

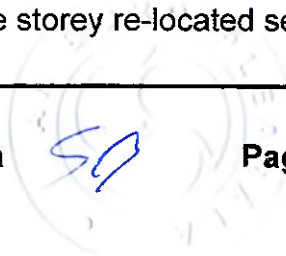
Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

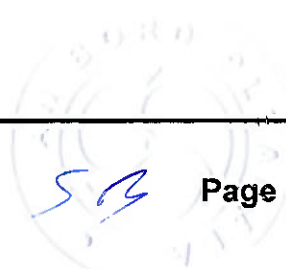
Planning Register Reference Number: D22A/0006

APPEAL by Bulloch Harbour Preservation Association care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin and by Bartra Property (Dublin) Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 2nd day of March, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Bartra Property (Dublin) Limited for the proposed development.

Proposed Development: Demolition and clearance of the existing industrial single storey warehouses and sheds (1,210 square metres) and the development of a mixed-use marine commercial, leisure/community and residential based development. The proposal includes the construction of: A craft boat building workshop/craft boat storage facility, total area 397 square metres, including first floor area of 94 square metres. A single storey building incorporating relocated marine leisure unit (10 square metres), bin store (nine square metres), relocated marine commercial unit (10 square metres) and community water sports changing facility (60 square metres). A three-storey building incorporating a café (108 square metres) at ground floor and one number (411 square metres) four-bedroom apartment on two levels, at first and second floor, with associated roof terrace at first floor level and two balconies at second floor level, including ground floor entrance and off-street parking (40 square metres) for two cars. A single storey re-located seafood



sales outlet (30 square metres) with ancillary bin storage. Four number fisherman's huts (total area 19 square metres). A new public square fronting on to the harbour (20.85 metres wide x 9.00 metres deep = 187.65 square metres). Three number three-storey detached houses (each 412 square metres) each with roof terraces and off-street covered parking for two cars, with provision for five number visitor car parking spaces. Eight public bicycle parking spaces and four bicycle spaces to serve apartment. Reinstatement and enhancement of existing surface water drainage system in response to best available climate change and wave data, including (i) recommissioning/reinstatement of existing surface water sump with sluice gate in the eastern part of the land holding; (ii) construction of a new 300-millimetre storm sewer to run from existing sump across the development area of the site to connect to the existing 300-millimetre outfall culvert discharging under the Bullock Harbour Quay Road; (iii) construction of an additional overflow culvert to run inside the existing development area boundary wall for 46.3 metres along the eastern and northern edges of the development area; (iv) provision to redirect extreme storm event overflows into a new culvert under the proposed boat storage facility prior to discharge onto quay side (which overflows currently discharge onto the quayside immediately adjacent existing residential property). Stabilisation of the existing development area boundary wall and repair with natural coursed granite stone. A new support wall in concrete will be erected inside section (34.8 metres long) of the existing development area boundary wall at rear and north side of site. The existing south-western vehicular access from Bullock Harbour will be maintained and upgraded, creating a two-way roadway and shared footpath affording access to the proposed dwellings to the rear of the development. The development will also include piped infrastructure and ducting; changes in level; site landscaping and all associated site development and excavation works above and below ground, all at Former Western Marine Building, Bullock Harbour, Dalkey, County Dublin.





Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The site is located in an area zoned objective 'W', which is 'to provide for waterfront development and/or harbour related uses', in the current Dún Laoghaire- Rathdown County Development Plan 2022-2028. The Board considers that the proposed development would materially contravene the zoning objective as set out in this Plan as 'Residential', is 'not permitted in principle' or 'Open for Consideration' within the 'W' zone at Bullock Harbour. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 16th day of October 2023.