

# DÚN LAOGHAIRE HARBOUR MASTERPLAN DRAFT MASTERPLAN JUNE 2025



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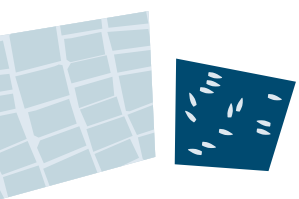
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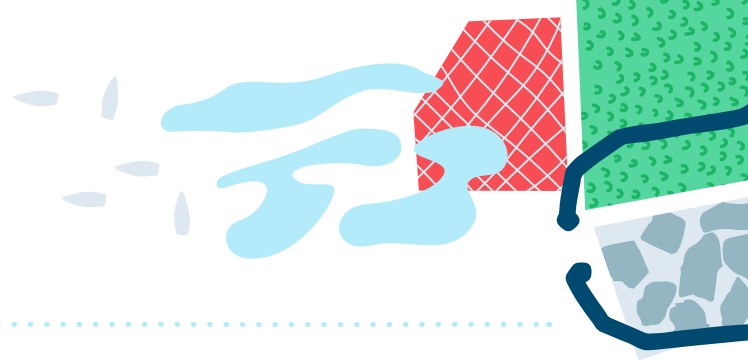
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## 1. INTRODUCTION

### 1.1 Purpose of the Draft Masterplan

The draft Masterplan serves as a concise yet comprehensive introduction to the vision and guiding principles behind the development of a transformative Masterplan for Dún Laoghaire Harbour. Commissioned by ARROW and informed by the collaborative process and co-design methodology, this document captures the essence of a process rooted in research, stakeholder engagement, and a shared ambition to shape a bold and inclusive future for this iconic coastal destination.

At its core, the Draft Masterplan articulates the purpose and intent behind the Masterplan—to reimagine Dún Laoghaire Harbour as a dynamic, multifunctional space that honours its maritime heritage while responding to contemporary needs and opportunities. From its historic granite piers to its sweeping waterfront vistas, the Harbour is positioned as a symbol of ambition, resilience, and possibility. Yet in recent decades, a sense of disconnection has taken hold. The Harbour sits adjacent to the town centre but feels apart from it—physically separated by infrastructure, fragmented in use, and under-realised in purpose. What was once the town’s grey heart—functional, disconnected, and overlooked—is now the subject of a collective effort to reshape it into a living heart: active, accessible, and rooted in place.

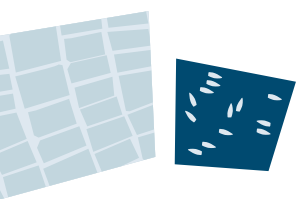
The draft Masterplan outlines how the proposed vision builds on this legacy, weaving together cultural identity, sustainability, and placemaking into a coherent framework for renewal. The Masterplan recognises that transformation must happen across multiple timeframes. Some interventions will be immediate and visible—small moves that generate momentum and reconnect people to the Harbour—while others will unfold over the long term, involving more complex restructuring of movement, use, and governance.

A key component of the strategy is the idea of linking the Harbour’s distinct areas—Carlisle Pier, the Old Harbour, St. Michael’s Pier, the Gut, and others—into a unified sequence of spaces. Like pearls on a string, each place will retain its own character while contributing to an overall sense of cohesion and flow, inviting people to explore, dwell, and return.

It also reflects the culmination of a collaborative co-design process involving the full design team, Dún Laoghaire-Rathdown County Council, and relevant departments, as well as meaningful participation from local stakeholders through workshops and consultation. It sets the stage for the draft Masterplan to take shape—one that merges history and ambition, town and water, vision and deliverability.

This Masterplan is the product of a structured and collaborative co-design process, drawing on the insights of residents, stakeholders, planners, and specialists. At its core lies a commitment to inclusive dialogue and long-term vision. Unlike traditional planning models that prioritise fixed outcomes, this process has prioritised adaptability—working iteratively, testing ideas, and shaping a vision through scenarios that can evolve over time. This approach allows for both immediate, low-cost interventions and a strategic roadmap toward long-term transformation.

As Dún Laoghaire looks to the future, this Masterplan marks the beginning of a new chapter—one that celebrates its harbour not just as a backdrop, but as a destination, stitched back into the town’s life, economy, and sense of place. A Harbour for everyone, and for every day.





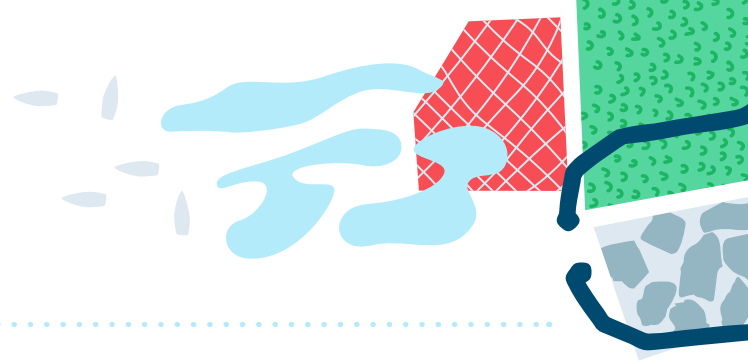


Fig. Dún Laoghaire Harbour Vision (image from M-Co Engagement Report)

<p><b>Preserve Water Space and integrate Water Activities:</b> The stakeholder workshop highlighted the need to prioritise the efficient use of water space, avoiding unnecessary filling, and provide studies on water activities' interaction with the environment, including clubs and slipways. New development should only happen in 'dead water space'.</p>	<p><b>Balance New Development and the Harbour's existing character:</b> The internal dir workshop raised concerns about avoiding overdevelopment to preserve the working atmosphere of the harbour. Ensure ongoing maintenance and minimise disruptions to existing activities.</p>	<p><b>Appreciation for the innovative and ambitious plan:</b> In general, the ideas presented were met with strong support, with enthusiasm for moving forward and a clear desire to initiate a project. Ideas for more ambitious events spaces, floating padel courts and performance spaces were proposed.</p>
<p><b>Activate Public Spaces and Improve Accessibility:</b> Strong support across the board for activating the West Pier, improving access to the waterfront beyond yacht clubs, and ensuring well-designed, accessible public spaces to connect the water to the town and improve connectivity around the Harbour.</p>	<p><b>Parking and Traffic Management:</b> The stakeholder workshop raised a lot of concern about the loss of parking proposed in the Harbour and how this will be addressed. New connections should be considered, especially to connect Coal Harbour and the West pier to the town. Ensure vehicle access remains viable for water-related activities.</p>	<p><b>Enhance Visitor Experience and Accommodation:</b> Address accommodation gaps, from hostels to hotels, improve retail and hospitality offerings, and create better experiences for cruise ship passengers landing in Dun Laoghaire. Floating buildings, viewing platforms and unique attractions were welcomed.</p>

Fig. Key themes from Stage A Community Engagement (image from M-Co Engagement Report)

### Leadership and Multidisciplinary Expertise

We propose a visionary and process-led Masterplan for Dún Laoghaire Harbour, crafted to lead its transformation into a vibrant, resilient, and communal-oriented destination for tomorrow and the distant future of Dún Laoghaire. At the heart of the process is the leadership of ARROW Architects, a renowned practice in urban design and masterplanning, supported by a multidisciplinary team that combines the best of Irish talent with leading international expertise. This includes Danish-based SLETH Architects, celebrated for their innovative urban design, MH Planning for planning strategy, ERM for ecology and environmental guidance, Carrig Conservation for heritage and conservation, and DBFL Consulting Engineers for transport, marine, and civil engineering.

Our team is uniquely positioned to bring together the strengths of local specialists and international leaders in design. By leveraging this collaboration, we will deliver a Masterplan that not only reflects global best practices but also celebrates the unique identity of Dún Laoghaire Harbour. Together, we aim to create a space that balances heritage preservation with forward-looking innovation, ensuring the Harbour becomes a destination that supports economic growth, environmental sustainability, and vibrant community life.

With extensive experience in projects such as the Athlone Regeneration Framework Masterplan, Dublin Landings, and with Sleth's delivery of Copenhagen's Nordhavn and Aarhus Ø, the design team brings a proven capability to deliver transformational masterplans. Our leadership approach integrates co-design and collaboration, drawing on the expertise of our partners to ensure that every aspect of the Masterplan reflects cutting-edge design, local insight, and community-focused solutions.



Lead Consultant- Urban Design and Placemaking Consultancy Services, Architectural Services, Graphic Services, 3D CGI Services supported by Purser



Landscape Architect / Urban



Planning Consultant



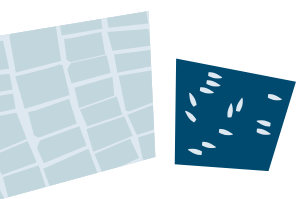
Conservation and Heritage

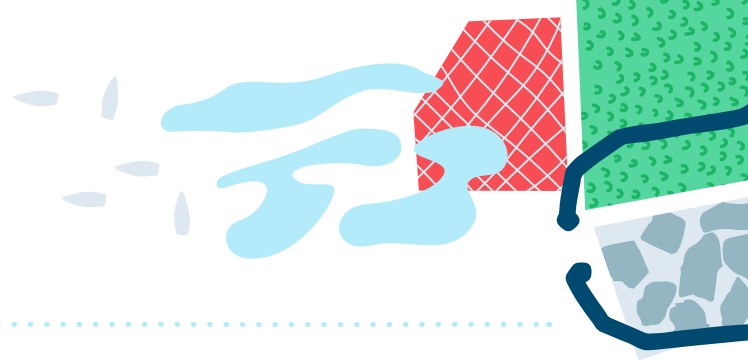


Marine, Transport, Civils



Ecology and Environment





## Design Team

a) Arrow – Lead Consultant (Urban Design & Public Realm Architect)

Arrow oversaw the overall design and integration of the masterplan, ensuring it aligned with urban design principles and enhanced the public realm. Key responsibilities included conducting a comprehensive site analysis, considering the historical, cultural, and social context; developing design concepts that integrated the Harbour’s functionality with aesthetic appeal, focusing on public spaces, waterfront development, and pedestrian connectivity; and collaborating with other specialists to ensure an integrated approach.

b) Sleth – Landscape Architect

Sleth focused on the design of open spaces, green infrastructure, and landscaping elements. It developed landscaping plans that enhanced aesthetic appeal and biodiversity; integrated sustainable practices; and worked with urban designers to create cohesive public spaces.

c) DBFL – Marine, Water Drainage, Transport  
DBFL played a crucial role in addressing the marine, water, drainage, and transportation aspects of the Dún Laoghaire Harbour Masterplan. They assessed and proposed upgrades to marine infrastructure, ensuring designs accommodated water-based activities while adhering to safety and environmental standards. Additionally, DBFL designed efficient stormwater management systems in compliance with water quality regulations and integrated these with landscape design. For transportation, they analyzed traffic patterns, proposed improvements, and developed

accessible networks for pedestrians, cyclists, and vehicles, ensuring seamless connectivity in collaboration with urban designers and planners.

d) Carrig Conservation – Heritage/Conservation  
Carrig focused on preserving and integrating the Harbour’s historical and cultural elements. Its primary responsibilities included identifying and evaluating historical elements within the Harbour; developing strategies to preserve, restore, or adaptively reuse heritage structures; and collaborating with urban designers to integrate these elements into the overall masterplan.

e) McCutcheon Halley – Planning Consultant  
McCutcheon Halley ensured the masterplan aligned with regional and national planning policies and frameworks. Its primary responsibilities included reviewing existing planning policies and guidelines that impacted the project; providing advice on compliance with statutory requirements; and coordinating with urban designers to ensure the masterplan aligned with broader planning objectives.

f) ERM – Environmental/Sustainability + Ecology Consultant

ERM ensured the project’s sustainability and minimal environmental impact. Key tasks included conducting or procuring environmental impact assessments; proposing sustainable design solutions, focusing on energy efficiency, waste management, and resource conservation; and collaborating with marine engineers and landscape architects for eco-friendly designs.

## 1.2 Summary of Masterplan Objectives

The Harbour's current layout lacks coherence; it functions more as a set of isolated spaces than a unified place. Yet each of these spaces—Carlisle Pier, the Old Harbour, the Gut, St. Michael's Pier, the East and West Piers—has its own unique qualities, stories, and potential. The concept of “pearls on a string” emerged from this understanding: a series of distinct but connected destinations that together form a continuous and memorable waterfront experience.

This idea supports the creation of a Harbour that isn't just a backdrop to the town but an integral part of its future. A place to gather, to move through, to experience. A destination in its own right, but always in conversation with the town beside it. Short-term interventions will focus on reactivating underused spaces, improving access and movement, and inviting people back through events, temporary uses, and improved public realm. Long-term strategies will guide the more complex changes—rethinking infrastructure, supporting mixed-use development, and unlocking key sites through public-private collaboration.

The Masterplan is not only shaped by Dún Laoghaire's local context but informed by international best practice. Case studies from Copenhagen Nordhavn, Aarhus Ø, and Cape Town's Waterfront have shown how former industrial and maritime areas can become vibrant, sustainable districts—through careful urban stitching, public life, heritage-led regeneration, and environmental design. These projects demonstrate what is possible when waterfronts are seen not just as edges, but as civic centres.

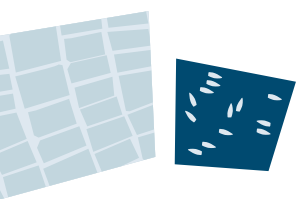
For Dún Laoghaire, the path forward is not

to imitate these examples but to draw from them thoughtfully—creating a Harbour that is unmistakably local in character, yet globally aware in its ambitions. The Masterplan proposes a vision that both honours and reinvents: maintaining the Harbour's historical essence while introducing new uses, new landscapes, and new rhythms of life.

This vision is grounded in the realities of the site today. The Harbour is constrained in many ways—by infrastructure, by competing uses, by fragmented landownership. Yet it also benefits from strong public ownership and a growing recognition of its value as a public asset. The Council's stewardship offers a rare opportunity to shape the Harbour's future in a coordinated and strategic way, balancing heritage with development, and aligning community priorities with deliverable outcomes.

From this point forward, the work of the Masterplan is to guide this transformation—through design principles, spatial strategies, and implementation pathways that are phased, flexible, and co-owned by the community. It sets out a clear direction of travel: one that moves from fragmentation to cohesion, from disconnection to integration, and from underuse to vibrancy.

The Harbour is not a blank canvas—it is a place full of memory, meaning, and layered complexity. But with careful intervention, clear design thinking, and ongoing community involvement, it can once again become a place where town and sea meet with purpose. From a grey heart to a living one, Dún Laoghaire Harbour can evolve into a destination of civic pride and shared future—a place where stories are remembered, and new ones begin.





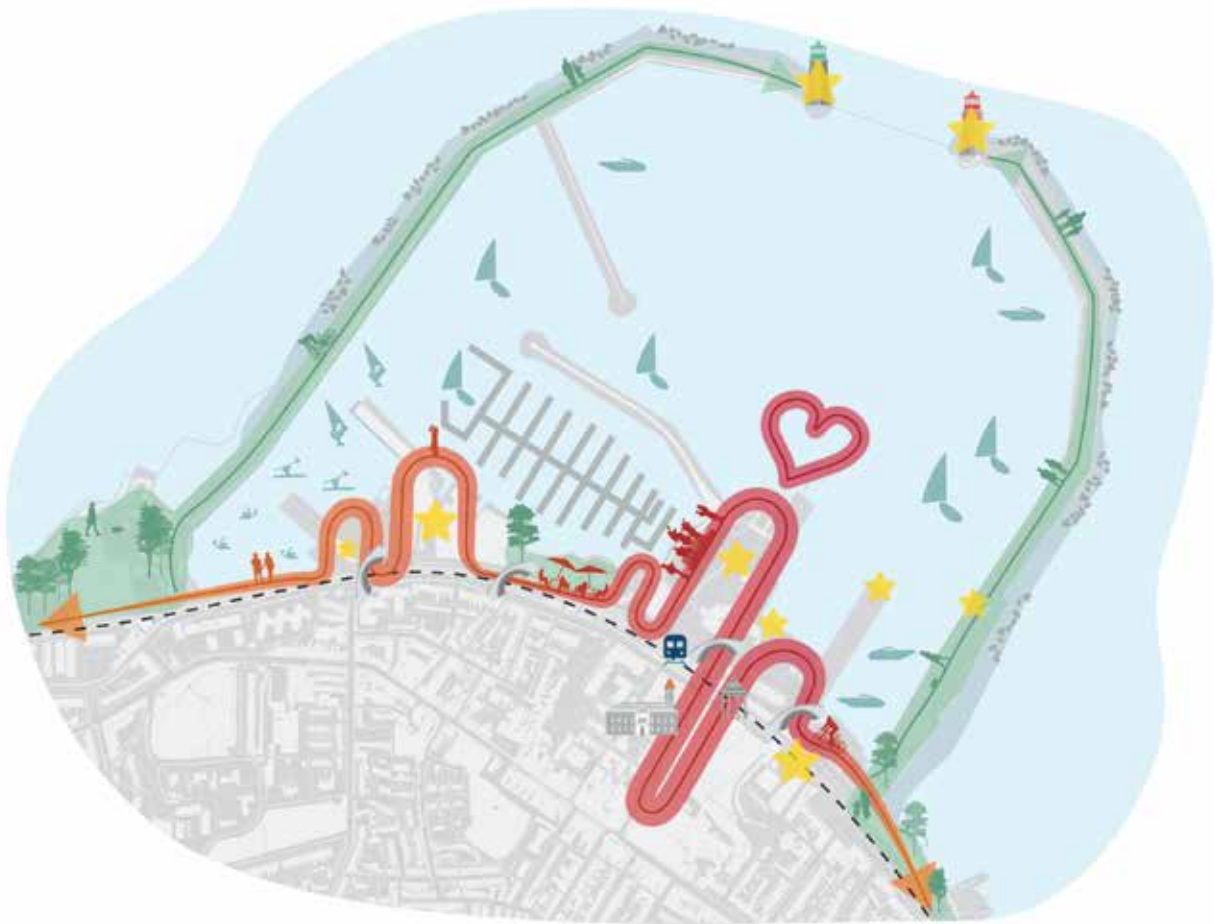
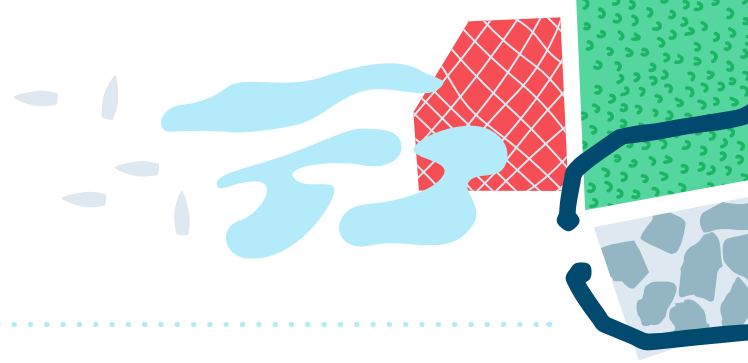




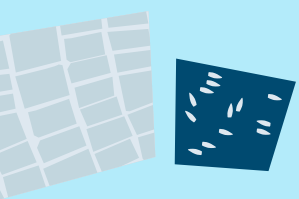


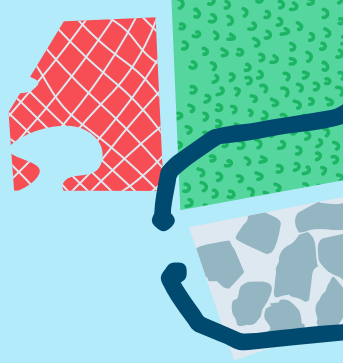
Fig. Diagrammatic Representation of the Harbour's opportunities as expressed in the Baseline Report

### LEGEND

-  Heart of Dún Laoghaire Harbour
-  Heartbeat/ activations of Dún Laoghaire
-  Activated and lively piers
-  Point of interest

## 2. VISION & PLACEMAKING STRATEGY





## 2. DESIGN VISION AND PLACEMAKING STRATEGY

### 2.1 The Living Harbour Vision – From Grey Heart to Beating Heart

The Living Harbour Vision sets out a clear and compelling ambition: to bring Dún Laoghaire Harbour back to life as the town’s central, connected, and water-led heart. For too long, the Harbour has felt like a place apart—physically cut off from the town and underused despite its stunning views, rich history, and powerful sense of place. Once the town’s gateway to the world, full of movement and maritime activity, it has grown quiet—its connection to the daily life of Dún Laoghaire diminished. This vision aims to reverse that, reshaping the Harbour from a grey and disconnected space into the living, beating heart of the town once again—led by the water, shaped by people, and open to all.

At the centre of this transformation is the water itself. The Harbour’s identity has always been defined by its relationship to the sea.. This Masterplan embraces that legacy, not by freezing it in time, but by letting water take its place as a living part of everyday life in the town. The vision is to bring people back to the water’s edge—not just to look at it, but to interact with it, move through it, and experience it up close. This means making the Harbour more accessible, more welcoming, and more active,

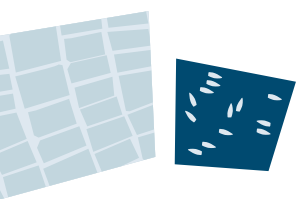
with spaces for walking, sitting, swimming, sailing, gathering, and reflecting.

The Harbour will no longer be treated as a single site, but as a sequence of connected places—each with its own atmosphere and rhythm, yet linked by a clear sense of purpose and movement. Some interventions will come quickly—improving access, activating spaces through temporary uses, and beginning to open up the Harbour edge. Others will take time, such as addressing infrastructure, unlocking key sites, and planning for long-term public and private investment. But all actions, short- or long-term, will support the same direction of travel: towards a Harbour that is open, connected, and fully reintegrated with the life of the town.

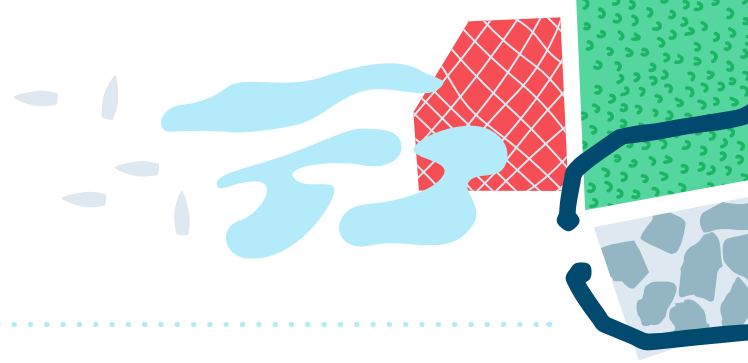
The Living Harbour Vision is not about erasing what exists, but about reawakening what has always been there. It builds on Dún Laoghaire’s proud maritime past while creating space for new uses, new communities, and new forms of interaction with the water. It is about restoring the Harbour’s role as a place where the town meets the sea—not behind barriers or railings, but face to face. A Harbour that breathes, moves, and welcomes. A Harbour that lives.



Fig. Living Harbour conceptual diagram - from a gray heart to a beating heart.







**From a Grey heart to a beating heart that reflects its unique Seaside location & heritage!**

Drawing on the cultural heritage of one of Ireland's most valuable gems, to create a future communal destination inspired by the learnings from Copenhagen & Aarhus.



Fig. Moodboard - Expectations & Branding Value

## 2.2 Placemaking strategy - "Pearls on the String" Concept

The "Pearls on the String" concept is at the heart of the placemaking strategy for Dún Laoghaire Harbour. It reflects a simple but powerful idea: that the Harbour is not one single destination, but a series of distinct places—each with its own story, setting, and spatial character—connected by the movement of people and the presence of water. Like pearls threaded together, these spaces gain strength through connection, while maintaining their individual identity.

Rather than proposing a single, sweeping gesture or an overly centralised intervention, this approach recognises the Harbour as a collection of unique nodes: Carlisle Pier, the Old Harbour, St. Michael's Pier, the Gut, the East and West Piers, and the shoreline edges in between. Each of these places offers different qualities—some quiet and reflective, others open and active. Some are rooted in maritime heritage, others have the potential to support new cultural, recreational, or community uses. Together, they form a rich and varied waterfront experience.

This placemaking strategy is designed to support both short-term and long-term transformation. In the short term, smaller interventions—such as temporary uses, event programming, or improvements to public realm—can activate specific pearls along the Harbour and begin to change how people experience the space.

The "Pearls on the String" concept is not a fixed blueprint, but a flexible, evolving framework. It allows for different kinds of activity to take place in different areas, at different times, and for the overall Harbour experience to grow gradually, piece by piece

1. The String- Improved Connectivity  
Untangling an Urban Knot and improve connectivity across the harbour by shaping a green spine through the harbour, while connecting to each side of the harbour

2. Pearls on the string" concept  
From Space to Place – drawing on historical and existing qualities to define unique quarters within the harbour

3. Immediate Regeneration of the Urban Quarter (Phase 1)  
From Space to Place – Connecting Marine Road through a Shared Space to the central core of the harbour as a defined new communal Public space for Dun Laoghaire

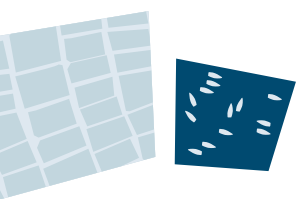
4. Improved Connectivity & Visibility  
Communal Anchor by creating direct linkages to each of the quarters within the Harbour

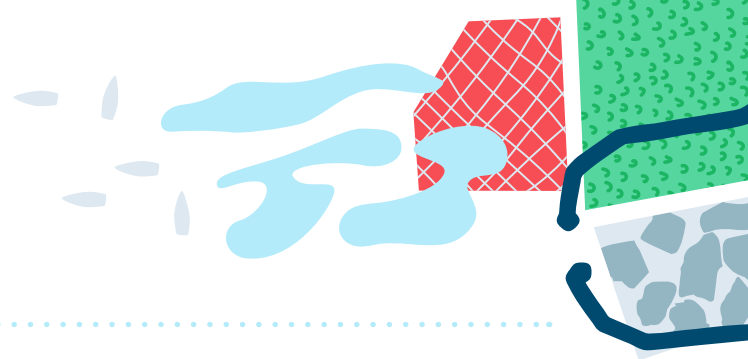
5. Rewiring the Movement  
Rewiring the main traffical movement outwards of the harbour to create a core designed for public transport and soft movement.

6. Green infrastructure  
Improving and reinforcing the natural biodiversity from each side of each pier for an enhanced recreational experience of the harbour while improving local biodiversity

7. The Water as a Public Amenity  
Each Quarter will be defined by its own unique qualities and opportunities, and the waterbody will be designed to reflect its near context

8. From Living Streets to Living Harbour  
The Step-by-Step Placemaking Strategies aim to create a long-term guideline for the regeneration of the harbour, drawing on the rich cultural heritage with Danish Placemaking to create a unique local Destination.





The String- Improved Connectivity



2. Pearly on the string" concept



3. Immediate Regeneration of the Urban



4. Improved Connectivity & Visibility



5. Rewiring the Movement Quarter (Phase 1)



6. Green infrastructure



7. Universal Access to the Waterfront



8 From Living Streets to Living Harbour

## 2.3 Six Dreams for the Future – Key Placemaking Themes

The new masterplan for Dún Laoghaire Harbour envisions a transformative future grounded in six key aspirations. These "dreams" serve not only as guiding principles but as bold commitments to revitalizing the harbour's identity, its role in the community, and its connection to nature.

### 1. Water as the Catalyst

The harbour will become a dynamic interface between land and sea, with water access and visual connectivity at the heart of all activities. Whether for cultural events, business, or community gatherings, water will be central.

### 2. Water is Gold!

The value of water will be fully realised as the harbour becomes a place where communities thrive. From recreational spaces and leisure facilities to living and working environments, the harbour will support a balanced, multifunctional lifestyle enriched by its maritime setting.

### 3. A Communal Refuge

Once designed as a protective enclosure for ships, the harbour will evolve into a sanctuary for people. Embracing its maritime heritage, the space will become a refuge for communities—welcoming, inclusive, and socially vibrant, where both residents and visitors feel a sense of belonging.

### 4. Re-Uniting Water and Land

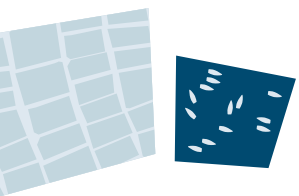
Breaking down barriers between land and sea, the new interventions will ensure seamless transitions and integration. Access to water will be democratized, with every corner of the harbour designed to foster interaction, inclusivity, and equal opportunities for engagement with the marine environment.

### 5. Resilience is the Key

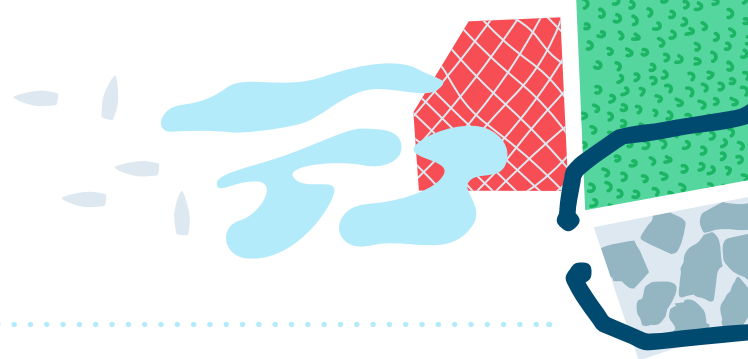
Future developments will prioritize sustainability, marine biodiversity, and ecological health. Projects will focus on enhancing climate resilience by restoring natural habitats and establishing a strong synergy between built and natural systems, reuniting the harbour with its broader environmental context.

### 6. Land Use is Pivotal

By strategically defining land uses, the masterplan will create coherent, purpose-driven zones that support diverse functions—from residential and commercial to cultural and recreational. These carefully planned areas will nurture a thriving community and unlock the full potential of the harbour's urban edge. In essence, this placemaking strategy reimagines Dún Laoghaire Harbour as a sequence of welcoming, connected places—held together by design, movement, and the living presence of the water. It transforms a fragmented edge into a shared waterfront journey: one that draws people in, invites them to move through, and leaves them with a lasting sense of connection to the town, the sea, and the spaces in between.







**WATER AS THE CATALYST**  
The Harbour shall provide water access and views to all functions within the harbour.



**WATER IS GOLD!**  
The Water shall host communities, from leisure, recreation, working and to living.



**A COMMUNAL REFUGE**  
Original build to protect ships, it shall in the future embrace maritime communities.



**RE-UNITE THE WATER AND LAND**  
The Harbour shall provide water access and views to all functions within the harbour.



**RESILIENCE IS THE KEY**  
New projects shall support marine, nature and biodiversity and aim to reconnect the land with the water.



