

**MEETING OF DUN LAOGHAIRE –RATHDOWN COUNTY COUNCIL**  
**REPORT SUBMITTED IN ACCORDANCE WITH PART 8, ARTICLE 81 OF THE**  
**PLANNING AND DEVELOPMENT REGULATIONS, 2001-AMENDED, PLANNING**  
**AND DEVELOPMENT ACT 2000, AS AMENDED AND SECTION 138 OF THE LOCAL**  
**GOVERNMENT ACT, 2001.**

**PROPOSED DEVELOPMENT: CORBAWN LANE BEACH ACCESS IMPROVEMENT**  
**WORKS**

**PC/MSD/01/15**

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001-2016, the Council gave notice of the proposed development in the Irish Independent on 9<sup>th</sup> December, 2015. Plans and particulars of the proposed development were available for inspection from 9<sup>th</sup> December, 2015 up to and including Friday 12<sup>th</sup> February, 2016, at the Planning Department, County Hall, Marine Road, Dun Laoghaire, between 10.00am and 4.00pm and at the Council Offices, Dundrum Office Park, Dundrum between the hours of 9.30am to 12.30pm and 1.30pm to 4.30pm, Monday to Friday, excluding Bank Holidays. Submissions and observations with regard to the proposed development could be made up to and including Friday 12<sup>th</sup> February, 2016. Site notices were erected at two locations and maintained in position for the prescribed period. The site notices were located: opposite Scoil Mhuire, Shankill, Dublin 18 and at the Beach Access Location, Corbawn Lane.

**Location and Context of the Site of the Proposed Scheme**

Location:

The site of the proposed development is located at Corbawn Lane Beach Access, which is accessed off Corbawn Lane, to the east of Shankill Village. The site is bound to the east by the cliff face and the sea, to the west by existing detached and semi-detached large residential dwellings, on large sites. A larger residential development of 'Corbawn' lies further to the west of the site.

The existing site consists of a concrete public access structure which provides direct access to the existing sand and shingle strand. The existing structure is approximately 7 metres in height, 24 metres in length and 10 metres in depth. The overall height of the cliff face is 11 metres from the base to the crest.

Brief Requirement:

The concrete public beach access structure has been identified as at risk of future instability due to the steep nature of the cliff on which the access structure is located and coastal erosion at this location. The existing underlying foundation of the public beach access structure is currently being undermined and outflanked due to the coastal erosion, with the foundation toe of the structure being exposed. The existing cliffs immediately adjacent to the public beach access structure are over-steep and are at risk of falling on to the beach and the beach access structure itself.

The main aim of the proposed Part 8 Scheme is to address the on-going erosion of the existing cliff face and to stabilise the public beach access structure as well as the cliffs adjacent to this structure which are over-steep and at risk of falling onto the adjacent beach. The coastal protection measures are also important for the protection of the immediately adjacent properties which are located back from the cliff face immediately north of Corbawn Lane on Seafield Road.

## Proposed Development

A number of refurbishment options for Corbawn Lane Beach Access were assessed (by Malachy Walsh and Partners, in June 2015), with the aim of protecting the area from coastal erosion. The preferred and most cost effective option identified is to protect the existing public beach access structure with a combination of concrete underpinning, rock revetment and cliff stabilisation.

The proposed works to be carried out at Corbawn Lane Beach Access include the following:

- Underpinning the existing access structure which will require excavation of 1.5 metres under the existing structure;
- Protecting the base of the cliff in the immediate vicinity of the access structure using rock armour and concrete wing walls. This will require excavation up to 1.5 metres into the existing bed level to place toe rock armour;
- Stabilisation of the cliff each side of the public beach access structure, with soil nailing, in addition to soil nailing 180 metres in length north and 60 metres in length south of the access structure with revetment to give added protection to the existing properties on Seafield Road.
- In order to reduce the rate of cliff retreat fronting the properties on Seafield Road it is proposed to construct a low crested revetment along the base of the cliff in this area.

## Zoning and Policy Objectives

### Zoning of the site:

The subject site is located partly on unzoned lands and also on lands zoned Objective 'F', with a stated objective 'To preserve and provide for open space with ancillary active recreational amenities'.

Lands immediately to the west of the subject site are zoned Objective 'F', while the land further to the west of the site is zoned Objective 'A', with a stated objective 'To protect and /or improve residential amenity'.

