



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001 (as amended)

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Dublin City Council proposes to construct coastal flood defence measures along the Sandymount promenade between Gilford Avenue (to the north) and St. Alban's Park (to the south).

Planning Reference: 4235/17

The works consist primarily of the following:

- raising the existing sea wall by up to 360 mm (which is a protected structure - ref no. 7861) located at the back of footpath (on Strand Road) from south of the Martello Tower (Protected Structure - Ref. No. 7860) to the northern tip of the existing promenade;
- construction of a reinforced concrete wall (70 m in length and 800 mm in height) around the sea side of the Martello Tower;
- installation of flood defence barriers within 11 pedestrian and vehicular entrances along the entire length of the promenade;
- repair and refurbishment work to the existing sea wall where required.

Attached to this report is a site location illustrating the proposed development.

Zoning:

The site is zoned Z9 in the Dublin City Development Plan 2016-2022 which is, *'To preserve, provide and improve recreational amenity and open space and green networks'*.

The Sea wall is a Protected Structure and is included in the Record of Protected Structures (Ref. No.7861) as is the Sandymount Martello Tower (Ref.7860)

The Martello Tower is also listed on the Record of Monuments and Places (RMP) having ref. No. DU019-018.

Site Description:

The area consists primarily of the sea front along Sandymount Promenade, stretching from the Strand Road between Gilford Avenue and St. Alban's Park Sandymount.

Description of Proposed Development:

This is a Part 8 to construct coastal flood defence measures along the Sandymount promenade between Gilford Avenue (to the north) and St. Alban's Park (to the south). The works consist primarily of the following:

- Raising the existing sea wall by up to 360 mm (which is a protected structure - ref no. 7861) located at the back of footpath (on Strand Road) from south of the Martello Tower (Protected Structure - Ref. No. 7860) to the northern tip of the existing promenade;
- Construction of a reinforced concrete wall (70 m in length and 800 mm in height) around the sea side of the Martello Tower;
- Installation of flood defence barriers within 11 pedestrian and vehicular entrances along the entire length of the promenade;
- Repair and refurbishment work to the existing sea wall where required.

Site Planning History

Planning Ref: 0156/12: EXPP for Maintenance works to repair moisture penetration at the Martello Tower Strand Road

Planning Ref: 136/12: EXPP. Protected Structure: Conservation Works and Re-pointing, Refuse Exemption Certificate.

Planning Ref: 1210/06: Part 8 Application at Merrion Gates to construct flood defences at Merrion Gates, Strand Road, Sandymount, Dublin 4. The proposal is to provide a new flood defence by raising ground levels in the form of new access ramp, combined with a new wall and rock structure on the seaward side of the new ramp to dissipate the wave energy that could occur at the location of the gap. The ramp would have 1 in 12 slopes and a 2.5 metre wide crest at a level of 3.7 ODM.

Planning Ref: 0009/98: Split decision for alterations to existing buildings, previously used for shop and flat, including introduction into existing restaurant (already authorised by permission no. 257/91) of brew area for brewing of beer for consumption exclusively on the premises and retention of extensions to the existing basement areas to accommodate toilets and stores, at number 133A Martello Tower, Strand Road.

Planning Ref: 1925/96: Planning permission refused on appeal PL29S.100962 for Retention of random stone finish to west and north faces of existing annexe to Martello Tower. Permission is also sought for a new entrance door on the north face of the annexe.

Planning Ref: 2145/93: Planning permission granted on appeal ABP Ref. 29S093040 for revisions to approved plans to incorporate alterations to revised front and rear elevations and car parking layout at Martello Tower and Annexe, number 133A Strand Road

Planning Ref:0257/91: Permission granted on appeal PL29S86332 for demolition of existing annex building containing shop and flat; provision of new restaurant development in existing Martello Tower; erection of new annex building and provision of new public carpark on adjacent promenade.

The South East Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 11th September 2017.

In addition, the South East Area Committee were notified on Monday 12th February 2018 of the intention to submit the proposal to the March City Council meeting. The South East Area Committee were informed of the submissions/observations received and responses to each submission /observation. Prior to the meeting, the South East Area Committee were issued a copy of the planners report for their information.

Submissions/Observations:

Two number observations were received as checked on the APAS System on the 10th of January

An observation was received from Sandymount & Merrion Residents Association which contained the following;

- The problem with Sandymount is not caused by the sea but by overloaded combined drains which are unable to cope with additional surface water from heavy rainfall. The surface water outlets on the beach need to be kept clear of. Drainage problem should be given priority.
- Waves do not overlap the wall between the promenade and road or reach it. Water can flow through gaps.
- They question purpose of constructing a concrete moat wall round the sea side of the Martello tower. A reinforced concrete wall 800mm (2 feet 7.5 inches) would be ugly, intrusive and out of keeping with the character of the granite tower and seawall/seafront proposals.
- A granite plinth with railings on top , similar to that surrounding Sandymount Green would be sufficient to proven surface water from any sources
- Alternatively the wall should be constructed of Wicklow Granite
- The Residents Association agree that some form of Defence barriers are required in openings made in the sea wall for car parks. Only in very extreme circumstances is sea water likely to overtop onto the promenade and run on the hard surfaces out through the openings. The height of the defence mechanism/gates can be adjusted.
- Application refers to Phase 1, what are the other phases, and what alternative solutions have been considered?