**LAND USE IS PIVOTAL**  
Define functions and communities around the existing land areas to create the best conditions for a thriving community.

Fig. Six Dreams for the Harbour

## 2.4 Redefining Dún Laoghaire as a Destination

Dún Laoghaire has long been a place of arrival and departure, a gateway between land and sea. With its rich maritime heritage, iconic harbour structures, and scenic waterfront, the town possesses all the ingredients of a world-class destination. The masterplan seeks to reposition Dún Laoghaire not just as a functional port or commuter town, but as a vibrant, year-round destination rooted in culture, community, and coastal experience.

This redefinition involves enhancing the town's identity and appeal to both residents and visitors. By weaving together its historic charm, marine character, and cultural assets, Dún Laoghaire will emerge as a unique destination offering diverse experiences—from water-based recreation and heritage tourism to creative industries and culinary experiences.

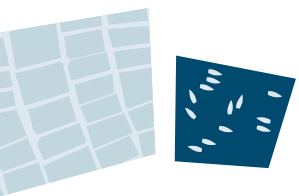
Key interventions will focus on:

- Activating the waterfront with public spaces,

promenades, and cultural amenities that draw people in and encourage lingering.

- Supporting local businesses and attracting new investment through mixed-use developments that integrate leisure, retail, and community spaces.
- Promoting sustainable tourism that respects the town's character while enhancing access to its natural and built heritage.
- Improving connectivity through better pedestrian, cycling, and public transport infrastructure, linking the harbour more effectively with the town centre and the wider region.

In redefining Dún Laoghaire as a destination, the aim is to build on its unique coastal setting to create a memorable, inclusive, and forward-looking place—where people come not only to visit, but to stay, engage, and return.



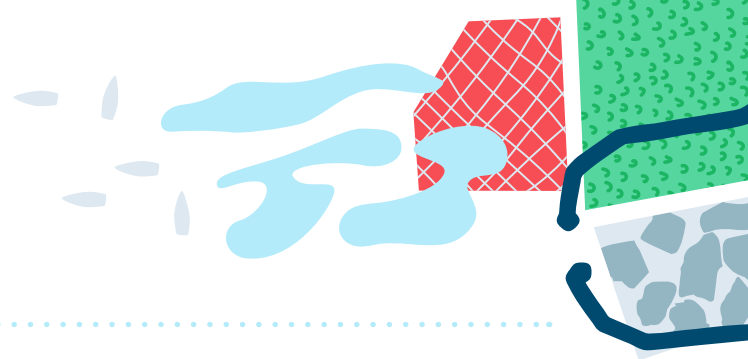
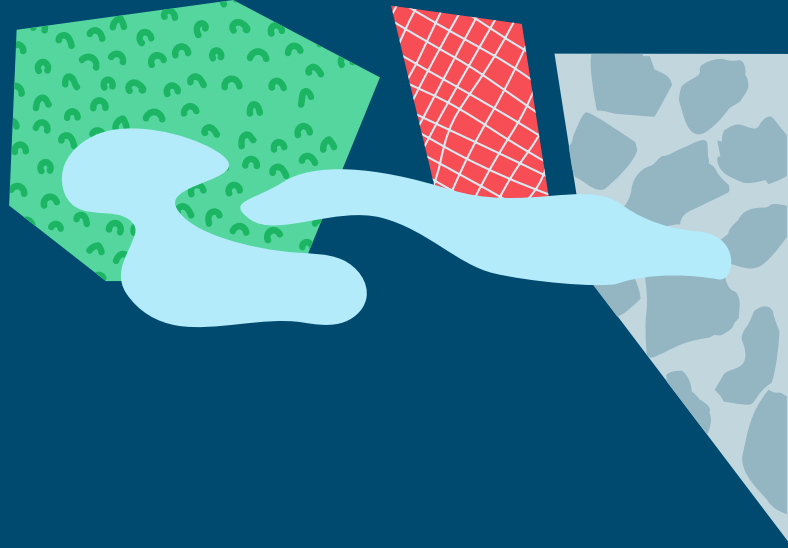


Fig. Moodboards for the regeneration

# 3. MASTERPLAN CONCEPT







## 3. MASTERPLAN CONCEPT

### 3.1 Strategic Design Principles – Short-Term Activation & Long-Term Transformation

To guide the Harbour transformation, the Masterplan identifies eight interconnected concepts that together underpin the short-term activations and long-term physical changes needed to bring the Harbour back to life. These concepts are grouped into two categories: strategic approaches that define the values and principles of the Harbour's future, and physical interventions that express those principles spatially.

#### Strategic Concepts: Principles for a Living Harbour

The first group of concepts articulates a strategic foundation—how the Harbour should function, feel, and evolve as part of the town. These principles are people-first, rooted in inclusivity, sustainability, and respect for heritage and nature.

##### Connect

This concept addresses the historic disconnection between the Harbour and the town by removing visual and physical barriers and creating intuitive, human-scale pathways. It emphasizes the creation of welcoming, legible spaces that guide pedestrians seamlessly from the heart of Dún Laoghaire to the water's edge. The goal is to make the Harbour part of everyday life—somewhere people pass through, pause in, and enjoy naturally as part of their routine.

##### Set Free

To fully democratize the Harbour, public access must be prioritized over fences, gates, and exclusive enclaves. This concept envisions the Harbour as the town's most generous public space—free from unnecessary privatization and designed for shared, civic use. Spaces that are currently locked, fenced-off, or fragmented can be unified and repurposed as common ground where residents and visitors can meet, relax, or

engage with cultural and recreational activities.

##### Revitalise

Dún Laoghaire's built heritage—its granite piers, old maritime buildings, and civic landmarks—hold stories and social value that deserve to be brought back to life. Rather than treating these as static monuments, this concept proposes adaptive reuse: filling old structures with community spaces, cultural programs, and social infrastructure. Public life can be anchored around these heritage markers, allowing them to serve a new generation while honouring the town's past.

##### Diversify

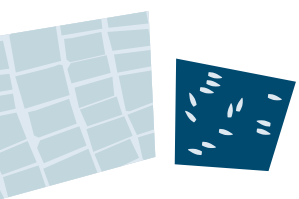
Nature plays a vital role in this transformation. This concept introduces green spaces into the Harbour fabric, connecting to the wider urban green network and creating habitats where granite meets wild vegetation. Instead of manicured lawns, it imagines living, biodiverse landscapes that interact with the sea—wetlands, salt marshes, and native planting that add ecological value and climate resilience. Green fingers extend through the Harbour, softening hard edges and creating immersive natural experiences.

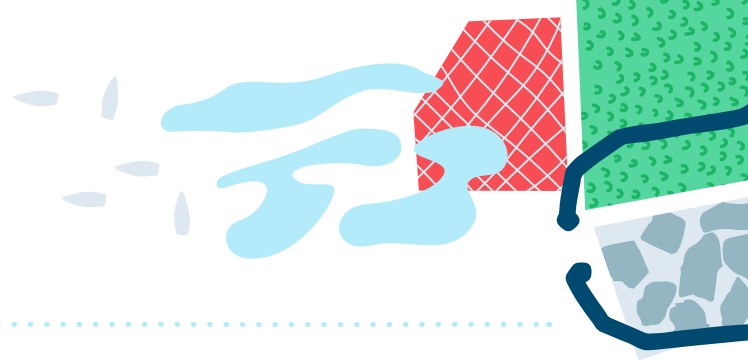
##### Reuse & Adapt

Circularity underpins this approach—everything already on site has value. Instead of demolishing or importing materials, this concept advocates for the creative re-use and adaptation of Harbour elements: paving, railings, equipment, and buildings. Old becomes new, and what's already there is honoured and transformed to serve contemporary needs. This is a sustainability-led mindset that also fosters a strong sense of continuity and character.

##### Involve

A living Harbour must be co-created with the people who use it. This concept embeds participation and local empowerment into the





**1 - CONNECT**  
 Connect the Harbour to the city by removing visual and physical boundaries, creating pedestrian friendly and universally accessible recreational spaces.



**2- SET FREE**  
 Set the public space free from fences and privatisation. Make the Harbour the cities biggest public space where visitors and daily users meet on common ground



**3 - REVITALISE**  
 Fill the old culturally significant granite houses with public programmes and active communities and center the public spaces around vital heritage markers.



**4 - DIVERSIFY**  
 Connect the city's green network to the harbour and allow the green to grow wildly through the granite pavings. Allow the green to touch the sea to create new biomes on the harbour front



**5 - REUSE & ADAPT**  
 Everything stays on the harbour everything is reused and adapted to new use. Move materials and elements within the Harbour, but import as little as possible and throw away nothing



**6 - INVOLVE**  
 Involve daily users and visitors in the programming of the Harbour, making room for new facilities for informal communities and existing associations and businesses

Fig. Strategic concepts

Masterplan process, ensuring that the future Harbour reflects the needs and voices of Dún Laoghaire's diverse communities. Programming, temporary activations, and flexible spaces will respond to input from associations, informal groups, local businesses, and residents. This open framework allows for evolution, experimentation, and responsiveness over time.

### **Physical Concepts: Spatial Actions for Transformation**

While the strategic principles guide the 'why' and 'how,' the second group of concepts focuses on the 'where' and 'what'—the tangible spatial changes that will reshape the Harbour's physical form.

#### **Reclaim**

Currently dominated by vehicle traffic and fragmented by outdated infrastructure, the Harbour must be rebalanced in favour of pedestrians and cyclists. This concept proposes a new mobility network that prioritises active travel and public transportation, creating safe, accessible, and enjoyable ways to move through and around the Harbour. Streets become promenades, car parks become plazas, and the Harbour is reclaimed as a space for people, not cars.

#### **Extract**

The Harbour's rich cultural and material identity—granite, ironwork, maritime detailing—can be extended beyond its physical footprint. This concept suggests drawing elements of the Harbour into the urban realm, so that approaches from the town feel like natural transitions into the Harbour zone. Paving materials, signage, lighting, and vegetation are designed to reflect the Harbour's essence, turning the route into a narrative journey that celebrates place.

#### **Inject**

Rather than treating the Harbour as a separate entity, this concept integrates it into the vibrant

cultural and commercial life of the town. Marine Road and George's Street pulse with activity; this energy should continue all the way to the water. Ground floors become active edges with shops, cafés, galleries, and event spaces. The Harbour becomes a destination not just for views and walks, but for daily commerce, culture, and social interaction.

#### **Develop**

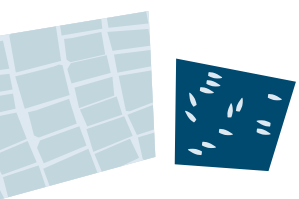
Across the Harbour, a number of buildings and leftover parcels of land remain underutilised. This concept proposes thoughtful development that supports the town's social and economic life—affordable housing, co-working hubs, education spaces, and hospitality offerings. Each intervention is carefully scaled and designed to enhance the Harbour's character while responding to emerging needs.

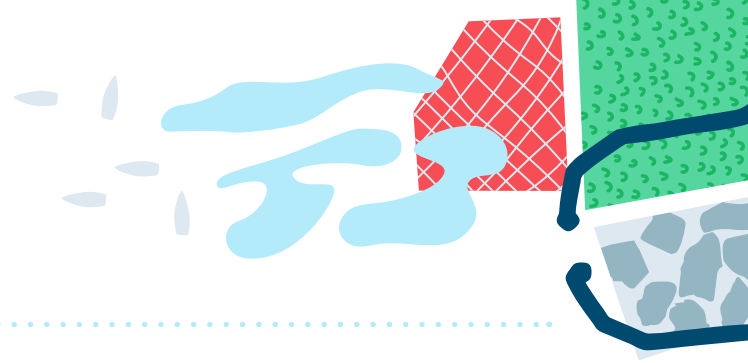
#### **Extend**

The Harbour's edge should not be the end, but the beginning of new experiences. This concept proposes pushing the Harbour out into the sea through floating platforms, public pontoons, harbour pools, and boardwalks. These elements create immersive, accessible opportunities to engage with the water—swimming, lounging, boating, or simply being close to nature. They also offer new spatial and financial models for sustainable public realm expansion.

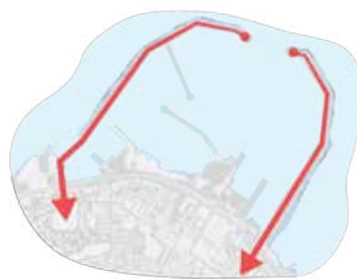
#### **Resolve**

All concepts must come together into one coherent, implementable vision. This final concept integrates the strategic and physical layers into a unified spatial framework that prioritizes biodiversity, community use, cultural heritage, and local commerce. It acts as a design compass that ensures each project—big or small—contributes to the Harbour's long-term transformation into a dynamic and inclusive civic space.

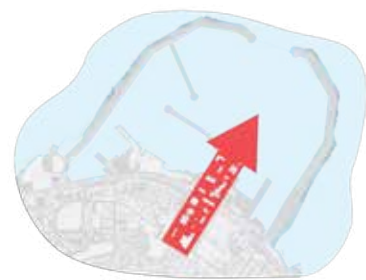




**1 - RECLAIM**  
Reclaim the public realm on the Harbour by introducing a new mobility network focused on pedestrians, cyclists, and access to public transportatio.



**2 - EXTRACT**  
Extract the cultural heritage from the piers and introduce it into the city. Work with similar materials to let the access from the city reflect the heritage importance of the Harbour



**3 - INJECT**  
Inject the vibrant commercial and cultural life of the town centre into the harbour making it a natural extension of Marine Road



**4 - DEVELOP**  
Develop the unused buildings and left over spaces into public spaces, housing, offices, and programs reflecting the current use of the Harbour.



**5 - EXTEND**  
Extend the life of the Harbour into the water by introducing new liveable islands, pontoons, harbour baths, and boardwalks. Create new financial models.



**6 - RESOLVE**  
Resolve the Harbours potential by connecting the physical and strategic layers into a plan that favours public space, local commerce and -community, cultural heritage, and biodiversit.

Fig. Physical concepts

### 3.3 Masterplan Concept

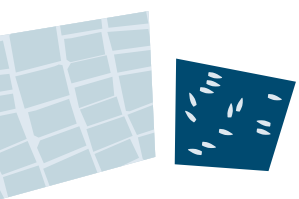
The Living Harbour Vision sets out a clear and compelling ambition: to bring Dún Laoghaire Harbour back to life as the town's central, connected, and water-led heart. For too long, the Harbour has felt like a place apart—physically cut off from the town and underused despite its stunning views, rich history, and powerful sense of place. Once the town's gateway to the world, full of movement and maritime activity, it has grown quiet—its connection to the daily life of Dún Laoghaire diminished. This vision aims to reverse that, reshaping the Harbour from a grey and disconnected space into the living, beating heart of the town once again—led by the water, shaped by people, and open to all.

At the centre of this transformation is the water itself. The Harbour's identity has always been defined by its relationship to the sea.. This Masterplan embraces that legacy, not by freezing it in time, but by letting water take its place as a living part of everyday life in the town. The vision is to bring people back to the water's edge—not just to look at it, but to interact with it, move through it, and experience it up close. This means making the Harbour more accessible, more welcoming, and more active, with spaces for walking, sitting, swimming, sailing, gathering, and reflecting.

The Harbour will no longer be treated as a single site, but as a sequence of connected places—each with its own atmosphere and rhythm, yet linked by a clear sense of purpose and movement. Some interventions will come quickly—improving access, activating spaces through temporary uses, and beginning to open up the Harbour edge. Others will take time, such as addressing infrastructure, unlocking key sites, and planning for long-term public and private investment. But all actions, short- or long-term, will support the same direction of travel: towards a Harbour that is open, connected, and fully reintegrated with the life of the town.

The Living Harbour Vision is not about erasing what exists, but about reawakening what has always been there. It builds on Dún Laoghaire's proud maritime past while creating space for new uses, new communities, and new forms of interaction with the water. It is about restoring the Harbour's role as a place where the town meets the sea—not behind barriers or railings, but face to face. A Harbour that breathes, moves, and welcomes. A Harbour that lives.

Following pages represent various aspects of this Masterplan including connectivity, mobility, access, uses distribution, building uses, water operation. It also divides interventions between short, medium and long term goals.





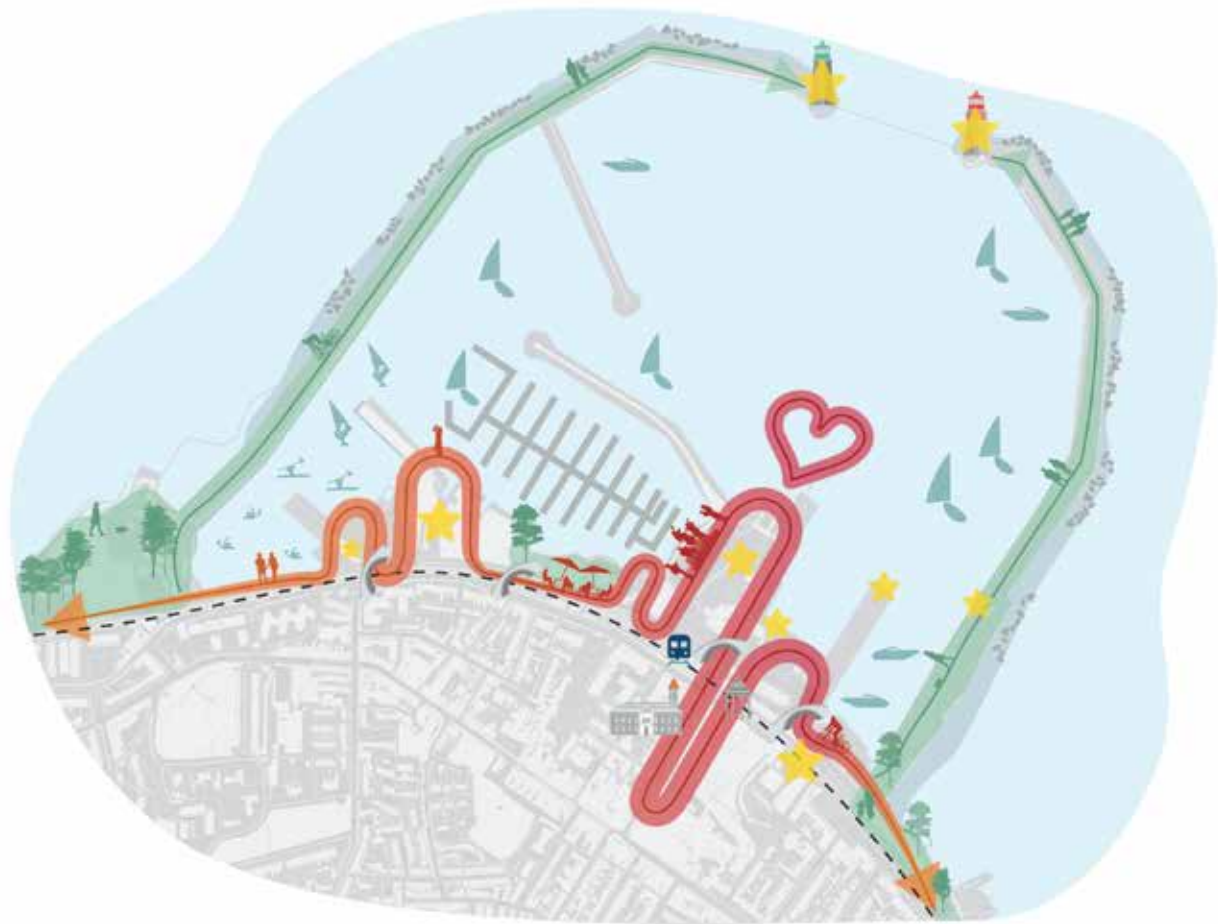
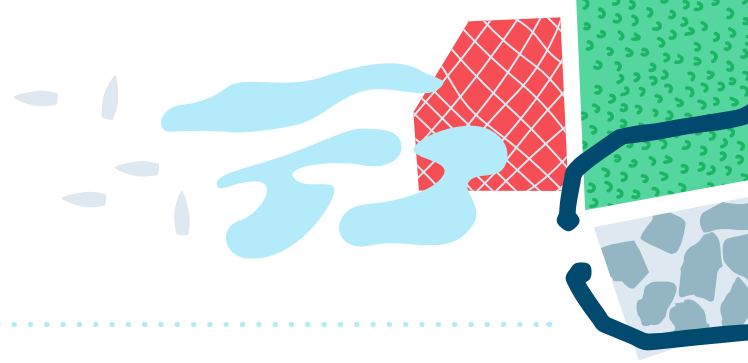


Fig. Placemaking conceptual diagram

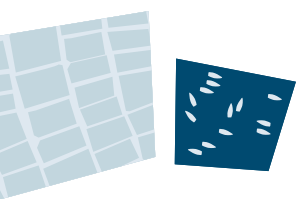


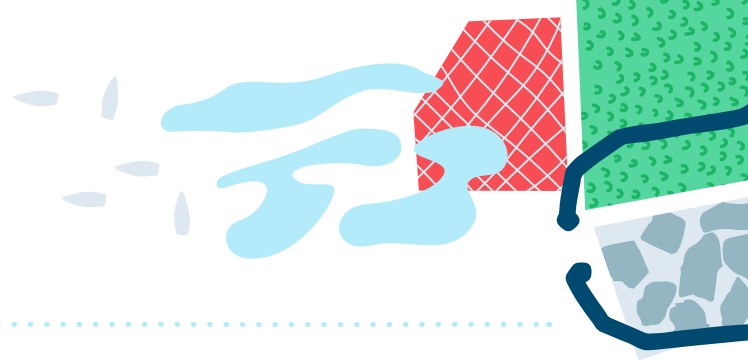
Step-by-step Diagram for the transformation of Dún Laoghaire Harbour

## 1. Existing Situation of Dún Laoghaire Harbour

Today the urban challenges of Dún Laoghaire Harbour are like an urban knot which allows no or very little room to navigate within. It's a delicate route of navigation at the moment in terms of what can be done due to the current state of the historical infrastructure, current infrastructure and road layouts and various ownership. In line with many Irish cities and

towns, Dún Laoghaire has over recent decades of urban development, prioritised vehicular accessibility over placemaking and the urban qualities that make us love our townscapes. This is the urban challenge that we have become champions in untangling, and with the understanding of this report to create a simple yet poetic vision and scenarios-based strategy for Dún Laoghaire.





Step-by-step Diagram for the transformation of Dún Laoghaire Harbour

## 2. Implementation of an East-West Coastal Spine

The Coastal Spine is the heartbeat of the harbour, which acts as the key urban link along and across the harbour. The spine aims to enhance and improve the soft mobility, ensuring universal access, while all access is designed as an urban experiences'.

Along the spines, several public realms and gardens will enhance connectivity to the town, and create communal destinations. On the East side, an enlarged and enhanced Memorial

Garden will re-connect the Lexicon with the harbour, while introducing universal access towards East Pier and Carlisle Pier.

Along Crofton Road a linear park is introduced above parts of the DART line, the Dún Laoghaire Rambla. It will enhance the views and access to the harbour, while enhancing the pedestrian experience of Crofton Road.

The Green and The Gut, moving westwards, will be urban spaces focussing on views and enhanced biodiversity.



Step-by-step Diagram for the transformation of Dún Laoghaire Harbour

### 3. Revitalise Existing Identity & Characters

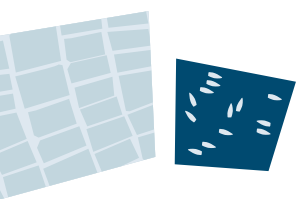
The Piers were historically the protection between the sea and the town, and its own way, an important part of the story of Dún Laoghaire.

The design for Dún Laoghaire Harbour takes its inspiration from the natural geology of the site, which lies between two distinct coastal materials: sandstone to the west and granite to the east. This contrast is subtle but meaningful — and it sets the tone for how the spaces within the harbour will be shaped and

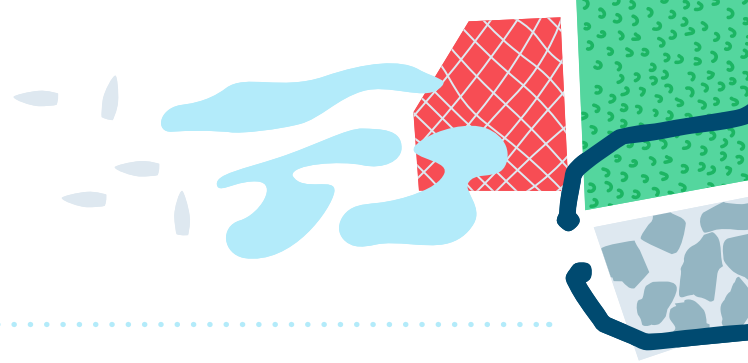
experienced.

The West Pier with its natural identity will be enhanced and improved. Boardwalks along the West Pier will create a stronger connection to the sea, while Boathouses will create communal destinations along it.

The East Pier, an identity driven by its unique qualities, will be kept and preserved to retain its former character. A Historical trail, floating Cafés and a coastal-protective greenway will ensure the East Pier will stand for centuries, while embracing the community.







Step-by-step Diagram for the transformation of Dún Laoghaire Harbour

#### 4. Connecting the Town with the Harbour Front

The success of the future of Dún Laoghaire Harbour is crucially related to the connectivity between the harbour and the town both physically and visually. Therefore, the masterplan proposed some new connections and re-inforces the existing viewlines across the harbour, expressed in the arrows in the map above.

At the end of each Pier, breakwaters or within

existing public spaces, the masterplan proposes a series of public functions and typologies, that re-connects the community to the harbour.

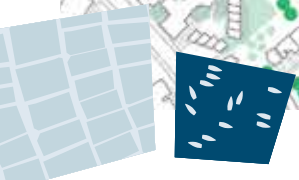
As the land areas are scarce, a non-traditional approach of communal destinations have been proposed - floating structures. The masterplan proposes floating cafe's & restaurants, floating parks, and a floating National Water Sports Facility, while mostly important, re-establishing the universal access along most of the harbour front.



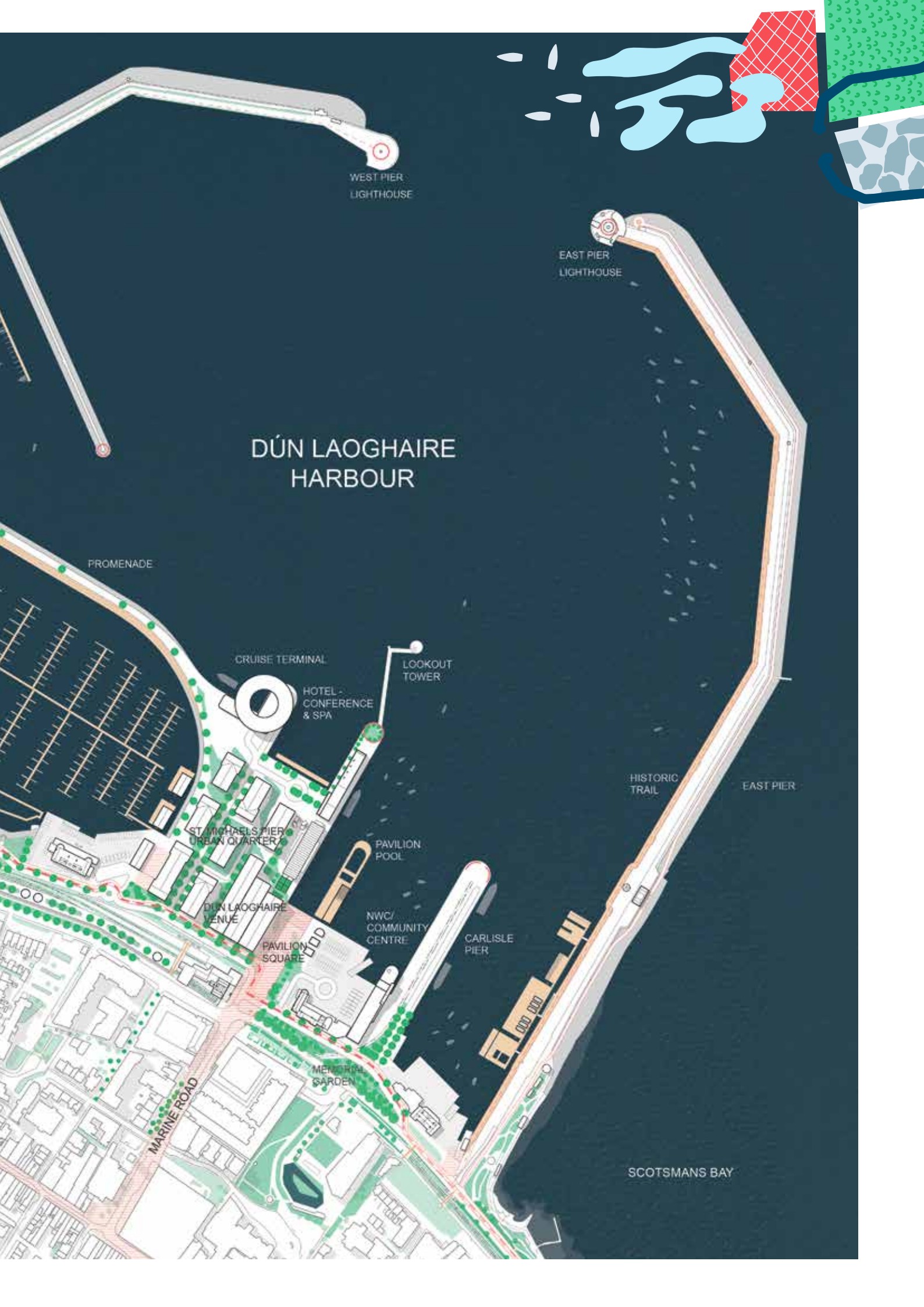




# DÚN LAOGHAIRE MASTERPLAN







WEST PIER  
LIGHTHOUSE

EAST PIER  
LIGHTHOUSE

# DÚN LAOGHAIRE HARBOUR

PROMENADE

CRUISE TERMINAL

LOOKOUT  
TOWER

HOTEL -  
CONFERENCE  
& SPA

HISTORIC  
TRAIL

EAST PIER

ST. MICHAELS PIER  
URBAN QUARTER

PAVILION  
POOL

DUN LAOGHAIRE  
VENUE

NWC/  
COMMUNITY  
CENTRE

CARLISLE  
PIER






PAVILION  
SQUARE

MARINE ROAD

MEMORIAL  
GARDEN

SCOTSMANS BAY



-  pedestrian access
-  formal cycle lanes
-  recreational bike paths
-  pedestrian bridges existing
-  pedestrian bridges new

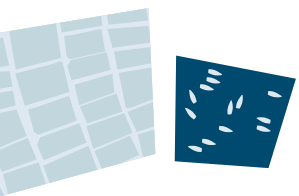
### 3.3.1 Connectivity

This diagram illustrates the improved pedestrian and cycling connections between Dun Laoghaire town and its harbour, highlighting how new and existing routes can enhance accessibility and movement through the area.

