

Redevelopment of Dun Laoghaire Baths – File ref. FS005832

Schedule of Public Submissions Received

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Matthew McLoughlin - (DECLG)

From: foreshore
Sent: 22 October 2013 17:25
To: Matthew McLoughlin - (DECLG)
Subject: FW: Redevelopment of Dun Laoghaire Baths

-----Original Message-----

Sent: 22 October 2013 17:04
To: foreshore
Subject: Redevelopment of Dun Laoghaire Baths

A Chara

I have examined the plans and Environmental Impact Report relating to the above development. The proposal, by virtue of its nature and extent would not appear to make any impact whatsoever on issues relating to the foreshore, indeed any impacts are deemed to be either non-existent or beneficial. As this proposal was cleared by An Bord Pleanála (who stated that an EIS was unnecessary) some time ago, any further delay in this long-proposed and beneficial local project should be avoided and foreshore consent issued as swiftly as possible.

Mise le meas

Matthew McLoughlin - (DECLG)

From: foreshore
Sent: 01 November 2013 09:13
To: Matthew McLoughlin - (DECLG)
Subject: FW: Refurbishment of Dun Laoghaire baths - Ref: FS005832
Attachments: response to refurbishment of Dun Laoghaire baths.pdf

From: Case Work [<mailto:casework@birdwatchireland.ie>]
Sent: 31 October 2013 15:20
To: foreshore
Subject: Refurbishment of Dun Laoghaire baths - Ref: FS005832

To whom it may concern,

Please find attached our response for the proposed refurbishment of Dun Laoghaire baths.

Many thanks,

Claire Dunphy

Casework Officer
Policy & Advocacy Team



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Patron

Michael D. Higgins

President of Ireland

Éarlamh

Micheál D Ó hUiginn

Uachtarán Na hÉireann

Foreshore Unit,

Department of the Environment, Community and Local Government,

Newtown Road,

Wexford

31st October 2013

Foreshore Licence Application – refurbishment of Dun Laoghaire baths Ref: FS005832

Dear Sir/Madam

Thank you for the opportunity to comment on this proposal. We wish to raise a few issues in relation to the limited assessment conducted on potential impacts on bird interests. The proposed development is outside of any designated sites, either SAC's or SPA's. However there are a number of designated sites within close proximity to the proposed scheme. Therefore the development has the potential to impact on bird species, and so any potential impacts should be fully considered.

- Dalkey Island SPA is within close proximity to the site and is of particular importance as a post-breeding /pre-migration autumn roost area for Roseate Tern, Common Tern and Arctic Tern. These species are listed on Annex 1 of the E.U. Birds Directive. This should be considered and assessed within the Appropriate Assessment.
- There is knowledge that there are roosts within the area that include some species listed as special conservation interests for the surrounding SPA's, such as Turnstone and Black Headed Gulls. Therefore it would be advisable if a roost survey was conducted as part of the Appropriate Assessment.

It is our view that a full assessment is required and that appropriate measures are put in place to avoid or mitigate for any potential impacts on these species, including undertaking this work outside of the time when over-wintering birds are present so as to avoid disturbance.

We would welcome the opportunity to discuss this proposal and our comments further with you.

Yours Sincerely,

Claire Dunphy,

Casework Officer,

Policy and Advocacy Team



BirdLife
INTERNATIONAL
BirdWatch Ireland is the BirdLife
partner in the Republic of Ireland

Directors: K O'Byrne (Chairman), J Cromie, J O'Halloran, B Lavery, P. Moore, JB Peart, E Sides, J Wilson

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Matthew McLoughlin - (DECLG)

From: foreshore
Sent: 28 November 2013 09:23
To: Matthew McLoughlin - (DECLG)
Subject: FW: Reference No. S005832 Foreshore submission Dun Laoghaire Baths works

From: Breffni Anderson [mailto:b.anderson@mganderson.ie]
Sent: 06 November 2013 21:19
To: foreshore
Subject: Reference No. 5005832 Foreshore submission Dun Laoghaire Baths works

Dear Sirs,

Further to Public Notice in relation to the Dun Laoghaire baths I would ask you to consider the following points:-

I represent the M G Anderson Group of Companies located opposite the Dun Laoghaire Baths and I would say from the start that we as a group welcome this development and believe that it will enhance the local environment which has been suffering for many years.

The layout of the buildings would appear excellent.

I would propose that the new lowered wall to the south of the bath be provided with some form of rock armour particularly in the location of the outfall sewer and on the inland side of the our fall . I would express my concern that the rock armour is being placed on the west dun Laoghaire side of the baths without any obvious rock armour being placed near the sewer outfall pipe location based on drawings - bottom steps. If you look at the wave direction you will see that the in filled pools would be overcome and the walkway would have to be closed to the public in the interest of safety in addition there would appear to be a likely increase in ingress.

