

A CHRISTMAS “SPECIAL” NEWSLETTER



SANDYMOUNT
& MERRION
RESIDENTS
ASSOCIATION

SEASON'S Greetings from SAMRA !

This Christmas newsletter brings a compilation of items which are live and which your SAMRA committee has continued to work on your behalf.

We start with a plea for your help given the wide range of issues now on the agenda.

FLOOD RISK DEFENCES

Sandymount is vulnerable to flooding, both now and in future due to sea level rises and changing weather patterns as a result of climate change. While DCC and other competent authorities have proposed flood defence enhancements to protect Sandymount and surrounding areas, SAMRA has requested that more urgent action is taken to address these risks. This should include an actionable plan with clear timescales reflecting the urgency of the matter, as well as clear accountable ownership.

SAMRA have developed a position paper, which we are using for our engagements with key stakeholders such as Dublin City Council and Irish Water. You can find a copy on our website.

<https://samra.ie/wp-content/uploads/2021/11/Flood-Risk-SAMRA-Positioning-NOV2021.pdf>

SAMRA's position is essentially to work with the authorities to expedite the Phase 1 and Phase 2 defences which have become delayed and also the actions to eliminate the sources of pollution across the Strand Beach. We are working the actions which run from this through our monthly meetings, including engaging with Dublin City Council executives, Irish Water, local councillors and TDs, and you will see the updates recorded in the minutes as we go forwards.

SANDYMOUNT GREEN PEDESTRIANISATION

Further to the trial in July and August, a full transparent consultation process was carried out by DCC with 650 responses. The attempt was to find a formula for the best long term use of our precious central village space for the community, for all seasons. DCC have yet to issue the findings of the survey but we will be following this one closely.

We also plan to carry out some longer term thinking around the future of Sandymount Village, both in the context of the recently published Dublin City Development Plan (see below) and more broadly. Please get in touch if you have any bright ideas !

CYCLE ROUTE

This has been hugely controversial for the area and SAMRA has continued to try and influence the delivery of an optimised scheme for an off road solution. This could potentially be integrated with proposals for flood defences along Strand Road. A Judicial Review has concluded that DCC has to go through the Planning and Environmental processes for the cycleway. It is understood that DCC have appealed this judgement to the Court of Appeal and that it is now scheduled to be heard in June 2022. In the meantime, SAMRA continues to advocate for safer roads in the area, including greater enforcement of existing 30 km/h speed restrictions and the existing ban on HGVs on Strand Road.

DEVELOPMENTS IN/CLOSE TO OUR AREA

We now have multiple developments close to our boundaries which will have a high level of impact. We need to take part in the consultation, support and attempt to influence as necessary.

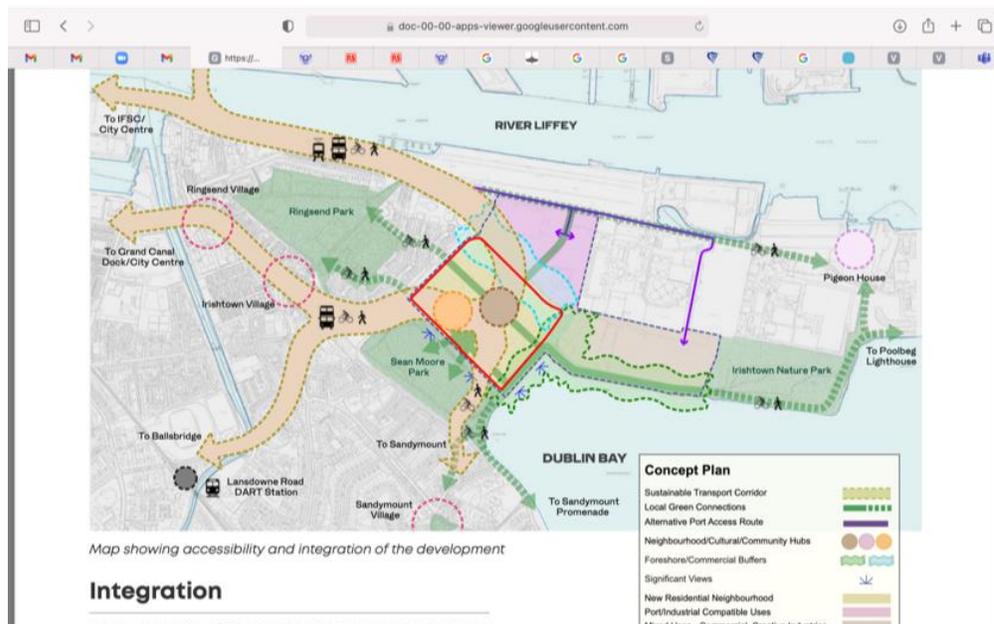
Quite apart from each individual development plan, SAMRA's major concern is the integration of these large projects and their cumulative effects across

Sandymount and Merrion. This may not be recognised via individual applications.

- **Pembroke Quarter**

This is the development previously called “Poolbeg West SDZ” on the former Irish Glass Bottle and Fabrizia sites. The early phase Masterplan and Phase 1 Planning Application were submitted in June 2021 and is targeted to move into 1st stage construction in 2022. . Many of you may have seen that some initial works are already underway on the site. Here is the planning link for phase 1 of the development that is now moving forwards

<https://planning.agileapplications.ie/dublincity/application-details/145373>



There will undoubtedly be benefits of improved facilities available to Sandymount e.g. the Greenway but the big concern is the degree of people and traffic migration which will occur across our area dependent on how the access infrastructure is developed in parallel. Eg the additional rail line appears to be optional... We have also raised concerns regarding the increased pressure such a large development will have on waste water facilities, which are already running significantly beyond their planned capacity.

We have started to actively take part in the development consultation process. Interestingly, there is to be a tactic of “Meanwhile Use” which will last the duration of the construction phases. It involves the construction of a number of temporary buildings to house artist studios, a café, a local

food market, a small town hall, and local landscaping and is intended to create an interface and new identity to knit the community together across what has been a derelict site for many years. Used successfully elsewhere e.g. Battersea Power Station development in London – but this will be the first time in Ireland. This “Meanwhile Use” space will be located at the southern end of the site, with pedestrian access off the pathway that leads to the Nature Reserve, and will in itself require Planning Permission

SAMRA has commenced engagement with the developer, Ronan Group Real Estate, and their Architects, Henry J Lyons to address issues of concern to our area.

*****It is crucial that the access and infrastructure routes eg Dodder Bridge, new LUAS line controlled by others are delivered into this plan at the right time to avoid unacceptable levels of congestion across Sandymount*****

- **Dublin Port 3FM Project**

<https://www.dublinport.ie/dublin-port-launches-3fm-project-poolbeg-peninsula/>

Home > News > Dublin Port launches the 3FM Project for Poolbeg Peninsula

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DUBLIN PORT LAUNCHES THE 3FM PROJECT FOR POOLBEG PENINSULA

€400 million project will deliver 20% of the port capacity required by 2040 – a new bridge across the Liffey – three new public parks – 5km of cycle and pedestrian routes



LATEST NEWS

DUBLIN PORT LAUNCHES THE 3FM PROJECT FOR POOLBEG PENINSULA
18 November 2021
€400 million project will deliver 20% of the port capacity required by 2040 – a new bridge across the Liffey - three new public parks - 5km of cycle [...] [more](#)

IRISH PORTS HOST INAUGURAL IRISH PORT SAFETY WEEK
1 November 2021
Dublin Port joins Port authorities across Ireland to enhance safety awareness - 1st to 5th November 2021 The Port authorities of Ireland [...] [more](#)

BREXIT IMPACTS ON DUBLIN PORT CLEAR TO BE SEEN IN Q3 AS TOTAL PORT VOLUMES DOWN -3.3% AFTER NINE MONTHS
27 October 2021

 Dublin Port Company (DPC) has today launched the **3FM Project**, the third and final

This represents a Major Infrastructure proposed development of €400M which will add another 2 Liffey Bridges one dedicated to port and HGV traffic and will start construction in 2026 and last until 2036. Three parks and 5km of cycle/pedestrian routes are included.

However, from early sighting SAMRA is seriously concerned about this proposal which offers little of anything green back to the community in return for the vast areas of unique peninsular which are consumed and become a permanent industrial quarter. Given that Dublin Bay has been accredited as a UNESCO Biosphere, this plan appears to be far from the balance that is needed.

*This is now in pre-planning and Public consultation and this stage is open until **31st December 2021**. SAMRA intends to make representations to Dublin Port as part of this consultation process.*

*****This is on our doorstep and it is crucial to understand how it interfaces with the Poolbeg Quarter, the Nature Reserve and the other DCC/NTA driven infrastructure changes across Sandymount eg Bus Connect, Cycle Routing*****

- **City Development Plan**

The first Draft of the CDP for Dublin to 2028 was issued November 25th and has moved into the next phase of public consultation, ending 14th February 2022. Here is the consultation link.

www.dublincitydevelopmentplan.ie

SAMRA have engaged in various initial phases of the development of the draft and intends to make submissions to this stage of the public consultation process as well as communicating directly with our local area Councillors. Among the many areas addressed in the draft Plan, SAMRA will in particular be looking at any proposals to change any zonings in our area.

****It is particularly important for Sandymount and the Dublin Bay Biosphere that as the other major infrastructure developments on our doorstep are now moving forwards that key issues are raised ****

- **Dart+South COASTAL Project**

This is expected to start to move forward into preliminary scheme development stage with an overall goal of increasing capacity of the public service. DART frequencies will be increased and it is expected that many level crossings are to be permanently closed.

This has potentially major implications for Sandymount and SAMRA have clearly registered our position as a significant stakeholder in the area with Irish Rail, and intend to engage in public consultation with

Irish Rail and their Engineering Consultants as this stage of the scheme develops

- **Bus Connect**

Starting 28th November, the new Bus Connect bus services (called C1 / C2) have replaced the old local #1 and #47 routes. While the increased frequency of this service and connection to the wider bus and public transport network is very welcome, serious concerns about potential traffic impacts in the local area have been raised. We are closely monitoring this situation and will continue to engage with the National Transport Authority and DCC as necessary.

- **Dublin Democratic Planning Alliance**

The DDPA was originally formed by a group of residents in the Donnybrook area who were challenging a Strategic Housing Development (SHD) scheme in their area. It has since developed into a body of residents associations that seeks to remove the democratic deficit that is now in the planning system, which is leaving communities behind. The DDPA want to work with civic society to address Ireland's needs for housing and development that supports communities and complies with the United Nations Sustainable Development Goals. Strategic Housing Developments and Mandatory Ministerial Directives have damaged citizens' faith in the planning process and are a danger to the quality of our city. The DDPA advocate for the abolition of this legislation and to reinstate the primacy of City Development Plans in the planning process. Over 60 residents associations are members of the DDPA and SAMRA have recently joined the group.

SAMRA are very much aligned with the DDPA objectives, to ensure sustainable development in our area.

- **General Planning Matters**

SAMRA continues its long history of seeking to protect our area against developments that may adversely affect it. As such, it regularly reviews planning lists and engages in the planning process on occasions, based on a clear set of criteria for such engagements. Over the last year, we made observations regarding the scale of development at Roslyn Park due to concerns about traffic, the village Architectural Conservation Area and local resident's impacts. We also made observations regarding the apartment scheme adjacent to Enable

Ireland regarding its impact on the village and local residents. Both of these developments were appealed by a number of parties to An Bord Pleanála but were subsequently granted permission. Despite this, SAMRA continues its efforts to protect our area from negative impacts of developments.

- **Heritage**

We have continued in our efforts which we hope will eventually enable the community to make some use of the iconic Martello Tower.

SAMRA

As can be seen from the above, SAMRA has significant engagement with many issues facing our area. As a Residents Association we have to increase our capability and level of engagement to steer these plans with the best chance of improving and preserving what we hold to be unique and precious about our area, at the heart of which is an Architectural Conservation Area (ACA) Village Centre and on the edge of which is the UNESCO acclaimed Dublin Bay Biosphere.

With roots stretching back to 1963 as Dublin's longest established Residents Association, it is crucial that we respond to deal with the increasing workload and many fronts to be managed.

Your Committee has determined that we now require a sub-committee approach with many more participants to be involved.

Our goal is **to increase focus on key areas** and open out to involve more members, whilst endeavouring to keep it as simple as possible.

An effective sub-committee structure would take SAMRA to a completely different level and ensure that the future outcome is not dependent on just a few individuals.

The proposed new subcommittee structure is :

- Planning
- Community
- Environment
- Flood Risk
- Heritage Natural History
- Transport & Access (Cycle Route will be part of this)
- Membership
- PR

□ Strategy

We now urgently need new players and a robust succession plan to manage the forward path for the next generation.

If you or someone you know wishes to take a more proactive role in SAMRAs work, through membership of one of our subcommittees, we invite you to email us at samracommittee@gmail.com speak to any committee member or call David Turner directly 089 985 8666

FINALLY – we want to emphasise our support for our **Donnybrook and Irishtown Community Policing Unit** colleagues at donnybrook.community@garda.ie . They work with us continuously on a 24/7 basis and recently have been particularly active in combating a spate of burglaries and two armed robberies in our area. We attach their latest newsletter and site www.garda.ie which will carry further information, about events, Home Security Tips over the Festive Period and Contact Details.

The latter is repeated here should anyone need assistance :

Donnybrook Station 01 666 9200

Ringsend & Irishtown Station 01 666 9600

From the SAMRA Committee

Best wishes for a Merry Christmas !

SAMRA Committee

samra.ie

David Turner

Chairman, SAMRA , Sandymount & Merrion Residents Association

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