An observation was received on behalf of Michael Doyle, owner of the Martello Tower on Strand Road (133a Strand Road, Sandymount)

Observation refers to the construction of a reinforced concrete wall (70m in lengths and 800mm in height) around the sea side of the Martello Tower. The Architectural Heritage Assessment included some detail on the proposed works, which include removal of the existing granite rubble retaining wall defining the sunken grassed area to the seaward side of the Martello. The proposal is to replace this with an R.C retaining wall from

the lower grasses level at the Martello up to the grass level of the park and to construct from this park grass level a wall of 750- 800mm height on the retaining wall. The concrete wall will be faced in Dublin calp rubble stone. It is proposed to reinstate the existing mild steel fence on top of the new wall at the 4.2 ODM level. They request that in designing the retaining wall, consideration be given to ensuring an appropriate depth (to firm bearing) for the foundation of the retaining wall and to ensure no undermining or displacement of the wall under flood conditions. The submission also requests that during the detailed design phase that the owner be made aware of any design solution involving the Martello tower.

Response to Submissions/Observations:

Submission from the Sandymount & Merrion Roads Residents Association:

In response to the above Dublin City Council Environment and Transportation Department, Regional Projects & Flood Advisory Office who is the proposing department has responded to the following observations'.

Point 1 – The issue in relation to the combined drains is a matter for Irish Water and does not form part of this scheme. Maintaining the surface water pipes which outfall onto the beach does not form part of this scheme. Dublin City Council, Surface Water Maintenance Section have confirmed that the surface water gullies are maintained regularly along the Strand Road. Sea water can overtop the sea wall between the promenade and carriageway during coastal flood events.

Point 2: A reinforced concrete wall needs to be constructed around the seaside of the Martello Tower so as to provide a flood defence height of 4.2 Malin Head. The required flood defence level of 4.2 m Malin Head was provided as an output of the Dublin Coastal Flooding Protection Project. The reinforced concrete wall shall be clad with similar stone (Dublin calp rubble stone) to the existing sea wall.

- (i) The granite plinth with railing on top similar to that surrounding Sandymount Green would not provide the required flood defence height.
- (i) A reinforced concrete wall clad with Wicklow granite would be much more expensive and different from the existing promenade wall. The rear of the Martello Tower, where this new dwarf wall is proposed has been extended in material different from the Martello Tower.

Point 3: It is necessary to raise the existing sea wall by up to 360mm from 20m north of Gilford Avenue to 30m south of Martello Tower so as to provide a flood defence height of 4.2 Malin Head. The remaining sea wall which continues to the southern end of the promenade does not require raising as it is at or above the required flood defence height.

Point 4: The Part 8 related to Sandymount Coastal Flood Defence Scheme Phase 1 however there is also Phase 2. Phase 2 relates to coastal flood defence works along the existing seawall between Gilford Avenue and Seafort Avenue. Phase 2 is currently at preliminary design stage with coastal flood defence options being reviewed. It is anticipated that an extensive EIA will have to be carried out due to Dublin Bay being a SAC. This phase of works is at least 3 years from completion.

Submission from Mr. Michael Doyle:

In response to the above Dublin City Council Environment and Transportation Department, Regional Projects & Flood Advisory Office who is the proposing department has responded to the following observations'.

In relation to the above submitted, Mr. Doyle will be consulted with in relation to the design of the reinforced concrete wall which is proposed to be constructed around the sea side of the Martello Tower. A meeting has been scheduled with Mr. Doyle for Wednesday the 17th of January 2018 to discuss the proposed reinforced concrete wall.

Referrals:

A submission was received from the Department of Culture, Heritage and the Gaeltacht on the 2nd of January 2018. Below is a summary only.

