and will come before the members again.

The Director of Services responded as follows: -

- *The cost for the settlement of the two claims is under 400,000 Euro.*
- *Have to check if any of the people who previously tendered have any preconceived / legitimate expectations on the site.*
- *An independent assessment panel will check out this and will report to the Council.*

The Director of Services informed the members that the issue regarding the Parochial Hall would be returned to in six weeks time. Councillor Behan requested that the members see the objectives of the policy in relation to the 1.78 acres, which was set in the Draft Development Plan.

Ms. Clodagh Holmes then informed the members that the bolted signs in Bray cannot be removed. The Bray Town Council crest is also only present on the signs put on regional roads and critical locations. There was a cost implication involved for placing the signs with the crest in other areas.

Councillor Brady noted that the surface works on the Quinsborough Road would be completed by early May.

Policy for Seafront and Heavy Duty Goods Collection: -

The Cathaoirleach proposed that the discussion on the use of the Seafront and on the Heavy Duty goods collection, recommended by the Municipal Policy Committee, be postponed until the following meeting, and that the meeting be extended to 10:30pm or 11.00pm. The members agreed to defer the above discussion and finish the meeting at 10.00pm, whilst agreeing that the Monthly Meeting starts earlier on the following week.

5. *To consider the Manager’s Report under Section 12 (8) of the Planning and Development Act 2000*

Ms. Clodagh Holmes presented the report to the members and the following adjustments were made: -

CHAPTER 2: OVERALL STRATEGY

AMENDMENT NO.1 – 2.1.2 STRATEGIC POLICY OBJECTIVES

2.1.2 Strategic Policy Objectives

The members agreed to defer this amendment.

AMENDMENT NO.2: - EMPLOYMENT

‘2.2.4 Employment’ is amended as follows:

7.3% of people in the labour force are unemployed. This compares with an overall unemployment rate of 8.8% for the State (these figures are based on ‘the principle economic status category’ method of calculation).

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT NO.3: – 2.3.2 REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA, 2004-2016

2.3.2 Regional Planning Guidelines, Greater Dublin Area, 2004-2016

It is a policy of the Council to facilitate the implementation of the ‘Regional Planning Guidelines, Greater Dublin Area, 2004-2016.

The core principles for the sustainable development of the GDA, as established in the NSS, are incorporated in the ‘Regional Planning Guidelines, Greater Dublin Area, 2004-2016’. These guidelines provide a long-term strategic planning framework for the development of the Greater Dublin Area. Under these Guidelines, the strategic vision for the future development of the GDA is used as a primary starting point:

“The City-Region is to excel as an international competitor where all areas located within the Greater Dublin Area Collectively contribute to its success and in turn draw their individual strengths from the City-Region.”

The settlement strategy for the Greater Dublin Area includes a strategy for the Metropolitan area, in which Bray is located, and the Hinterland area. As outlined in the Guidelines “development within the Metropolitan Area will be consolidated, with a much-enhanced multi-modal transport system. Outside Dublin City Centre, towns will be consolidated with an increase in overall residential development densities particularly in proximity to public transport corridors.”

Under the Guidelines Bray is designated a ‘Metropolitan Consolidation Town’, which will be a main growth area within the Metropolitan Area. The Guidelines advise that these towns should be developed to a relatively large scale as part of the strategy for the Metropolitan Area involving its consolidation. Table 2.4 indicates the size of catchments for services and employment appropriate to Metropolitan Consolidation Towns, such as Bray.

Table 2.4: Settlement Hierarchy for Metropolitan Consolidation Towns (RPG, 2004)

Population Range	Accessibility	Typical distance from higher-level settlement	Economic Function
40,000 to 100,000	Quality Bus Corridors/ Rail/ Major radial routes	Close to City Centre	Main attractor for major investment. Strong international marketing.

Under the Guidelines, Greystones has been designated a ‘Large Growth Town’. Due to the strong inter-urban relationship and dynamism that exists between the towns of Bray and Greystones, they constitute a ‘Primary Dynamic Cluster’. The longer-term goal of the Guidelines is that the cluster should build in a mutually dependent way, so that the amenities and economies of the whole cluster are greater than the sum of the parts.

