

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

9th March 2026

Item No. 6

Report submitted in accordance with Part XI, Section 179(3) of the Planning and Development Acts, 2000 (as amended), Part 8 of the Planning and Development Regulations, 2001 (as amended), and Section 138 of the Local Government Act 2001 (as amended).

Proposed Development of The Metals Green, Harbour Road, Dun Laoghaire, County Dublin

1. PC/PEHP/01/25

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended (PDR)), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Independent on the 16th December 2025. Plans and particulars of the proposed development were made available for inspection from the 16th December 2025 to the 6th February 2026 at the Planning Department, County Hall, Marine Road, Dún Laoghaire, and the Council Offices, Dundrum and on the DLR Consultation Hub, on the Council's website www.dlrcoco.ie.

Submissions and observations with regards to the proposed development could be made up to and including the 6^h February 2026.

<https://dlrcoco.citizenspace.com/parks/themetalsgreen/>

2. SITE LOCATION AND DESCRIPTION:

The site sits along the shoreline overlooking the moorings almost equidistant between the east and west piers in Dun Laoghaire harbour. It is a prominent but underutilised site bookended by the Irish Lights building to the west and The Royal Irish Yacht Club to the east. The site is bounded to the north by the shoreline and to the south by Harbour Road and the Dart Line. The site is outlined in red on the site location map.

It is proposed to create a public park in the green open space. This is a placemaking project to create an attractive destination, a key stop-off along the coastal mobility route and to assist in the regeneration of Dun Laoghaire Harbour. It will provide a more accessible, inclusive space providing both active and passive recreation and will cater for a broad age profile. The project will also help to strengthen the green infrastructure of Dun Laoghaire waterfront. The site is a flat, open, green space and one of the only meaningful green spaces within the embrace of the harbour. The general upgrade works will include a shoreside balustrade, a new accessible circulation route, a central, gathering space which can cater for a mobile kiosk, a yoga lawn, a tiered lawn, playful elements and suitable coastal trees and ground cover planting. The project seeks to minimise the introduction of hard landscape features and surfacing with an emphasis on the soft landscape character of the proposed space. Materials and finishes will match the existing suite of

street furniture around the town and seafront and specifically the elements established in Myrtle Square and The Metals.

3. ZONING AND OBJECTIVES IN THE COUNTY DEVELOPMENT PLAN 2022-2028

3.1 Context:

The site is located in the centre of Dun Laoghaire Harbour which is surrounded by public and private developments. The Interim Dun Laoghaire Urban Framework Plan has set out a clear and coherent vision to assist and guide the ongoing development that will contribute to the physical regeneration of Dún Laoghaire Harbour.

The manner in which this project aligns with the Interim Dun Laoghaire Urban Framework Plan 2022-2028 is outlined below citing the relevant sections.

Placemaking and creating vitality

It is widely recognised that a high-quality urban realm supports economic development, helps create a strong sense of place and identity and improves people's health and wellbeing. The remaining underutilised sites in Dún Laoghaire and the Harbour offer opportunities for high quality place making which will allow sustainable and climate resilient living for residents and visitors alike. Urban greening will be a key part of placemaking. The underutilised green space offers significant potential to improve the Dun Laoghaire Harbours civic spaces.

The Waterfront

Dún Laoghaire Harbour is a Protected Structure. It is the largest intact Victorian Harbour in Ireland and the UK. It is an objective of this Interim Framework plan to promote this and the overall historical significance of the harbour as its unique selling points. Dún Laoghaire Harbour was once an important passenger and freight port, but this function has changed over time. The Harbour is now repositioning itself as a marine, cultural, leisure tourism, heritage and enterprise destination of international standing that is fully integrated with the Town.

The Metals Green project aims to encourage greater public use of the waterfront by addressing the current shortage of accessible green open spaces along this area. Between The Gut Park and Dun Laoghaire East Pier, there is a noticeable gap in accessible green spaces that provide access to the water. By creating a welcoming, safe, and relaxing park adjacent to the waterfront, this project will enhance public access and enjoyment of the waterfront.

Section 2.3 Public Spaces:

It has been an objective of the Interim Dun Laoghaire Urban Framework Plan to encourage pedestrian connectivity between the Waterfront and the Town Centre by creating a series of new, well-defined public spaces along the route.