The NPWS note that the flood works mainly involve raising the height of the existing sea wall behind the footpath on Strand Road, between Gilford Avenue and St. Alban's Park to a maximum of 360mm above its current height. They note that as the edge of the foreshore at Sandymount forms the boundary with two Natura 2000 sites, The South Dublin SAC and the South Dublin Bay Tolka Estuary Special Protection Area, the proposed works will therefore in the main be taking place more than 20m from the boundaries of these sites. The letter goes on to say that the Department welcomes DCC's Proposals to appoint a project ecologist for the proposed works, and the Contractors proposed construction programme will be agreed with DCC, the Project Ecologist and the NPWS. The Department also welcomes that it is intended the project ecologist will monitor the proposed works and liaise with the NPWS, and that he/she will prepare a report for the NPWS at the end of construction works. The Department has little or no concern that the water birds for which the South Dublin Bay Tolka Estuary SPA is designated will be disturbed by the proposed works as it suggests might be the case in the Part 98. As the birds occurring in this area are totally accustomed to traffic noise and movement along Sandymount Strand and to pedestrian usage of both the road and promenade. The NPWS does not consider the proposed works will significantly disturb birds within the SPA, and the department is open to these works being carried out at any time of the calendar year. The NPWS is concerned the timing of any clearance of shrubs or trees on the outside of the seawall necessitated by the proposed flood defence works. The NPWS refer to the report lodged as part of the Part 8, but considered that there is a high probability that active bird nest as will be present in along the Strand Road in the Spring - Summer period and that it would be an offence under the Wildlife Acts (1976 to 2000) to interfere with any such nests without a licence.

The Department strongly recommends therefore that it be a condition of the granting of the Part 8 that any necessary clearance of vegetation, including trees, along the Strand Road to facilitate these works should be carried out outside of period between the 1st of March and the 31st of August. Reason: To prevent the destruction of the nests, eggs or nestlings of breeding birds.

Interdepartmental Reports:

Roads Department: Report Received 11/01/18. No objections subject to conditions.

This division has no objection to the proposed development subject to the following condition;

1. Details of the materials proposed in public areas should be in accordance with the document *Construction Standards for Roads and Street Works in Dublin City Council* and agreed in detail with the Road Maintenance Division.

Conservation Department: Report Received 17/01/18. Grant of Permission subject to conditions.

1. A suitably qualified conservation architect shall be employed to specify, manage, monitor, review, record and implement the works on site and to ensure adequate protection is provided of the historic fabric during the works.
2. All existing sand cement mortar to the existing joints in the sea wall shall be raked out and repointed in a lime mortar by an experienced stonemason in accordance with specifications provided by the conservation architect, all in accordance with best conservation practice. An exemplar sample of re-pointed and extended walling, including replacement stones to match existing and repointing, shall be provided for agreement in writing with the conservation officer.
3. Detailed existing and proposed drawings (plans, sections, elevations) and record photographs are required of each side of the sea wall and each of the gaps in which the Type 1 and Type 2 flood defence measures are to be installed. The heights of all posts associated with the proposed flood defence barriers to be indicated.
4. The applicant shall clarify whether any additional ties are required between the top of the existing wall and the new stonework required to extend the height of the wall.

Parks & Landscape Department: Report Dated 12/01/18. The following conditions are advised for this application:

Development shall not commence until the following is submitted to and agreed in writing by the Planning Authority and implemented to the satisfaction of the City Parks Superintendent

The landscape plan shall also include the following:

1. Detail on the integration of the cycle route along Sandymount Promenade (proposed);
2. Detail on the impact on future works for the Sandymount Promenade/Sean Moore e.g. new playground, Café;
3. Extent and type of Visual Screening along the Promenade;
4. Agree detail on public access to the promenade and beach during the works;
5. Agree details on the protection of birdlife and coastal habitats;
6. Agreement on proposed location, duration and extent of site compound;
7. Details of reinstatement of works post implementation of the scheme;
8. Detail drawing in regard to the proposed wall in the vicinity of the Martello Tower and long term impact of public access to the promenade;
9. All trees & vegetation shown to be retained on the site and adjacent to the site, shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier. (The tree protection measures shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division).

Development Plan Policy:

Policy SI8: To mitigate against the effects of Floods and droughts subject to environmental assessments.

Policy SI9: To assist the Office of Public Works in developing catchment-bases Flood Risk Management Plans for rivers, coastlines and estuaries in the Dublin City area and have regard to their provisions/recommendations

Policy SI10: To have regard to the Guidelines for Planning Authorities on the planning System and Flood Risk Management, and Technical Appendices, November 2009, published by the Department of the Environment, Community, and Local Government as may be revised/updated when assessing planning applications and in the preparation of plans both statutory and non-statutory.

Policy SI11: To put in place adequate measures to protect the integrity of the existing Flood Defence Infrastructure in Dublin City Council's ownership and identified in the Strategic Flood Risk Assessment and to ensure that the new developments do not have the effect of reducing the effectiveness or integrity of any existing or new flood defence infrastructure and that flood defence infrastructure has regard also to nature conservation, open space and amenity issues

Policy SI12: To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Dublin City Development Plan.

Policy SI14: To protect the Dublin City coastline from flooding as far as reasonably practicable, by implementing the recommendations of the Dublin Coastal Flood Protection Project and the Dublin Safer Project.