1. If you review the U-tube links you will see that when the wind – sea is approaching the baths from 96° to 108° (from the NE c.61°)you will see that the new pool infill would be completely overcome with seas as indeed would be the lower level Southside buildings of the baths unless there was a considerable rise in the ground level of the pools above sea level
2. Please see links :-
8.07 min
http://www.youtube.com/watch?v=S0g_K3oRo4&list=UUlq_uIS_ltpYOhoiBHMQuog

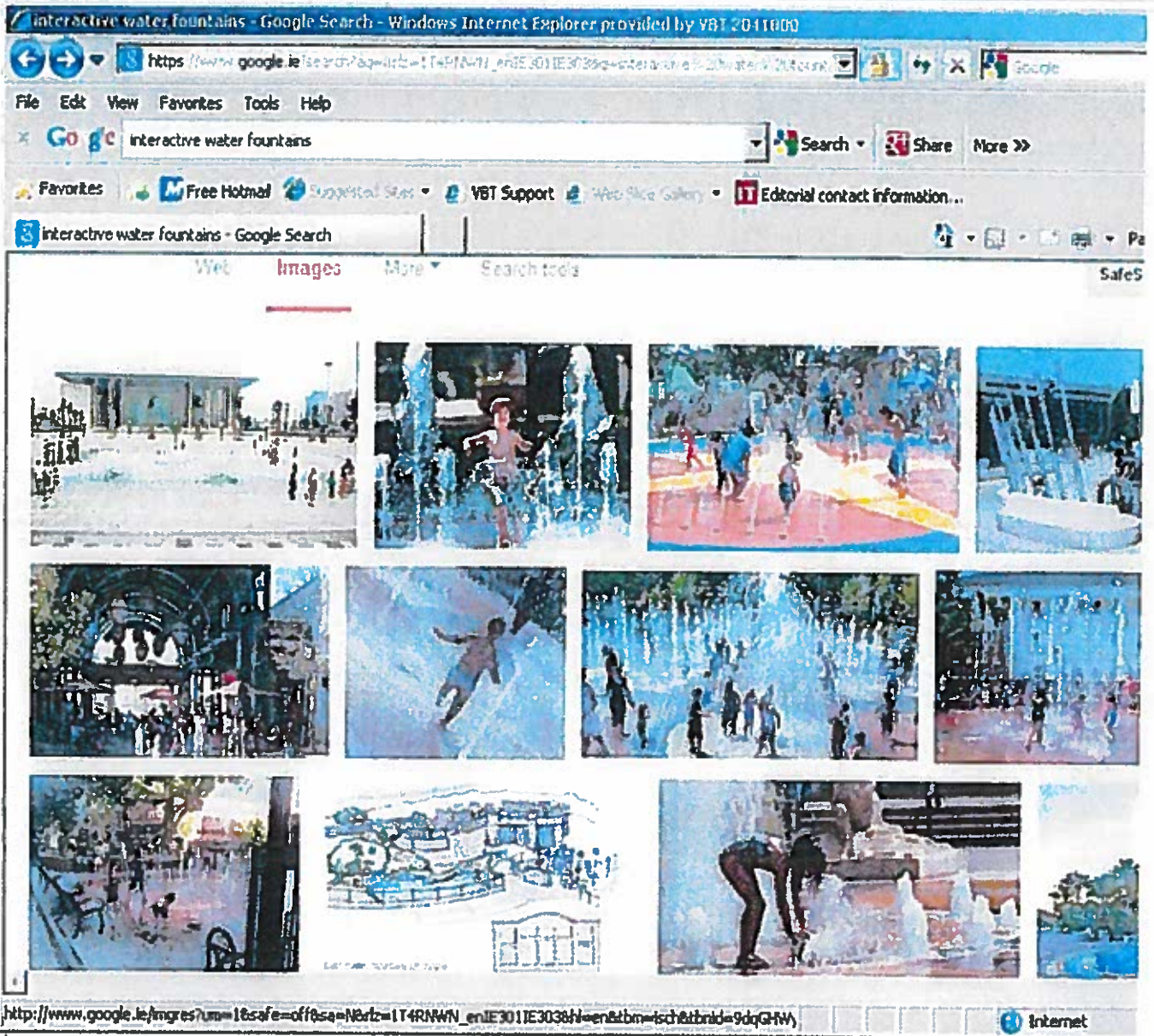
10 min
http://www.youtube.com/watch?v=lK7mF21XTYo&list=UUlq_uIS_ltpYOhoiBHMQuog







2.23 min
http://www.youtube.com/watch?v=IYPLGx8heq8&list=UUlq_uIS_ltpYOhoiBHMQuog
3. We have other recordings of these storms – sea ingress due to the fact that we are very much living here. We have had the opportunity to witness the walking public challenging the sea as in walking into the heavy wave drop area on the path – walkway and indeed some members of the public are oblivious

to the potential hazard and just get dumped on. With the wall lower for viewing in may be a consideration that the public would be invited to view these waves in a storm this may well be a reason for consideration of rock armour

This would be a safety concern if you take into consideration the walkway across the old swimming pools when there is high wave activity it may become very unsafe for younger persons or people who are unaware of the risk of exposure to the sea.