The Metals Green will serve as a key destination along the seafront for pedestrians, much like Myrtle Square does within the town centre. By

creating strong civic spaces between the town centre and the seafront, the project will encourage people to move freely throughout Dun Laoghaire, enhancing connectivity across the overall area.

3.2 Zoning:

The site zoning is Objective F 'To preserve and provide for open space with ancillary active recreational amenities'. Under this zoning objective, 'Open Space' is 'Permitted in Principle' and the proposed works will be entirely consistent with this zoning.

There are several policies within the County Develop Plan (CDP)2022-2028 which support this project, and these are outlined in section 3.3 below. This proposal is entirely consistent with the Interim Dún Laoghaire Urban Framework Plan 2022-2028 and the County Development Plan 2022-2028.

3.3 Policy:

The development of The Metals Green will tie in with the relevant national and regional policy and the following specific policies as outlined in the Dun Laoghaire Rathdown County Council County Development Plan 2022-2028.

Policy ST4: Accessibility

It is Council policy to support suitable access for people with disabilities, including improvements to buildings, streets and public spaces

Policy ST6: Footways and Pedestrian Routes

The Council will continue to maintain and expand the footway and pedestrian route network to provide for accessible pedestrian routes within the County in accordance with best accessibility practice.

Policy ST10: Street Lighting

It is Council policy to provide and maintain street lighting on the public road/footway/cycleways throughout the County in accordance with commonly accepted best practice.

Tree and Urban Forestry Strategy 2024-2030

"It is Council policy to implement the objectives and policies of the Tree Strategy for the County - "A Climate for Trees-Tree Strategy 2024-2030" - to ensure that tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'".

Policy E16: Sustainable Drainage Systems

It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SUDS).

Policy EI14: Air and Noise Pollution

It is Council policy to implement the provisions of National and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate

Policy EI 15: Light Pollution:

It is Council policy objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

Policy CC5: Limiting Emissions of Greenhouse Gases

It is Council policy to support National and International initiatives for limiting emissions of greenhouse gases.

Policy UD3: Public Realm Design

All development, whether in existing or in new areas, should positively contribute to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved. This will include detailed consideration.

Policy UD7: Urban Tree Planting:

It is Council policy to increase the tree canopy cover throughout the County in accordance with the provisions of 'A Climate for trees: Tree Strategy 2024-2030 for Dún Laoghaire-Rathdown.

Policy HER8: Work to Protected Structures:

It is a Policy Objective to: ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht.

3.4 Harbour Masterplan:

The Dún Laoghaire Harbour Masterplan, published in January 2026, sets out a vision to transform Dún Laoghaire Harbour into a cohesive, vibrant waterfront — connecting people, place and heritage through both short-term activations and long-term redevelopment.

The Metals Green, (referred to in the Masterplan as 'The Green, Marina Pocket Park') is identified as a key open space within the proposed Marina Quarter, positioned along the water's edge between the marina and the railway line. Designed to operate as a quiet resting spot, a connecting link and a visual moment within the harbour experience, it draws inspiration from the terraced forms of the Irish coastal landscape, with gently stepped green spaces that follow the natural slope toward the water, creating Informal seating, shaded areas and viewing points overlooking the marina.

4. NATURE AND EXTENT OF PROPOSED DEVELOPMENT:

The nature and extent of the proposed development is outlined below. This description of the proposed development should be read in conjunction with the supporting drawings and reports.

Existing arrangement

The main area of the site is predominantly flat and covered with grass, featuring three simple timber benches for public amenity. The location offers superb views of the

Marina, Piers, Dublin Bay, and Howth. Along the northern boundary, rock armour slopes steeply, presenting a potential design challenge. The western boundary, shared with the Commissioners of Irish Lights, is well-defined by walls and planting, whereas the eastern boundary adjacent to the Royal Irish Yacht Club remains open. The typical high tide mark, visible on the rock armour, is approximately at +1.40m OD. There are no existing water or foul drainage services on site that can be directly connected to. Underground surveys indicate that the ground conditions are stable, with no notable constraints such as voids or anomalous materials.

The development of this space is an opportunity to reimagine an important node in the urban grain and to provide a green refuge for congregation, reflection and relaxation. The overarching aim is to create a space that strengthens the public access to the waterfront and the connections between the recreational spaces in the harbour area.