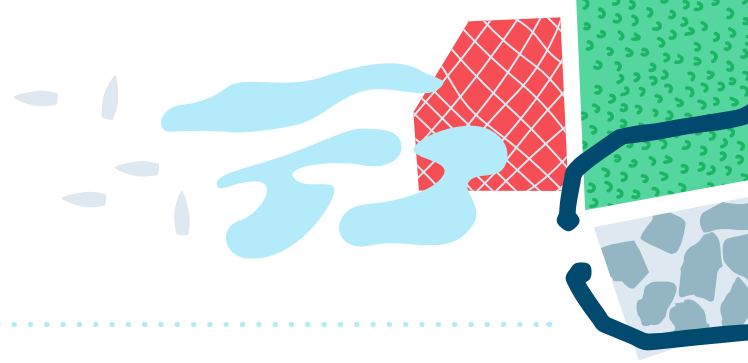
**Pedestrian Access:** Strong North–South links connect the harbour to the town centre, reinforced by a combination of existing and proposed pedestrian bridges. Existing pedestrian routes are maintained, while new pedestrian bridge links (shown in red) improve

permeability across busy vehicular routes and key access points along the waterfront.

**Cycling Infrastructure:** A combination of formal cycle lanes and recreational bike paths offer continuous, safe cycling access through the harbour, extending around the perimeter of both East and West Piers. These newly introduced paths enable a full loop around the harbour edge, linking promenades, nature zones, and mooring areas for both leisure and commuting use alike.







- main road
- secondary road
- shared space
- parking lot
- underground parking
- ① underground parking phases

### 3.3.2 Vehicular Access

The Masterplan balances the need for efficient vehicle circulation with a shift toward more pedestrian-focused, shared environments.

Main access routes—The Gut, Marina, and East Pier—ensure functional connectivity without fragmenting key public spaces. Selected zones are designed as shared spaces, where pedestrians, cyclists, and slow-moving vehicles coexist, especially near the waterfront.

Parking is managed through a mix of surface

spaces for short-term use and a phased rollout of underground parking to reduce visual impact and free up space for public realm improvements. Phased underground zones allow flexible, long-term delivery.

This balanced approach maintains essential vehicle access while supporting a shift toward walkable, landscape-led harbour environments. Phased underground parking zones (dashed orange outlines) allow the parking system to be developed in stages, adapting to future needs and funding availability.





--- railway  
● bus stops  
— bus lines

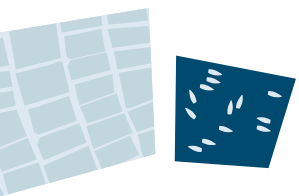
### 3.3.3 Public Mobility

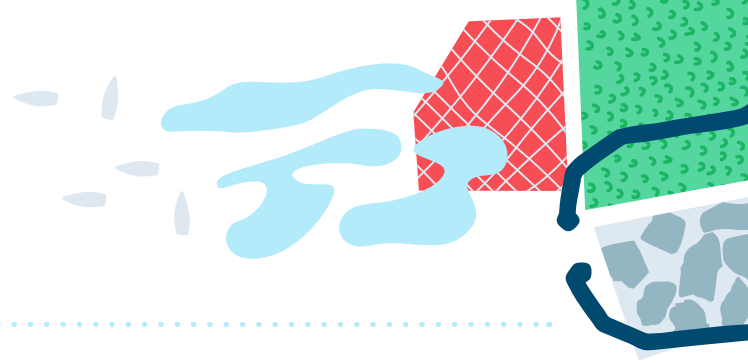
A key challenge of the current harbour landscape is the lack of clear, continuous public access—particularly along the waterfront edges and between key zones like The Gut, West Pier, and the town centre.

This plan addresses that by creating a legible and connected public realm, stitching together previously fragmented areas through new pedestrian paths, bike routes, and shared spaces. These interventions prioritise permeability and ease of movement, allowing people to walk, cycle, and explore the harbour

seamlessly.

Public access improvements also unlock underused areas—like the West Pier and The Gut—turning them into inviting destinations rather than isolated zones. Crucially, this upgraded access connects directly to bus stops along Marine Road and the railway just off the Urban Quarter, anchoring the harbour within the broader public transport network. This ensures that arriving by foot, bike, or public transport becomes a natural, integrated part of the harbour experience.





### 3.3.4 Public Realm

The strategy unlocks a connected network of public spaces across the harbour, beginning with the Urban Quarter, which links to the Pavilion Garden and back into Dún Laoghaire town. This anchors the harbour within the town's everyday life.

Key spaces include the Community Centre at Carlisle Pier, St Michael's Park and Event Square, the Coal Harbour, and both East and West Piers — all reimagined as accessible public places.

A series of more informal spaces extend outwards: the Central Green, Memorial Garden, Linear Park, and new landscapes like the West Pier Nature Park, Gut Park, and floating Beach and Nature Park. These areas support rest, biodiversity, and recreation.

Floating structures throughout the harbour provide flexible, multipurpose spaces — for education, community, or marine use — all fully accessible. Together, they create a public realm that is open, layered, and connected



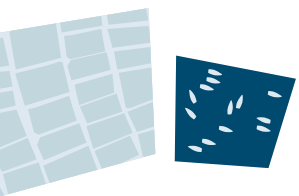
### 3.3.5 Heritage Assets

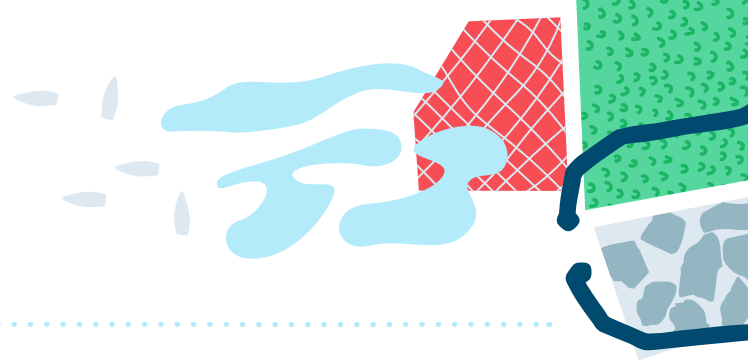
The Masterplan area includes many protected structures, both within its boundaries and along the edges — such as the historic buildings facing the harbour from Marine Road, the Coast Guard building, the lighthouses, and the yacht clubs. These elements are important markers of Dún Laoghaire’s maritime and civic heritage.

The plan aims to celebrate and reveal the harbour’s past, not as static monuments but as active layers in the public experience. This

includes uncovering and highlighting features like the Carlisle Pier rail line, the crane bases at Pavilion Garden, and industrial remnants at The Coal Harbour.

A new East Pier History Trail is proposed, blending public art, storytelling, and immersive experience to bring local history into everyday use — ensuring the harbour’s past remains visible, accessible, and engaging for future generations.





- Private
- Culture
- Retail
- Retail/Resi
- Retail/Commercial
- NWSC

### 3.3.6 Masterplan Typologies & Program

While parts of the harbour remain privately owned The Masterplan introduces a balanced mix of public, cultural, recreational, and commercial uses across key sites.

New cultural anchors are proposed at St Michael’s Pier, Carlisle Pier, and The Gut, creating active edges and public destinations. Retail uses are integrated at various points, including floating structures along both piers and within the marina, supporting light-touch, visitor-focused activity.

The National Watersports Centre is planned within Coal Harbour, with its event hub prominently located at Carlisle Pier, overlooking the water. Water-based recreation will be concentrated toward the western edge of The Gut.

St Michael’s Pier will accommodate a mix of residential, retail, and commercial buildings, supporting harbour life throughout the day and year. The approach balances activity with landscape and access — ensuring a vibrant yet low-impact waterfront.





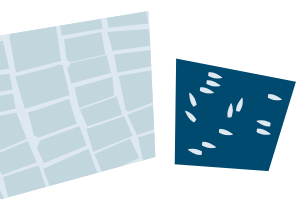
### 3.3.7 National Watersports Campus

The National Watersports Centre will be a central element of the harbour's recreational and educational offering, located throughout the harbour. It will serve as a national hub for water-based activity — from sailing, kayaking, and paddleboarding to training, events, and marine education.

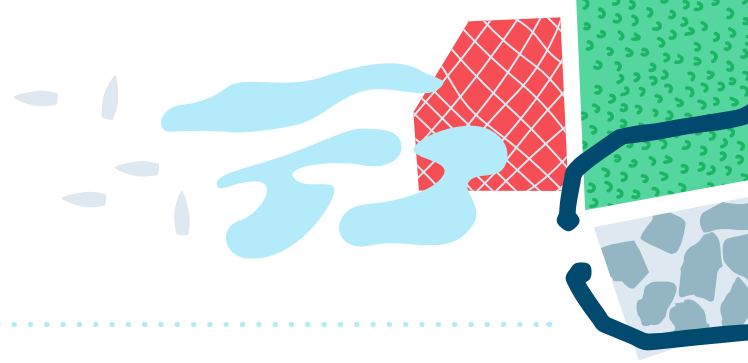
The centre will include dedicated training and storage facilities, and a public-facing event space situated on Carlisle Pier, offering

views across the harbour and acting as a civic landmark. Designed for flexibility and year-round use, it will support both elite sport and community access.

By anchoring water-based recreation at the western end and linking it with public realm and educational programmes, the Centre plays a key role in opening the harbour to a broader range of users — reinforcing Dun Laoghaire's identity as Ireland's coastal capital for watersports.







### 3.3.8 Green Infrastructure

The Masterplan strengthens and expands green infrastructure across the harbour by linking existing and new landscapes into a connected green network. It celebrates the Irish coastal landscape through key spaces like the Memorial Garden, The Green, and a new Linear Park, which together form a spine of accessible public green space.

At St Michael's Pier, new development integrates green public realm between buildings, while along the West Pier, the current

organic character is retained and enhanced through subtle, nature-led design — part of a wider approach we call Urban Nature.

The western end of the plan culminates in the Gut Park, Beach, and Floating Nature Park, forming a biodiverse, educational landscape. Here, a Nature Education Centre supports learning, observation, and immersion in coastal ecosystems — making green infrastructure not just a backdrop, but a defining element of the public experience.



— public access to waterline  
 - - private access to the waterline  
 on water structures

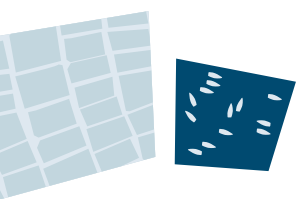
### 3.3.9 Water Activation

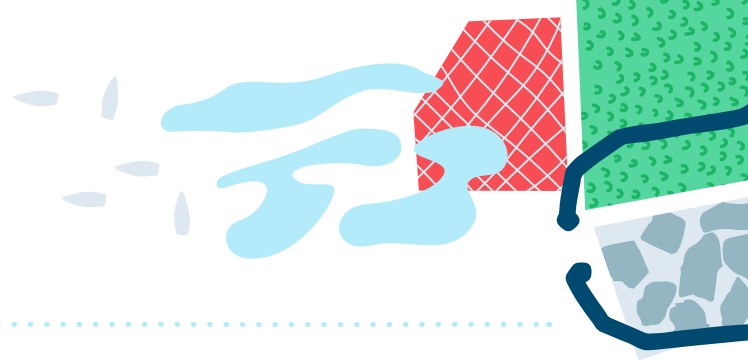
The Masterplan places strong emphasis on reconnecting people with the water, using a range of interventions to activate the harbour’s edge. The Pavilion Pool offers immediate engagement — a bold new facility for everyday swimming and seasonal bathing, anchoring the relationship between town and sea.

A new 360° Lookout Tower adds a vertical public experience, offering panoramic views and acting as a landmark along the waterfront. The

National Water Sports Centre and its satellite hubs support kayaking, paddleboarding, and sailing, while floating structures along both piers provide platforms for mooring, events, and informal marine access.

At the harbour’s edge, the Nature and Beach Park and designated Wind Sports Zone west of The Gut invite more adventurous and seasonal water use. Across the site, water is no longer a backdrop — it becomes a stage for recreation, learning, and everyday connection.





--- schematic boat routes  
■ moorings  
■ potential expansion of moorings

### 3.3.10 Water Use Distribution Strategy

The Masterplan proposes a comprehensive water use strategy that balances recreation, transport, and mooring within the harbour. The existing marina is retained and enhanced, while a more structured and legible mooring layout is introduced across the main waterbody. This avoids congestion, improves navigability, and supports a wider mix of boat sizes and uses.

A schematic routing strategy defines clear boat movement corridors within the harbour,

reducing conflicts between leisure craft, water sports, and moored vessels. New designated mooring zones are introduced along both piers and floating structures, supporting short-stay, visitor, and event-based uses and existing users.

This approach ensures the harbour remains functional, safe, and accessible, while also supporting a dynamic and flexible mix of water-based activities for all users.





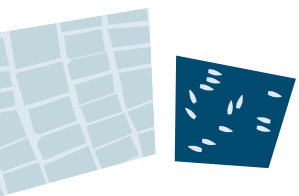
### 3.3.11 Short to medium term usage

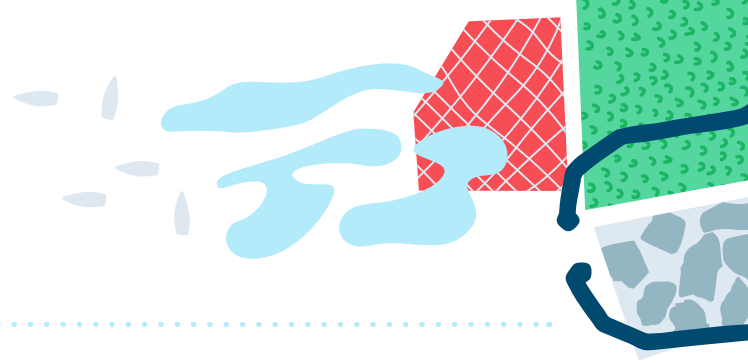
In the short term, the Masterplan's most prominent interventions will center around the Pavilion Garden area, featuring the new pool and enhanced amenities, alongside the upgraded National Watersports Centre facilities. These spaces will become key destinations for both residents and visitors, promoting active recreation and community engagement around the waterfront.

Over the medium term, the plan envisions the

development of the Dun Laoghaire Cultural Venue on St. Michael's Pier, creating a vibrant hub for arts and events. Complementing this, floating structures will be introduced along both the East and West Piers as well as off the marina, providing flexible spaces for a variety of water-based and cultural activities.

Together, these phased interventions will enhance the harbour's role as a dynamic, multi-use waterfront.





Medium to long term interventions

### 3.3.12 Medium to long term usage

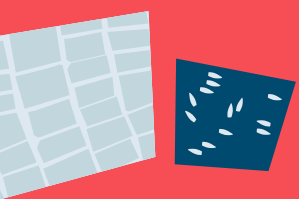
In the medium to long term, the Masterplan anticipates the introduction of mixed-use buildings along St. Michael's Pier, integrating residential, retail, and commercial spaces to create a vibrant, active waterfront neighborhood. This development will foster a strong sense of place, supporting a sustainable live-work-play environment that complements the harbour's recreational and cultural assets.

Additionally, the establishment of a nature

park island along the West Pier and the Gut will provide valuable green space dedicated to conservation, leisure, and environmental education. This natural amenity will enhance biodiversity and offer residents and visitors a tranquil retreat within the harbour setting.

Together, these medium to long term interventions will reinforce the harbour's identity as a thriving, multifaceted destination that balances urban living with nature and community wellbeing.

# 4. MASTERPLAN IDENTITY







#### 4.1 Masterplan Identity & Character: Between Granite and Sandstone

The landscape design for Dún Laoghaire Harbour takes its inspiration from the natural geology of the site, which lies between two distinct coastal materials: sand to the west and granite to the east. This contrast is subtle but meaningful — and it sets the tone for how the spaces within the harbour will be shaped and experienced.

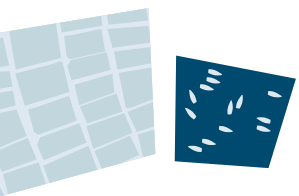
The West Pier, where finer sand dominates, will guide a softer landscape approach — using smooth textures, flowing lines, and planting that reflects the more open, shifting nature of the sandy shore. In Ireland, places like Salthill Beach (further up the coast) are well known for their expansive sand flats and vibrant kite-surfing scene, illustrating how a sandy shoreline can become both a recreational draw and a design reference. Within Dún Laoghaire, the West Pier's lighter, more fluid character will similarly invite breezy, open planting schemes and gently undulating paths that mimic the movements of dunes and shallow surf.

In contrast, the East Pier is defined by solid, enduring granite. Historically, much of that stone came from the Dalkey Hill quarry, which for centuries supplied the very material used to build Dún Laoghaire's breakwaters and sea walls. By referencing that legacy — and even acknowledging local sandstone outcrops to the east that blend with the granite bedrock — the design will use robust materials, angular forms, and a firmer, more grounded character. Granite

seating walls, cobbled paving patterns, and bold, rectilinear planting beds will tap into the same sense of solidity and permanence that the Dalkey stone has long provided. Even patches of local sandstone will be incorporated subtly, recalling its historical role in nearby coastal constructions.

Between these two edges, the rest of the harbour will transition gradually — with paving, textures, and planting changing subtly from west to east, echoing the natural geology beneath. The paving might start as broad, sandy-hued aggregates at the western end, shift through mixed stone blends in the middle, and finish with darker, larger-grain granite at the eastern edge. Planting palettes will likewise progress from dune grasses and coastal wildflowers (typical along sandy stretches like Salthill) to hardier, low-growing shrubs and groundcovers that thrive in the thin soils above craggy granite—much as those found around the old Dalkey Hill quarry.

This gradual shift gives the entire masterplan a sense of place rooted in the land itself — not imposed, but drawn from the character of the coast. By referencing what's already there — the sand and granite (and even the occasional sandstone outcrop) — the landscape design builds a quiet story into the public spaces: one that locals and visitors might not notice immediately, but that helps make the harbour feel more connected, natural, and authentic.



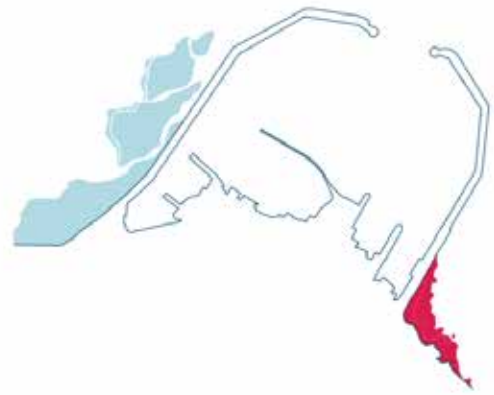
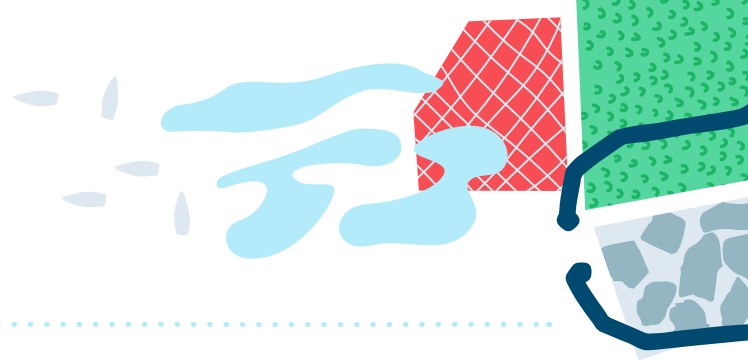
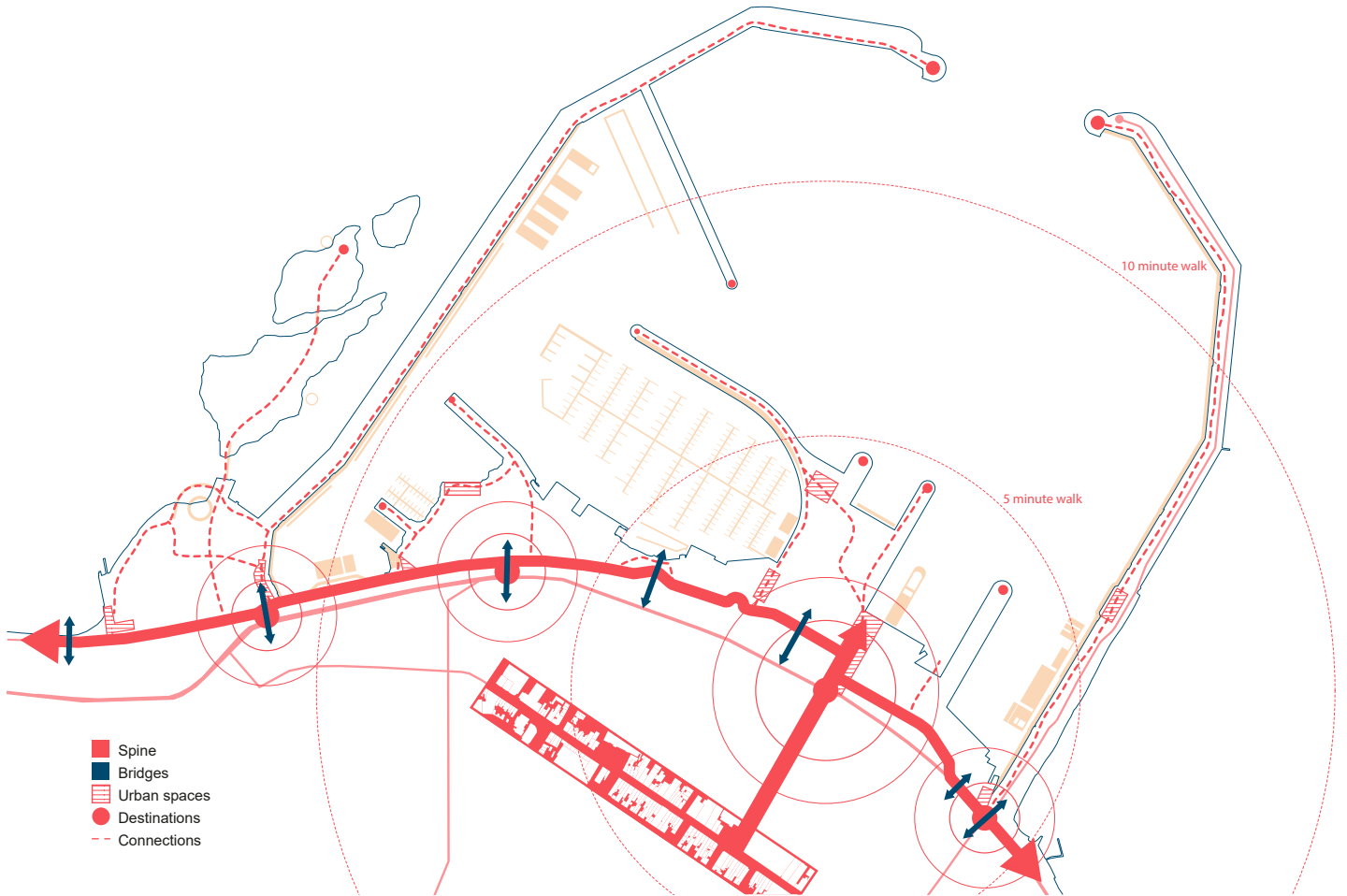


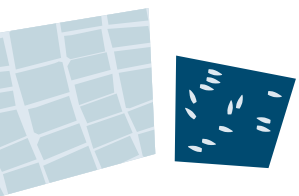
Fig. Between Sandstone & Sands at West and Granite at East, Geological diagram (top left), materiality diagram (top right) Sathill Beach and West pier (top left) , Dalkey Hill, Granite Quarry (bottom right)



#### 4.2 Connections, Places & Activities

At the heart of the masterplan is the Coastal Spine — a slow-paced, multimodal promenade connecting East Pier to West Pier and extending further along the coast. Designed for pedestrians and cyclists, it establishes a continuous, safe, and accessible circuit around the harbour, expanding a walkability previously concentrated around the East Pier.

The Coastal Spine acts as a new public space corridor, creating vital north-south connections between city and sea in areas previously dominated by traffic, parking, and railway lines. Topographically, it traces the original coastline of Dún Laoghaire, offering both historic continuity and a safer, more enjoyable waterfront route.



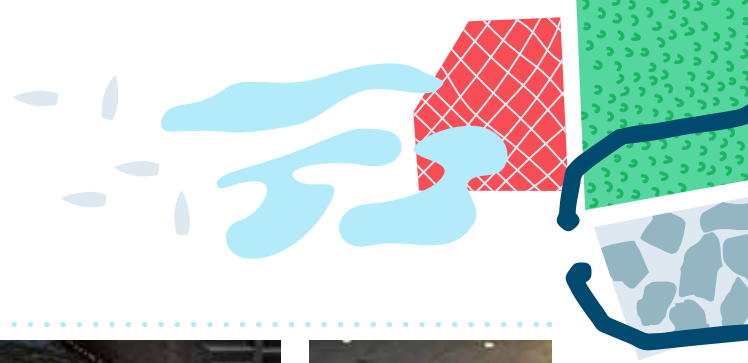


Fig. Moodboard with urban experiences





- Wood
- Hard edge
- Exposed Rock
- Exposed Sand
- Path
- Road

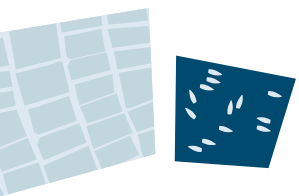
### 4.3 Material Palette

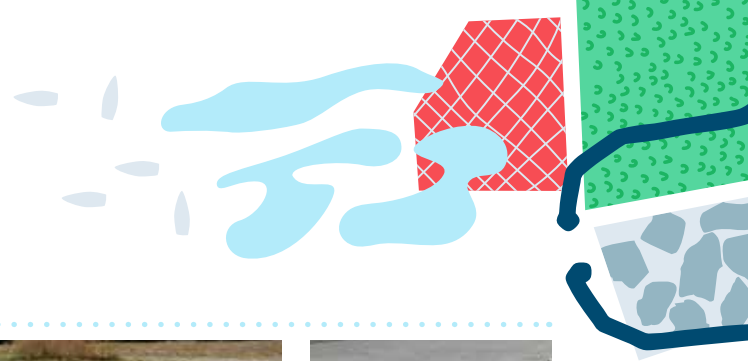
The material identity of the proposed landscape draws inspiration from the natural geology of Ireland's east coast. The site is uniquely framed by two distinct coastal types: the sandy beaches of Seapoint to the west and the rugged granite formations of Scotsman's Bay to the east. This geological dialogue informs a tactile and spatial narrative that reveals the harbour's historic foundation.

Constructed predominantly from granite quarried at nearby Dalkey, the harbour

continues to embody Irish ideals of local resourcefulness and sustainable building practices. The landscape design reflects these origins through material and spatial contrasts:

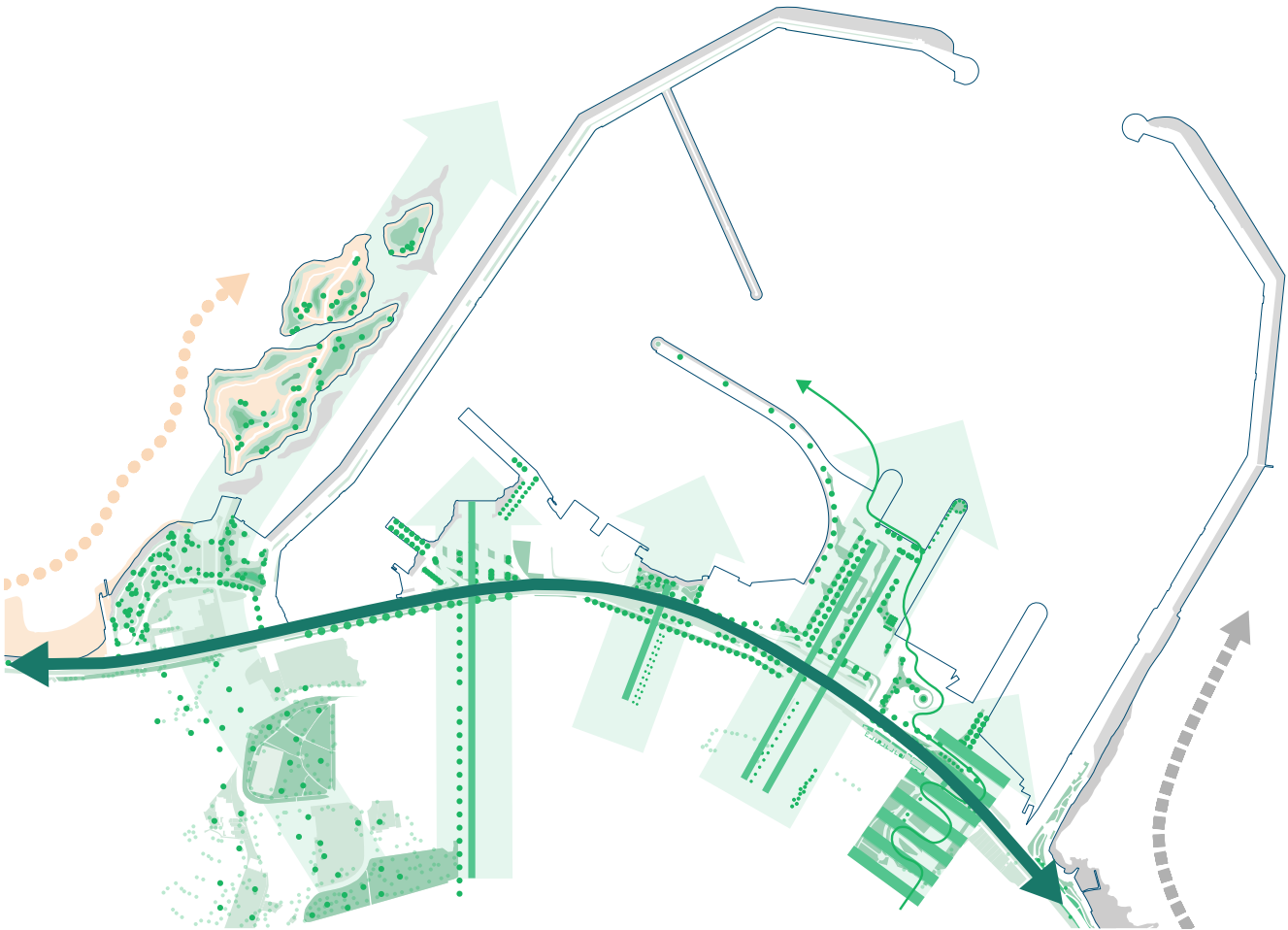
- West Pier embraces a softer expression, using smooth textures, flowing lines, and planting that mirrors the shifting, open character of sandy shores.
- East Pier, grounded in solid Dalkey granite, is articulated with robust materials, angular forms, and a bold, stable presence.





Between these two expressions, the landscape transitions fluidly — through paving, texture, and planting — echoing the underlying geology. This rooted approach cultivates a strong sense of place, deeply embedded in the character of the coast rather than imposed upon it. New added interventions prioritise biogenic materials, including timber boardwalks and floating moorings, to enhance ecological sensitivity and spatial richness. Additions leading directly into the water such as slipways, stairs and tidal dependant urban spaces, as well as vertical landscape elements and retaining walls are paved with hard materials such as repurposed Dalkey granite.

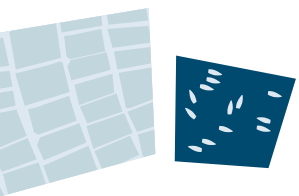
The design embraces contrast as a tool for enhancement. Existing granite hardness is softened by introducing lush vegetation and biogenic materials. Vertical elements like trees, plants, and supporting walls offset the horizontal expanse of the harbour's surface. The weathered character of the existing landscape — marked by irregularities, erosion, and piecemeal additions — is complemented by carefully composed and precise new interventions, both in landscape and architecture.



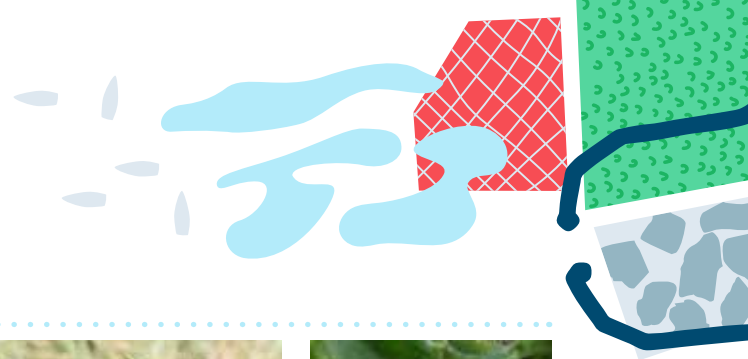
#### 4.4 Botany and Biodiversity

The harbour landscape integrates urban and natural green areas into a cohesive ecological framework, connecting with the town's existing parks, gardens, and roadside vegetation. Recognizing the ecological richness of land-water interfaces, the design activates the harbour's edges to promote diverse habitats and species migration.

By strengthening connections to Dublin's green infrastructure network, the project establishes optimal conditions for biodiversity, breeding, and movement in an urban context. Seasonal change and tidal rhythms provide an ever-evolving, sensory-rich experience of resilient natural processes, fostering awareness and appreciation of local ecology.







Sea rocket



Sea plantain



Glasswort



Common scurvygrass



Sea campion



Red fescue



Thrift



Sessile Oak



Hawthorn



Silver birch



Mountain Ash



Scots Pine

The coastline near Dún Laoghaire, features a diverse and rich plant life shaped by wind exposure, salt spray, limestone and neutral soils, and a mild, moist Atlantic climate.

**Coastal Grasslands and Clifftops**

- (hardy, salt-tolerant species)
- Red fescue (*Festuca rubra*)
- Thrift (*Armeria maritima*)
- Sea plantain (*Plantago maritima*)
- Bird's-foot trefoil (*Lotus corniculatus*)
- Sea campion (*Silene uniflora*)
- Common scurvygrass (*Cochlearia officinalis*)

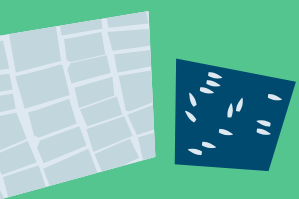
**Tidal Flats and Beach Zones**

- (Closer to the shore, especially on mudflats and sandy beaches)
- Glasswort (*Salicornia* spp.) – saltmarsh plant with succulent stems.
- Sea aster (*Tripolium pannonicum*) – blue-purple flowers; salt-tolerant.
- Sea rocket (*Cakile maritima*) – fleshy, fast-growing plant on sandy beaches.

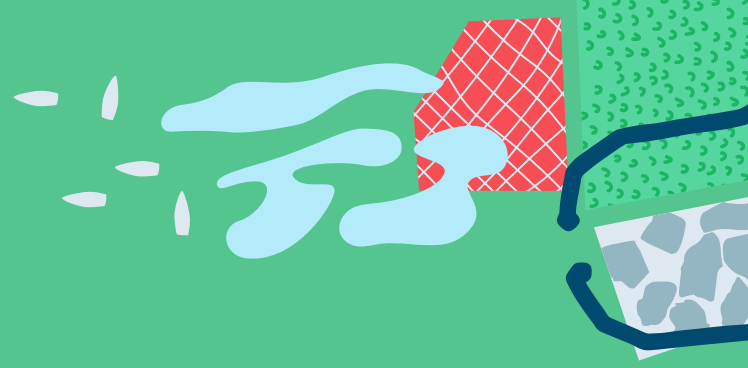
**Tree species suitable for this area:**

- Hawthorn (*Crataegus monogyna*)
- Scots Pine (*Pinus sylvestris*)
- Rowan / Mountain Ash (*Sorbus aucuparia*)
- Silver Birch (*Betula pendula*)
- Sessile Oak (*Quercus petraea*)

# 5. MASTERPLAN PEARLS- BUILDING COMMUNITIES







## 5. MASTERPLAN PEARLS & QUARTERS

### Overview of the Character Areas and Opportunity Areas

The Dún Laoghaire Harbour Masterplan reimagines the harbour as a multi-functional, vibrant, and accessible waterfront made up of interlinked thematic character areas: Urban, Leisure, Marina, Active, Recreation, and the East and West Piers. Together, these quarters are envisioned as "pearls on a string" — distinct zones, each with a unique role, yet seamlessly connected to form a cohesive whole.

**Urban Quarter – The Civic and Cultural Heart**  
At the core of the masterplan lies the Urban Quarter, the primary focal point and main interface with Dún Laoghaire town. Centered around St. Michael's Pier, this zone is the civic gateway to the harbour.

**Leisure and Marina Quarter – The Marina and NWSC**  
Quarters leverage the existing marina as a hub for sailing, boating, and water sports. It is also the location of many elements of the National Watersports Centre Campus.

**Active Quarter – Working Harbour and Carlisle Pier**  
The Active Quarter is focused on the operational heart of the harbour, emphasising active harbour use and the revitalisation of The Carlisle Pier. This zone will be dedicated to supporting marine industries but also a new Dún Laoghaire Community Venue.

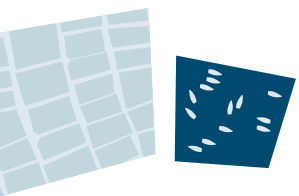
**Recreation and East and West Piers – Edges of Tranquility**

The Recreation Quarter is positioned toward the outskirts of the harbour. East and West Piers – Linking All Quarters. The iconic East and West Piers serve as both boundary and bond, encircling and connecting all five quarters like the "string" in the "pearls on a string" concept. These promenades are more than scenic walkways; they are active cultural corridors hosting art installations, pop-up events, food vendors, and offering sweeping views of Dublin Bay.

By wrapping the quarters into one unified coastal loop, the piers ensure that the entire harbour remains legible, accessible, and experientially rich.

### Conclusion

The Dún Laoghaire Harbour Masterplan is a bold yet balanced vision — one that respects the harbour's history while unlocking its full potential for urban life, marine activity, recreation, and enterprise. With the Urban Quarter as its civic anchor and the Active Quarter preserving its working character, the harbour is poised to become a layered destination: where the town meets the sea, and where every quarter contributes to a vibrant, connected whole.



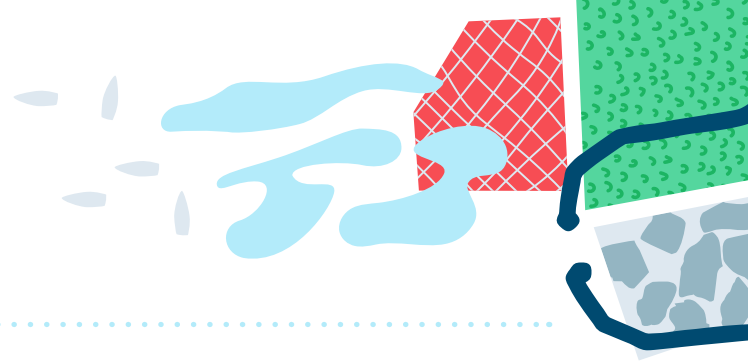


Fig. Masterplan quarters diagram (above) and moodboard (below)





# URBAN QUARTER TOWARDS A DESTINATION







### 5.1.1 Urban Quarter Overview

At the core of the Dún Laoghaire Harbour Masterplan lies the Urban Quarter — the main interface between town and sea, and the focal point of civic and cultural life on the waterfront. This is the place where the character of Dún Laoghaire flows naturally towards the harbour, and where new public spaces, buildings, and uses are carefully positioned to reinforce that connection.

Anchored by St. Michael's Pier, the Urban Quarter is the most immediate zone of intervention, designed to weave the town centre into the harbour through a combination of bold architecture, generous public space, and sensitive reuse of existing structures.

**Pavilion Garden and Coastal Connection**  
The Pavilion Garden will become the main public space linking Dún Laoghaire town to the harbour. This green corridor stretches from the historic Pavilion building down to the waterfront, creating a natural route between the town and the sea. It will include lawns, planting, seating areas, and space for events — a place to pause, gather, or pass through.

At the water's edge, the garden meets the new Pavilion Pools, a public bathing and wellness facility that draws on the town's long tradition of sea swimming. It will offer outdoor sea pools, saunas, changing facilities, and water access making it a year-round destination for residents and visitors alike.

Behind the proposed O&M building, a Lookout Tower will rise above the site, offering wide views across the harbour and Dublin Bay. It becomes a focal point in the landscape — a marker on the skyline and a quiet place to look out to sea.

Reactivating the Terminal Building, part of

the Old ferry terminal will be redeveloped and brought back to life as a new food hall/food markets. Its strong structure and generous interior spaces make it ideal for a new public role.

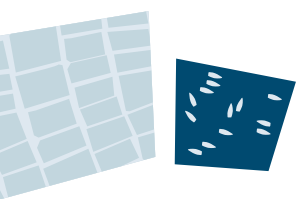
The surrounding area will be landscaped to open the building to the sea and connect it to the Pavilion Garden. Light new structures may be added inside to create smaller spaces, but the focus is on keeping its original character. This will be a place for local enterprise, creativity, and everyday activity — an adaptable hub at the centre of the Urban Quarter.

**St. Michael's Pier**

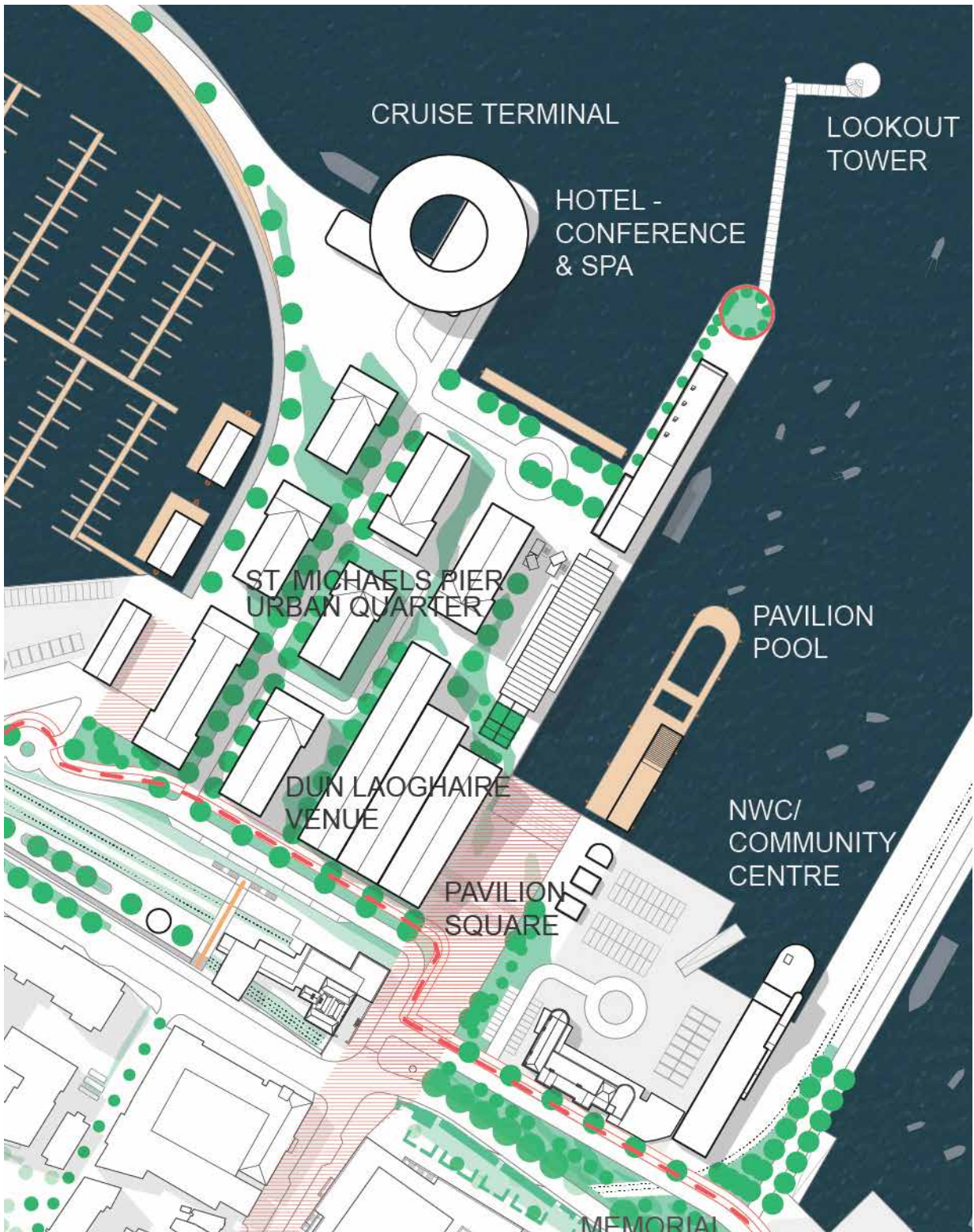
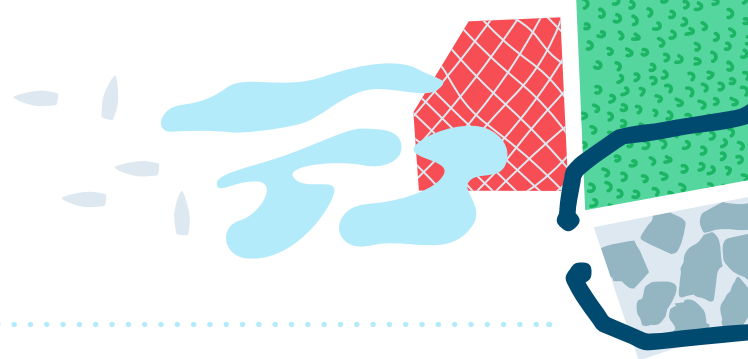
St. Michael's Pier will become a key mixed-use site on the eastern edge of the Urban Quarter. It will include a spa and conference hotel, bringing visitors to the harbour throughout the year. The design will open onto the waterfront, with restaurants, terraces, and views across the bay. It will also offer public access and movement around the site, with routes along the pier and connections back into town. In addition, the existing shipping berth will be opened up as a flexible public space—allowing people to stroll alongside the water's edge, enjoy seating areas, and gather for events or performances. Surrounding the conference centre and spa hotel, generous plazas and landscaped zones will create welcoming gathering spaces, blurring the line between private development and public realm.

Importantly, the lower level of the pier will remain a working space for cruise and boat services — maintaining the harbour's role as a gateway and transport hub.

This part of the harbour will be lively, walkable, and welcoming — blending hospitality, transport, and civic use in one of the harbour's most prominent locations.







Urban Quarter, 1:2500

### 5.1.2 Pavilion Garden Interventions Overview

The Pavilion Garden (Pavillion Square), sited on what is currently the Harbour underground car park, will become one of the first and most visible interventions anchoring the new harbour masterplan. Historically, this area has long been a focal point for the town's social life: a Georgian-era pavilion once stood here, its elegant façade facing down Marine Road toward the Town Hall. Though that original pavilion no longer survives, its legacy lives on in the name and in the spirit of gathering and civic pride that the Garden will recapture.

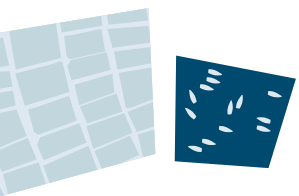
Because of its proximity to the Town Hall—just a short walk along the main thoroughfare—the Pavilion Garden offers a unique opportunity to reconnect Dún Laoghaire's civic core with its waterfront. From the steps of the Town Hall, sightlines will now extend all the way to the water's edge, providing a clear visual link that draws people naturally toward the harbour. Physically, the Garden will transform the former car park into a continuous green corridor: you'll be able to walk directly from Marine Road, past the Town Hall, into a landscaped square where small retail shops and event spaces that flank wide gathering areas.

As the first major piece of the masterplan to be realized, the Pavilion Garden sets the tone for everything that follows. In its role as both the route and destination, it will knit together key interventions—most notably the repurposed ferry terminal, the Lookout Tower, and the future Pavilion Pool—into a cohesive Urban Quarter. On any given day, you might see families strolling along gently sloping terraces, office workers pausing under shaded pergolas, or artists setting up small markets along the edges. Come festival season, the Garden can flex into a true public square, hosting outdoor performances, artisan markets, and temporary pavilions that nod to its Georgian heritage.

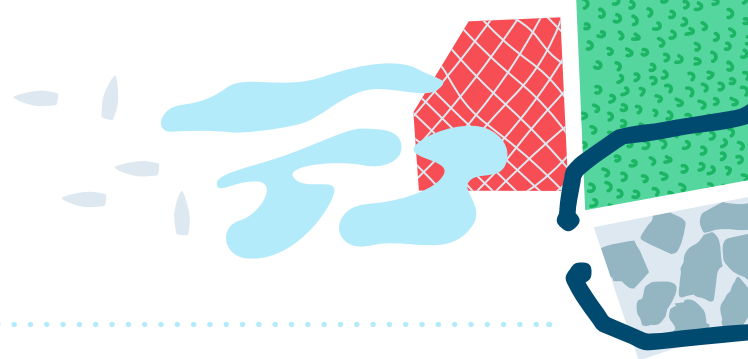
Structurally, the design balances generous open lawns with clusters of structured planting—native grasses, coastal shrubs, and specimen trees—that echo the soft edge of the shoreline. Serpentine benches and cascading seating terraces provide spaces to rest and enjoy panoramic views over the harbour, while discreet pathways guide pedestrians seamlessly between Marine Road and the water. The Garden's western edge aligns visually with the Town Hall's front elevation; by framing that view with new landscaping, the Garden restores a sense of orientation that was lost as the ferry operators grew over time.

At its eastern, coastal end, the Pavilion Garden meets the future Pavilion Pool, establishing a year-round anchor of activity. In winter, residents might gather in small groups around fire pits or under sheltered pergolas, gazing out at the calm expanse of water. In summer, the pool's floating pontoons and sun decks will draw swimmers and paddleboarders, while cafés and pop-up kiosks spill out onto adjacent lawns. This continuous sequence—from Town Hall down Marine Road, through the Pavilion Garden, and out to the water—becomes a living promenade, with each element reinforcing the next.

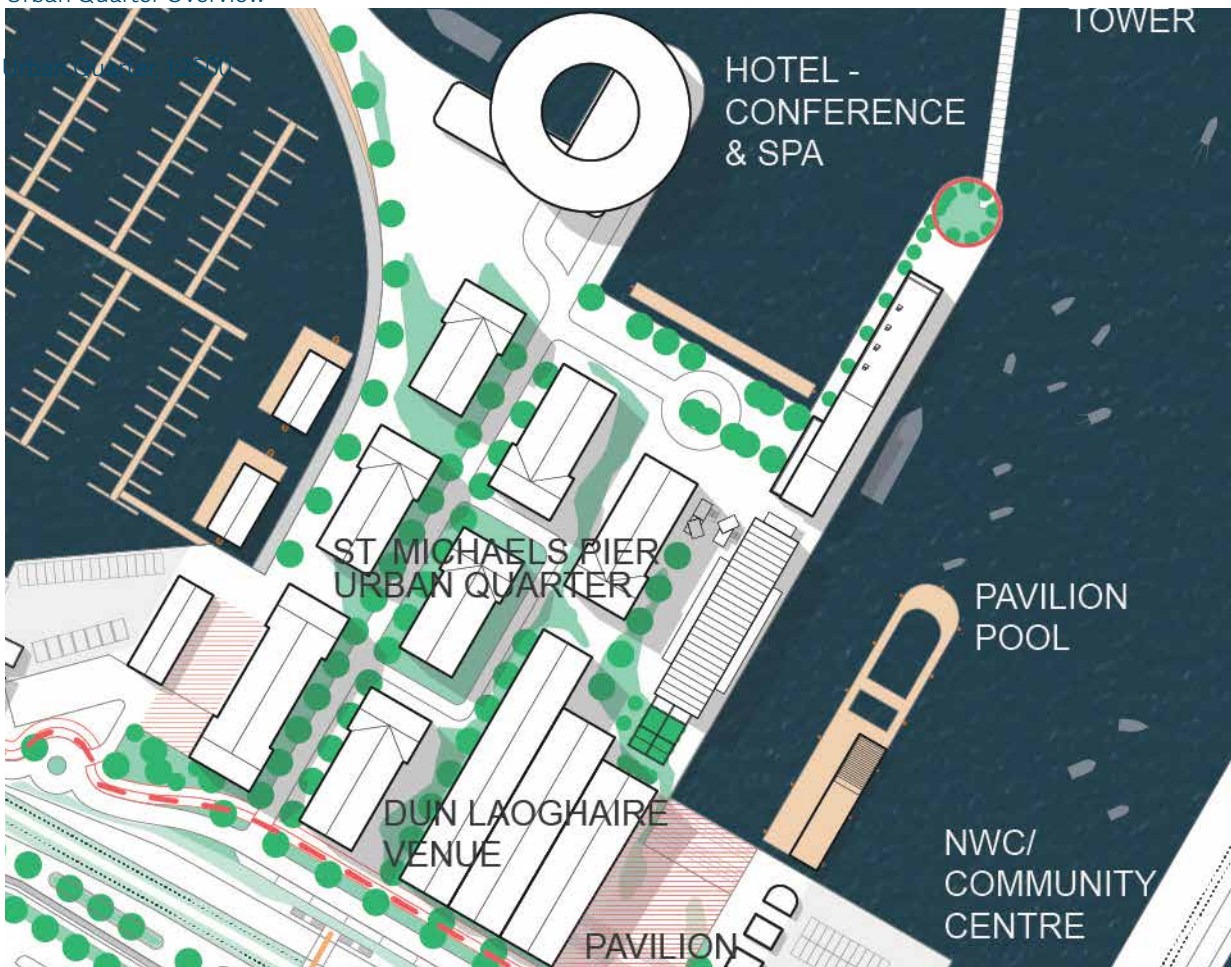
Behind the proposed O&M building, the Lookout Tower will rise above the Garden as a visual marker. Its slim profile will punctuate the skyline, inviting people to climb up for panoramic vistas of Dún Laoghaire's coastline, the Georgian town center, and beyond to Dublin Bay. From that vantage point, the historical relationship between civic and maritime life becomes clear: you can literally see how the Town Hall and the waterside were once connected by the original pavilion—and how the new Pavilion Garden restores that connection.







Urban Quarter Overview



Urban Quarter, 1:2500

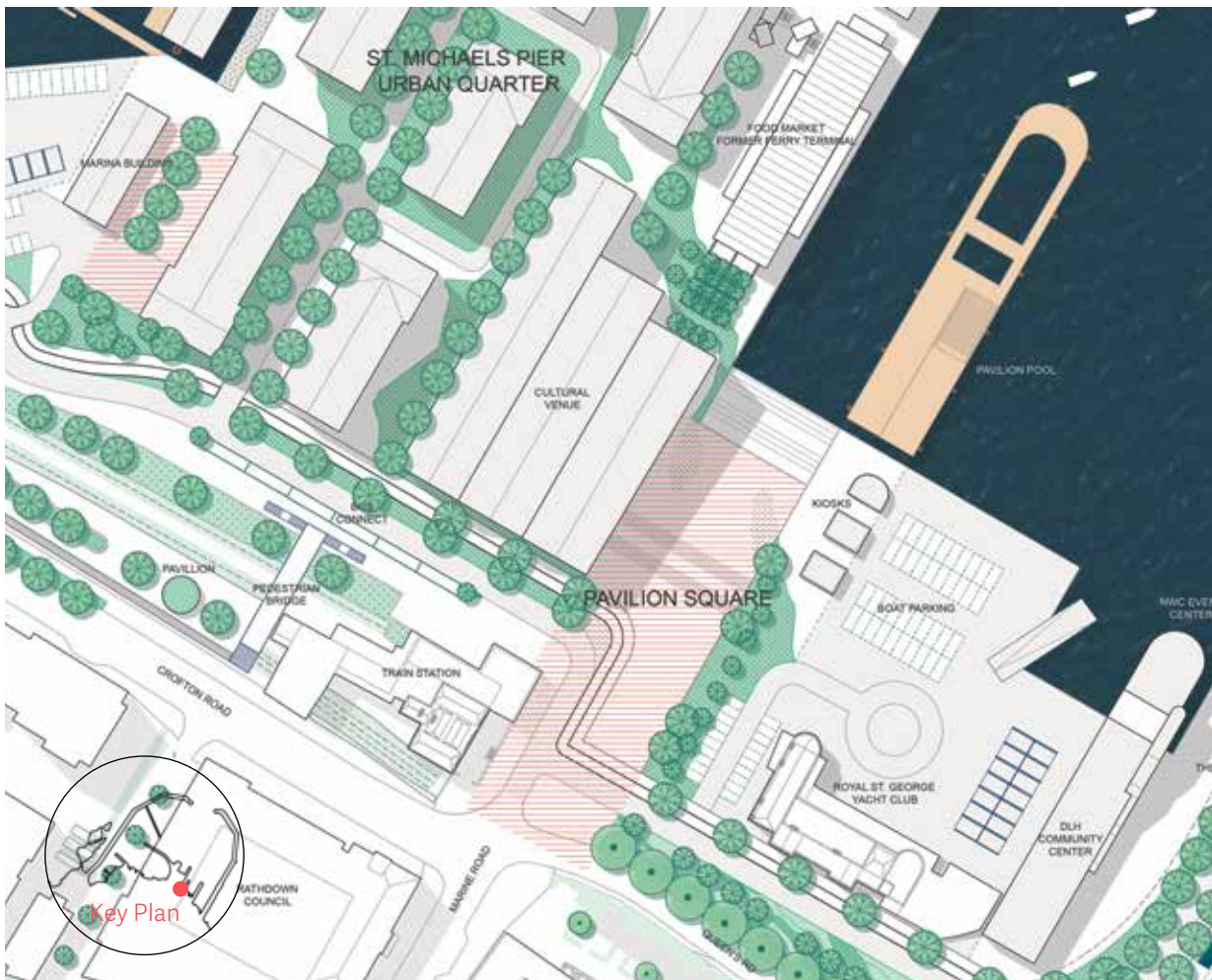


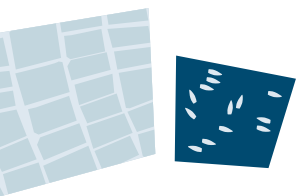
Fig. Pavilion Garden site plan, scale 1:2000

### Pavilion Garden

The existing Harbour Car Park represents a significant opportunity to reconnect Dún Laoghaire’s Town Centre with the harbour edge and wider waterfront. Strategically located between Marine Road and the sea, this underused space has the potential to become a transformative public destination. The vision is to convert the site into a vibrant and inclusive Public Square — a pivotal regeneration initiative featuring a flexible space for town events, small-scale retail kiosks, and a Harbour Pool with associated watersports facilities. The Square will act as both a local gathering place and a regional attraction, offering year-round programming and reinforcing Dún Laoghaire’s identity as a coastal town.

Named Pavilion Garden (Pavillion Square), the project draws inspiration from a former Georgian pavilion that once stood proudly at the bottom of Marine Road. This historical reference not only informs the name but shapes the design intention: to re-establish the lost connection between the town and the sea. The layout of the Square is designed to open up long, uninterrupted sightlines from Marine Road directly to the water, creating a strong visual axis and encouraging movement towards the harbour. This immediate connection between urban life and the maritime landscape is at the heart of the proposal.

Subtle traces of the site’s heritage — including crane marks and industrial foundations — will be preserved and celebrated through integrated interpretation and public design elements.