In summary, the development approach put forth in the Guidelines, as relevant to Bray, is one, which calls for an increase in overall residential densities with a high priority on the creation of elegant and exciting urban places. The approach also includes the location of quality employment, residential developments and amenities in proximity to each other in order to reduce the need to travel and the dependence on private transport. The guidelines emphasise the need to provide adequate transportation and services infrastructure; social, community and cultural facilities; and to ensure the preservation and protection of the environment and its amenities, including the archaeological, architectural and natural heritage.

NOTE: Reference throughout the Draft Plan to the ‘Strategic Planning Guidelines for the Greater Dublin Area’ is to be replaced with reference to the ‘Regional Planning Guidelines, Greater Dublin Area, 2004-2016’.

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT NO. 4 – 2.3.4 SUSTAINABLE DEVELOPMENT

2.3.4 Sustainable Development

It is important to note that all planning and development is obliged to conform to principles of sustainable development, as outlined in documents such as ‘Sustainable Development: A Strategy for Ireland’ (DoE, 1997) and ‘Making Ireland’s Development Sustainable’ (DoELG, 2002). Sustainable development has been defined as development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. In essence, it is about present and future generations all over the world being afforded the opportunity to enjoy economic prosperity, social progress and a high quality environment. Sustainable development must encompass economic and social development, along with environmental protection, in an integrated manner and on the basis that it is a process in which these three objectives are addressed on an equal footing and are mutually reinforcing. Citizen participation is a key factor in the achievement of these goals. In applying these principles, the quality of life of present and future generations can be improved by:

- keeping the economy competitive in a rapidly changing world;
- providing a strong basis for further economic prosperity;
- pursuing greater eco-efficiency;
- bringing about a fairer and more inclusive Ireland;
- promoting and securing a high quality environment;
- Contributing to sustainable development at the global level.

These measures must be embedded in strategic land use and social, economic and environmental development policies.

From the point of view of strategic spatial planning, sustainable development will, among other things mean:

- Maximising access to and encouraging the use of public transport, cycling and walking.
- Developing sustainable urban and rural settlement patterns and communities to reduce distance from employment, services and leisure facilities and to make better use of existing and future investments in public services, including public transport.
- Promoting cost-effective provision of public services like roads, drainage, waste management facilities, lighting, public amenities and schools.
- Contributing to the evolution of socially integrated communities in both urban and rural areas.
- Minimising the consumption of non-renewable resources like soils, groundwater and agricultural land.
- Avoiding adverse impacts on environmental features such as landscapes, habitats and protected species, river catchments, the maritime environment and cultural heritage.
- Ensuring that construction design is of a high quality and appropriate to the scale and context of its surroundings.

The above amendment was included in the Bray Development Plan 2005 – 2011.

CHAPTER 3: HOUSING

AMENDMENT NO.5 – 3.4.2 INTEGRATED FRAMEWORK PLAN FOR LAND USE AND TRANSPORTATION

3.4.2 INTEGRATED FRAMEWORK PLAN FOR LAND USE AND TRANSPORTATION

It is the policy of the Council to prepare and implement an Integrated Framework Plan for Land Use and Transportation (IFPLUT) for Bray and its environs, in conjunction with Wicklow County Council and Dun Laoghaire-Rathdown County Council.

The Integrated Framework Plan for Land Use and Transportation (IFPLUT) will provide for the integrated, strategic and holistic development of the area of Bray Town Council and its environs. The Plan will have regard to the existing and future patterns and scales of development of the area in terms of local transport, housing, employment uses, retail and other land use requirements. It is envisaged that it will provide a strategy to accommodate a large proportion of the future housing needs of the town up to 2011 and beyond.

The existing boundaries of the administrative area of Bray Town Council will be reviewed with a view to extending them to include areas of the environs of the town which are currently located within the jurisdictions of the adjoining local authorities. . It is a particular objective of this plan that the town boundary is extended to include the entire area of the Southern Cross.