Proposal

The proposal involves the construction of a new public park of approximately 3,900 square meters within Dún Laoghaire Harbour, located between the Commissioners of Irish Lights and the Royal Irish Yacht Club. The development will include paved areas and terraces overlooking the sea, which will be enclosed on the seaward side with railings and complemented by new seating, walls, and other hard landscaping elements. New soft landscaping will be introduced, featuring terraced and flat grass lawns, wildflower meadows, planted areas, and trees designed to enhance biodiversity and public amenity.

At the heart of the park, a central space will accommodate a food and coffee kiosk with seating and tables. The park will provide a variety of play opportunities, both formal and natural, including a themed play structure. Cycle parking, including stands designed for cargo and family bikes, will be incorporated, alongside the installation of 'Big Belly' solar-powered waste bins. Existing coastal defences will remain protected and unaffected throughout construction. Site lighting will be provided exclusively along the southern pathway. Essential services such as power, water supply, and foul drainage connections will be installed. All associated site development works will include a combination of hard and soft landscaping, boundary treatments, signage, drainage, and necessary services infrastructure. See the Landscape Architects Design Statement – Appendix 4.

The site of the Metals Green may lie within the curtilage of The Royal Irish Yacht Club (a Protected Structure). The proposed development is considered to be an enhancement to the setting and curtilage of the Protected Structure.

Construction Management:

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Saturday. There may be occasions that the hours need to be increased to ensure the efficient delivery of the project. At all times during the works, the public roadway will be maintained in a neat, tidy and safe condition. Any damage to the public road as a result of the proposed development will be made good. Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice. All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse. Stockpiles of construction materials such as sand, gravel or other

erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of a watercourse. All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas. All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams. Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters.

5. APPROPRIATE ASSESSMENT

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended the Council caused ID Environmental Consultants to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s). As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council has made a determination following screening that an Appropriate Assessment is not required. The proposed development is not directly, connected with or necessary to the management of sites as European sites and it can be concluded, on the basis, of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by ID Environmental Consultants. This determination is based on information supplied by ID Environmental Consultants' including the Wintering Bird Survey as detailed in the Report. From this AA screening exercise, it has been determined that no significant likely effects may arise on any European sites as a result of the proposed development in combination with other plans and projects, through surface water, land and air, and groundwater pathways. This assessment was undertaken in the absence of mitigation measures. The project screened out for Appropriate Assessment based on the location of the works, the nature and the scale of the works.

6. ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development does not trigger the threshold for mandatory Environmental Impact Assessment (EIA). The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) PDR. Based on the nature, size and location of the proposed development, the Council considered there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(1)(b)(ii) of the PDR, the Council caused an EIA Screening Report to be prepared (by ID Environmental Consultants) based on the information that is specified in Schedule 7A of the PDR to assist the Council to determine, taking account of the criteria set out under Schedule 7 of the Regulations, whether the proposed development can go ahead without the need for EIA.

Taking account of the findings of the EIA Screening Report, the Council determined that there is no real likelihood of significant effects on the environment arising from the proposed development for the reasons set out in the EIA Screening Determination.

7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

The proposed development of The Metals Green will positively contribute to the proper planning and sustainable development of the area by transforming an underutilised but strategically located waterfront site into a high-quality public park. Located within Dún Laoghaire Harbour, a Protected Structure of significant heritage value, the project supports the Harbour's evolution as a cultural, leisure and tourism destination integrated with the town centre.

The site is zoned Objective F under the Dún Laoghaire-Rathdown County Development Plan 2022–2028, which seeks to preserve and provide for open space with ancillary recreational amenities. The proposal is further supported by the Dun Laoghaire Harbour Masterplan (January 2026) which envisions transforming the Harbour from a series of disconnected spaces into a cohesive and vibrant waterfront described as “pearls on a string”, connecting people, place and heritage through short-term activation and long-term regeneration. Within the Masterplan, The Metals Green (identified as “The Green”) is recognised as a small but significant space within the Marina Quarter that contributes to a connected, people-focused harbour. Inspired by Ireland's coastal terraces, the proposed stepped green spaces strengthen visual and physical links between adjoining seafront open spaces, providing seating, shade and scenic views while reinforcing the relationship between key waterfront destinations.