Policy SI15: To minimise the risk of pluvial (intense rainfall) flooding in the city as far as is reasonably practicable and not to allow any development which would increase this risk.

Policy SI16: To minimise the flood risk in Dublin City from all other sources of flooding, including fluvial, reservoirs and dams and the piped water system.

Policy SI17: To require an environmental assessment of all proposed flood protection or flood alleviation works.

Planning Assessment/Detailed Description of Works:

This is a part 8 application for flood defence works along the existing promenade between Gilford Avenue (to the north) and St. Alban's Park (to the house) The works consist primarily of raising the existing sea wall located at the back of the footpath (on Strand Road) from the Martello Tower to the northern tip of the promenade , installation of flood gates within the 12 pedestrian and vehicular entrances along the entire length of the promenade and repair work to the existing wall where required.

As part of this Part 8 application a report was prepared by the Dublin Regional Projects and Flood Advisory Office. In this report they outline the background to the flood defence works. An Architectural Heritage Assessment was also submitted from Lotts Architecture and Urbanism Ltd.

In 2003 Royal Haskoning was appointed as service provider on the Dublin Coastal Flooding Protection Project. This Dublin Coastal Flooding Protection project (DCFPP) was initiated in direct response to the extreme tide and flood event on the 1st of February 2002, which was

the highest on record. The DCFPP project is primarily aimed at addressing the risk from tidal flooding around the coastline and within the tidal reaches of the rivers. The project area encompasses:

- The coastline from the Martello Tower to the North of Portmarnock, to the east pier at Howth Harbour.
- The coastline from the Martello Tower on the sought side of Howth Head to the Dublin City boundary at Merrion, including the Bull Island and the Dublin Port area.

The main objectives of the project are as follows:

- Undertake a strategic examination of the risk to Dublin from coastal flooding
- Identify appropriate strategies and policies to combat and manage the risk
- Identify short term urgent works on experience gained from 2002 event
- Identify medium to long term options to reduce and/or manage the risk
- Learn from the past

The Sandymount Coastal flood Defence Scheme currently consists of two phases, Phase 1 relates to the back of the footpath wall along the existing promenade from Gilford Avenue to St. Alban's Park. Phase 2 relates to the seawall between Gilford Avenue and Seafort Avenue.

The required flood defence level of 4.2 Malin Head has been provided as an output of the Dublin Coastal Flooding Protection Project. The defence level corresponds to the modelled 1: 200 year combined event taking account of climate change modelling and freeboard (safety margin).

Phase 1 which is the subject of this current Part 8 consists of raising the existing wall located at the back of the footpath by up to 360mm and the installation of flood gates in the vehicular and pedestrian accesses along the entire promenade. As part of the works it may involve reducing some of the pedestrian and vehicular accesses.

Part 2 of the Flood works is currently at the preliminary design stage, and it is expected that extensive Environmental impact Assessment will have to be carried out due to Dublin Bay being labelled as a Special Area of Conservation. This will take approximately 3-4 years to complete.

It is noted from the report that Flood defences have already been constructed opposite Marine Drive and beside Merrion Gates.

The proposed flood defence works will include:

- The extension (i.e. raising) of existing back of footpath wall by up to approximately 360mm. Similar stone to existing wall will be used for the raising of the wall.
- Repair and refurbishment of existing back of footpath wall to match existing.
- Provision and installation of 11 number flood defence barriers.
- Construction of 70m of new reinforced concrete wall 800mm high around the sea side of the Martello Tower.
- Erection of site compound on promenade.
- Removal of existing shrubbery and replace where required.

- Closure of section of the existing footpath.
- Access to be maintained to the promenade.
- Reconstruction of promenade and footpath (where required) to existing standard.
- Environmental Issues.

The report from the Dublin City Council Regional Projects & Flood Advisory Office sets out the main environmental issues and mitigation measures that are recommended for the proposed planning scheme.

a) Biodiversity, Flora and Fauna

The proposed works are located in the vicinity of two European Sites designated for nature conservation, notably the South Dublin Bay Special Area of Conservation (SAC) and South Dublin Bay and River Tolka Estuary SPA. South Dublin Bay SAC lies to the South of the River Liffey in County Dublin and extends from the South wall to the west Pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats and some areas of embryonic shifting dunes, and of considerable interest for a variety of habitats listed in Annex 1 and 11 of the Habitats Directive. The site is a fine example of a coastal system and the site is also of international important bird site.

The Intertidal sand and mudflats within Dublin Bay are optimal winter waterfowl habitat and the site is recognised as being of international importance. The South Dublin Bay and River Tolka Estuary SPA comprises a good portion of Dublin Bay, and included the intertidal area between the River Liffey and Dun Laoghaire and the estuary of the River Tolka to the north of the River Liffey as well as Booterstown Marsh. The site is a SPA of special conservation interest for bird species including Brent Goose, Oystercatcher, Ringed Plover, Knot, Dunlin, and other wading birds such as Common and Arctic tern.