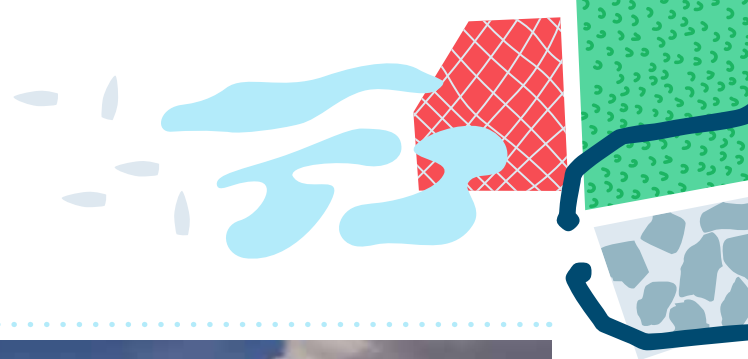


Fig. Pavilion Garden square view towards the water front

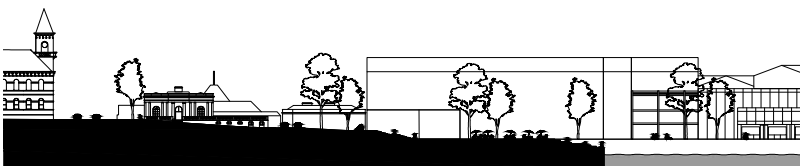


Fig. Pavilion Garden section and axonometric diagram

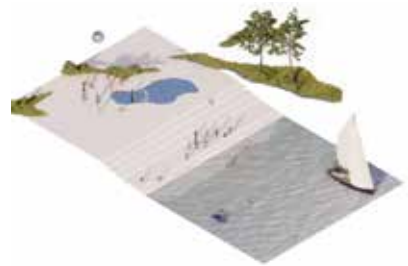


Fig. Pavilion Garden in the past ( left), precedents: Hastings Pier (middle) and Ofelia Square Copenhagen ( right)

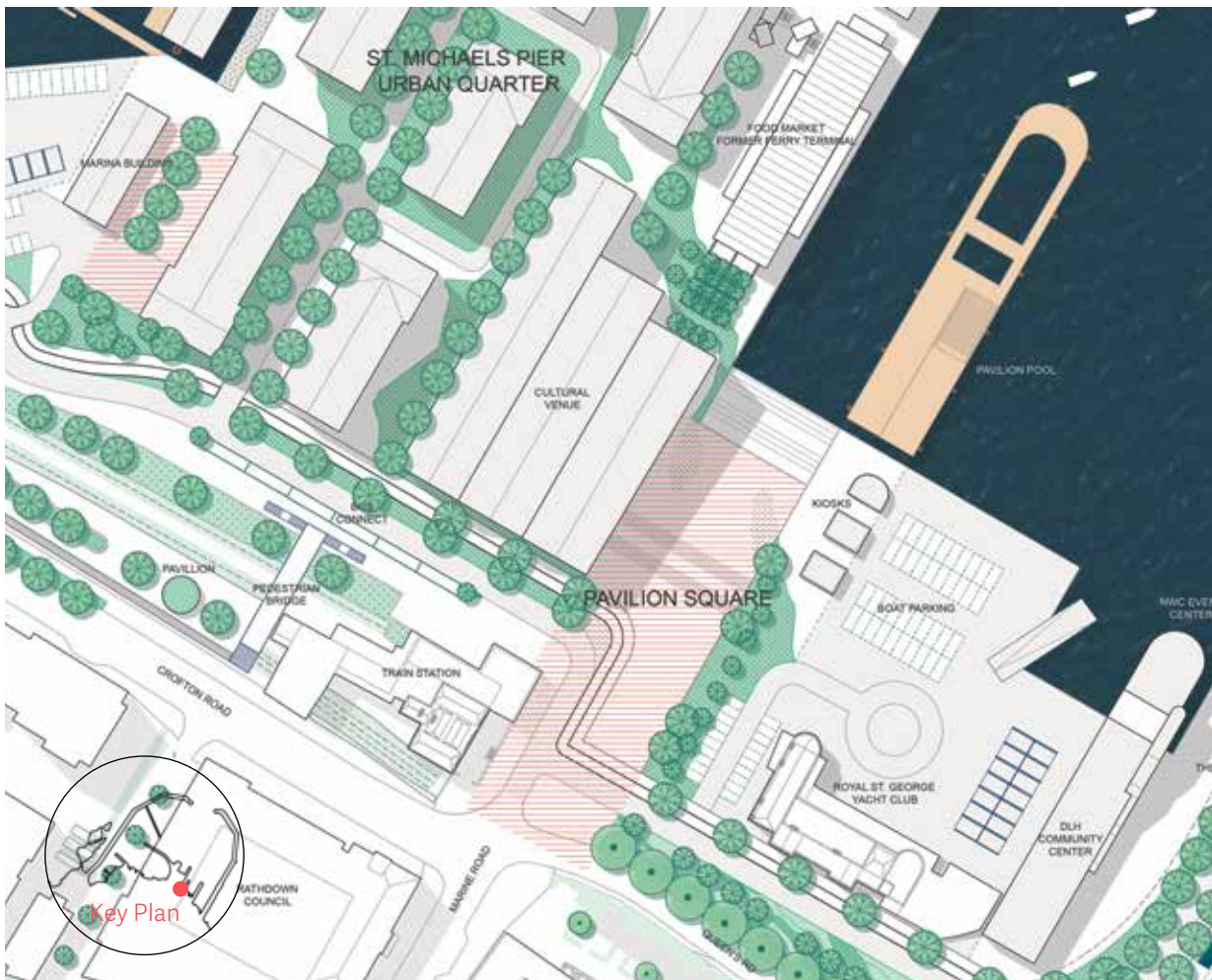


Fig. Former terminal Building, site plan, scale 1:2000

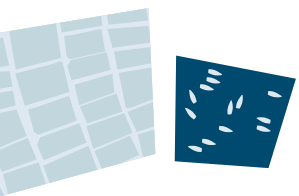
### Former Terminal Building

The former Ferry Terminal offers a unique opportunity to establish a destination at the heart of Dún Laoghaire Harbour. Located at a pivotal point between the town and the sea. The northern end of this substantial structure is well-suited for adaptive reuse as a covered market hall — a new anchor for activity focused on food, craft, and everyday experiences. By retaining a section of terminal's existing form and inserting a framework of modular stalls and kiosks, the proposal introduces a flexible indoor/outdoor market that can operate in all seasons, drawing consistent footfall to the waterfront.

This intervention would deliver an authentic, place-specific experience that builds on Dún Laoghaire's maritime identity and growing food

culture. The market could support a mix of local producers, street food vendors, independent retailers, and seasonal traders, with the capacity to host food festivals, workshops, and small performances. Its proximity to the DART station, bus routes, and cruise berth strengthens its role as a public interface between transport, tourism, and local daily life.

The design will work with the existing structural rhythm of the terminal building, preserving key architectural features such as the roof trusses, large-span openings, and waterside loading bays. These elements will be complemented by minimal, robust interventions using marine-grade materials and a clear spatial organisation that supports circulation and flexibility. Where possible, views through the building to the harbour will be maintained and enhanced.





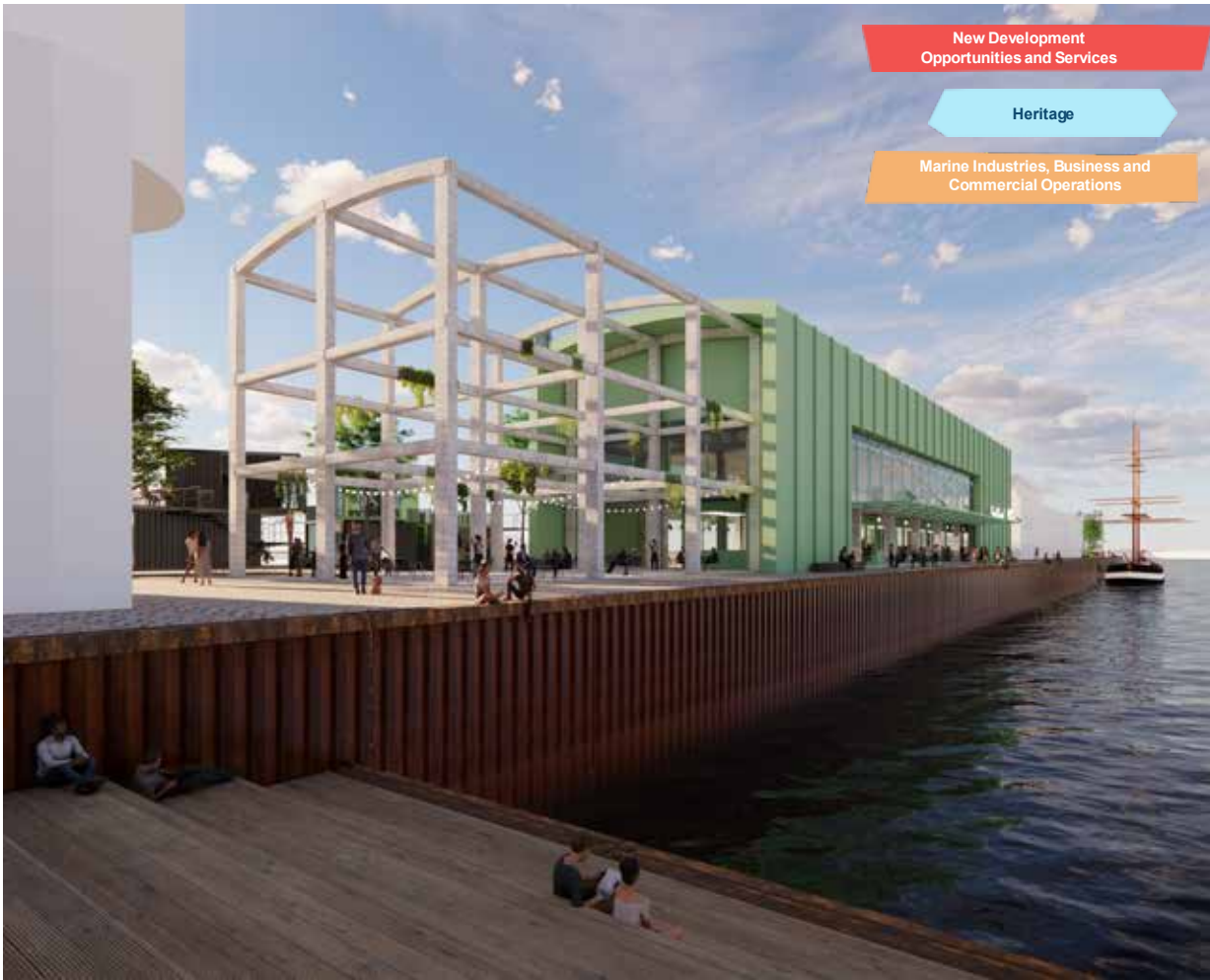
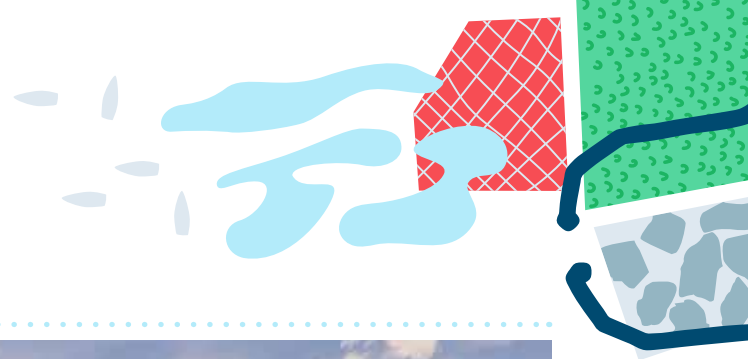


Fig. Former terminal Building (northern end) view



Fig. Former terminal Building in the past ( top left), precedents of Food halls (bottom left and right images)

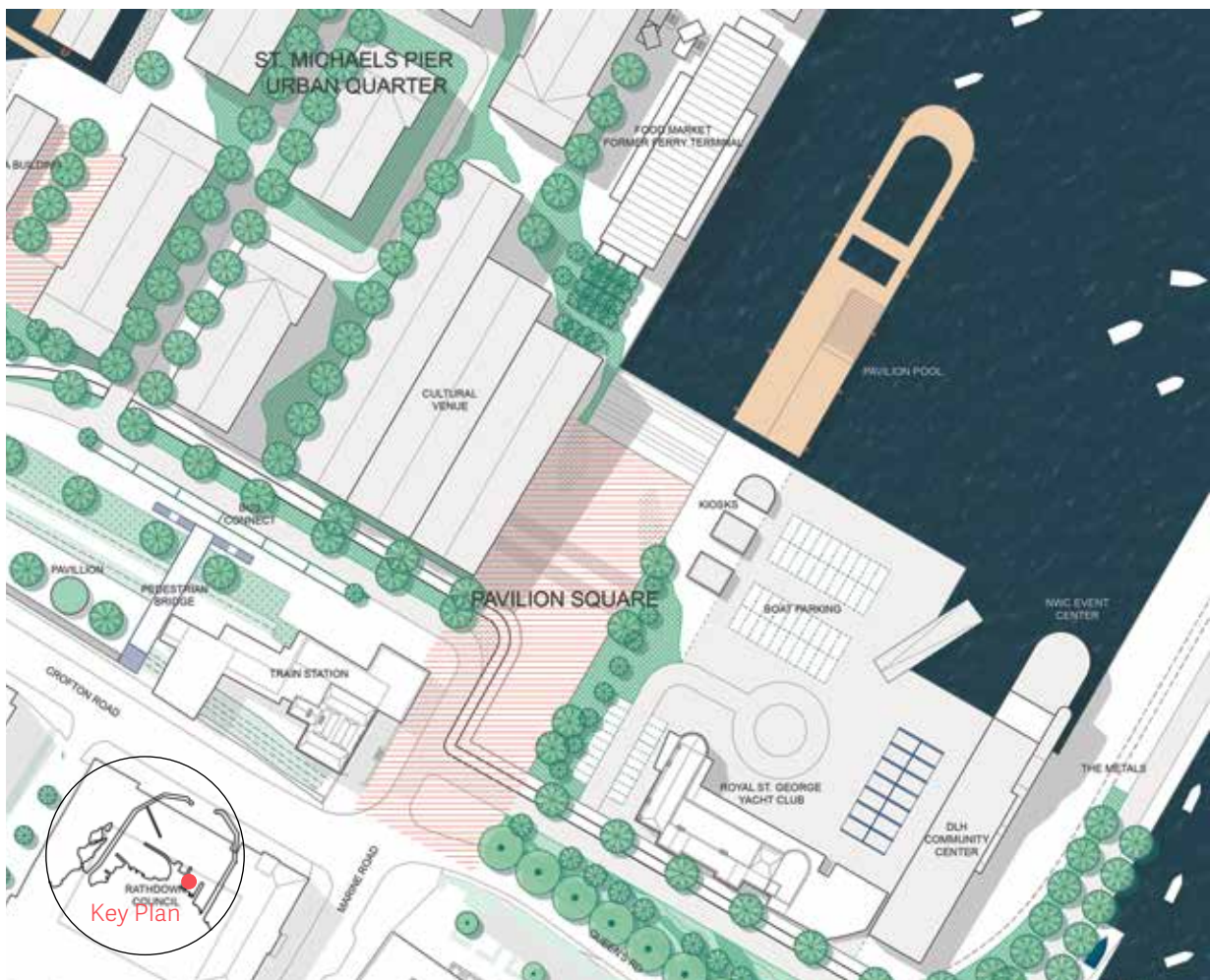
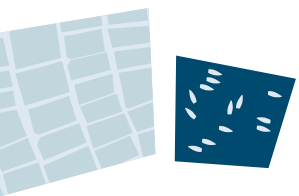


Fig. Former terminal Building, site plan, scale 1:2000

### Pavilion Harbour Pool

As an extension of the Pavilion Garden, the proposed Dún Laoghaire Harbour Pool will create a distinctive and inclusive space along the waterfront, inspired by the successful harbour pools of Copenhagen. Positioned at the water's edge, the facility will offer safe and accessible saltwater swimming areas, sauna, sun decks, changing rooms, and a floating pontoon, forming a vibrant social and recreational hub for all ages. Designed for year-round use, the Harbour Pool will support activities ranging from casual swimming and sunbathing in summer to cold-water dips and paddleboarding (SUP) in winter. It will also serve as a dedicated training area for scuba diving certification and sea survival courses. Integrated with the Pavilion Garden, it will

enhance the site's role as a gathering place for the wider community. These remnants provide a tangible link to the harbour's working past and anchor the new Square in its historical context. By opening direct access to the water, the Harbour Pool will reinforce Dún Laoghaire's identity as a truly coastal town, encouraging active lifestyles, daily interaction with the sea, and opportunities for maritime education. The pool will also serve as a venue for programmed events such as open-water swim meets, fitness classes, educational workshops related to marine ecology, and professional training sessions in scuba diving and sea survival techniques. Its integration into the wider Harbour Masterplan will help establish a continuous public realm along the waterfront.





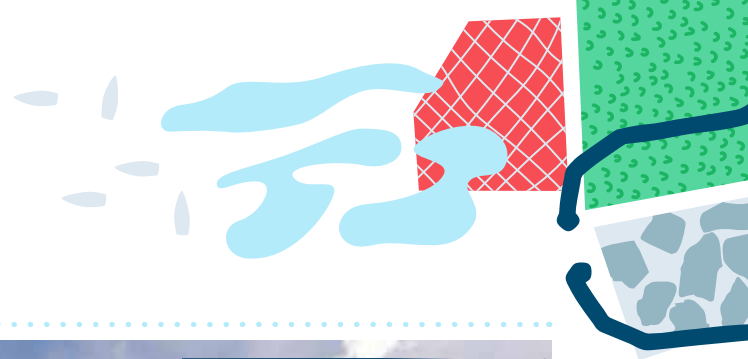


Fig. Pavilion Harbour Pool

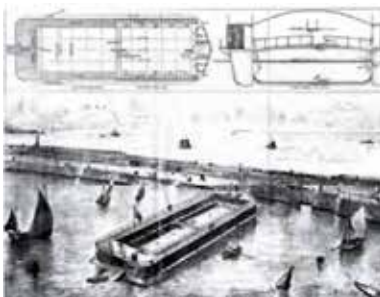


Fig. Pavilion Harbour Pool historic footage (left) and Copenhagen precedent (right)

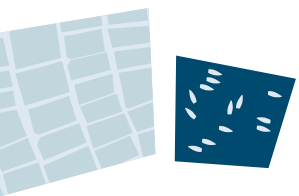


Fig. St Michaels Pier Garden & Lookout Tower site plan, scale 1:2000

### St Michaels Pier Garden & Lookout Tower

The Look-Out Tower would provide a new vertical counterpoint to the largely horizontal nature of the harbour landscape, giving residents and visitors a new way to engage with Dún Laoghaire — from above. This elevated structure could house interpretive elements highlighting the history, ecology, and engineering of the harbour, while acting as a dramatic vantage point for observing weather fronts, passing ships, and seasonal changes across the bay. A lightweight stair and platform system, fabricated from marine-grade materials, would ensure durability and safety while maintaining visual lightness and transparency. Potential integration of a lift would support universal accessibility and make the tower a welcoming experience for all ages and abilities.

At ground level, the adjacent space can be reimagined as a Harbour Pocket Park — a small but vital piece of the public realm offering seating, planting, and sheltered space for relaxation at the water's edge. Designed to complement both the Ferry Terminal Market and Pavilion Harbour Pool, the Pocket Park would serve as a breathing space within the wider harbour landscape, supporting informal use, meeting points, and wayfinding. Native coastal planting, reused granite elements, and interpretive details referencing the terminal's former operational life will contribute to a grounded and locally resonant design. This intervention extends the public experience beyond the current operational and maintenance zone (O&M), allowing people to reconnect with parts of the harbour.





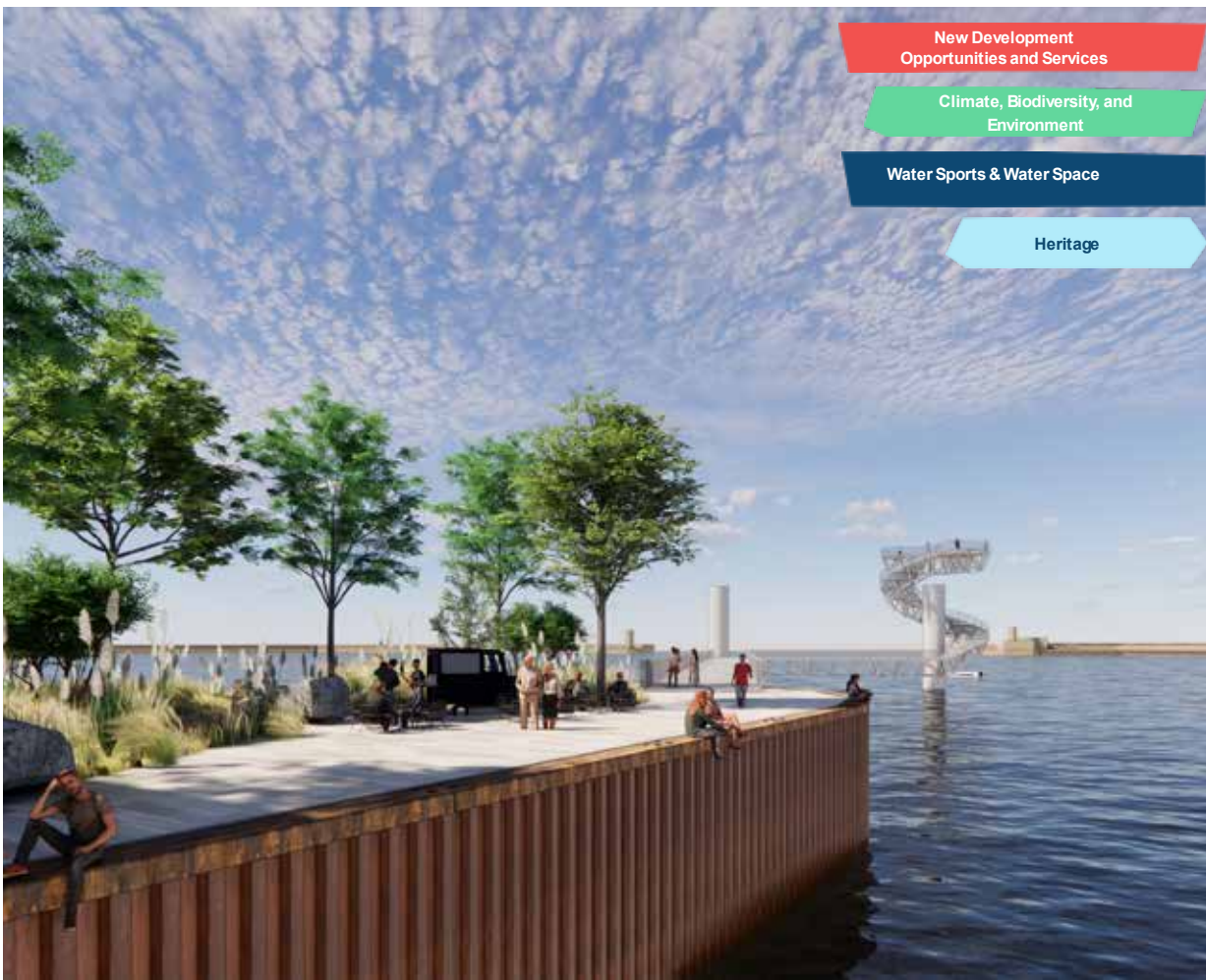
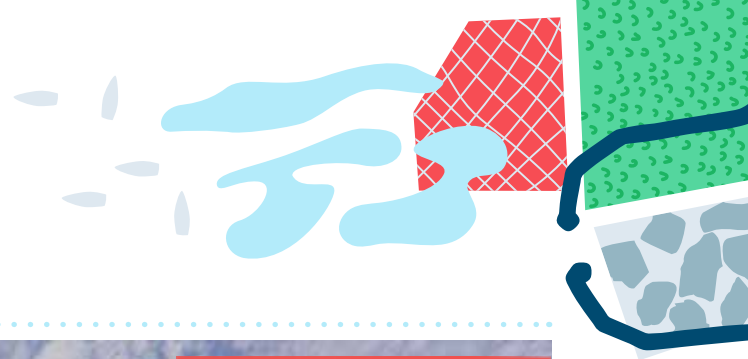


Fig. St Michaels Pier Garden & Lookout Tower view



Fig. St Michaels Pier Garden & Lookout Tower precedents

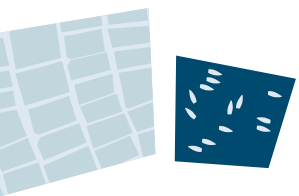


Fig. Former terminal Building, site plan, scale 1:2000

### Dún Laoghaire Culture Centre & Venue

Located at the intersection between the town centre and the harbour, the proposed Dún Laoghaire Cultural Centre and Venue will form a key civic landmark in the emerging Urban Quarter. Positioned on the site of the former Ferry Terminal building, the new structure will face back towards Marine Road, clearly addressing the town and framing the new Pavilion Garden. The building will sit low in the landscape, maintaining key views across the harbour while marking the arrival from the town with a strong civic presence. Materials will be durable and coastal-appropriate. Internally, flexible layouts will allow for a range of cultural and community use throughout the year. As

part of the wider masterplan, the Cultural Venue will play a key role in activating the harbour edge, supporting day-to-night activity and providing a weatherproof counterpart to the outdoor public spaces. Its location and function will help re-establish the connection between Dún Laoghaire town and its waterfront, offering a new space for culture, gathering, and everyday civic life at the heart of the harbour. The building will become a destination in its own right, drawing residents and visitors alike to experience exhibitions, performances, and community events throughout the calendar. Alternatively a more permanent exhibition or attraction could be located in the venue.





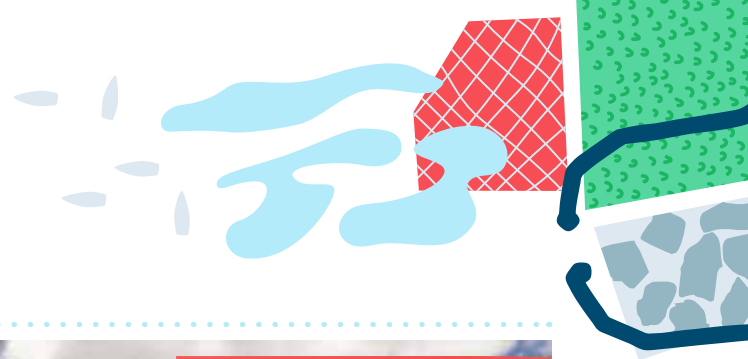


Fig. Dún Laoghaire Culture Centre & Venue view



Fig. Dún Laoghaire Culture Centre & Venue historical image (left) and precedent (right)

### 5.1.3 St Michaels Pier Interventions Overview

St. Michael's Pier is designed to be one of the most significant and transformative interventions within the Harbour Masterplan. Situated at a strategic point within the Harbour, the pier is envisioned as a vibrant, multi-functional extension of the Urban Quarter, seamlessly connecting the waterfront with the heart of Dún Laoghaire. The design vision leverages the pier's unique size, historic character, and prime waterfront location to create a lively destination that integrates civic, leisure, cultural, and commercial uses, ensuring year-round activation and engagement.

A key feature of the intervention is the upgraded Marina Promenade, which will extend along the entire length of the pier's waterfront edge. This promenade will provide uninterrupted pedestrian access, allowing residents, visitors, and workers to enjoy scenic, safe, and comfortable walks with direct proximity to the water. The promenade will be thoughtfully designed with a variety of public amenities such as seating areas, soft lighting to enhance evening ambience, and a series of small cafés and kiosks. These elements will encourage lingering and social interaction, transforming the breakwater into a new coastal experience that invites exploration and relaxation at any time of day.

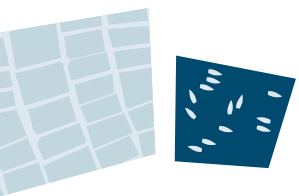
Central to the pier's public realm will be a generously sized open space, designated as the Dún Laoghaire Event Space. This flexible outdoor platform is designed to host a broad spectrum of events—from cultural festivals and performances to community gatherings and markets—drawing on Dún Laoghaire's rich tradition of public celebration and engagement. When not in formal use, this versatile space will function as an informal public plaza, offering a daily gathering place for socialising, recreation, and enjoying harbour views. This dual role as both a programmed event venue and a vibrant everyday public space will help animate the pier

throughout the year, making it a cornerstone of community life.

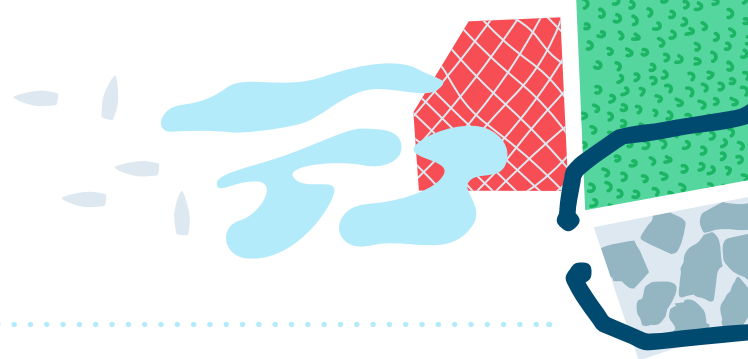
Where the breakwater meets St Michaels pier the proposal includes a landmark spa and conference hotel that will act as a strong anchor for activity and economic vitality. This facility will be strategically sited above a newly designed cruise tender facility, integrating hospitality and wellness spaces with operational cruise and parking functions below. The building's design carefully balances the practical requirements of a working marine terminal—accommodating seasonal cruise ship tenders and marine transport services—with the ambition to introduce new commercial energy and a high-quality visitor experience. By preserving and enhancing the terminal's function while adding these layers of hospitality and wellness, the pier will reinforce its role as a dynamic gateway to the harbour and the wider region.

The built environment along the pier will feature a carefully curated mix of uses. Residential units will provide a new waterfront living experience, offering attractive homes with stunning views of the harbour. Retail outlets and food and beverage establishments will bring vibrancy and convenience, creating active frontages that contribute to a lively streetscape. Co-working spaces and marine-related business hubs will encourage innovation and support the local maritime economy, fostering synergies between different sectors. Importantly, the arrangement and massing of these buildings will be designed to maintain key sightlines to the water, preserve permeability for pedestrians, and ensure that public access is not compromised anywhere along the pier.

Collectively, these interventions will transform St. Michael's Pier into a dynamic, high-quality waterfront destination that respects and celebrates its maritime heritage.







