



Community, Culture & Parks Department

**Proposed Development of The Metals Green , Dun Laoghaire,  
Co. Dublin**

**PC/ PEHP /01/25**

**Part 8 Report**

**December 2025**

Prepared by:

Tom McCausland, Graduate Parks & Landscape Officer

Revision:

0

## **CONTENTS**

	Page
1. Introduction	2
2. Site Location & Scope	2
3. Planning Context	2
4. Nature & Extent of Proposed Development	5
5. Climate Action Integration	6
6. EIA Screening	7
7. Appropriate Assessment – Screening Statement	7
Appendices (list)	8
Drawings (list)	9

## 1. Introduction

The following report is a summary of the main features of the proposed development of The Metals Green. The space is an important and strategic green space in the core of the harbour but which has been historically underused. The site straddles the coastal mobility route and is a popular walking route for pedestrians between the piers. The proposed development will create an attractive stop off, destination amenity.

## 2. Site Location and Scope

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. Planning Context

### 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 draft 'Dun Laoghaire Harbour Masterplan' has been released in June 2025. The Masterplan envisions transforming Dún Laoghaire Harbour from a series of disconnected spaces into a cohesive, vibrant waterfront, "pearls on a string"—that connects people, place, and heritage through short-term activations and long-term redevelopment.

The Metals Green (referred to in the Masterplan as '*The Green*') is a small but significant waterfront space within the Marina Quarter that aligns with the Masterplan's goal of a connected, people-focused harbour. Inspired by Ireland's coastal terraces, its stepped green spaces create a link between the other public open spaces along the seafront, offering seating, shade, and scenic views that strengthen the relationship between places along the seafront.

**4. Nature & Extent of the 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.

## **5. Climate Action Considerations:**

The design is strongly aligned to all aspects of the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. It is consistent with the greening of Dun Laoghaire vision which seeks to achieve a low carbon, climate resilient and sustainable town with place-making through greening at its core. The space seeks to communicate

awareness of climate change through interpretation or other means. The project aligns with the DLR Climate Change Action Plan 2024-2029 by incorporating the following actions/initiatives.

- Designing the park whilst considering a potential future cycle route adjacent to the park. (Transport)
- Management of the rainfall runoff and use of the rainfall to add the greening through rain gardens and other SUDS measures (Flood Resilience)
- The planting of trees and ornamental planting to enhance biodiversity and sequester carbon (Nature Based Solutions)

## **6. Environmental Impact Assessment Screening**

An Environmental Impact Assessment (EIA) screening is required in order to form an opinion whether or not the proposed development should be subject to an EIA, and if so, whether an EIA Report should be prepared in respect of it. The EIA screening concludes that there is no requirement for an EIA to be carried out and no requirement for an EIAR to be prepared. The EIA screening has been undertaken by 'ID Environmental Consultants' and is included as an appendix to the main Part 8. All recommendations as outlined in this report will be implemented as part of the proposed development.

## **7. Appropriate Assessment – Screening Statement**

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any effects are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by 'ID Environmental Consultants' which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-Rathdown County Council has determined that an Appropriate Assessment is not required. The AA Screening Report is included as an appendix to the main Part 8 report (see appendix 2). All recommendations as outlined in this report will be implemented as part of the proposed development.

**Reports:**

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Appropriate Assessment Screening

Appendix 3: Ecological Impact Assessment (EclA)

Appendix 4: Landscape Design Statement

Appendix 5: Environmental Impact Assessment Determination

Appendix 6: Appropriate Assessment Screening Determination

**Drawings (list):**

1955\_SK\_DR\_MUR\_LA\_1101\_Site Location Plan

1955\_SK\_DR\_MUR\_LA\_1102\_Site Layout Plan

1955\_SK\_DR\_MUR\_LA\_1103\_Landscape Masterplan – Plan & Sections.pdf