It is noted from the report that standard pollution prevention measures and best practice construction will help to minimise potential degradation/disturbance of habitats used by wintering waterfowl.

b) Construction Phase Mitigation

Mitigation measures have been set out in the report which deals with the timing of the proposed works. Works are to be carried out during the main summer season (May to July inclusive) when the least number of birds are present as to minimise disturbance. Species occurring in internationally significant numbers such as Brent Goose, Oystercatcher, Ringed Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwits, and Redshank are largely not present during the summer months.

It is noted from the submitted report that the Contractors proposed construction programme will be agreed with DCC, the Project Ecologist and the NPWS at the commencement of the contract.

c) Visual Screening

It is anticipated that the works will be completed outside of the overwintering period for birds, however should the works require to be completed during this period visual screening will be applied to the side of the construction compound facing the South Dublin Bay and River Tolka Estuary SPA, to minimise disturbance impacts on birds from human activity. Screening consisting of a 2.5m high timber or geo-textile hoarding) will be provided on the sea wall along the length of the promenade.

d) Monitoring

The contractor will have a suitably qualified ecologist as part of the project team to ensure that construction activities are carried out in accordance with the best practice control measures and do not result in disturbance to birds on the mudflats. It is advised in the report that the NPWS should be kept informed of the planning timescale for the proposed development. At the end of the construction work a site inspection will be carried out by the ecologist and a report will be prepared for the NPWS.

e) Vegetation Clearance Restrictions

The roadside length of the promenade is lined with planted vegetation of discontinuous hedgerow of exotic origin and some small trees. This vegetation could potentially be used as breeding bird habitat during the main bird nesting season. Any unnecessary cutting of trees, bushes and hedgerows will be restricted during the period.

f) Appropriate Assessment Screening

As part of the proposed flood defence works an appropriate assessment screening has been carried out in compliance with the relevant European Commission and national guidelines. In this regard the potential impacts during the construction and operation of the proposed Sandymount Coastal Flood Defence Scheme (phase 1) have been considered in the context of the Natura 2000 sites, their Qualifying Interests and respective Conservation Objectives.

g) Human Beings

According to the report the proposed development will provide an overall positive impact on the community in Sandymount, including a reduced threat to human health and existing established land uses including dwellings, businesses, amenity facilities and their consequential financial losses caused by coastal flooding. The provision of the flood defences will protect approximately 1,000 properties from the estimated 200 year flood event and approximately 3000 properties will have a reduced flooding risk from the 1000 year flood event.

The increase in the wall height may cause a minor visual obstruction to residents along the sea front, however this is negligible compared to the positive impacts of reduced risk of flooding. It is noted from their report that photographs of the proposed wall height were presented to the public at three public consultation workshops in July 2016 and only one submission highlighted visual impacts as a concern. It is noted that the construction phase is likely to pose some negative impacts, although these are likely to be temporary in nature. The most significant will be noise and vibration issues. The appointed contractor will be required to prepare and implement a Construction Environmental Management Plan (CEMP) to be approved by DCC prior to commencement of construction. It is also noted that any impact to traffic flows along the Strand Road in addition to the closure of the existing footpath during construction will be set out in a Traffic Management Plan to be submitted to DCC roads and Traffic division prior to commencement of works.

h) Noise and Vibration

It is noted from the report that there will be no significant impacts from the Operational Phase of the proposed scheme. It is predicted that there are likely to be short term impacts in terms of noise and vibration during the works. Mitigation measures have been set out in the report to reduce these impacts including limiting hours during which site activities are likely to create high levels of noise and vibration, establishing channels of communication between the contractor the Local Authority and the residents, appointing a site representative, monitoring

typical noise and vibration during the works and finally all site access roads will be maintained so as to mitigate the potential for vibration from lorries.

i) Air Quality

The current air quality for Sandymount is 'Good' based on the EPAs monitoring programme. It is noted that there will be no impacts from the operational phases, and it is predicted there will not be any significant air quality impacts. A dust minimisation plan will be incorporated into the contractors Construction Environmental Management Plan.

J) Architectural Heritage Assessment

As part of the Part 8 procedure a separate architectural heritage assessment was carried out by Lotts conservation practice.

It should be noted that the Sea wall is a Protected Structure and is included in the Record of Protected Structures (Ref. No.7861) as is the Sandymount Martello Tower (Ref.7860).

The Martello Tower is also listed on the Record of Monuments and Places (RMP) having ref. No. DU019-018.

The Sandymount and Environs ACA does not extend as far as the proposed works.

k) Natural Heritage

The park outside the Sea Wall adjoins the southern half of Dublin Bay. The following designations exist in proximity to the proposed works:

- South Dublin Bay Special Area of Conservation (SAC) Ref. No. 000210;
- South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) Ref. 004024;
- Dublin Bay has also been designated the 'Dublin Bay Biosphere' by UNESCO.

As part of the Architectural Heritage Assessment the report has outlined a detailed historical appraisal of the area from the middle ages up to the Twentieth century.

In terms of the Sea wall itself it is noted that the wall is roughly squared Dublin-calp limestone rubble and has a coping stone of roughly finished Wicklow Granite. The wall varies in height from 650 to 850mm above the footpath level on Strand Road. The wall has been re-pointed with sand cement mortar, The pointing mortar extends onto the masonry which detracts from the intended character of the sea wall. The coping stones have also been pointed in a similar manner. Widespread damage has occurred to the pointing and masonry and the wall would benefit from wholesale re-pointing on both sides. In all 11 gaps have been created in the wall over the full lengths. From the architectural report, it is noted that the sea wall is a significant feature of the urban setting of Sandymount and of the coastal landscape of Dublin Bay. The materials used in the wall are typical for the city, being a combination of Dublin calp and a rounded coping of Wicklow granite. The walls retain remnants of several historical features included the two clipways and the end of the former Merrion Pier, Promenade and Baths at Sydney Parade Avenue. The walls which adjoin the Martello tower form the context of a very significant building. The wall is both of historical and technical interest.

The report recommended a number of conservation principles to be adhered to when carrying out the proposed works including:

- All works to the PS should be carried out in accordance with best conservation practice, as defined by the international council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters, and summarised in the Dept of Arts and Heritage Regional Rural and the Gaeltacht Affairs (DAHRRGA) Architectural Heritage Protection Guidelines for Planning Authorities. This will require adherence to a number of conservation principles which have been set out in detail in the report.

L) Flood Protections at Openings

Two types of flood gates are proposed at Gaps 1 to 11.

- Type 1: Side hung floodgates similar to those fitted in the Dodder Flood Protection scheme.
- Type 2: Folding barriers stored in a trench across the openings, with demountable supports, also stored in the trench similar to those fitted on the Liffey Boardwalk in the City Centre. Type 2 will be used where the falls on the seaward side within the park cannot be altered.

Type 1 flood gates will be used on the seaward side within the park to allow a side hung barrier. In terms of the visual impacts, the posts and door leaves will be visible from the seaward side when open. The posts are by necessity slightly higher than the wall, but are proposed to stand behind it to minimise its visual impacts when seen from the Strand Road. The floodgates post and threshold will be painted in a grey-brown colour to match the colour of the granite coping.

Where existing ground levels do not permit the use of side hung flood gate folding barriers stored in a trench will be used. In terms of the visual impacts this will be minimal as only the threshold and jamb plates are visible. Photographs of both types of flood gates have been included in the appraisal.

In terms of the treatment at Martello Tower, the original sea wall in this location was removed to make way for the modern extension to the tower. The present wall is a retaining wall, located further away from the Martello Tower. It is built of un-mortared granite rubble and not does rise above the surface of the car park, the level change guarded by a mild-steel fence. This wall needs to be raised to a level of 4.2 ODM m, an increase in 750-800mm in height. At this location it is intended to create a reinforced concrete wall to replace the existing un-mortared granite. This wall would be a retaining wall up to the park level and extend upwards by 750 to 800mm to the top of the coping. The concrete would be faced on the visible sections on both sides with Dublin Calp rubble stone built in traditional technique using lime mortar. Due to the thickness of the wall, the coping would be of square profile, in Wicklow granite. The existing mild steel fence would be re-fitted on top of the coping. The original sea wall on the Strand Road to the south of the Martello tower will be brought then to the required level by raising both the rounded coping and the visible course of large format squared granite beneath it.

The conclusion of the Architectural Assessment report submitted with the Part 8 is that the proposed interventions are essential works to protect against flooding. The architecturally significant sea wall will be raised in traditional construction, which will afford an opportunity for repointing of the existing masonry. The repointing of the full wall will make the raised height almost imperceptible and the overall visual affect will be positive. The openings in the sea wall are not in themselves of heritage significant; having been created when the car park was laid out in the 1970s. The proposed flood gates will be concealed from view from Strand Road

by their placement on the seaward side of the wall and also in trenches across the openings. The impacts of visible elements will be mitigated by painting them to blend with the historic granite coping.

m) Public Consultation

The process commenced with the Regional & Flood Advisory Office briefing the Councillors about the project proposals at the monthly meeting of the South East Area Committee, on the 13th June 2016.

Following this 2,000 leaflets were dropped in the Sandymount area on Thursday the 14th July 2017 and Friday the 15th of July 2017 inviting residents to attend three public consultations, which took place on Thursday the 21st of July 2017.