Urban Quarter, 1:5000

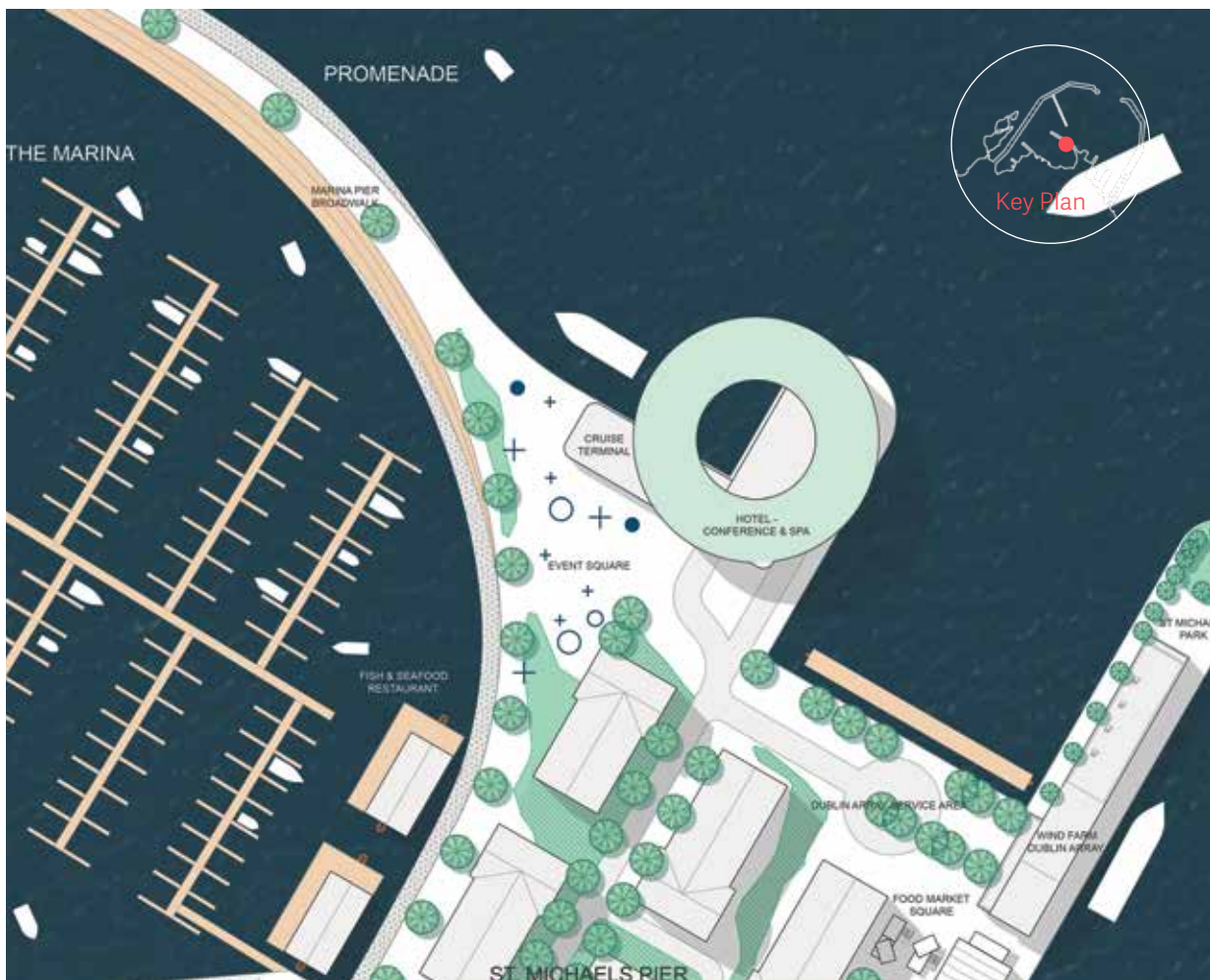


Fig. The Marina Promenade site plan, scale 1:2000

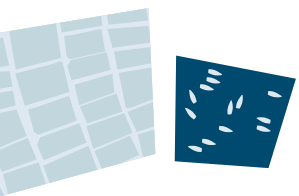
### The Marina Promenade

The upgraded Marina Promenade, located adjacent to St. Michael's Pier, will form a key pedestrian link between the new Marina Plaza, the Dún Laoghaire Cultural Venue and the existing marina. This linear public space will follow the edge of the pier, offering uninterrupted views across the harbour and creating a continuous, accessible route for walking, sitting, and gathering along the waterfront.

The Promenade will be designed as a high-quality shared surface, using durable coastal materials such as granite, timber, and galvanised steel. Integrated seating, low-

level lighting, and wind-sheltered spots will encourage day and evening use, while simple, well-scaled interventions such as steps, platforms and edge treatments will allow direct engagement with the water.

As part of the wider Harbour Masterplan, the Marina Promenade strengthens the pedestrian network across the site, connecting the cultural venue and Pavilion Garden with the boating and marine leisure activity of the marina. It supports both movement and pause — a generous public edge that enhances access to the sea while providing a setting for informal social life at the harbour.





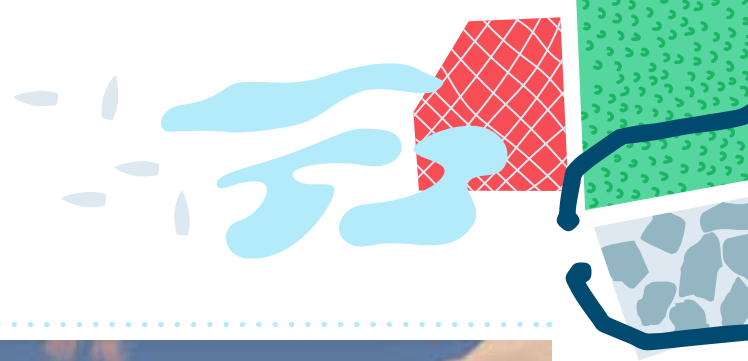


Fig. The Marina Promenade



Fig. The Marina Promenade precedents & axonometric diagram

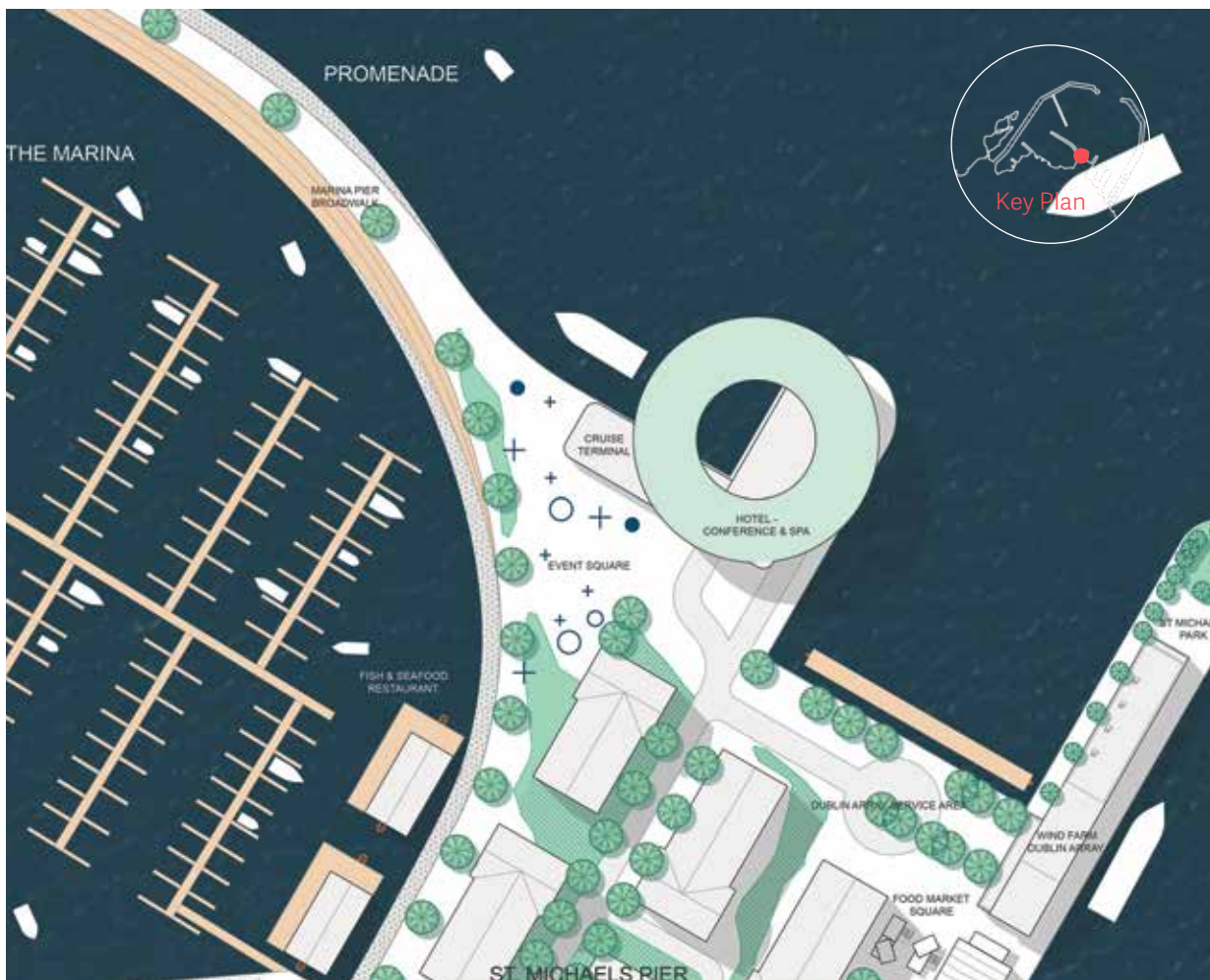


Fig. The Marina Plaza site plan, scale 1:2000

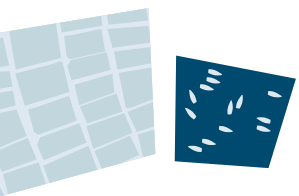
### The Marina Plaza - Event Space

Located south of the Dún Laoghaire Conference and Spa at the end of St. Michael's Pier, the Marina Plaza will form the new public realm of Dún Laoghaire Urban Quarter, establishing a key civic space at the edge of the harbour. Framed by the new event venue and opening towards the sea, the plaza will act as a threshold between the town and the marina — a place for gathering, orientation, and public life.

The space will be designed as a flexible and robust public surface, using a restrained palette of granite paving, integrated seating, and coastal planting. It will serve both programmed and informal uses — from outdoor cultural events, market stalls, and festival activities to

everyday meeting, waiting, or simply enjoying the views across Dublin Bay. The design will emphasise openness and legibility, supporting pedestrian movement between the Cultural Venue, the Marina Promenade, and the wider harbour area.

As part of the overall Harbour Masterplan, the Marina Plaza strengthens the role of St. Michael's Pier as a public destination, not only serving visitors to the venue but contributing to the continuous public realm that links the urban quarter with the waterfront. Its location at the end of the pier ensures a dramatic setting and a strong sense of arrival — anchoring the cultural and civic functions of the harbour in a distinctive maritime landscape.





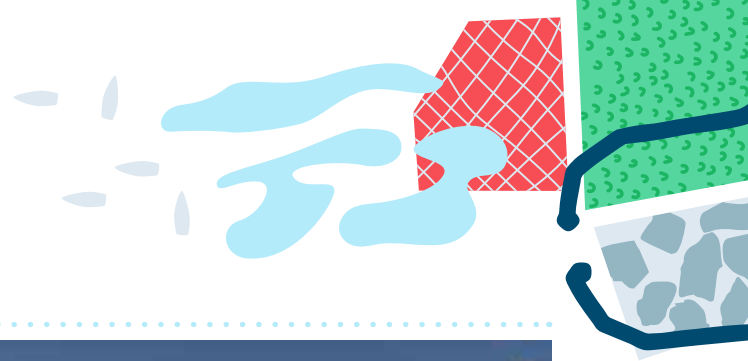


Fig. The Marina Plaza - Event Space



Fig.The Marina Plaza - Event Space precedents

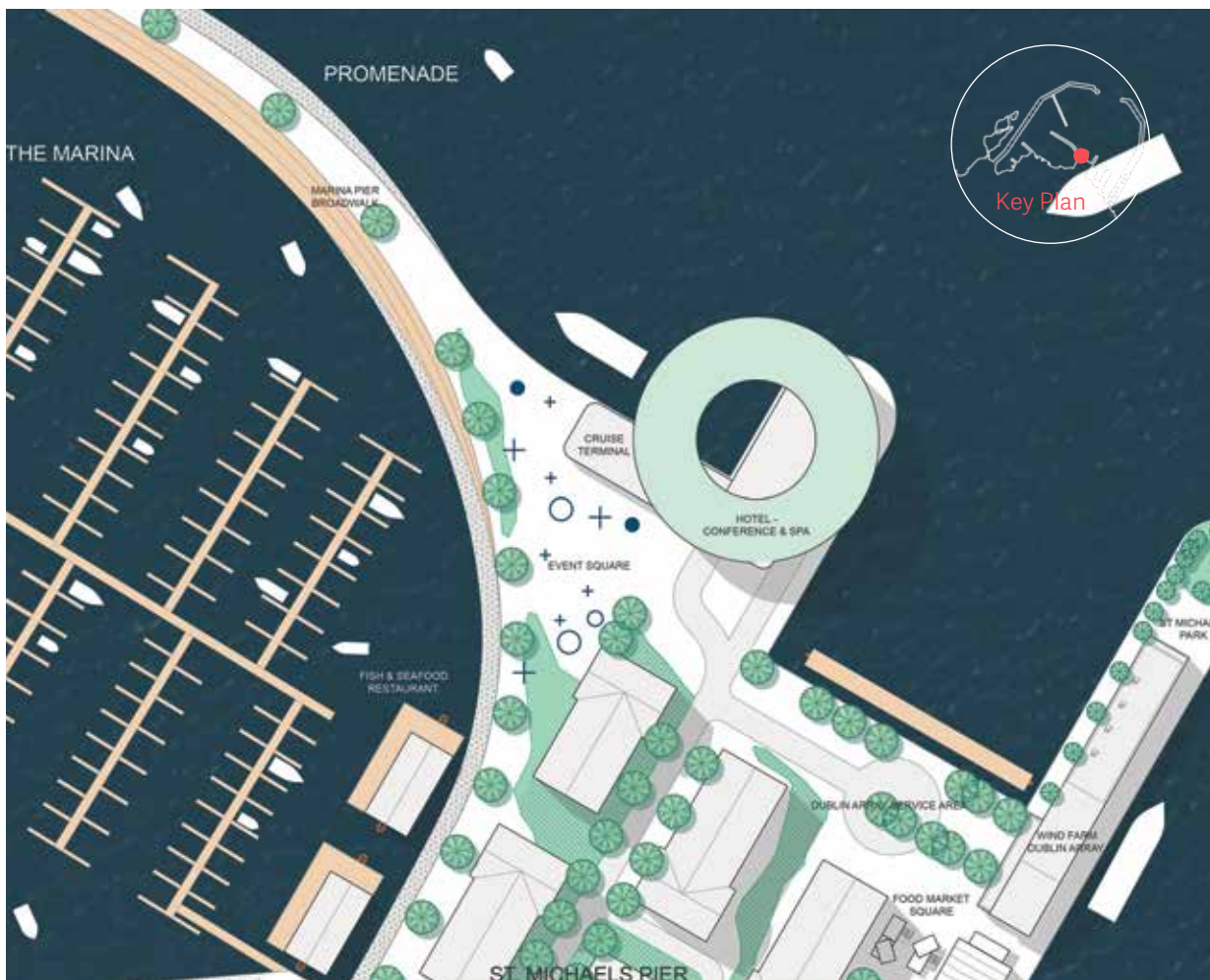


Fig. Dún Laoghaire Cruise ship tendering terminal site plan, scale 1:2000

### Dún Laoghaire Cruiseship Tendering Terminal

The Dún Laoghaire Cruise Ship tendering terminal will be located in the undercroft space beneath the Dún Laoghaire Conference and Spa Hotel, at the eastern end of St. Michael's Pier. This covered, sheltered area provides an ideal location for a discreet and functional terminal facility.

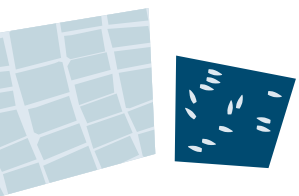
The undercroft will be adapted to accommodate passenger arrivals and departures, with simple, efficient facilities such as customs processing (if required), covered waiting areas, visitor information, coach parking and direct pedestrian links to the Marina Promenade and town centre. The sheltered nature of the space allows for protection from the elements, while still offering views and access to the harbour

edge.

The new building impact will improve the overall arrival experience for cruise passengers. Signage, lighting, and material upgrades will ensure the space is welcoming and easy to navigate.

Out of the cruise season, the terminal can also extend the outdoor event space to the North providing a sheltered area that functions year-round for markets, performances, or community gatherings.

As part of the wider Harbour Masterplan, the Cruise Ship Tendering Terminal supports Dún Laoghaire's growing role as a port of call, helping to boost local tourism and bring new life to the northern end of St. Michael's Pier.





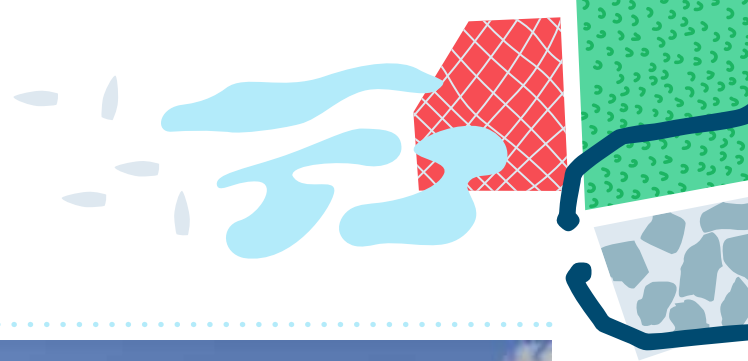


Fig. Dún Laoghaire Cruise ship tendering terminal view



Fig. Dún Laoghaire Cruise ship tendering terminal reference



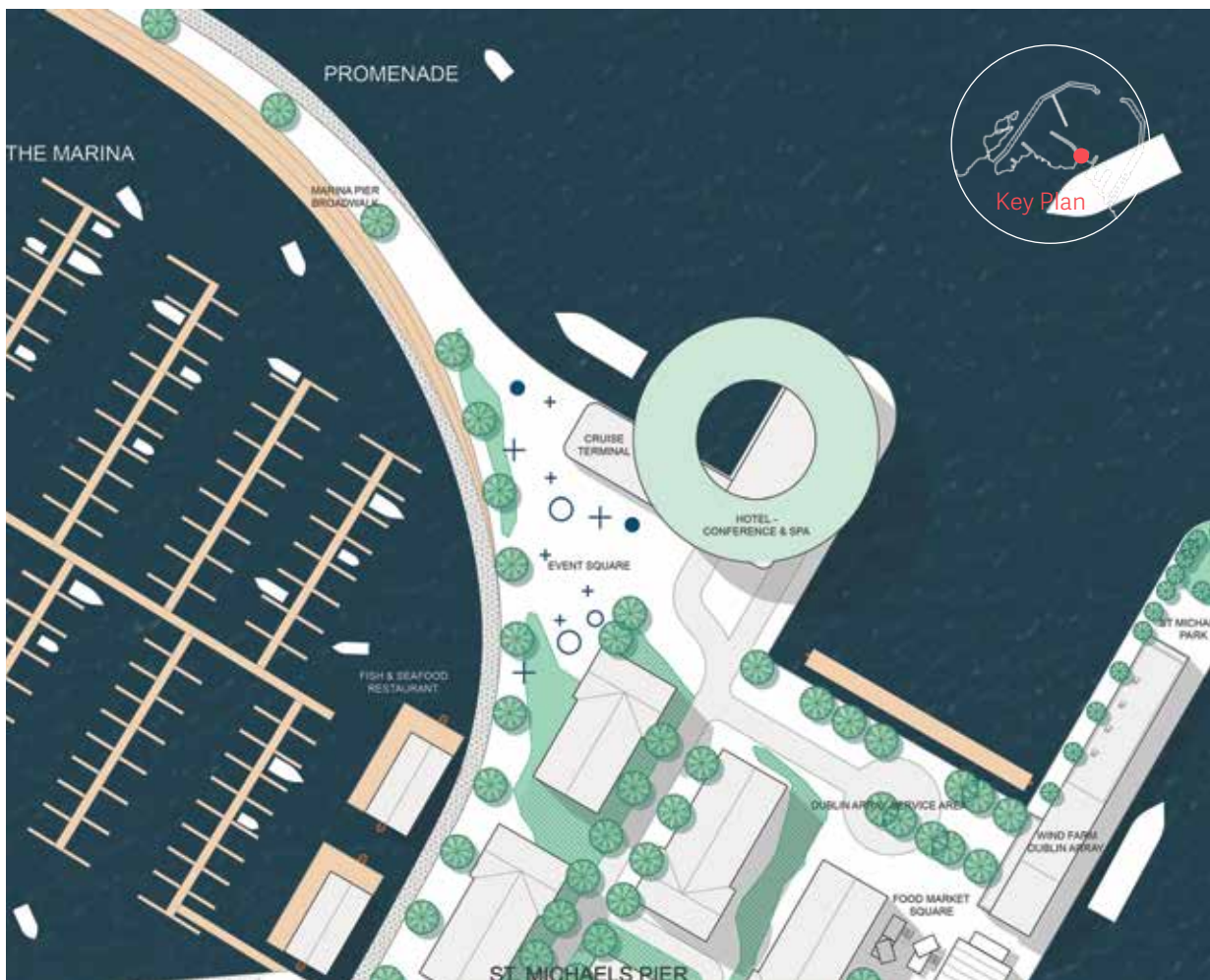
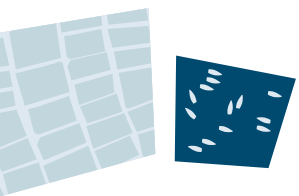


Fig. Dún Laoghaire Conference & Spa Hotel site plan, scale 1:2000

### Dún Laoghaire Conference & Spa Hotel

Located at the north-west end of St. Michael's Pier, the Dún Laoghaire Conference & Spa Hotel will serve as a key landmark within the harbour quarter — offering high-quality accommodation, wellness facilities, and event spaces in a unique coastal setting. Positioned above the proposed Cruise Ship Terminal, the hotel will take full advantage of its elevated location, with panoramic views across the marina, Dublin Bay, and back towards the town. The hotel will include a full spa and wellness centre, restaurants, and flexible conference facilities designed to attract both local and international visitors. Publicly accessible areas, such as a seafront café, rooftop terrace, or viewing deck, will contribute to the life of the pier and reinforce the building's civic presence.

Architecturally, the hotel will be carefully integrated into the pier structure, with materials and proportions that reflect the maritime context. The building's edge will be designed to animate the public realm along the Marina Promenade, while the undercroft space below will accommodate the Cruise Ship Terminal, making efficient use of the site and ensuring seamless connections between land and sea. As part of the wider masterplan, the Dún Laoghaire Conference & Spa Hotel will strengthen the year-round economy of the harbour, offering a destination for visitors, business travellers, and locals alike — and helping to define St. Michael's Pier as a vibrant, mixed-use part of the waterfront.



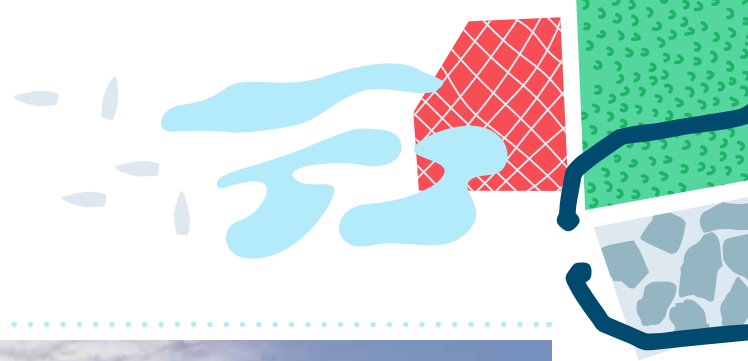


Fig. Dún Laoghaire Conference & Spa Hotel



Fig. Dún Laoghaire Conference & Spa Hotel precedent





# EAST PIER TOWARDS A DESTINATION







## 5.2 East Pier Overview

At the heart of the East Pier project is a commitment to preserving and celebrating the unique historic character of Dún Laoghaire Harbour. This iconic promenade, long cherished by locals and visitors alike, is reimagined not through radical transformation but through quiet enhancement — where history is made legible, and the past becomes a meaningful part of the everyday experience.

The intervention focuses on drawing out the existing richness of the pier. Its enduring granite structure, the rhythm of the lighthouse pair, and the remains of historic pavilions all become celebrated elements in a larger story. Rather than overwrite the character of the place, the project frames and highlights it — turning the East Pier into a walkable narrative. A new heritage trail will extend from end to end, softly embedded into the surface and edges, offering interpretive moments that speak to the pier's maritime and civic legacy. Visitors will encounter restored details, subtle historical references, and curated views that draw attention both to the harbour's past and to its evolving relationship with the town.

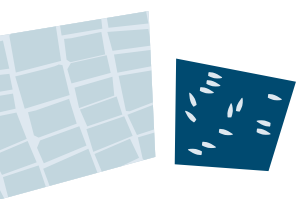
Key to the project is reinforcing the visual and spatial dialogue between the pier and Dún Laoghaire itself. Through carefully framed sightlines and moments of pause, the design invites people to look back toward the town, to read its skyline through the lens of the harbour's history, and to see the pier as both a threshold

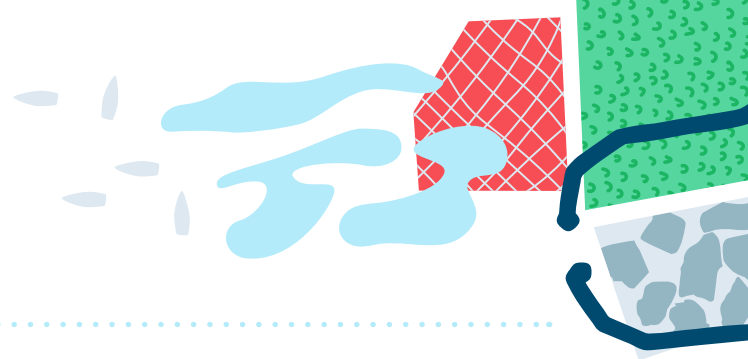
and a platform. These interventions do not compete with the pier's simplicity; they quietly amplify what is already there.

Movement along the pier is made more inclusive through the addition of a dedicated cycle lane, running along the outer skirt of the pier. This path is designed to operate in parallel to the pedestrian route without intrusion, maintaining the relaxed, scenic pace that defines the East Pier while accommodating a wider range of users. It's an infrastructural improvement that respects the atmosphere and dignity of the place.

At berth 1 on the East Pier, a floating pavilion is introduced — a lightweight, flexible structure that rests just off the granite edge. Designed for a range of uses, such as a seasonal café, informal gathering space, or small-scale events, it offers a new way to engage with the harbour from the water's surface. With direct access to the sea, it serves as both a destination and an activation point along the walk, adding life and possibility without altering the pier's essential character.

In all aspects, the East Pier project is rooted in respect — for materials, memory, and the enduring spirit of Dún Laoghaire. It seeks not to reinvent but to reveal, not to modernise but to make visible the value of what already exists. This is a place where the story of the harbour continues to unfold — quietly, beautifully, and for everyone.





East Pier, 1:5000



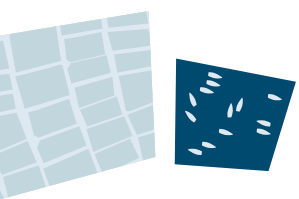


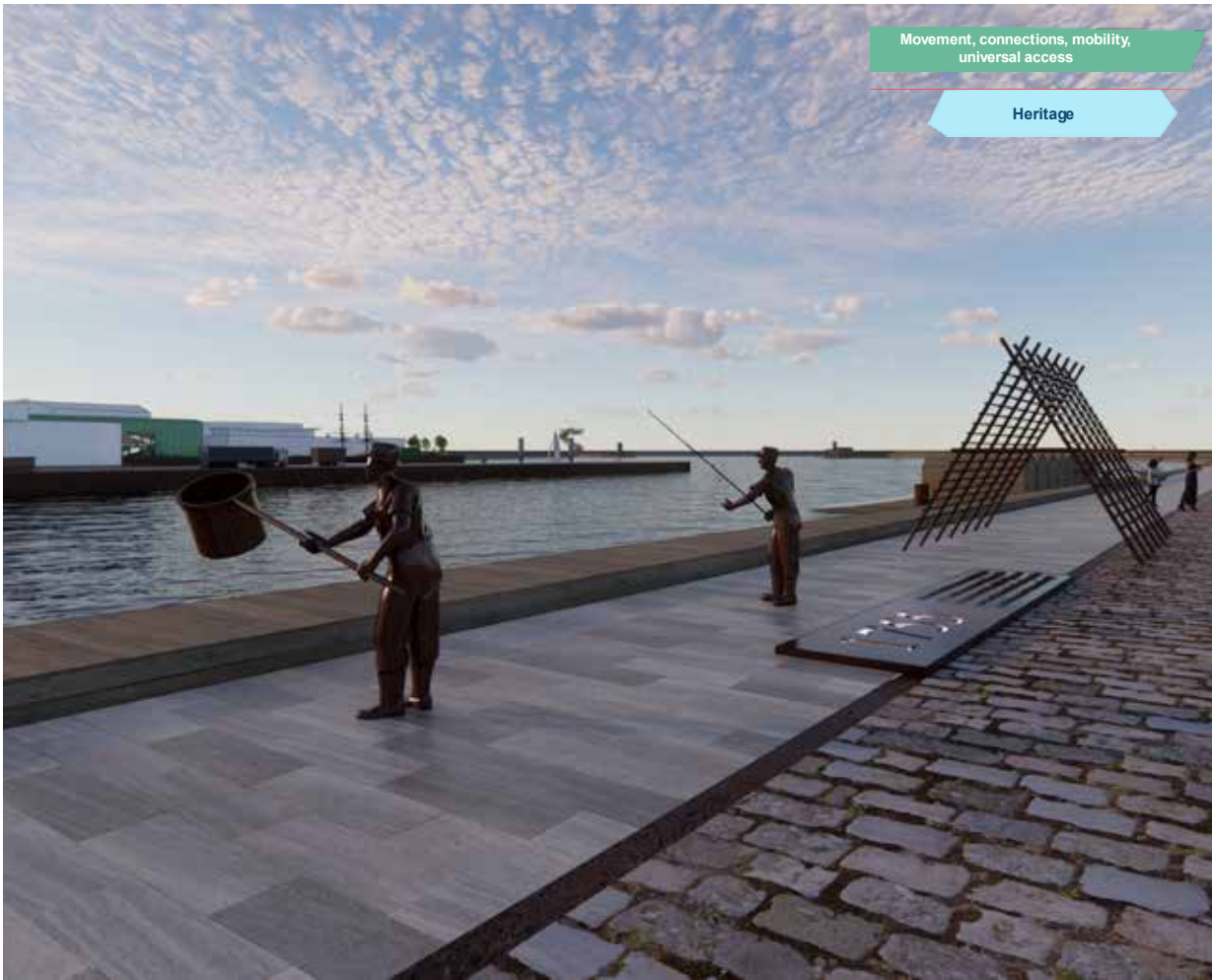
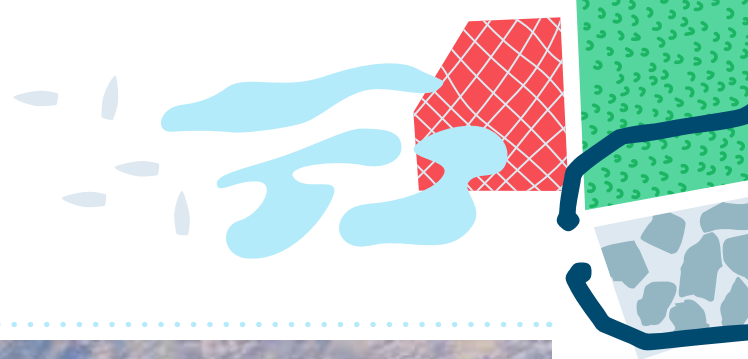
Fig. Historic Trail site plan, scale 1:2000

### Historic Trail

A key part of the vision for the East Pier is the introduction of a historic trail that brings the harbour's layered past to life. Rather than a linear sequence of plaques or signs, the trail is imagined as an unfolding experience — one that invites people to walk, pause, and discover. Using a mix of interpretive elements, carefully chosen materials, and contemporary design touches, the trail will highlight key moments in the pier's history, from its 19th-

century engineering to its social and cultural life over the decades. There's also potential to introduce subtle, site-specific artworks — sculptural pieces or installations that respond to the themes of the pier, the sea, or time itself. These could act as moments of reflection or interaction along the walk, encouraging a deeper connection to place. The aim is to create something immersive and engaging — a trail that doesn't just inform, but animates the experience of walking the pier.





