

**MINUTES OF SPECIAL MEETING OF GREYSTONES TOWN COUNCIL  
HELD, IN COMMITTEE, IN THE COUNCIL CHAMBER, GREYSTONES  
ON TUESDAY 13<sup>TH</sup> AUGUST 2013 AT 6.30 P.M.**

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**Present:** Councillor S. Stokes, Mayor,  
Councillors T. Fortune, G. Jones, K. Kelleher, C. Maloney,  
G. McLoughlin & J. O'Sullivan

**Also Present:** Mr. J. Lane, Greystones Town Manager  
Ms. K. Coughlan, Greystones Town Council  
Mr. S. Quirke, DOS, Wicklow County Council  
Mr. JP Sisk, Sisk  
Mr. P. Keogh, Sisk  
Mr. B. Sheehy, Sisk

**Apologies from:** Councillors D. Mitchell & B. Norman

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The Mayor, Councillor S. Stokes, welcomed Mr. JP Sisk, Mr. Paraic Keogh and Mr. Brendan Sheehy from Sisk and Mr. Sean Quirke, Director of Special Projects with Wicklow County Council to the meeting.

Mr. P. Keogh spoke about recent developments at the harbour including the appointment of B J Marine to operate the marina, removal of hoardings and rubbish, provision of new fencing and weeding and re-seeding of the site. He stated that these works would continue as well as removing the fencing off the top of the wall.

Mr. Keogh stated that it was looking likely that the Primary Care Centre would not be going ahead at the harbour, although they had not yet received a final decision on that from Meret.Healthcare. He stated that if Meret Healthcare were not proceeding with the Primary Care Centre, Sisk would draw up interim proposals for that site in the coming weeks.

Mr. Keogh stated that if the property market continued to improve, and if development finance was available, the first phase of the residential mix development could commence in mid 2014.

In relation to opening up the northern breakwater to the public, Mr. Keogh stated that it was important not to bring the public through the development area and that consideration was being given to providing access from the north beach area and providing appropriate signage.

Mr. Keogh stated that Sisk had met with a representative from 'Thinking Place' at the request of the Greystones Strategy Steering Committee and that they were happy to work with them in whatever ways possible.

Mr. JP Sisk stated that, like the Councillors, they were very disappointed that the Primary Care Centre was now unlikely to go ahead. He stated that this was a self-funding block and while they were still awaiting a final decision from Meret Healthcare, he did not think it was likely to proceed.

Mr. P. Keogh stated that the first phase of development would probably consist of retail units at ground level with residential units over, as outlined in the original plans for the harbour.

All the members expressed disappointment that the Primary Care Centre was not likely to go ahead and agreed that such a facility was vital for the town. While they were very positive about the marina and its operators they all agreed that better communication was needed between Sisk and the public and that a firm programme of works should be made available, to keep everyone informed. They welcomed the announcement that building works looked likely to start in mid 2014 and they spoke about the need for a good mix of residential development and the need to use marine friendly materials in all buildings.

Members asked that hoardings and fencing be removed, the Cliff Walk end of the site be tidied up, the site be landscaped and the northern breakwater be opened up to the public as soon as possible. They spoke about the need to facilitate local commercial fishermen and asked that consideration be given to allocating moorings in the old harbour to previous legitimate mooring holders. They urged caution in relation to the erection of plaques at the harbour and they expressed the need to have some sort of controlled access to any open spaces in order to prevent illegal encampments. They also asked that Sisk consider providing public toilet facilities at the harbour in conjunction with Wicklow County Council.

In relation to rumoured new investors for the project, members enquired who these were, why it was necessary to bring in new investors, if the parties to the original contract would change, if the bonding of the project would be affected, if this would cause further delays, if the development would be completed exactly as originally planned and approved by An Bord Pleanála and who would be responsible for coastal protection and harbour maintenance.

Mr. JP Sisk stated that they were considering all options in relation to the future development of the site. He stated that they had carried out some market research and had received positive feedback on the scheme as is included in the original plans, as they included a good mix of housing choices. He stated that Sisk had completed the works to date despite some very difficult times and that they were fully committed to deliver the development. He stated that they intended to improve on communication with the public.

Mr. P. Keogh informed the meeting that Sisk had discussions with other parties for the purpose of their market research. However while it was premature to discuss it at this stage, it was an option available to them in the future. He informed the members that the downturn in the economy was unfortunate as was the current situation relating to the Primary Care Centre. He stated that Sisk hoped to put a plan in place to commence building works on the residential element of the development in mid 2014 if the market continued to improve and development finance was available. He stated that as soon as they got confirmation in relation to the Primary Care Centre they could have discussion on options for the green space. He pointed out that some local fishermen will be catered for with landing facilities and that consideration was being given to providing some mooring facilities to previous mooring holders.

Mr. S. Quirke, Director of Services, informed the members that the 'Revenue Share' conditions included in the harbour contract were no barrier to development. He pointed

out that the new harbour was open to all to use and that it might not be best practice to block up the harbour with moorings and prevent movement in and out of it. He stated that this was a sensitive issue and whatever was decided on would have to work for all. He also felt that the automatic toilet at the La Touche Road car park was under utilised and that perhaps consideration could be given to having it moved to the harbour.

Mr. B. Sheehy stated that the wall at the public slipway was there to protect against flooding in severe weather conditions and was only statutory handrail height.

Mr. JP Sisk stated that Meret Healthcare operated Primary Care Centres under license from the Health Service Executive but needed to attract funding from other sources and Mr. P. Keogh stated that the license could be revoked if the company did not meet the HSE criteria.

Mr. P. Keogh informed the members that Sispar had responsibility for maintaining the harbour and that a harbour master had been appointed as an interim measure until such time as marina operators were appointed. He stated that it had always been the intention that the marina operator would provide that service and he had no doubt that BJ Marine would do a good job when they took it over at the end of the month. He stated that Sisk and the County Council appreciated that the harbour master had done a great job.

In conclusion the Sisk representatives agreed to revert to the Town Council in the coming weeks to update them on progress.

The Mayor, Councillor S. Stokes, thanked Sisk and Mr. S. Quirke for attending the meeting.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

SIGNED:\_\_\_\_\_MAYOR

CERTIFIED:\_\_\_\_\_A/TOWN CLERK

DATED THIS                      DAY OF                      2013.