In addition to the leaflet drop DCC twitter account was used to inform all of its 42,600 followers about the meeting.

These public consultation meetings commenced on the hour starting at 16.00, 17.00 and 18.00. Each session ended with an opportunity for members to ask questions.

Generally the proposals were received positively, some concerns were however raised.

As a follow up to the main concerns raised from residents (Drainage, (existing) & gully cleaning) regarding maintenance of road gullies and cleaning, it was confirmed with the Surface Water Maintenance and Flood Risk management sections that the gullies would be routinely cleaned 2-3 times per years. They would also be cleaned in advance of every predicted high tide/storm event.

In relation to the concerns raised about the water table, it was confirmed that the water table would not be affected by the proposed works. It was proposed to permanently close the pedestrian access directly south of the Martello tower as part of the proposed works; however this was opposed by a number of residents. As a result this will not now be closed. In relation to the concern over visual amenity, DCC Regional Projects & Flood Advisory Office presented photographs which detailed the height that the wall needed to be raised opposite each property on the Strand Road.

Summary:

After reviewing the submitted Part 8, it is considered that the main environmental concerns appear to have been addressed in the report. This proposal was subject to a number of in-house pre-planning discussions with various departments. It is also noted from the report submitted with the Part 8 that the contractors proposed construction programme will be agreed in writing with DCC, the project ecologist and the NPWS at the commencement of the contract.

A submission was received from the NPWS, and they recommended a condition be attached to the Part 8 requesting that "any necessary clearance of vegetation, including trees, along the Strand Road to facilitate these works should be carried out outside of period between the 1st of March and the 31st of August. Reason: To prevent the destruction of the nests, eggs or nestlings of breeding birds".

The main planning issues are the materials be used and techniques in raising the existing sea wall and in terms of visual amenity. However the risk to property and people also has to be taken into consideration and with climate change, and more increased high tides, the raising

of the flood walls is seen as a necessity, and the advantages would far outweigh any visual impacts of this wall.

Internal reports have been received from Conservation, Parks and the Roads Divisions. It is recommended that the recommendations of the various departments be included. However it is recommended that the Parks recommendation be amended slightly to omit Part (a) and (g) as the details of the cycle route have not being progressed sufficiently to address this point, and also to omit part (g) as this is now not the subject of this Part 8, as per the letter attached by unsolicited additional information lodged on the 17th of January 2018.

It is the opinion of the Planning Department that the flood barriers are completely necessary. Where the levels cannot be changed some of the flood gates will be put in trenches, similar to those at the Board walk. Photographs have been submitted with the proposal to show the various types of flood gates. Thought has also been put into screening and planting for this proposal, and to paint the floodgates to be keeping with the colours of the wall etc.

It is noted that a letter has been submitted as unsolicited information dated the 17th of January 2018 from the proposing Department (Environment & Transportation Department) which omits part of the flood works which comprises the new Flood Wall around the Martello Tower. It is noted that this will form the basis of a separate Part 8. This letter is noted.

After reviewing the information submitted as part of this Part 8, it is recommended that subject to certain recommendations that a recommendation should be made to City Council to Proceed with the Part 8.

Need for the Work:

The proposed development shall reduce tidal flood risk to national flood standards for an estimated 500 properties in the Sandymount Area. The majority of funding for the proposed development will be provided by the Office of Public Works with the remainder obtained from development levies.

Recommendation:

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

The following recommendations have been received from internal Departments;

1. The section of the New Wall around the Martello Tower will not form part of this Part 8 as per the letter attached on file dated 17th January 2018 and shall form the basis of a separate part 8 application .
2. Development shall not commence until the following details are submitted to and agreed in writing by the Planning Authority;
 - a) Details to be agreed in writing of any proposed temporary visual screening during the course of the works along the promenade
 - b) The applicants shall liaise with the NPWS during the course of the works and ascertain any requirements they may have.
 - c) That any necessary clearance of vegetation, including trees, along the Strand Road to facilitate these works should be carried out outside of period between

the 1st of March and the 31st of August. Reason: To prevent the destruction of the nests, eggs or nestlings of breeding birds

3. Development shall not commence until a Landscape Plan is submitted to and agreed in writing by the Planning Authority and implemented to the satisfaction of the City Parks Superintendent.