Movement, connections, mobility,  
universal access

Heritage

Fig. Historic Trail view



Fig. Maritime Public Art Trail in Belfast (left), references and materiality moodboard (centre and right)



Fig. East Pier Lighthouse site plan, scale 1:2000

### East Pier Lighthouse

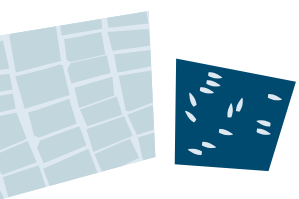
A central element of the vision for East Pier is the creation of a historic trail that brings the harbour's rich and layered past to life. Rather than presenting history through a linear sequence of plaques or signs, the trail is conceived as an immersive experience—one that encourages visitors to walk, pause, and engage in discovery.

At the culmination of this experiential pathway, the East Pier Lighthouse is proposed to be sensitively transformed into a public attraction, in a manner that respects and preserves its existing character. Owing to its exceptional location at the tip of the harbour—offering panoramic views of the town and surrounding

mountains—the lighthouse is ideally positioned to serve as a focal point for telling the story of the harbour's past, present, and future.

As a designated National Monument, the East Pier Lighthouse presents a unique and powerful opportunity to interpret, illustrate, and communicate the national significance of Dún Laoghaire. Just as importantly, it can serve as a beacon for the harbour's bright future.

This narrative could be developed in close collaboration with the local community, positioning the project as a shared initiative and a cornerstone of the ongoing transformation of Dún Laoghaire Harbour.





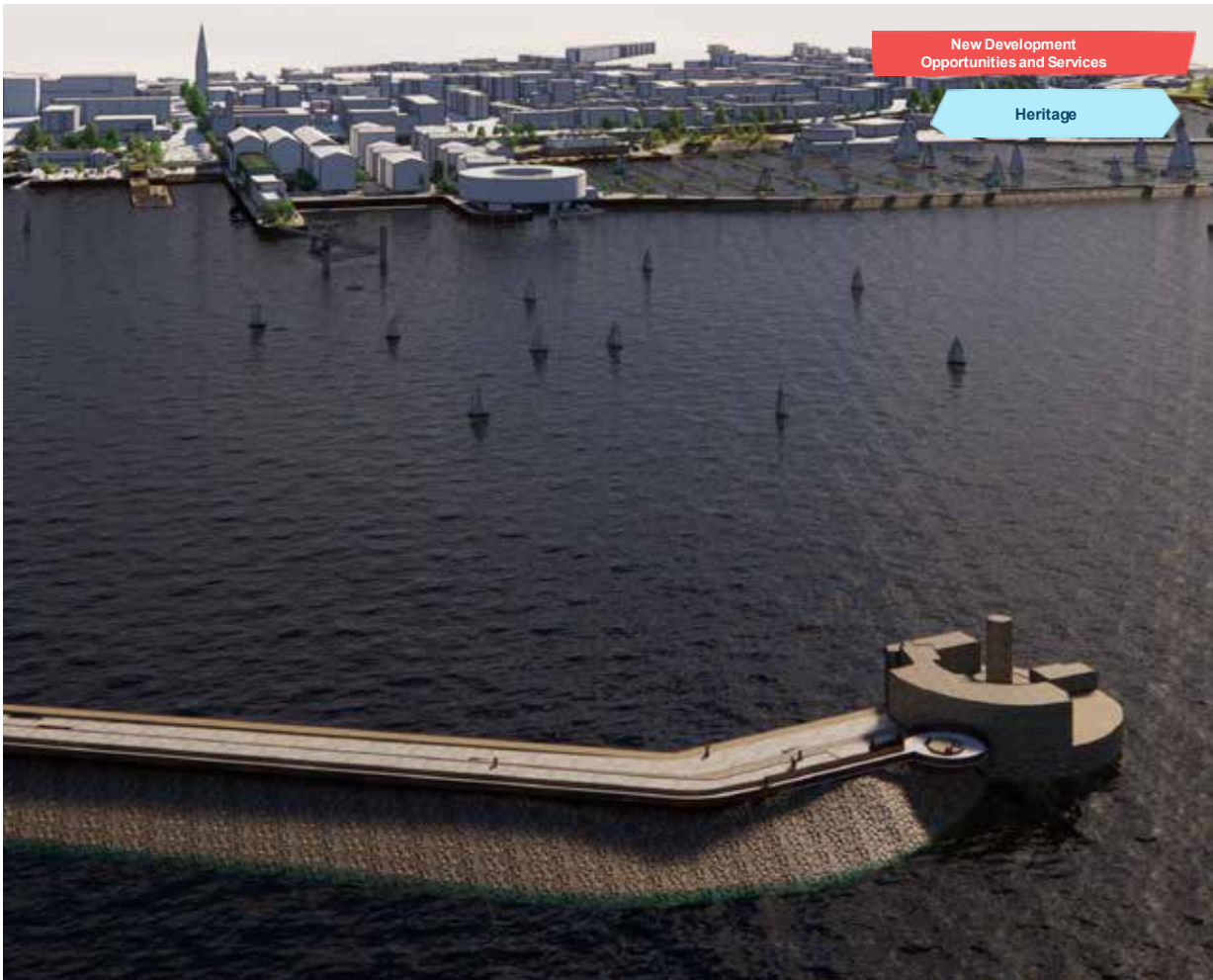
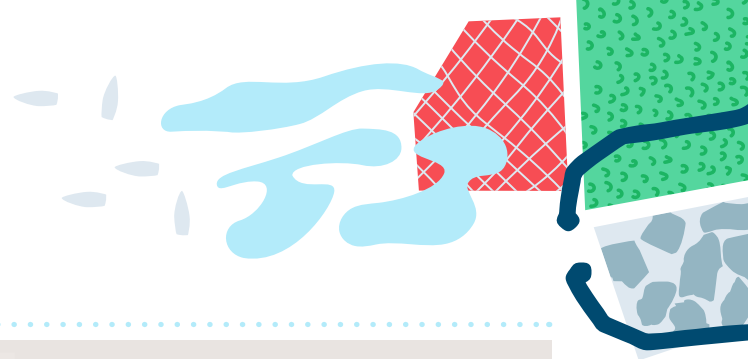


Fig. East Pier Light House



Fig. East Pier Lighthouse Transformation, references and materiality moodboard (centre and right)

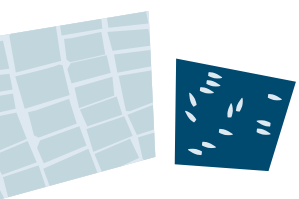


Fig. East pier Floating Island site plan, scale 1:2000

### East pier Floating Island

At Berth 1 on the East Pier, we propose the introduction of a floating pavilion — a lightweight, flexible structure moored just off the granite edge. Thoughtfully designed to complement the character of the pier, the pavilion would serve as a gentle point of activation along the walk, without disrupting its calm rhythm. Its primary use could be as a café — a simple place to pause, have a coffee, and take in the wide views across the bay — but its design would allow for flexibility: small

exhibitions, music, workshops, or seasonal events could all find a home here. The floating platform would offer direct access to the water, inviting a more immersive relationship with the harbour, whether through informal seating at the edge, launching kayaks, or simply listening to the sounds of the sea from a new perspective. It's not a destination in itself, but a quiet invitation to stop, look around, and connect — with the water, the view, and the history that surrounds you and link with the history of The Harbour.





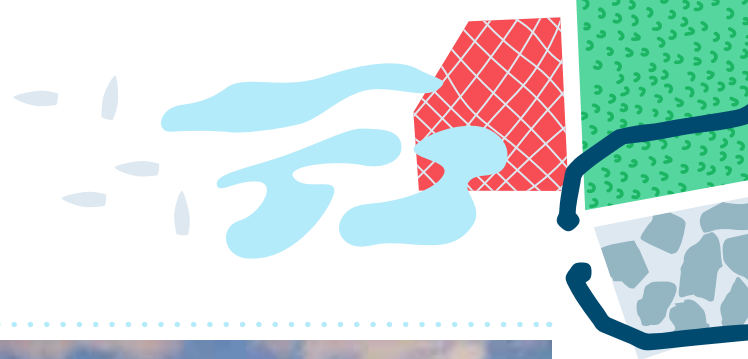


Fig. East Pier Floating Island view



Fig. East Pier Floating Island view moodboard







Fig. East pier Floating Island site plan, scale 1:2000

### East Pier Greenway

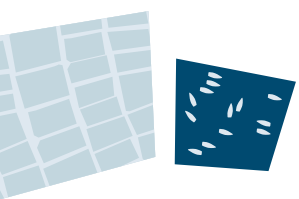
A new Greenway is proposed along the outer edge of the East Pier, running parallel to the main pedestrian route. It starts near the pier entrance and extends almost to the lighthouse, stopping just short to maintain the open, uninterrupted character of the pier's end.

The lane is kept narrow and low-impact, with a simple, smooth surface that contrasts gently with the existing granite paving. It avoids touching or covering the original stone walls, leaving a clear visual gap that respects their profile and texture. The alignment weaves subtly between existing elements — light poles, mooring fixtures, and benches — without major alterations. At the same, importantly, the East Pier Greenway will double as coastal

protection as mitigation of climate changes and therefore increased storm activities. It's a vital reinforcement to ensure the future protection of the East Pier.

It's not designed for fast cycling, but for slow movement — a way for families, leisure cyclists, and visitors to enjoy the length of the pier without displacing walkers. The route is legible but unobtrusive, marked by simple inlaid lines or contrasting texture, not raised curbs or barriers.

By keeping it off the historic structure, using minimal materials, and ending it before the lighthouse, the design ensures the pier's historic fabric and spatial rhythm remain intact, while still welcoming a broader mix of users.



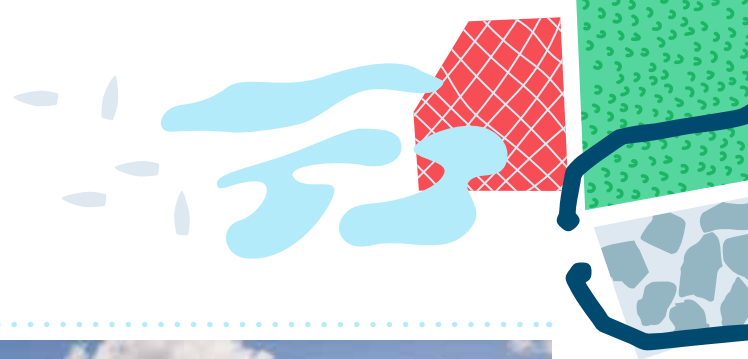


Fig. East Pier Greenway



Fig. East Pier Greenway precedents





# ACTIVE QUARTER TOWARDS A DESTINATION







DÚN LAOGHAIRE VENUE

### 5.3 Active Quarter Overview

Carlisle Pier, located between the East Pier and St. Michael's Pier, is being carefully reimagined as Dún Laoghaire's new Active Quarter — a public waterfront destination that brings together community use, culture, sport, and civic space, while respecting the pier's continued role as part of a working harbour.

The northern-half of Carlisle Pier, extending from the middle to the tip, will continue to operate as part of the harbour, supporting marine functions and shipping operations. The focus of the new public realm and buildings lies on the western side of the pier — the area closest to town — where a series of new spaces and structures will support community life and public activity without interfering with ongoing harbour uses.

At the entrance to the pier, a new Carlisle Pier Community Hub is proposed — a civic building designed to support local events, social enterprises, exhibitions, and gatherings. Its accessible rooftop terrace offers 360-degree panoramic views over the harbour, and back to the town — creating a new public lookout and a strong civic presence on the waterfront. To the east of the hub, overlooking the East Pier, a generous Urban Square with strong markers of retained historical rail tracks, will provide space for gathering, socialising, small-scale events or markets.

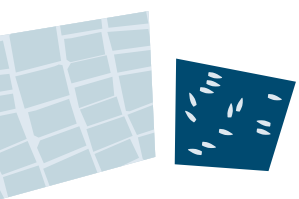
At the seaward edge of the public zone, just west of the operational harbour tip, sits the National Watersports Event Building — a new venue for water-based sports, competitions, and gatherings. The building opens toward the water and extends slightly outward, culminating

in a rounded western pier head. This space will offer not only facilities for athletes and event organisers, but also public seating, views, and access — encouraging all visitors to engage with the water, not just as spectators but as part of everyday harbour life.

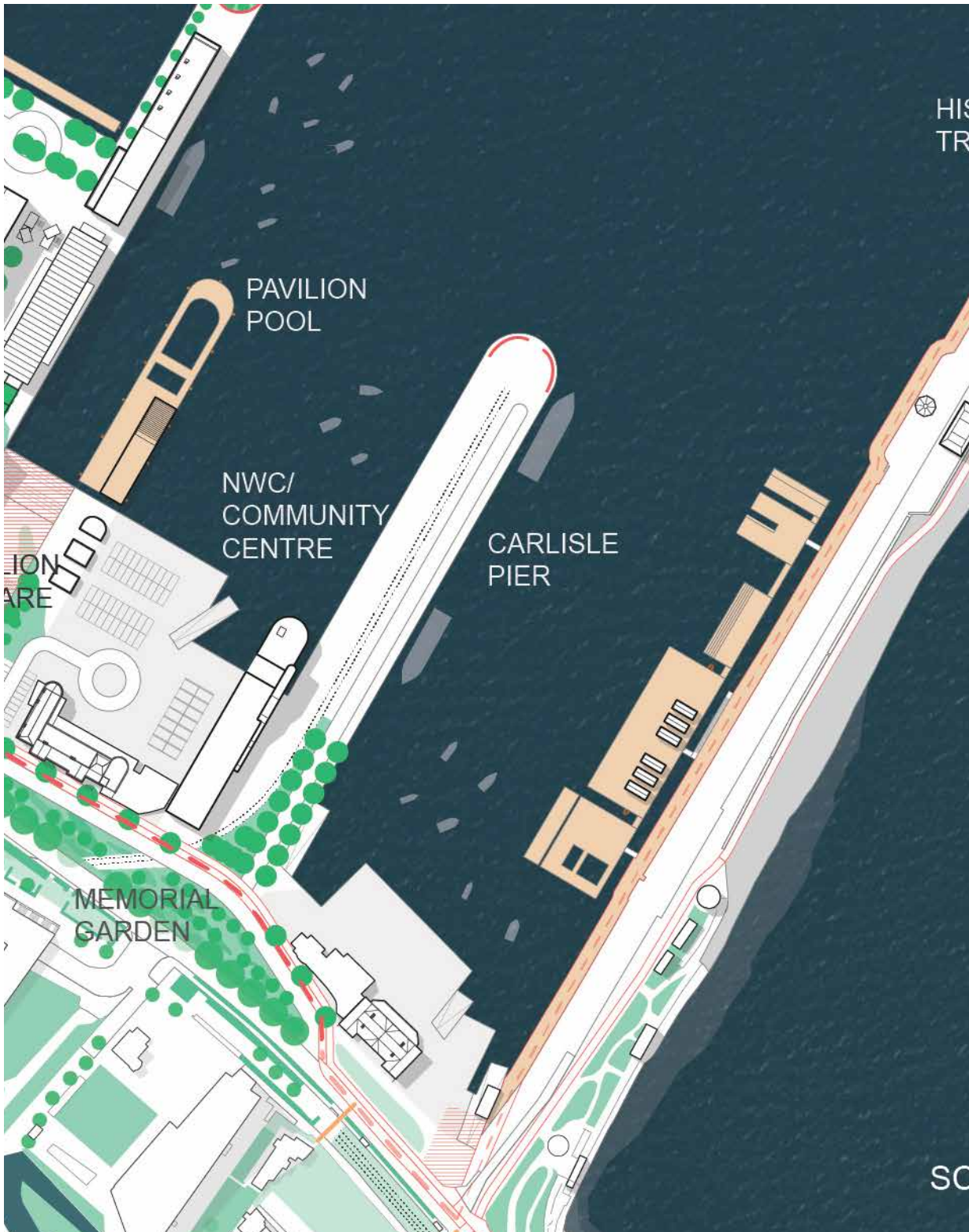
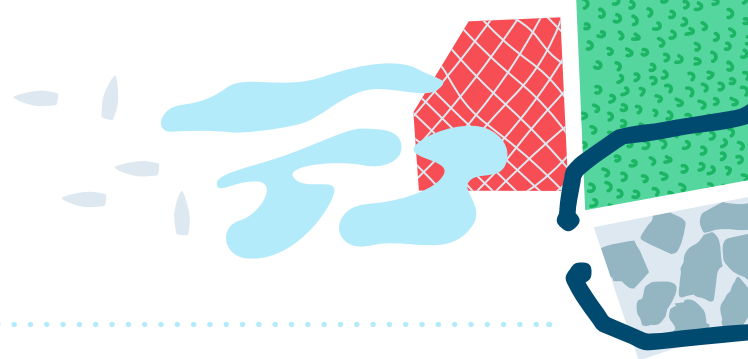
Adjacent to the Urban square sits a Memorial Garden — a quieter, more reflective part of the Active Quarter. Designed as a green, terraced landscape, it draws inspiration from the natural rhythms of the Irish coastline, using stone, planting, and gentle level changes to create a space for pause and remembrance. At its heart stands a monument, offering a focal point for personal and collective reflection.

What makes this space particularly resonant is the recovery and celebration of old railway traces, long hidden beneath layers of tarmac. These historic elements, once part of the pier's transport infrastructure, are now exposed and woven into the garden's surface design — becoming tactile reminders of the pier's role in emigration, travel, and everyday port life. These preserved metal lines don't just sit in the garden; they extend westward, forming a subtle pathway that connects the Memorial Garden to the new Community Hub and Event Space.

Altogether, the Carlisle Pier Active Quarter brings a new energy and generosity to this key part of the harbour — not through drastic change, but through a carefully layered response that celebrates the pier's location, history, and potential. It becomes a place where public life, water-based activity, memory, and movement all meet — right at the junction between East Pier, St. Michael's Pier, and the sea.







Active Quarter, Carlisle Pier, 1:5000



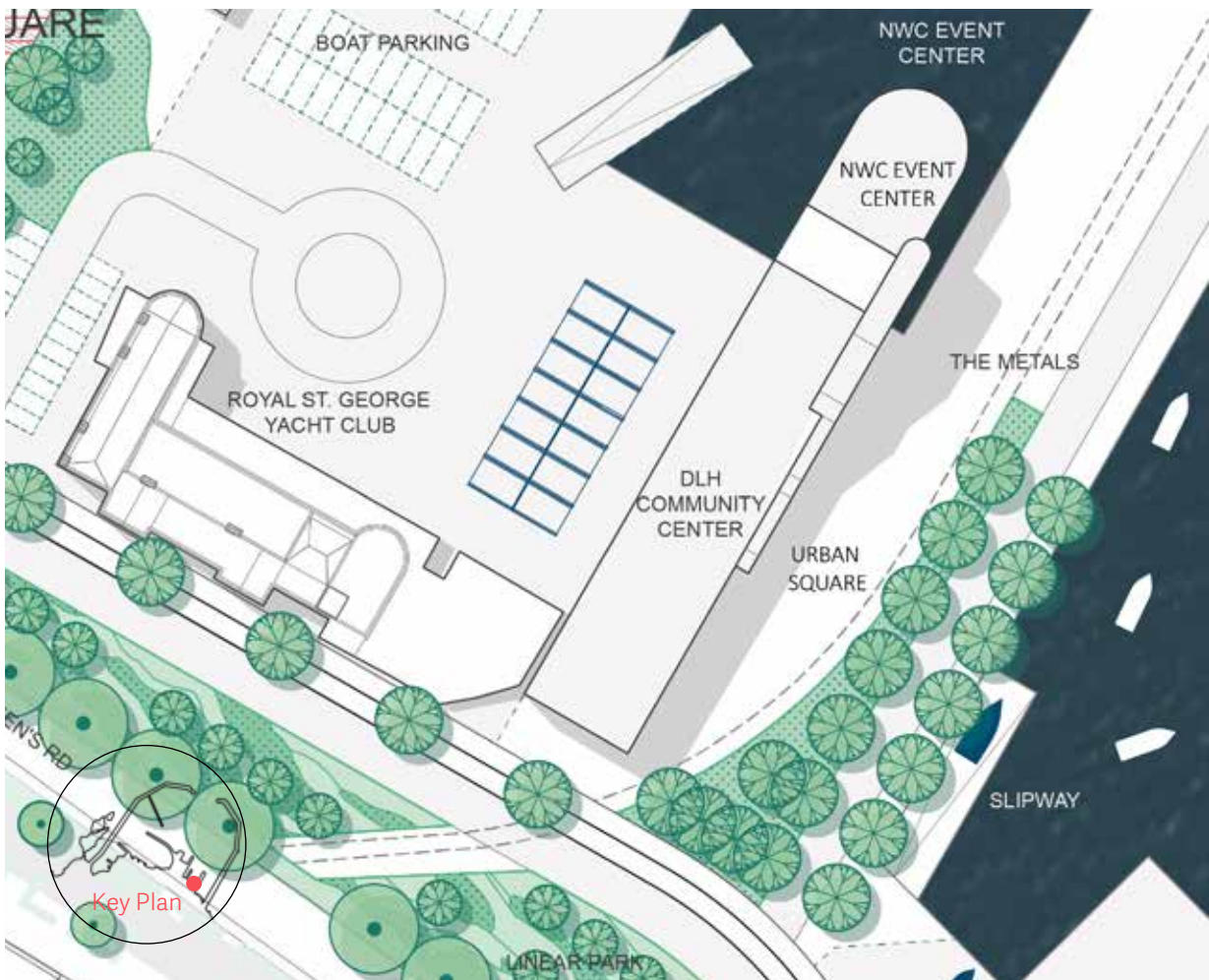
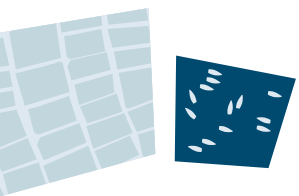


Fig. Carlisle Pier Community Hubsite plan, scale 1:2000

### Carlisle Pier Community Hub

At the heart of the new Active Quarter on Carlisle Pier is the Community Centre — a purpose-built civic building that anchors the public end of the pier and acts as a welcoming gateway from town to harbour. More than just a venue, it’s designed as a flexible, inclusive space for local groups, events, exhibitions, social enterprises, cafe, workshops, and cultural activity. The architecture is open and accessible, with a strong visual connection to its surroundings — including an elevated rooftop terrace that offers panoramic views across the harbour, from the East Pier to St. Michael’s Pier and back toward Dún Laoghaire.

The building supports a wide mix of uses throughout the year, serving as both a local gathering point and a hub for harbour-wide events. Its position and design allow it to spill out into the adjacent Urban Square, creating a seamless connection between indoor and outdoor public space. With a simple, robust form and warm materials, the centre feels rooted in its setting — civic in presence, but welcoming in scale — and firmly focused on community use, now and into the future. These remnants provide a tangible link to the harbour’s working past and anchor the new Square in its historical context.



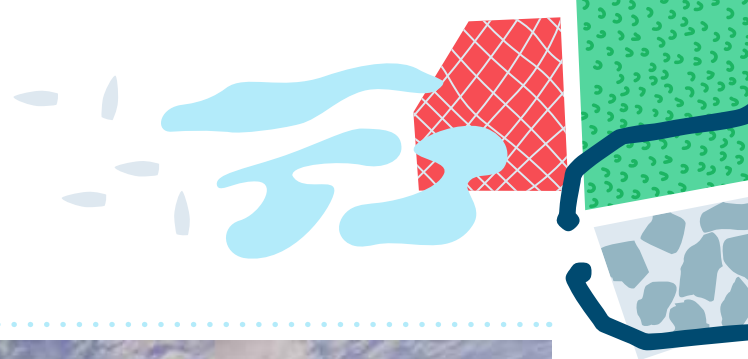


Fig. Carlisle Pier Community Hub view



Fig. Fig. Carlisle Pier Historical Image & Carlisle Pier Community Hub precedent



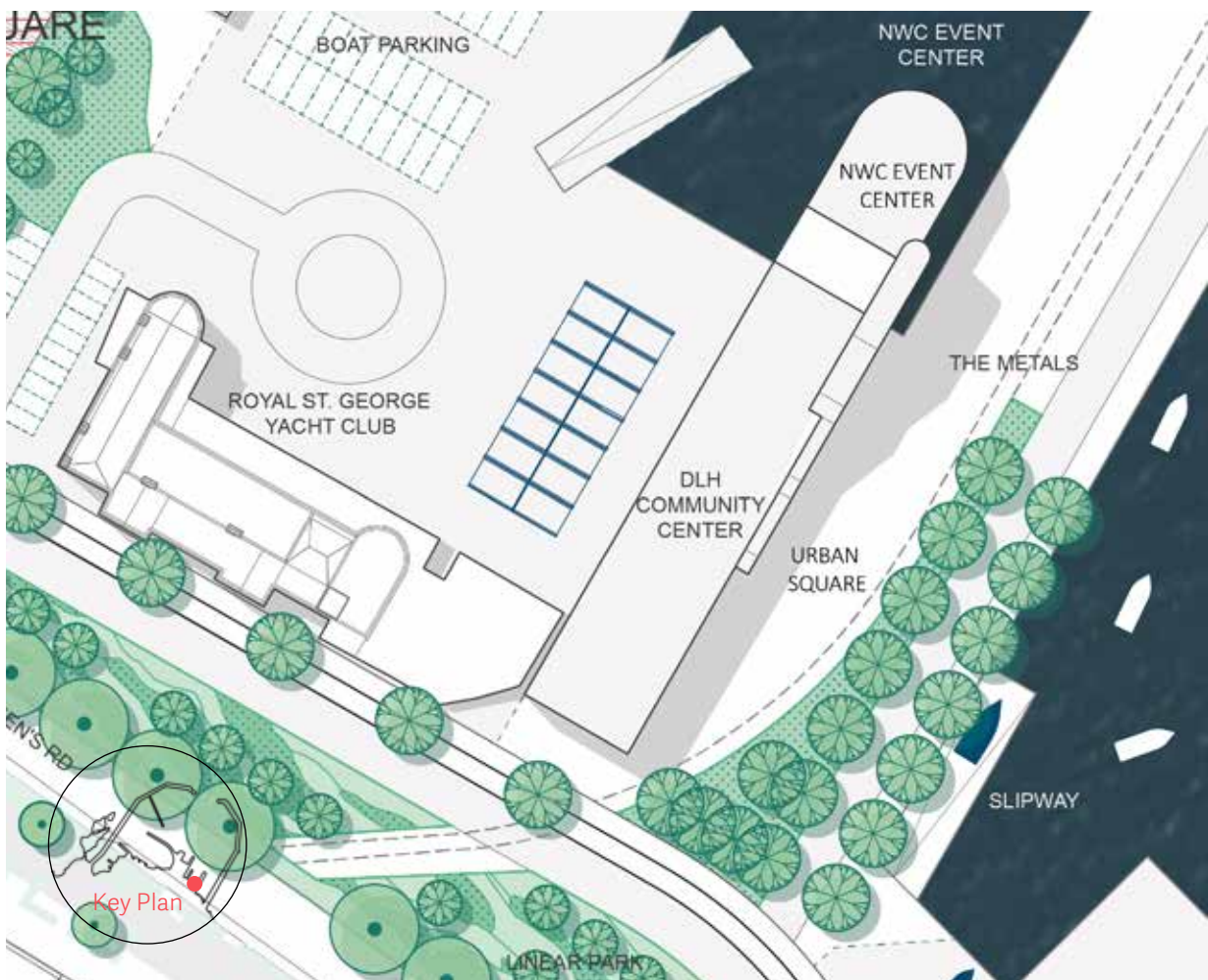
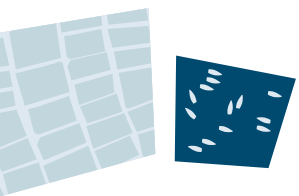


Fig. Carlisle Pier Urban Square site plan, scale 1:2000

### Carlisle Pier Urban Square

Directly east of the Community Centre, the Carlisle Pier Urban Square forms a generous public space at the heart of the Active Quarter. Open, flexible, and sunlit, the square acts as a natural extension of the Community Centre — a spill-out space that supports gatherings, performances, markets, and everyday social use. Its surface and layout draw inspiration from the harbour’s working history, with subtle materials and patterns referencing the pier’s granite structure and maritime setting. Crucially, the square also serves as a connector — linking the Community Centre to the adjacent Memorial Garden through a continuation of the old

“Metals” railway lines, which once carried goods and passengers from the town to the pier. These historic traces, uncovered and reinterpreted in the surface of the square, create a legible path through the space, guiding movement and anchoring the design in its local context. As a result, the Urban Square becomes more than just an open plaza — it becomes a place where people meet, rest, and reflect, all while moving through a landscape that carries the memory of Dún Laoghaire’s transport, migration, and civic past. These remnants provide a tangible link to the harbour’s working past and anchor the new Square in its historical context.