There is also an objective to 'protect and preserve trees and woodlands' adjacent to the subject site.

### Relevant Dún Laoghaire-Rathdown County Development Plan, 2016-2022 adopted in February 2016, policies and guidance:

Section 14.3.3 – Policy CC12: Coastal Defence – *'it is Council policy to prepare a Coastal Defence Strategy for the County'.*

Section 16.18.1 – Coastal Issues – Erosion/Flooding/Recreation.

Section 9.4.1 – Policy LHB17: Coastal Zone Management and Dublin Bay – *'it is Council policy to co-operate with the Coastal Zone Management Division of the Department of Agriculture, Fisheries and Food in the preparation of the national stocking exercise and in the preparation and implementation of a national Coastal Zone Management Strategy. It is also Council policy to co-operate with Dublin Bay Task Force in the preparation of a Dublin Bay Master Plan in partnership with local communities, the general public, user organisations and statutory authorities'.*

## **Screening for Appropriate Assessment**

In accordance with Section 250 of the Planning and Development Regulations the council has carried out a screening for appropriate assessment and has determined that an Appropriate Assessment is not required.

## **Accommodation Works:**

Accommodation works to be put in place in the location of the proposed works.

Accommodation works will include:

- Access to the beach via the Shanganagh WWTP.
- Temporary closure of the beach access during the refurbishment works; this closure will extend up the lane to the tar macadam public road.
- Temporary closure of the beach in the vicinity of the works; to facilitate the safe movement of machinery and equipment on the beach and the discharge of rock armour from a barge onto the beach.
- Replacement of existing fencing/ masonry wall/ patio area at a distance (2 to 4m) back from the cliff edge within the two properties immediately north and south of the access. This work will be undertaken from the area immediately behind the cliff crest. These works are to allow the top section of cliff to be graded back slightly to facilitate the works on the beach below.

## **Landscaping Proposals:**

Where necessary minor landscaping to take place in the vicinity of the pedestrian access to the existing Beach Access Concrete Step Structure as directed by the County Council`s Parks Division

## **Reports received from Council Departments:**

- (1) Architects Department
- (2) Planning and Organisation Innovation
- (3) Housing and Community
- (4) Municipal Services Department
- (5) Transportation and Infrastructure

The above Departments were supportive of the works

## **Applications of the Proposed Development for the Proper Planning and Sustainable Development of the Area**

The proposed works are in compliance with the sustainable development of the area and the County Council`s policy for infrastructure and Climate Change in the Administrative of Dun Laoghaire/Rathdown

## **Public Information Evenings**

Public information Evenings were held in Scoil Mhuire Primary School, Shankill, Dublin 18 on Wednesday 13<sup>th</sup> January and Thursday 14<sup>th</sup> January 2016, between 4.00pm and 8.00pm.

## **List of Bodies Notified:**

An Taisce, Arts Council, Dept. of Arts, Heritage and the Gaeltacht, Dept. of Communications, Energy & Natural Resources, Dept. of Environment Community & Local

Government, Dublin Regional Authority, Iarnrod Eireann, Inland Fisheries, Failte Ireland, E.P.A.and Heritage Council

**List of Persons/Bodies who made submissions**

1	Sophie Presteseille	Geological Survey of Ireland
2	Dr. Teresa Whitaker	5 Corbawn Lane
3	G Murtagh	8 Corbawn Lane
4	David Myers	13 Corbawn Lane
5	Chris Daly	Shankill Tidy Towns
6	Janice Homan	Windy Cliff, 5 Seafield, Shankill
7	Chris O Connor	Saint Alfonso, Corbawn Lane
8	Lilian Harpur	3 Seafield, Shankill
9	Eilis Alinquist	6 Seafield, Shankill
10	Laurence and Kathy Endersen	4 Seafield, Corbawn Avenue
11	Tony Jobling	Maravista, 2 Seafield
12	Zeff & Cliona Lawless	12 Seafield, Corbawn Lane
13	Mary & Mary Anderson	9 Seafield, Corbawn
14	Neville Thompson	Kelgar, 10 Seafield
15	Dave Reboh	11 Seafield
16	Anne Thompson	Kelgar, 10 Seafield
17	Gavi McKewon	7 Seafield
18	Brian Gaughan	21a Corbawn Drive
19	Susan Lazarus & Aonghus O Cairbre	8 Seafield
20	Patrick Davey	Ashdown, Dublin Road