An emphasis will be placed on achieving a joined-up and co-ordinated approach between the three relevant planning authorities such that the Bray Environs Area may in future be perceived as a single entity.

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT NO.6 – 3.4.6.1 ACCOMMODATION OF THE TRAVELLING COMMUNITY

3.4.6.1 Accommodation of the Travelling Community

It is the policy of the Council to provide an adequate amount of suitable accommodation for Bray's Travelling Community through the implementation of the 'Wicklow County Council/Bray Urban District Council Traveller Accommodation Programme: 2000-2004', or as subsequently amended.

The Council will ensure that one in every sixteen local authority houses are provided for a member of the Travelling Community. In addition, it is proposed to redevelop and refurbish the existing 5 bay Silverbridge Halting site with a view to improving the living accommodation and facilities on site.

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT NO.7 – 3.4.6.3 ACCOMMODATION OF PEOPLE WITH DISABILITIES

3.4.6.3 Accommodation of People with Disabilities

It is the policy of the Council to facilitate the provision of suitable accommodation for people with disabilities.

People with disabilities include people with physical/mobility disabilities, people who are blind or visually impaired, people who are deaf or hearing impaired, and people with learning disabilities. It is estimated that one in ten of the population have a disability.

The Council recognises the needs of the disabled, and provision for people with disabilities is generally made in new social housing developments for a number of adapted dwelling units which are designed to cater for these households. In addition, Wicklow County Council currently administers a Disabled Persons Grant Scheme to assist homeowners and to enable any necessary/reasonable adaptations to a house, to accommodate the specific needs of a disabled resident. In addition, there is also a Disabled Persons (New House) Grant by which a grant can be paid to the homeowner by the Local Authority.

It is the policy of the Council that a certain percentage of social and affordable housing provision through Part V shall be set aside for people with mental, physical and intellectual disability, in particular to lands that may come available adjacent to disability services.

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT NO.8 – 3.5.5 PROTECTING CIVIC, COMMUNITY & EDUCATIONAL LANDS

It is the policy of the Council to retain D type zoned land that is reserved for civic, community and educational uses and to retain these institutions and the open character of their lands.

Bray contains a number of sites that are reserved for civic, community and educational uses and which are located on open lands. Due to the lack of residential accommodation in Bray, these sites have come under increased pressure to transfer portions of land for housing purposes. In light of the projected population increase of the town, the Council considers that the majority of D type zoned land must be maintained and preserved in order to ensure that a sufficient amount of civic, community and educational services are available to meet future demand for these services.

In circumstances where an existing institution wishes to terminate, reduce or relocate its activities, the Council will endeavour to reserve the use of the lands for other institutional uses.

The above amendment was included in the Bray Development Plan 2005 – 2011.

The recommendation contained in the Managers Report of March 2005 was not carried.

CHAPTER 4: RETAIL AND TOWN CENTRE

AMENDMENT NO. 9:- '4.4.10 Local Convenience Shops' is amended as follows:

4.4.10 LOCAL CONVENIENCE SHOPS

It is the policy of the Council to facilitate the provision of small local convenience shops and other suitable locally based service outlets in appropriate residential areas, providing that the relevant criteria are satisfied.

Local convenience shops and service outlets play a vital economic and social role in communities and are important for essential day to day needs, with their accessibility to the less mobile sectors of the community of particular importance.

Local convenience shops will only be permitted in locations where:

- there is no significant damage to residential amenity;
- increased traffic, pedestrian and cycle flows can be accommodated, with particular priority being given to pedestrian movement for areas within its walking catchment; and
- it can be demonstrated that there is a deficiency of retail provision in the area.

The above amendment was included in the Bray Development Plan 2005 – 2011.

AMENDMENT 10 – 4.4.11 RETAIL WAREHOUSES

The members agreed to defer this amendment until the next meeting.

This concluded the Special Housing and planning meeting.

Signed:

Cathaoirleach

Signed:

Town Clerk

Dated:
