

<b>PROPOSED MAINTENANCE OF SLIPWAYS, QUAY WALLS AND WATER ACCESS POINTS AT PORTSTEWART, DUNSEVERICK, BALLINTOY AND DALRIADA HARBOURS</b>	<b>5<sup>th</sup> June 2018</b>
<b>TO: ENVIRONMENTAL SERVICES COMMITTEE</b>	
<b>FOR DECISION</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing Our Environments and Assets
<b>Outcome</b>	Protect, enhance and promote opportunities for greater enjoyment of our natural environment
<b>Lead Officer</b>	Head of Capital Works, Energy and Infrastructure
<b>Cost: (If applicable)</b>	Budget Cost £150,000.00

**The purpose of this report is to request permission to progress this project to Stage 2 of the Capital Programme (Detailed Design and Procurement of a Contractor).**

## **Background**

This proposed Project is required in order to abide by the current Health & Safety Regulations and good practice guidelines (Health & Safety at Work Act 1974), Occupiers Liability Act 1984, RoSPA etc.). The overall aim of these regulations and guidelines is to minimise Health & Safety risks and prevent accidents both to employees and members of the public who avail of these Harbour facilities.

## **Condition of existing Harbour Structures**

**Portstewart** – Structural cracking is evident on the Harbour Quay walls and on the Slipway structure where sections of the concrete surface are failing. There is also evidence of open joints between the previously repaired concrete slabs. In addition there are visible signs of erosion on some of the Harbour access steps which require treatment / removal / replacement.

All of the above require a combination of replacement and re-sealing of Joints to ensure that all current trip hazards are removed.

**Dunseverick** – Overall the harbour is in reasonable condition, however concrete spalling and open joints are visible in a number of surface areas both on the quay walls and the slipway. In addition the stone wall adjacent to the western quay has lost

stonework and grout and requires immediate repair to prevent further failure and the inevitable greater repair in the future if not addressed.

All of the above require a combination of replacement and/or repair to ensure that all current trip hazards are removed.

**Ballintoy** – Overall the harbour is generally in a reasonable condition however there is ongoing evidence of minor cracking of surface areas and open joints. There is also visible undermining/washout of some quay areas indicating that maintenance is required to the quays and slipway to maintain current structural condition and minimise future remediation works.

One set of Metal steps to allow access to boats are located along the northern section of the western quay. The steps are of steel construction with steel handrails. Whilst the handrails on the steps are in reasonable condition, the handrails at the top of the steps (on the quay) rise to only approximately 500mm high. The handrails at this height provide a tripping hazard and need to be raised in height to provide more functional and safer access for users.

In addition the lower section of the most recently constructed slipway on the eastern side of the harbour is in an extremely poor condition and currently closed off to users. The apparent structural failure needs to be addressed to prevent further failure and the inevitable greater repair in the future.

**Dalriada (currently closed to Public)** - The Harbour quay wall structure is in reasonable condition with only localised joint filling required between slabs. There is however visible evidence of significant erosion at the top end of slip the slipway structure resulting in open joints and undermining/washout of the slipway. This section requires excavation and replacement to eradicate the current trip hazards and to maintain the structural integrity of the slipway.

## **Recommendation**

It is recommended that the Environmental Services Committee approve the progression of this project to Stage 2 (Detailed Design and Procurement of a Contractor) within the Capital Programme. This will allow preparation of the detailed specification and procurement documentation required to complete Stage 2. The subsequent Tender Report will be brought to Members for consideration.