**A Summary of Submissions & Responses is given below**

### Summary of submissions and responses

Submission Number	Address	Submission Summary	Response
1	Geological Survey of Ireland	<p>The coastline is of geological importance. Undertake 3D digital survey of the cliffs and lithological survey of the area to be covered by the works.</p> <p>Concern re impact of works on adjacent shoreline</p> <p>Could softer solutions be used</p>	<p>The Chief Executive Officer's Response is that following discussions with GSI it was agreed that DL RCC undertake a 3D digital survey of the cliff area – in consultation with the GSI. The GSI would themselves undertake a lithological survey of the shoreline in the vicinity of the works.</p> <p><b>The Chief Executive Officer's recommendation</b> Undertake 3D digital survey of cliff in consultation with the Geological Survey of Ireland.</p> <p><b>Amendment 1</b> Undertake 3D digital survey of cliff in consultation with the Geological Survey of Ireland.</p> <p>The Chief Executive Officer's Response regarding concerns re impacts on adjacent shoreline is as follows: The proposed works will cause a small reduction in sediment supply from the cliffs to be protected. However, when compared to the sediment supply from the Bray to Shanganagh Cliffs, the reduction is equivalent to approximately 3.9% of the overall sediment supply. Because of this it is considered that the potential impact on erosion rates in the area outside the works is likely to be slight.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that the proposed works are to protect a structure that is at risk at present. Softer solutions would be more appropriate when the risk is considered to be some time in the future. The options developed are based on a risk analysis undertaken as part of the Coastal Defence Strategy Study</p>

			<p>of 2010. In addition a preliminary report was prepared for the present design and this report included a review of the findings of the strategy study. The solution chosen is considered appropriate given the present condition of the access.</p> <p><b>The Chief Executive Officer recommendation</b> No change</p>
2	<p>Corbawn Area Residents Association, c/o Dr. Teresa Whitaker, 5 Corbawn Grove, Shankill, Co Dublin</p>	<p>CARA welcomes the proposed development.</p> <p>CARA supports the establishment of a committee to look at the bigger issues of climate change and its effect on coastal erosion.</p> <p>CARA request that the proposed rock armour protection be extended a further 60m south to provide protection to the Green on Corbawn Drive and the sewer connecting Bray to the WWTP at Shanganagh.</p>	<p>The Chief Executive Officer response is that the issues raised be dealt with using the present Council processes e.g. Cllrs may put items for consideration on either: the Council Agenda; the area committee; or SPC.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that the principal benefit to accrue from the works relate to the maintenance of the amenity access. Protection of the access will require works to the north and south of the access. While it will be some time before the properties at Seafield are directly impacted by the effects of cliff retreat and instability they are sufficiently close to the cliff crest for it to be considered worthwhile to extend the proposed works northwards to cover the full Seafield frontage. The extent of the works south is in part to protect the access but also for permission purposes. To give protection to the infrastructure and properties adjacent to Corbawn Drive it would be necessary to extend the works in the order of 350m south of the access point, i.e. approximately 300m south of that proposed. Corbawn Drive is some 50m back from the cliff edge, whereas Seafield Road is closer, at some 25m from the cliff edge. Extending the works further south, while useful in the long run, is not considered necessary at present.</p>

		<p>CARA also ask that: the structure walls be treated with anti graffiti paint; reinstate metal seat and provide additional seat; install CCTV camera; install public lighting along pathway; restore and repaint old water pump; landscape area appropriately; install interpretive board overlooking; and install litter bin at appropriate location</p>	<p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response with regard to issues raised re the appearance , amenity value and security is that it is proposed to:</p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Reinststate metal seat and provide additional seat;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul> <p><b>The Chief Executive Officer's recommendation</b></p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul> <p><b>Amendment 2</b></p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul>
3	G Murtagh, 8 Corbawn Close, Shankill, Co. Dublin	<p>Welcomes the works.</p> <p>Can the works be extended south to protect all the houses along this stretch of coastline</p>	<p>The Chief Executive Officer's Response is that the principal benefit to accrue from the works relate to the maintenance of the amenity access. Protection of the access will require works to the north and south of the access. While it will be some time before the properties at Seafield are directly impacted by the effects of cliff retreat and instability they are sufficiently close to the cliff crest for it to be considered worthwhile to extend the proposed works northwards to cover the full Seafield frontage. The extent of the works south is in part to protect the access but also for permission purposes. To give protection to the infrastructure and properties adjacent to Corbawn Drive it would be necessary to extend the works in the order of</p>

