



Development Applications Unit  
The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Co. Wexford  
Y35 AP90

Date: 20 June 2022

Re: Permanent remedial works for a pier walkway in Coliemore Harbour which is a Protected Structure  
Coliemore Harbour, Dalkey, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

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|                    |         |                                                        |
|--------------------|---------|--------------------------------------------------------|
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|                      |                       |
|----------------------|-----------------------|
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| Baile Átha Cliath 1  | Dublin 1              |
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Your Ref: ABP-313468-22

Our Ref: S177AE Coliemore Harbour

*(Please quote in all related correspondence)*

16 June 2022

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Via email to [sids@pleanala.ie](mailto:sids@pleanala.ie)

Re: Notification under Section 177AE (4)) (a) of the Planning and Development Act 2000 as amended (as inserted by Section 57 of the Planning and Development (Amendment) Act 2010.

**Re: Section 177AE application by Dún Laoghaire Rathdown County Council for the proposed development which will comprise remedial works in Coliemore Harbour which is a Protected Structure, as follows; mobilisation and site set-up, including access to viewing platform and obstruction removal (bollards etc.); removal of temporary walkway to allow access for grouting; phased grouting works of the Harbour wall by gunition and/or pointing method into open joints in rock mass to improve stability and prevent grout loss followed by compensation grouting of the larger voids; installation of up to 16 rock anchors from the suspended platform via a crane located on the viewing platform; grouting of the rock anchors; headplate installation, with grey olive metal rings welded to the top of the bars; resurfacing existing walkway; and pointing and post condition works at Coliemore Harbour, Dalkey, County Dublin**

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I refer to correspondence received in connection with the above.

Outlined below are Nature Conservation observations/recommendations co-ordinated by the Development Applications Unit.

#### **Nature Conservation**

Having considered the documentation submitted in support of the present application, particularly the Natura Impact Statement (NIS), this Department notes that remedial works to the south jetty section of Coliemore Harbour are proposed and that there is a limited potential that water pollution arising from the works planned might lead to detrimental effects



on Qualifying Interests (QIs) for the Rockabill to Dalkey Island Special Area of Conservation (SAC). But the measures to avoid water pollution set out in the Natura Impact Statement (NIS) and supporting Construction Environmental Management Plan (CEMP) should if implemented in full result in the elimination of the potential of any detrimental effects on this SAC, and this Department therefore agrees with the conclusion of the NIS, that "the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site either alone or in combination with other plans or projects."

Of greater concern to this Department however is that the proposed works might detrimentally impact on the small colony (5-10 pairs) of relatively rare black guillemots which nests annually in the vicinity of Coliemore Harbour. The black guillemots normally nest in drain pipes in a retaining wall below the apartment complex north of the harbour, but there is anecdotal evidence that a single pair of black guillemots have nested in the past in a crevice in the harbour wall above the southern jetty which is to be the main focus of the proposed works. The timing of the works, for eight weeks in the autumn and winter of 2022, should avoid any direct impacts on the black guillemots, which occupy their nesting sites from March to July, as a biodiversity enhancement measure and because black guillemots may have been nested in the area of the remedial works in the past, this Department considers it would be desirable if two nest boxes suitable for these birds similar to those erected in Dublin Port should be installed at Coliemore.

### **Recommendations**

In light of the above the Department of Housing, Local Government and Heritage recommends that any permission granted in response to the present application should be subject to the following conditions:

1. That the measures to avoid water pollution during the proposed remedial works set out in the NIS and CEMP supporting this application shall be implemented in full.

#### Reason:

To avoid water pollution detrimentally affecting local biota and natural habitats, including the QIs for the nearby Rockabill to Dalkey Island SAC protected under the Habitats Directive (92/43/EEC).

2. That on the completion of the proposed remedial works two nests suitable for black guillemots shall be installed at Coliemore, the design and specific installation locations of these nest boxes to be agreed in writing by the Dún Laoghaire Rathdown County Biodiversity Officer.

#### Reason:

To enhance local biodiversity at Coliemore by providing for black guillemots which may have previously utilised a nesting site at the location of the harbour remedial works proposed.



You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@housing.gov.ie](mailto:manager.dau@housing.gov.ie), or to the following address:

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Joanne Lyons  
Higher Executive Officer  
Development Applications Unit  
Administration