The project also aligns with the Interim Dún Laoghaire Urban Framework Plan 2022–2028 by strengthening pedestrian connectivity between the waterfront and town centre and creating a key civic destination along the coastal route. It supports policies relating to accessibility, pedestrian movement, street lighting and urban forestry, while enhancing biodiversity and reinforcing the Harbour's green network.

An Environmental Impact Assessment (EIA) Screening has been undertaken and it has been determined that there is no real likelihood of significant environmental effects; therefore, an EIAR is not required. An Appropriate Assessment (AA) Screening has also concluded that the proposed development will not have a significant effect on any European site, either individually or in combination with other plans or projects.

In conclusion, the proposed development is acceptable in principle and accords with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022–2028, the objectives of the Interim Dún Laoghaire Urban Framework Plan 2022–2028 and the draft Dun Laoghaire Harbour Masterplan (2025), and the proper planning and sustainable development of the Harbour area.

8. INTERNAL REPORTS

Architects Department

In correspondence dated 24th November 2025, confirmed no objection to the proposed development.

Community and Cultural Development

In correspondence dated 24th November 2025, confirmed no objection to the proposed development.

Forward Planning Infrastructure

No response

Infrastructure and Climate Change – Capital Projects

In correspondence dated 27th November 2025, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

In correspondence dated 24th November 2025, confirmed no objection to the proposed development subject to the inclusion of the following:

- Construction Management Plan - This should detail plans to reduce the environmental impact of the construction on the environment and should take into account the following: waste, pest control, dust, noise & vibrations, emissions to ground/surface water, staff welfare facilities.
- Resource & Waste Management Plan - A Resource & Waste Management plan should be submitted, written in accordance with the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects 2021
- Public Liaison Plan - The Applicant and the developments Contractor shall develop and implement a Public Liaison Plan for the duration of the works, covering the following.
 - Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.
 - Keeping local residents informed of progress and timing of particular construction activities that may impact on them.
 - Provision of a notice at the site entrance identifying the proposed means for making a complaint.
 - Maintenance of a complaints log recording all complaints received and follow up actions.
- Operational Waste Management Plan
- Pest Control Plan

Infrastructure and Climate Change – Estates Officer

In correspondence dated 2nd November 2025, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Transportation Planning

In correspondence dated 2nd December 2025, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Climate Action Officer

In correspondence dated 4th December 2025, confirmed no objection to the proposed development.

Housing Department

In correspondence dated 10th November 2025, confirmed no objection to the proposed development.

Community & Cultural Development – Biodiversity Officer

In correspondence dated 20th November 2025, confirmed no objection to the proposed development subject to inclusion of the following.

- An Ecological Mitigation Plan is required to address the key sensitives highlighted in the AA Screening Report and EIA Screening Report and should incorporate the points raised below.
- A Construction Environment Management Plan (CEMP) to be submitted for agreement with the Biodiversity Officer at least 3 weeks prior to the commencement of the proposed works. The CEMP should include all ecological mitigation measures set out by the project ecologist in the ecological mitigation plan. The CEMP will address lighting, dust, noise, pollution control, chemical/hazardous materials storage, biosecurity measures, and surface water management during construction.
- Operation lighting should be directed away from the marine environment and align with best practice lighting guidelines for the protection bats and nocturnal mammals (i.e lighting will be at warm temperatures of 2700K or below and include shield to reduce light spill). These details should be included in the ecological mitigation plan and reviewed and agreed with the project ecologist prior to and after installation.
- The Landscape planting scheme should consider, where possible, the use native species compatible with the surrounding habitats and landscape.
- Any invasive species present on site should be removed and disposed of appropriately.

Finance – Drainage Planning

In correspondence dated 24th November 2025, confirmed no objection to the proposed development subject to compliance with a number of conditions prior to, and following completion, of the works.

It is noted that there is no discharge from the site proposed, with a series of filter drains and rain gardens included in the design. Run off from the kiosk will need to be managed within the site.

The raingarden and filter drains shall be designed, installed and retained on site in accordance with current best practice guidelines and the SuDS Manual (CIRIA C753).