4. We have been advised that there is no safety rail to the edge of the pool area to the sea and I would consider this most unwise in the circumstances.
5. In summary to the above points we would most strongly appeal to you to consider rock armour in the location given above.
6. In relation to the infill pool location we would encourage you to consider an interactive water fountain as shown below. It should be borne in mind that with sea water ingress sand in the pipes may be a service issue.



7.      
8. In relation to the Cycle way consideration might be given to the gradient related to the ground to the west of the Baths as this would appear somewhat steep be it wheelchair access or cycles.
9. Consideration might be given to provision for WIFI in the location of the Baths.
10. It might be a project for the arts students to draw or to mark in cut stone the Foundations below i.e. the history in graphic form of the battery underneath the old baths.
11. Consider a Marine and wildlife interactive museum
12. Consider relocating some art section of the art colleges based in the Dun Laoghaire.
13. CCTV to cover anti social behaviour as this location has been popular with drug users.

14. Consideration might be given to the wear rate that would apply in a marine environment our building is of high quality materials and it is already suffering marine damage by the removal of plaster by salt water mechanical action

Some of the above items have been mentioned to Bob Hannon and Wessel Badenhorst of Dun Laoghaire Co Council .

1-2 Windsor Terrace, Dun Laoghaire. Stormy Seas

We do have further video if need be it would take time to process.
Best Regards

Breffni M. Anderson
Group Managing Director

M.G Anderson <i>One of Ireland's Oldest Insurance Brokers</i> <i>Celebrating over 75 Years in Business</i>	Business Insurance General Insurance Life, Investments & Pension <i>Visit our website www.mganderson.ie</i>
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Matthew McLoughlin - (DECLG)

From: foreshore
Sent: 28 November 2013 09:23
To: Matthew McLoughlin - (DECLG)
Subject: FW: Refurbishment of Dun Laoghaire Baths-Application by DLRCoCo for Foreshore Consent/ Comments & observations thereon

Sent: 07 November 2013 10:55

To: foreshore

Subject: Refurbishment of Dun Laoghaire Baths-Application by DLRCoCo for Foreshore Consent/ Comments & observations thereon

Refurbishment of Dun Laoghaire Baths-Application by DLRCoCo for Foreshore Consent/ Comments & observations thereon

Dear Sir / Madam,

We broadly welcome the proposals to refurbish Dun Laoghaire baths & some of the related foreshore works.

We do have some comments & observations to make on the matter:

(1) While there has been a recent additional indoor fresh water facility added in the area at Loughlinstown Leisure Center, we are **pleased** that there is a proposal for **sea swimming** at the site & also provision for associated changing facilities. Sea swimming is a different experience & traditional in this vicinity. It is also featured in some of our well know literature relating to the area. We are **concerned** that there will be **adequate protection on the outreach shelter walls to withstand the force of the sea in rough weather.**

(2) We would like to see inclusion of **provision for sea-weed baths & sea salt water baths/ spa**, within or alongside the original structure, which would complement the location. This would involve **pipework from/to the sea-shore**. Similar has been done for example at a facility Rosslare strand. Co. Wexford.

(3) We are **very concerned** at the **foul water outflow into the sea** sited , at the Sandycove side of the site. We are **not satisfied at the proposed diffuser. The problem should be addressed at source, in line with EU principles, and not vented directly into the sea here.** (There are already spikes in the level of fecal associated organisms in Sandycove area. There is no system of warning the public while this is happening- e.g. a flag system, when there is a emergency flood opening of the sluice at the West Pier sewage processing facility. The public are only advised retrospectively, when there results of spot tests are published.

This foul outflow **at the Baths site runs contrary to human public health** in this day and age. It also runs **contrary to ecology conservation**. It is also sited beside where there are important nursery beds for fish & has negative implications for fish stocks. This in turn may impact on sea-birds, which are such a magnificent sight in the area.

This foul outflow is also **contrary to efforts to improve & attract increased Tourism to Dun Laoghaire**, & on a global scale , with the efforts to attract Cruise Liners to make Dun Laoghaire one of their calling points, and generate some positive economic improvement..

With thanks for your consideration,

Nov 2013