			<p>350m south of the access point, i.e. approximately 300m south of that proposed. Corbawn Drive is some 50m back from the cliff edge, whereas Seafield Road is closer, at some 25m from the cliff edge. Extending the works further south, while useful in the long run, is not considered necessary at present.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
4	David Myers, 13 Corbawn Drive, Shankill, Dublin 18	<p>Welcome the proposed development.</p> <p>Support the establishment of a committee to look at the bigger issues of climate change and its effect on coastal erosion.</p> <p>Request that the proposed rock armour protection be extended a further 60m south to provide protection to the Green on Corbawn Drive and the sewer connecting Bray to the WWTP at Shanganagh.</p>	<p>The Chief Executive Officer response is that the issues raised be dealt with using the present Council processes e.g Cllrs may put items for consideration on either: the Council Agenda; the area committee; or SPC.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that the principal benefit to accrue from the works relate to the maintenance of the amenity access. Protection of the access will require works to the north and south of the access. While it will be some time before the properties at Seafield are directly impacted by the effects of cliff retreat and instability they are sufficiently close to the cliff crest for it to be considered worthwhile to extend the proposed works northwards to cover the full Seafield frontage. The extent of the works south is in part to protect the access but also for permission purposes. To give protection to the infrastructure and properties adjacent to Corbawn Drive it would be necessary to extend the works in the order of 350m south of the access point, i.e. approximately 300m south of that proposed. Corbawn Drive is some 50m back from the cliff edge, whereas Seafield Road is closer, at some 25m from the cliff edge. Extending the works further south, while useful in the long run, is not considered necessary at present.</p>

			<p><b>The Chief Executive Officer's recommendation</b> No change</p>
5	<p>Shankill Tidy Towns C/o Chris Daly, Secretary, Station House, Shankill Business Centre, Station Road, Shankill</p>	<p>Shankill Tidy Towns ask that: The structure walls be treated with anti graffiti paint; Reinststate metal seat and provide additional seat; Install CCTV camera; Install public lighting along pathway; Restore and repaint old water pump; Landscape area appropriately; Install interpretive board overlooking; Install litter bin at appropriate location.</p>	<p>The Chief Executive Officer's Response with regard to issues raised re the appearance , amenity value and security is that it is proposed to:</p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul> <p><b>The Chief Executive Officer's recommendation</b></p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul> <p><b>Amendment 2</b></p> <ul style="list-style-type: none"> <li>• Treat the structure with anti graffiti paint;</li> <li>• Landscape area appropriately;</li> <li>• Install interpretive board;</li> <li>• Replace existing railings</li> </ul>
6	<p>Janice Homan, Windy Cliff, 5 Seafield, Shankill, Dublin 18</p>	<p>Welcomes the proposed development and states that time is of the essence following recent storm damage.</p>	<p>The Chief Executive Officer's Response is to acknowledge that time is of the essence and that it is proposed that planning approval be granted based on the application and supporting documentation; following this an application will be made to obtain foreshore approval in relation to the works, and to obtain funding approval for the works.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
7	<p>Chris O'Connor Saint Alfonso, Corbawn Lane,</p>	<p>Welcomes the proposed development.</p>	<p>The Chief Executive Officer's Response is that the principal benefit to</p>