Due to previous issue with Part 8 schemes and insufficient design considerations at detailed design/implementation stage, it is now requested that Drainage Planning is consulted throughout the detailed design process and construction stage to ensure any changes proposed are managed appropriately and in line with the requirements of the County Development Plan.

Infrastructure and Climate Change – Road Maintenance

In correspondence dated 25th November 2025, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Traffic and Road Safety

In correspondence dated 25th November 2025, confirmed no objection to the proposed development subject to: The signing, lining and tactile paving at the two pedestrian crossings of Harbour Road will need to be agreed with the Traffic and Road Safety Section.

Planning Department

In correspondence dated 24th November 2025, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Active Travel

In correspondence dated 25th November 2025, confirmed no objection to the proposed development.

9. STATUTORY BODIES/ORGANISATIONS

The proposed development was notified to relevant prescribed statutory bodies in accordance with the Planning and Development Regulations 2001 as amended (PDR). One submission was received from Inland Fisheries Ireland. A summary of the issues raised in the submissions with the response of the Chief Executive thereto are set out below: -

Statutory Body	Observations/issues
TII (Transport Infrastructure Ireland)	In correspondence dated 22 nd December 2025, confirmed no objection to the proposed development.
UI (Uisce Eireann)	In correspondence dated 29 th January 2026, confirmed no objection to the proposed development subject to compliance with a number of conditions prior to, and following completion, of the works.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the PDR the Council gave notice of the proposed development in the Irish Independent on 16th December 2025 indicating that submissions and observations would be accepted up to and including 6th February 2026. A site notice, in the prescribed format, was also erected on the site and maintained in place for the prescribed period.

A total of **106** submissions were received during the stipulated time period. **91 submissions** were analysed from the online survey, **14** were analysed from email and **1** was analysed from postal submissions.

Of the 106 valid responses received, **79 (75%) support** the proposed development, **10 (9%) do not support** the proposed development, **17 (16%) were neutral or undecided** in their opinion.

The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed. A summary of the issues raised by members of the public with the responses of the Chief Executive thereto are set out below: -

Observations/Comments/Issues	Chief Executive's Response
Support the Proposed Development:	
<p>79 submissions/observations support the proposed development. A summary/snapshot of the comments are outlined below;</p> <ul style="list-style-type: none"> • Strong support for the proposal, fully backing the development of the Metals Green. • Fantastic and excellent scheme, representing a long overdue improvement to the area. • Great idea that will transform a dull, underutilised, and visually unappealing space into an active public amenity. • Delighted to see continued investment in Dún Laoghaire's public realm and the harbour area. • Will provide a much-needed recreation area, offering inclusive and accessible green space for residents, visitors, and harbour users. • Activates a prominent location that has been underused, opening it up for community use and leisure. • Enhances the coastal attraction and creates a pleasant view for visitors arriving by train. • Supports the ambition to create a high-quality, inclusive coastal space aligned with the Harbour Masterplan and Development Plan. • Well thought-out and sensitive design, with attractive drawings, viewing platforms, and multi-use spaces appreciated. • Positive addition to the seafront that encourages people to enjoy the area while complementing existing amenities. • Wildflowers, biodiversity-friendly planting, and sustainable drainage are welcomed as part of the green infrastructure improvements. • Creates an important placemaking feature for Dún Laoghaire, enhancing both heritage and contemporary community use. 	<p>The Chief Executive notes and welcomes the depth and breadth of observations and comments on the proposed development and acknowledges the high level of engagement and feedback from the community.</p>