The landscape plan shall also include the following details:

- Extent and type of Visual Screening along the Promenade;
 - Public access to the promenade and beach during the works;
 - Protection of birdlife and coastal habitats;
 - Proposed location, duration and extent of site compound.
 - Details of reinstatement of works post implementation of the scheme. The landscape plan shall also make provision for works on the promenade including a playground and café
4. All trees & vegetation shown to be retained on the site and adjacent to the site, shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier. (The tree protection measures shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division).
 5. Development shall not commence until the following details are submitted to and agreed in writing by the Conservation Department;
 - A suitably qualified conservation architect shall be employed to specify, manage, monitor, review, record and implement the works on site and to ensure adequate protection is provided of the historic fabric during the works.
 - All existing sand cement mortar to the existing joints in the sea wall shall be raked out and repointed in a lime mortar by an experienced stonemason in accordance with specifications provided by the conservation architect, all in accordance with best conservation practice. An exemplar sample of re-pointed and extended walling, including replacement stones to match existing and repointing, shall be provided for agreement in writing Detailed existing and proposed drawings (plans, sections, elevations) and record photographs to be provided (for agreement in writing) of each side of the sea wall and each of the gaps in which the Type 1 and Type 2 flood defence measures are to be installed. The heights of all posts associated with the proposed flood defence barriers to be indicated.
 - The applicant shall clarify whether any additional ties are required between the top of the existing wall and the new stonework required to extend the height of the wall.

6. Details of the materials proposed in public areas should be in accordance with the document *Construction Standards for Roads and Street Works in Dublin City Council* and agreed in detail with the Road Maintenance Division.

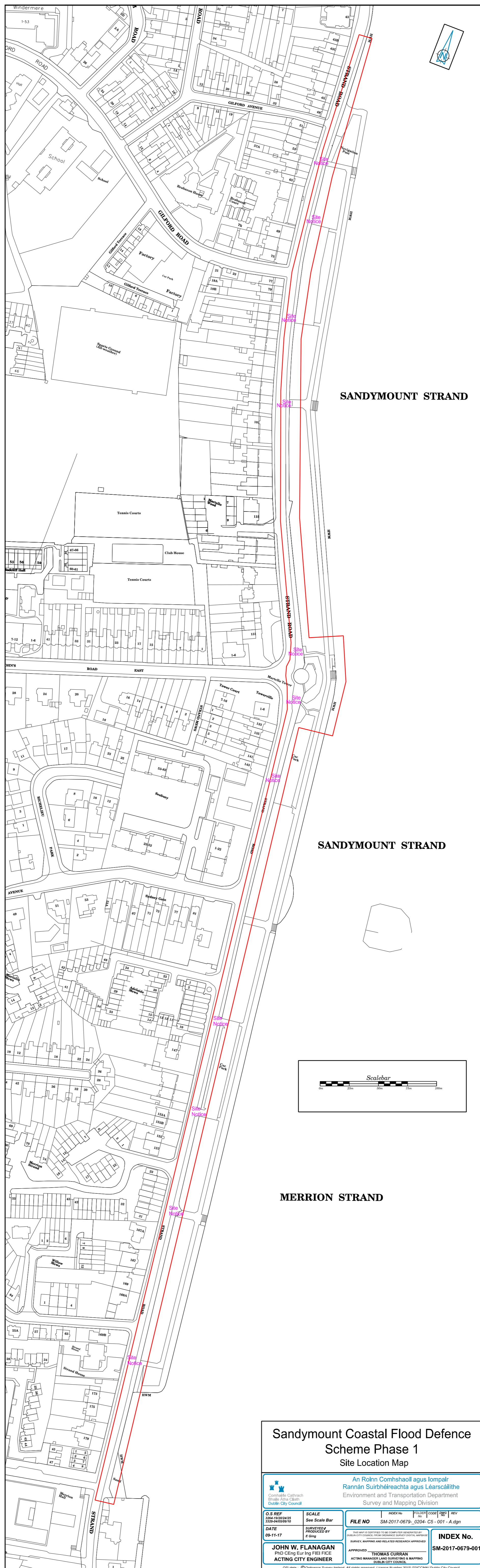
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

Resolution:

“That Dublin City Council notes Report No. 54/2018 and hereby approves the contents therein.”

Owen P. Keegan
Chief Executive

Date: 21st February 2018



Sandymount Coastal Flood Defence Scheme Phase 1
Site Location Map

<p align="center">An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscálithe Environment and Transportation Department Survey and Mapping Division</p>	
<p>O.S. REF: 224-1002423 2228-04550915</p> <p>DATE: 05-11-17</p>	<p>SCALE: See Scale Bar</p> <p>SURVEYED BY: [Name]</p> <p>PRODUCED BY: [Name]</p> <p>ACTING CITY ENGINEER</p>
<p>INDEX No. 1 of 1</p> <p>FILE NO. SM-2017-0679_0204-C5-001 - A.dgn</p>	<p>INDEX No. SM-2017-0679-001</p>
<p>APPROVED: THOMAS CURRAN ACTING MANAGER, LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL</p>	

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ATTENTION ALL
BUS OWNERS

When you drop off
your bus please

DO NOT
Park on either side of
this bus stop

DNG