	Shankill, Dublin 18	<p>Requests that the works be extended south from the access a similar distance as that proposed to the north (180m).</p> <p>He would have concerns regarding increased erosion beyond the limit of the proposed works.</p>	<p>accrue from the works relate to the maintenance of the amenity access. Protection of the access will require works to the north and south of the access. While it will be some time before the properties at Seafield are directly impacted by the effects of cliff retreat and instability they are sufficiently close to the cliff crest for it to be considered worthwhile to extend the proposed works northwards to cover the full Seafield frontage. The extent of the works south is in part to protect the access but also for permission purposes. To give protection to the infrastructure and properties adjacent to Corbawn Drive it would be necessary to extend the works in the order of 350m south of the access point, i.e. approximately 300m south of that proposed. Corbawn Drive is some 50m back from the cliff edge, whereas Seafield Road is closer, at some 25m from the cliff edge. Extending the works further south, while useful in the long run, is not considered necessary at present.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response regarding concerns re impacts on adjacent shoreline is as follows: The proposed works will cause a small reduction in sediment supply from the cliffs to be protected. However, when compared to the sediment supply from the Bray to Shanganagh Cliffs, the reduction is equivalent to approximately 3.9% of the overall sediment supply. Because of this it is considered that the potential impact on erosion rates in the area outside the works is likely to be slight.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
8	Lilian, Zachary and Miriam Harpur, 3 Seafield, Corbawn Lane, Shankill, Co Dublin.	Fully support the proposed scheme.	No Comment required

9	Eilis Alinquist, 6 Seafield, Shankill, Co. Dublin	Fully support the proposed scheme.  Initiate the scheme as soon as possible.	The Chief Executive Officer's Response is to acknowledge that time is of the essence and that it is proposed that planning approval be granted based on the application and supporting documentation; following this an application will be made to obtain foreshore approval in relation to the works, and to obtain funding approval for the works.  <b>The Chief Executive Officer's recommendation</b> No change
10	Laurence and Kathy Endersen, 4 Seafield, Corbawn Avenue, Shankill, Dublin 18	Fully support the proposed scheme. Acknowledge work to date Time is of the essence.	The Chief Executive Officer's Response is to acknowledge that time is of the essence and that it is proposed that planning approval be granted based on the application and supporting documentation; following this an application will be made to obtain foreshore approval in relation to the works, and to obtain funding approval for the works.  <b>The Chief Executive Officer's recommendation</b> No change
11	Tony Jobling Maravista, 2 Seafield, Shankill, Dublin 18	Fully support the proposed scheme. Acknowledge work to date.	No comment required
12	Zeff and Cliona Lawless, 12 Seafield, Corbawn Lane, Shankill Dublin 18	Fully support the proposed scheme.  Will support funding efforts  Acknowledge work to date.  Support coastal erosion committee suggestion.	The Chief Executive Officer response is that the issues raised may be dealt with using the present Council processes e.g Cllrs may put

			<p>items for consideration on either: the Council Agenda; area committee; or SPC</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
13	<p>Mary and Mary Anderson, 9 Seafield, Corbawn Lane, Shankill Dublin 18</p>	<p>Fully support the proposed scheme.</p> <p>It is important that the works be undertaken in one piece</p> <p>Acknowledge work to date.</p> <p>Support coastal erosion committee suggestion.</p>	<p>The Chief Executive Officer response is that the issues raised may be dealt with using the present Council processes e.g. Cllrs may put items for consideration on either: the Council Agenda; area committee; or SPC</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
14	<p>Neville Thompson, Kelgar, 10 Seafield, Corbawn Lane, Shankill Dublin 18</p>	<p>Fully support the proposed scheme.</p> <p>Will support funding efforts</p> <p>Acknowledge work to date.</p> <p>Support coastal erosion committee suggestion.</p>	<p>The Chief Executive Officer response is that the issues raised may be dealt with using the present Council processes e.g. Cllrs may put items for consideration on either: the Council Agenda; area committee; or SPC</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
15	<p>Dave Reboh 11 Seafield, Corbawn Lane, Shankill</p>	<p>Fully support the proposed scheme.</p> <p>Immediate action is required to prevent further damage to the cliff</p>	<p>The Chief Executive Officer's Response is to acknowledge that time is of the essence and that it is proposed that planning approval be</p>