Observations/Comments/Issues	Chief Executive's Response
Suggestions:	
<ul style="list-style-type: none"> • Provide a fully segregated, protected cycle lane along Harbour Road to improve safety for cyclists. • Extend the cycleway the full length of Harbour Road to connect with existing coastal and town routes. • Include secure bike parking, such as CCTV coverage or locker-style facilities, for standard and non-standard bikes. • Ensure access for cargo bikes, trikes, family bikes, and Cycling Without Age trishaws. • Reopen the closed section of the historic Metals path to restore connectivity and improve accessibility between the West Pier and Metals Green. • Ensure full wheelchair accessibility throughout the site, including step-free paths, armrests on benches, and age-friendly parking nearby. • Include public toilets to support increased footfall and address public health concerns. • Plant more trees for shade, shelter, and age-friendly walking areas. • Use native, pollinator-friendly, and low-allergen planting to support biodiversity. • Reduce concrete and hard surfacing to enhance the green character of the site. • Provide more seating, using traditional timber park benches with armrests and durable, weather-appropriate materials. • Consider shelters or all-weather features to support year-round activities such as yoga. • Include playground elements, climbing/balancing features, or calisthenics/outdoor gym equipment for multi-generational use. • Retain space for outdoor exercise classes and activities such as yoga or boxercise. 	<ul style="list-style-type: none"> • A fully segregated Active Travel route will be provided along Harbour Road in future phases as part of the DLR Harbour Masterplan • Standard and non-standard bike parking will be provided as part of the development. The scale of space and quantum of visitors does not merit bike lockers. • The closed section of the historic path is outside the scope of this project. • Pathways, furniture, play elements, and open spaces will be designed to exceed accessibility standards, promoting inclusivity for all users. • No public toilets are proposed at this location. The scale of space is deemed not suitable. • Ample tree planting and pollinator friendly planting is included as part of this development. • Hard Surfacing has been limited to the main circulation network. • Seating is provided with arm and backrests as part of this development • Play elements are included as part of the proposals • Flexible lawn space is provided which can cater for yoga / boxercise.

Observations/Comments/Issues	Chief Executive's Response
<ul style="list-style-type: none"> • Consider a kiosk or coffee facility to encourage activation and support social use of the space. • Provide flexible areas for events, open-air cinema, or public gatherings. • Incorporate public art, sculptures, or maritime-themed interpretive elements. • Recognise rowing heritage and the Hobblers tradition through plaques, signage, or design elements. • Improve connections to wider town and harbour, including potential pedestrian/cycle bridge links to Crofton Road or Kelly's Avenue. • Manage anti-social behaviour through CCTV, enforcement, and provision of litter and dog waste bins. • Ensure design supports sustainability and potential future energy infrastructure, such as shallow ground-loop heat systems. • Increase access to the shoreline where feasible to strengthen the connection with the marina and coastal environment. 	<ul style="list-style-type: none"> • A Kiosk is proposed as part of the development • Flexible lawn space forms a large part of the design proposals for the space. • These will be incorporated into the proposed feature play element. Other heritage elements will be included at various points across the development • An active travel route connecting Crofton Road will be provided in the future as part of the Draft DLR Harbour Masterplan • Litter bins will be provided as part of the development • Sustainable design options such as solar powered lighting are being explored as part of the proposed development. • The shoreline is inaccessible at this point due to existing rock armour. A viewing point is provided to connect with the harbour/marina
Do Not Support:	
<ul style="list-style-type: none"> • The green space is highly valued as an open area for walking, picnics, yoga, sunbathing, and community events; it should remain largely untouched. • Adding concrete, extra paths, construction, or formal structures is unnecessary and would harm the natural environment. • Current usage patterns show informal routes and activities that should guide any minor interventions. 	<ul style="list-style-type: none"> • The design keeps a large, flexible lawn for walking, picnics, yoga, sunbathing, and events. New paths and features are minimal, positioned to enhance accessibility and safety without reducing open space. • Paths are minimal, following natural walking routes observed on site, and designed to balance universal accessibility with maintaining a continuous lawn. The southern path also aligns with the future greenway envisioned in the Harbour Masterplan.

Observations/Comments/Issues	Chief Executive's Response
<ul style="list-style-type: none"> • Development proposals ignore larger planning context, such as the Harbour Masterplan, and appear premature or disconnected. • The project is seen as a low-priority, potentially vanity or cosmetic project; funds could be better spent in less affluent areas or on urgent town infrastructure. • Public consultation is perceived as insufficient or tokenistic; residents feel they have little real influence. • There is concern about over-designing the space, which risks removing its charm and flexibility. • The Metals Green functions effectively already as a community resource and should not be altered significantly. 	<ul style="list-style-type: none"> • This project aligns with the Dún Laoghaire Harbour Masterplan, which aims to create a vibrant, accessible waterfront. The Metals Green is a complementary pocket park to existing hardscape areas in the Harbour, offering a rare maintained green space and supporting walking, cycling, and passive recreation. • DLR policy supports incremental improvements across the borough, including maintaining high-quality public spaces in strategic town locations. Metals Green addresses a gap in green infrastructure within the Harbour area, which is largely composed of hard surfaces, and complements other initiatives for social and recreational benefit. • The project is part of the Harbour Masterplan consultation process, which invited feedback from residents and stakeholders in June 2025. Design proposals have taken public concern into account, particularly regarding biodiversity, accessibility, and preservation of open space. • The design builds on existing use while improving accessibility, biodiversity, and resilience. Native planting, SuDS, and low-impact lighting enhance ecology without interfering with informal activities, making the space safer and more enjoyable for all users. • DLR policy supports incremental improvements across the borough, including maintaining high-quality public spaces in strategic town locations. Metals Green addresses a gap in green infrastructure within the Harbour area, which is largely composed of hard surfaces, and complements other initiatives for social and recreational benefit.

Observations/Comments/Issues	Chief Executive's Response
<ul style="list-style-type: none"> Resources might be better used to address homelessness, neglected town infrastructure, and supporting local businesses rather than embellishing existing green spaces. 	<ul style="list-style-type: none"> Addressing social challenges and investing in quality public space are not competing goals. The project should be viewed as part of the town's social infrastructure. Well-designed public spaces support mental and physical wellbeing, provide inclusive gathering areas for all ages, and strengthen community connection. They also increase footfall, which benefits local businesses and helps sustain the wider town economy.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2022 - 2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with section 179(4)(b) of the Planning and Development Act 2000 as amended, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Elected Members, 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, Members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to the following conditions and variations:

N/A

and to any such minor alterations to the plans and particulars of the development.

Paul Kennedy, Director of Planning, Property & The Harbour Department

Appendices:

Appendix 1: List of Persons Who Put in Submissions/Observations

Samuel McSherry
Philip Byrne
Charles Radiguet
Soren Thorvald
Tim Carey
Jackie Fitzpatrick
Mairead Boland
Lorcan Lyons
Cormac Carty
Charlotte O'Kelly
Aidan McGRATH
sarah maguire
Anne-Marie Drohan
James daly
Alex Jennings
Niels Warburton
James O'Hara
John
Tim
Sarah Hynes
Susannah Baccardax
Nuala McDonnell
Richard Collumb
Gregg Murphy
Maureen Mason
Terry McGuinness
Diana Ferguson
Mick Callanan
Stephen Smythe
Meriel McClatchie
Jean Shelley
Paul Callaghan
Vincent Delany
Noel McNamara
Trina milner
Antonia O'Rourke
Ronan Gaughan
Barbara
Desmond Kelliher
Elisabeth Talbot
Leigh Dolan
Caoimhe de Barra
Frank Miller
Meike Sommer
Pearse Nolan
Bernadette Brookes
Rafael Deitos

Aisling Gorby
Sinéad Elliott
Briain Moriarty
Des Dockery
Eibhlín Ní Oisín
Jane Ryle
Brian Costello
Finola McDonald
John Keel
Cob
Alan O'Brien
Denis Kelleher
Neil McSherry
Neil Ryan
Kevin Denny
Conor Molloy
Deane McElree
Jim Mc Cann
David E Thomas
Francis Nolan
Fiona Howard
Mick Callanan
Melissa
Fergal MacCabe
Ronan Browne
Clara Clark
Sean Barry
Matt Brennan
Sean Parkes
Richard Leahy
Austin Keegan
Leslie Moore
Eoghan McGinty
Planning & Environmental Policy Society
Eoin Ó Cionnaith
Steven Slusarski
Philip Jones
Frank Foley
Ian Slattery
Don Sheahan
Eimear byrne
Don Twaste
St. Michael's Rowing Club Dun Laoghaire
Meriel McClatchie
Joe Mason
Maria Quin
Lisa
Paul L
Dominique Boutin
Uisce Eireann
Royal Irish Yacht Club

TII
Commissioner for the Irish Lights
Ann, Naoise and Conor Mulcrone
Venetia Hill
Bairbre and Bob Stewart
Shane O’Hanlon
Ann Mulcrone on behalf Mable Fitz
Frankie Dalton

Appendix 2: Site Location Map and General Arrangement Plan



Figure 1- Site Location Map



Figure 2 - General Arrangement Plan