	Dublin 18	face.	<p>granted based on the application and supporting documentation; following this an application will be made to obtain foreshore approval in relation to the works, and to obtain funding approval for the works.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
16	Anne Thompson, Kelgar, 10 Seafield, Corbawn Lane, Shankill Dublin 18	<p>Fully support the proposed scheme. Will support funding efforts Acknowledge work to date.</p> <p>Support coastal erosion committee suggestion.</p>	<p>The Chief Executive Officer response is that the issues raised may be dealt with using the present Council processes e.g. Cllrs may put items for consideration on either: the Council Agenda; area committee; or SPC</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
17	Gavi McKeown 7 Seafield, Corbawn Lane, Shankill, D18	<p>Welcome proposal</p> <p>Erosion has increased in the last 2/3 years; therefore time is of the essence.</p> <p>Considerable compaction of the green area fronting 6, 7 and 8 Seafield occurred during the works to remove the masonry wall</p>	<p>The Chief Executive Officer's Response is to acknowledge that time is of the essence and that it is proposed that planning approval be granted based on the application and supporting documentation; following this an application will be made to obtain foreshore approval in relation to the works, and to obtain funding approval for the works.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that coast protection and cliff stabilisation works will be undertaken from the beach – with the exception of works relating to the replacement of existing fence/boundary lines within properties immediately adjacent to the</p>

		<p>skinting the top of the cliff and its replacement with a fence. Water now collects in this area after heavy rain, and there is concern that this is adding to cliff instability. Residents would like to discuss this with DLRCC as a matter of urgency.</p> <p>Maintain the high level of communication between the DLRCC and Seafield residents that has taken place thus far on this project.</p>	<p>access. There will be no requirement for machinery to enter the green area mentioned.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that residents will be informed at key points in the project.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>
18	Brian Gaughan 21A Corbawn Drive, Shankill D18	<p>Welcome proposal</p> <p>Extend scheme south to protect entire vulnerable area including water main within 50m of cliff edge.</p>	<p>The Chief Executive Officer's Response is that the principal benefit to accrue from the works relate to the maintenance of the amenity access. Protection of the access will require works to the north and south of the access. While it will be some time before the properties at Seafield are directly impacted by the effects of cliff retreat and instability they are sufficiently close to the cliff crest for it to be considered worthwhile to extend the proposed works northwards to cover the full Seafield frontage. The extent of the works south is in part to protect the access but also for permission purposes. To give protection to the infrastructure and properties adjacent to Corbawn Drive it would be necessary to extend the works in the order of 350m south of the access point, i.e. approximately 300m south of that proposed. Corbawn Drive is some 50m back from the cliff edge, whereas Seafield Road is closer, at some 25m from the cliff edge. Extending the works further south, while useful in the long run, is not considered necessary at present.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p>



		<p>Need to address the geology of the Corbawn/Shankill cliffs</p>	<p>the nature of the cliff material, and other processes such as pore water pressures and cohesion between soil particles. The objective of the works is to stabilise the full height of the cliff in the immediate vicinity of the beach access to prevent failure of the concrete structure by undermining and out flanking. In the immediate vicinity of the structure soil nailing and retaining walls are proposed. These will include drainage to prevent the build-up of water pressure behind. Away from the access structure the purpose of the works is to provide protection to the base of the cliffs from wave action and to establish a line beyond which the cliff base does not retreat. However, based on the materials that comprise these cliffs it is considered that they have a probable long term stable slope in the order of approximately 1.5 to 2H to 1 V. Above the level of the proposed rock armour the cliff crest will continue to retreat at a decreasing rate until such a long term stable slope is reached.</p> <p><b>The Chief Executive Officer's recommendation</b> No change</p> <p>The Chief Executive Officer's Response is that following discussions with GSI it was agreed that DLRCC undertake a 3D digital survey of the cliff area – in consultation with the GSI. The GSI would themselves undertake a lithological survey of the shoreline in the vicinity of the works.</p> <p><b>The Chief Executive Officer's recommendation</b> Undertake 3D digital survey of cliff in consultation with the Geological Survey of Ireland.</p> <p><b>Amendment 1</b> Undertake 3D digital survey of cliff in consultation with the Geological Survey of Ireland.</p>
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## **RECOMMENDATION:**

The proposed development is considered to be in accordance with the provisions of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan, and with the proper planning and sustainable development of the area.

It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were on display and to any such minor and immaterial alterations to the plans and particulars of the development, subject to the following amendments:

1. Undertake 3D digital survey of cliff in consultation with the Geological Survey of Ireland.
2. Treat the structure with anti graffiti paint; Landscape area appropriately; Install interpretive board; and Replace existing railings

In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above approval, members are hereby notified in accordance with Section 138 of the Local Government Act, 2001, of the intention to proceed with the proposed development.

**Philomena Poole – Chief Executive Officer.**