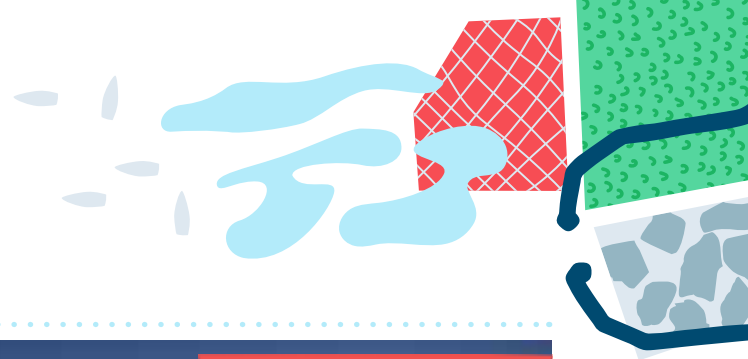


Fig. Carlisle Pier Urban Square view

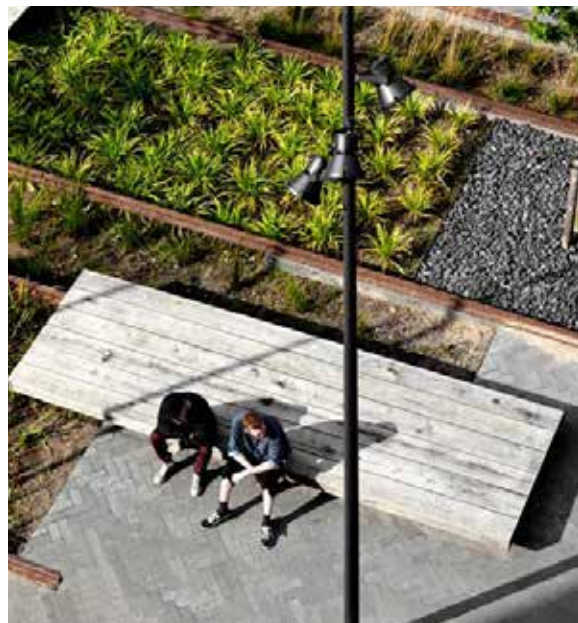


Fig. Carlisle Pier Historical Image & Carlisle Pier Urban Square precedent

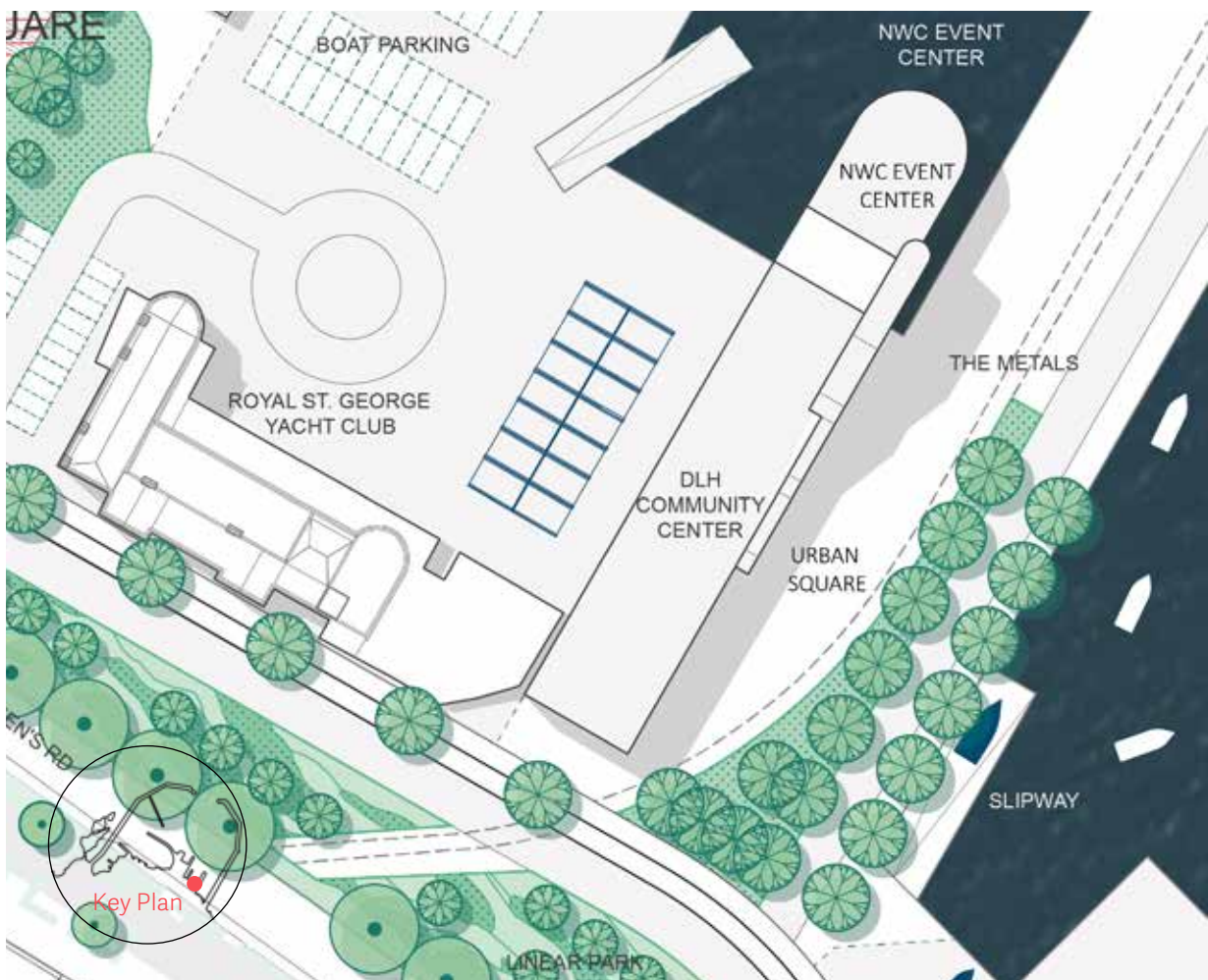


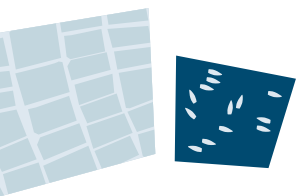
Fig. National Watersports Event Space site plan, scale 1:2000

### National Watersports Event Space

At the seaward end of the Active Quarter, just west of the harbour’s operational area, the National Watersports Event Space establishes a new focal point for activity, competition, and public engagement with the water. Designed as a flexible and robust venue, it will support a wide range of water-based events — from national sailing and rowing competitions to open water swims and community sports events. The building opens directly onto the harbour, with terraces and viewing areas that allow the public to watch events unfold at sea, while also serving athletes, coaches, and organisers with purpose-built facilities. The

structure extends out from Carlisle Pier and culminates in a rounded public pier head, creating a generous space to gather, rest, and enjoy panoramic views across the bay.

Its design prioritises accessibility, durability, and openness — welcoming both event participants and casual visitors alike. Even when not in use for formal events, the space offers daily amenity: a place for sitting at the water’s edge, walking, or simply observing the rhythms of harbour life. This is not just a venue for high-profile events, but a lively and inclusive public building that keeps the pier active, animated, and meaningfully connected to the sea.





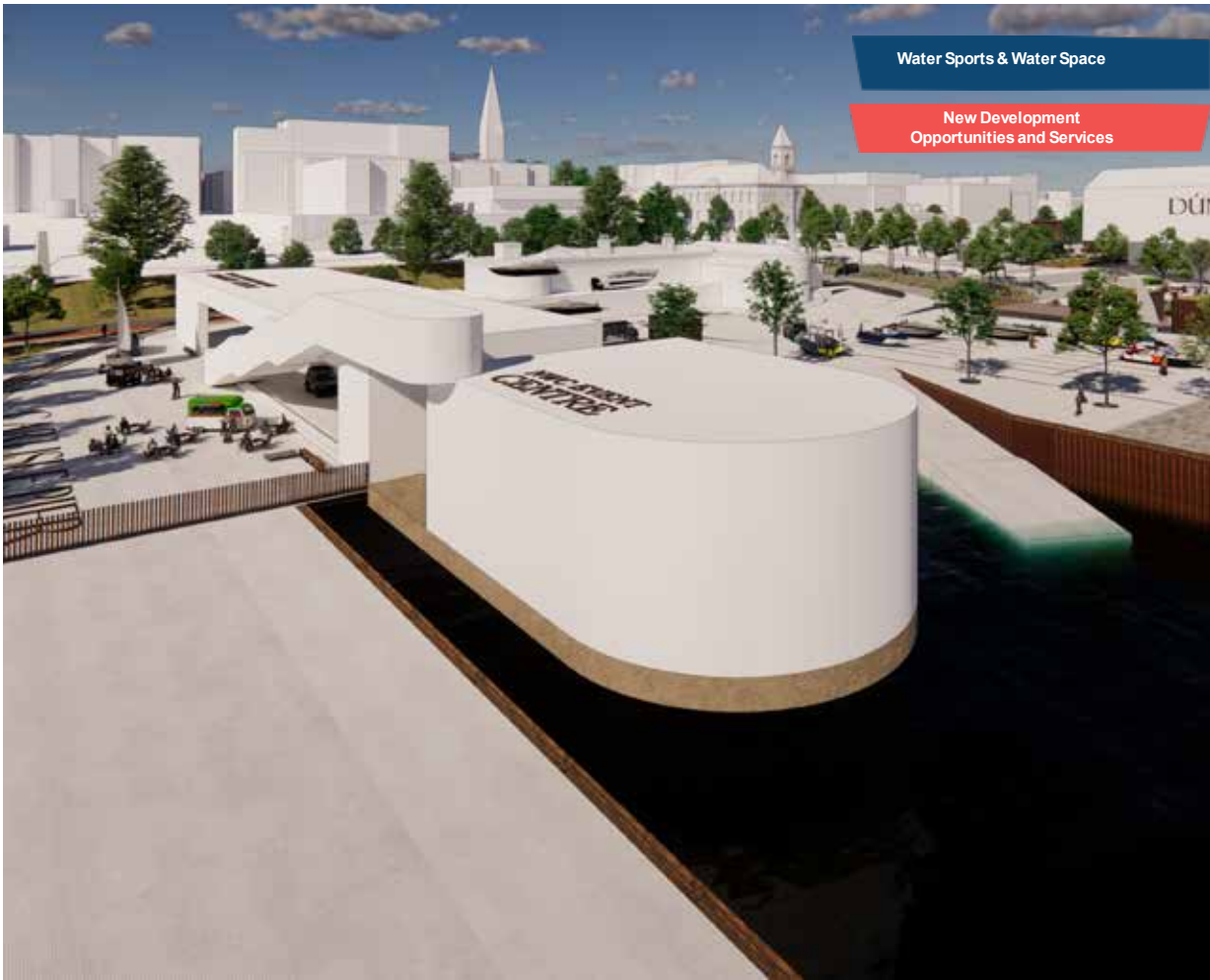
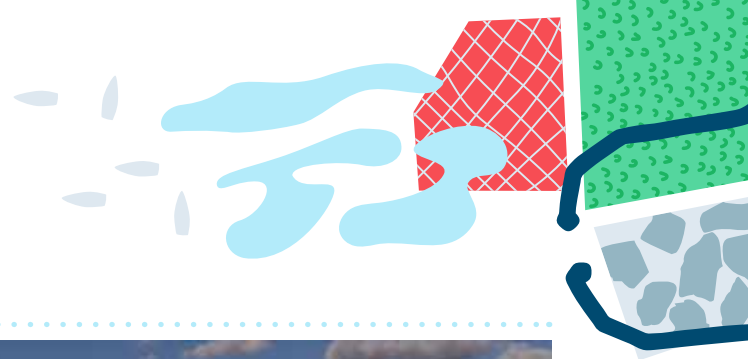


Fig. National Watersports Event Space view



Fig. National Watersports Event Space view precedents



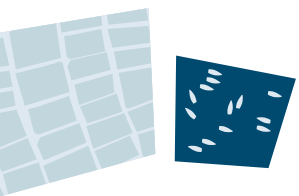


Fig. Memorial Garden site plan, scale 1:2000

### Memorial Garden

The Memorial Garden, situated between the Urban Square and Queens Road, offers a calm and contemplative counterpart to the activity of the surrounding public spaces. Designed as a layered, green landscape, it draws on the natural patterns and textures of the Irish coastline — with stepped terraces, native planting, and stonework that create pockets for rest, reflection, and quiet observation. At its centre stands a memorial monument, anchoring the space with a sense of purpose and remembrance, while seating is integrated into the garden's gentle topography to invite informal use.

What makes the garden especially meaningful is its connection to the site's layered past. As part of the design, sections of the original Metals railway lines, long buried beneath tarmac, are uncovered and carefully integrated into the ground surface — not as museum pieces, but as living fragments that trace a path from the garden to the Urban Square and Community Centre. These metal tracks, once used to transport passengers and goods between the pier and the town, become a symbolic thread weaving together memory, movement, and place. The Memorial Garden is not only a space to pause, but a quiet reminder of the harbour's role in journeys of all kinds — past, present, and ongoing.



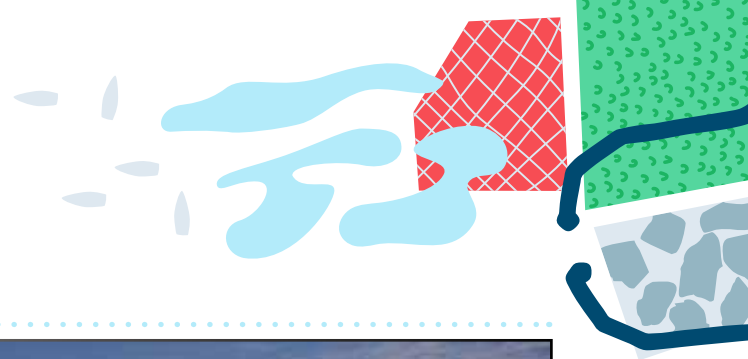


Fig. Memorial Garden view



Fig. Memorial Garden historical footage (left ) and precedent (right)

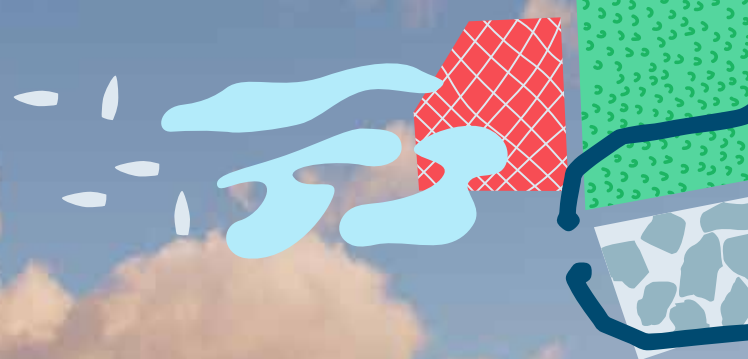




# MARINA QUARTER TOWARDS A DESTINATION







#### 5.4 Marina Quarter Overview

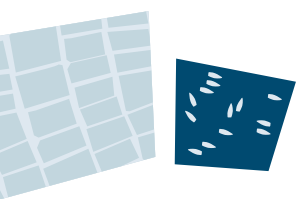
The Marina Quarter, located just west of St. Michael's Pier and occupying a central stretch of Dún Laoghaire Harbour, is envisioned in the new masterplan as a key connector — both physically and programmatically — between the harbour's public spaces and its working marina functions. Broad in footprint and flexible in character, this area offers an opportunity to create a more integrated, accessible, and welcoming waterfront environment that balances civic, recreational, and operational needs.

Nestled beside the Royal Irish Yacht Club, the plan introduces The Green — a compact Marina Pocket Park that offers a much-needed moment of green respite within the working harbour environment. Though modest in size, the space is designed to have a strong presence: with soft planting, informal seating, and shelter from the wind, it becomes a place to stop, wait, meet, or simply take in the daily movement of the marina. Its position makes it ideal for both casual users and marina visitors, offering a relaxed counterpoint to the operational edge nearby.

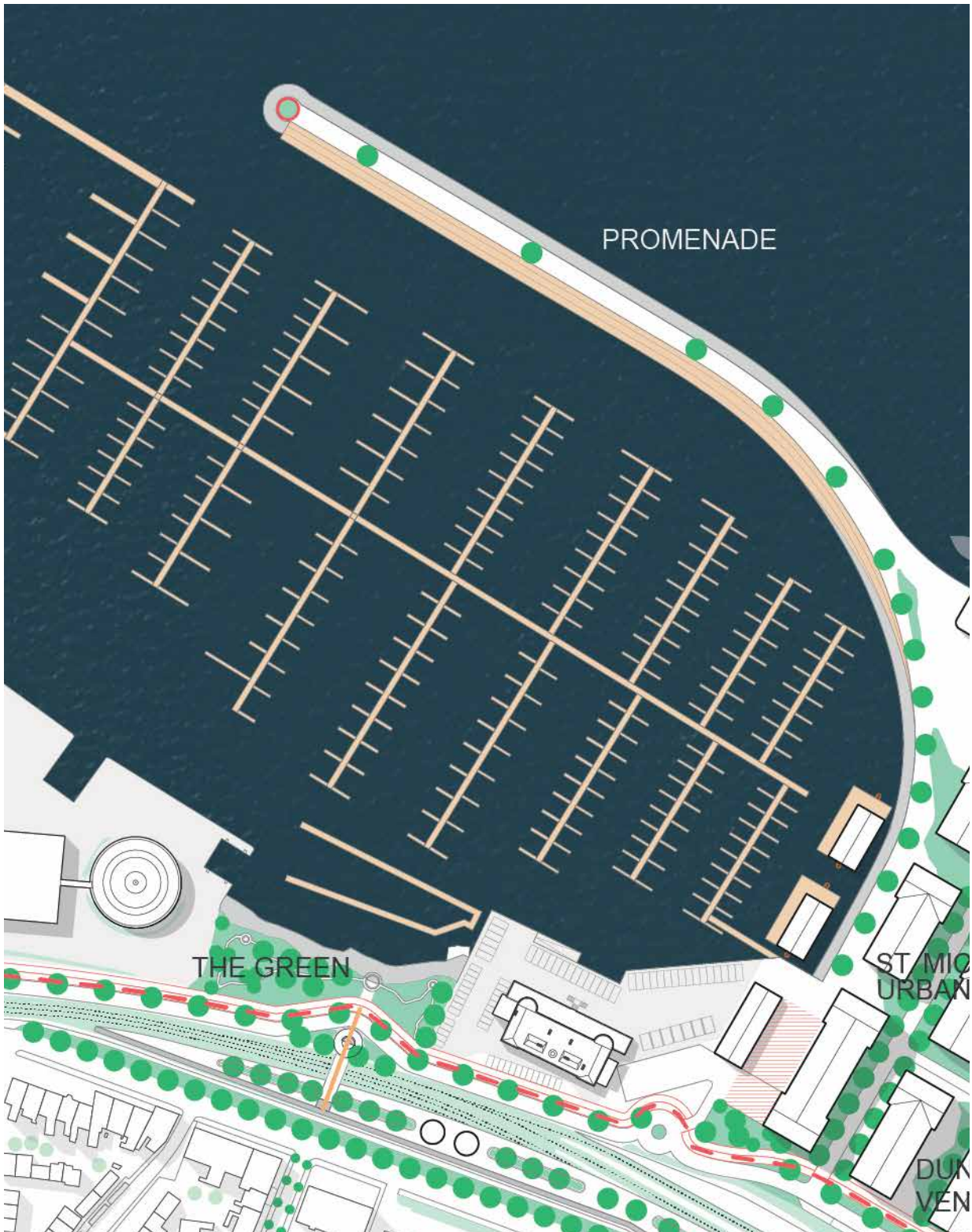
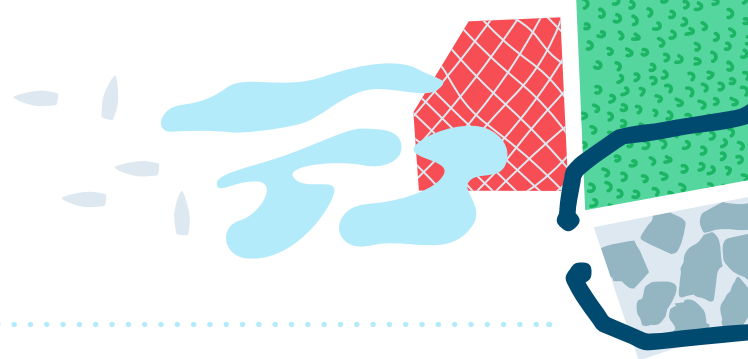
Running along the western edge of the district, the masterplan also proposes a new Linear Park, elevated above the existing railway line. This green corridor creates a continuous, walkable and cycle-friendly connection along the harbour's spine — improving access

between key points while adding a new layer of landscape and movement to the area. With planting, benches, lighting, and long views across the harbour, the Linear Park transforms a currently underused boundary into a vibrant and accessible public route.

Together, The Marina HQ, The Green, and the Linear Park form a cohesive set of interventions that redefine the Marina Quarter as a more open and user-friendly part of the harbour. These proposals focus on stitching together the functional needs of the marina with the wider ambitions of the harbour as a civic and recreational destination. In doing so, the Marina Quarter becomes a central connector — not just geographically, but in how it links working harbour life with public experience in the heart of Dún Laoghaire.







Marina Quarter, Carlisle Pier, 1:2500





Fig. The Green - Marina Pocket park site plan, scale 1:2000

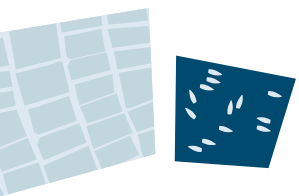
### The Green – Marina Pocket park

The Green – Marina Pocket Park is a key open space within the proposed Marina Quarter, positioned along the water's edge between the marina and the railway line. This modest but important landscape is designed to work on multiple levels — as a quiet resting spot, a connecting link, and a visual moment within the broader harbour experience.

The park draws inspiration from the terraced forms of the Irish coastal landscape, with a series of gently stepped green spaces that follow the natural slope down toward the water. These terraces create informal seating, shaded corners, and low retaining walls that double as places to sit or gather — allowing the park to function both as a public green and a viewing space overlooking the marina.

A key feature of The Green is the footbridge and viewing platform that cuts across its centre. Emerging from the Linear Park above the railway line, the bridge spans down toward the harbour, offering a raised perspective over the park, and terminating in a simple viewing deck that frames panoramic views of the marina and its berths. This bridge is more than just infrastructure — it becomes a spatial moment, linking town and harbour, movement and pause, landscape and water.

The Green is a landscape to walk through, sit within, and see from above. It becomes a soft, green threshold between the city and the sea, offering a moment of calm in a working harbour, and providing a layered, accessible public space at the heart of the Marina Quarter.



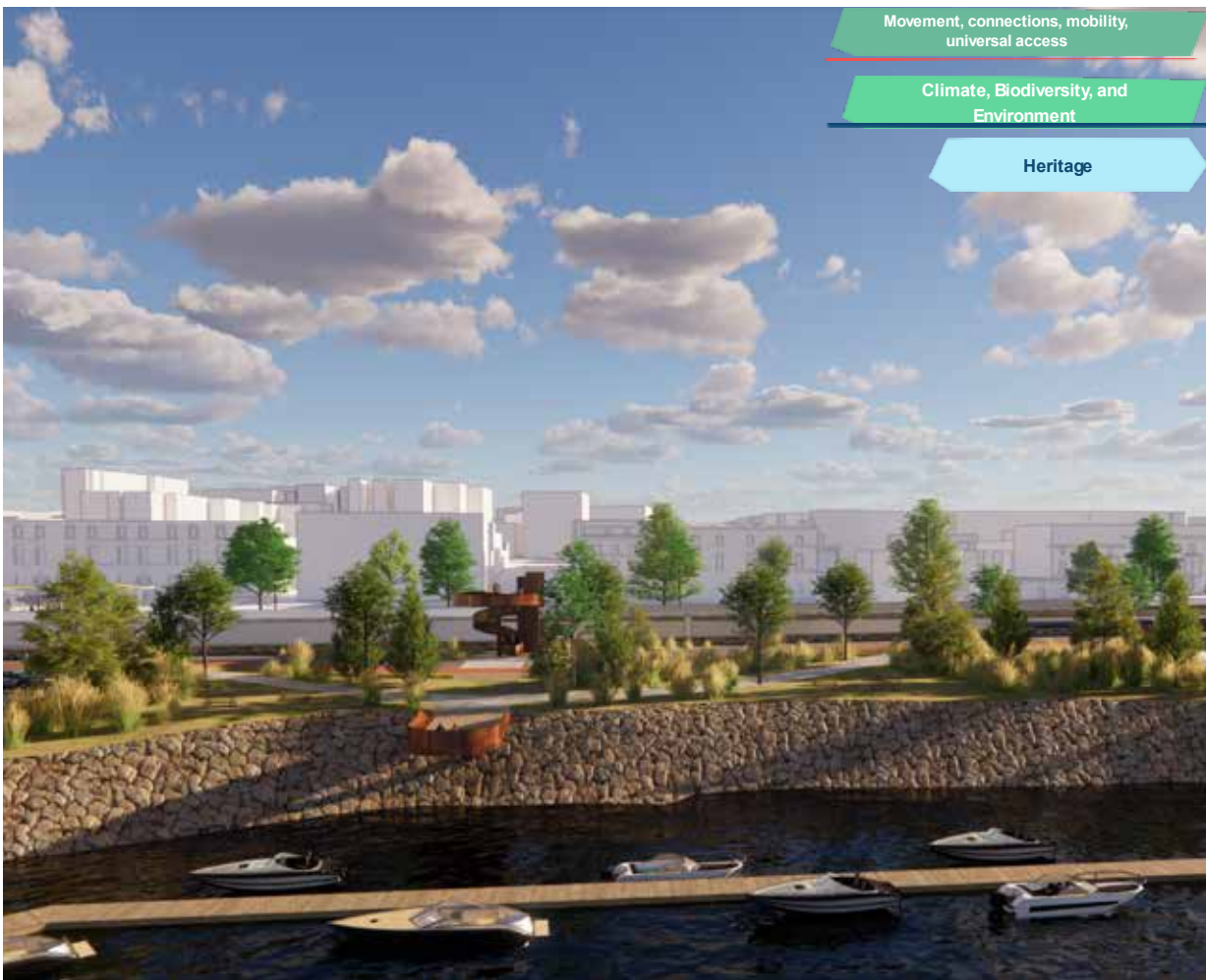
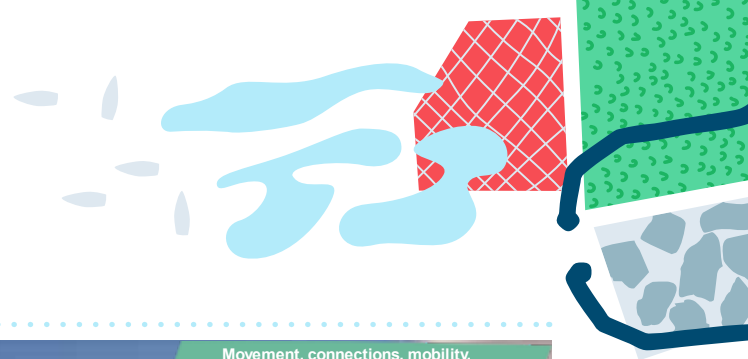


Fig. The Green – Marina Pocket park view



Fig. The Green – Marina Pocket park axo viiew diagram (left), and references (right)





Fig. Linear Park, scale 1:2000

### Linear Park - Dún Laoghaire Rambla

The Linear Park is a new elevated structure proposed as part of the Marina Quarter — a continuous green walkway built above the existing railway corridor. Conceived as both infrastructure and public space, it offers a safe, accessible pedestrian and cycling route between the town and the harbour, transforming what is currently a hard edge into an active, green connection.

The park will be constructed as a lightweight, independent structure, elevated above the railway and designed to minimise impact on rail operations. This separation allows for flexibility in delivery: the key bridges and structural spans can be built as standalone elements early in the project, establishing much-needed links between Marine Road, the Linear Park, and the harbour edge before other phases of development are completed.

A defining moment in this sequence is the footbridge that connects the Linear Park to The Green – Marina Pocket Park, descending gently toward the water. At its midpoint, it opens out into a viewing platform over the marina — a raised public space that captures wide views across the berths and harbour activity. This bridge is both practical and experiential, offering a new way to cross, observe, and inhabit the harbour landscape.

The Linear Park will become a central spine of movement through the Marina Quarter, tying together the Marina HQ, promenade, and waterfront spaces with the town above. With native planting, rest points, and a continuous path, it introduces not only a new way to move, but a new way to see and experience Dún Laoghaire Harbour — as a layered, accessible, and connected civic landscape.





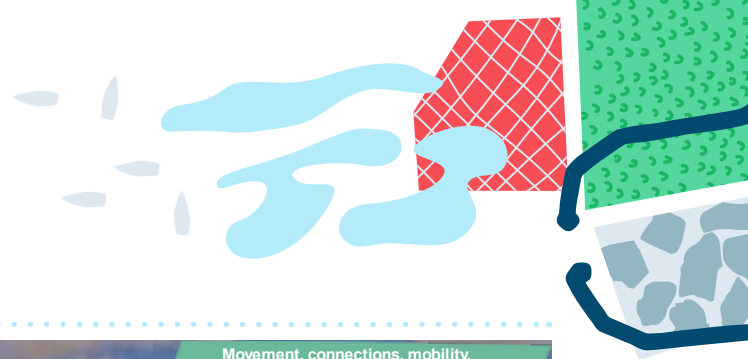


Fig. Linear Park view



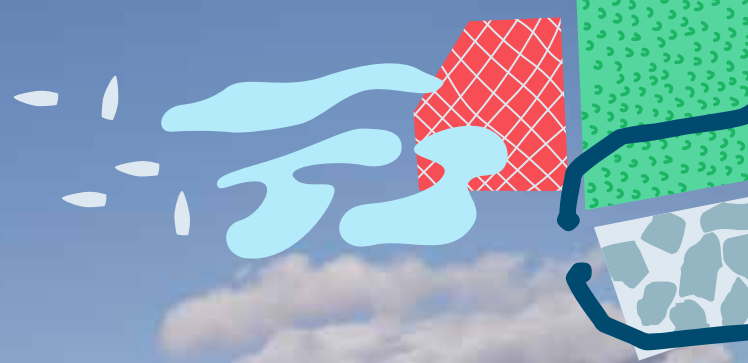
Fig. Linear Park Reference- Landgangen in Esbjerg, DK & Highline in New York City





# LEISURE QUARTER TOWARDS A DESTINATION







## 5.5 Leisure Quarter Overview

The Leisure Quarter sits along the western edge of Dún Laoghaire Harbour, centred around Coal Harbour and forming the part of the proposed National Watersports Campus. This part of the masterplan builds on Dún Laoghaire's deep-rooted maritime culture — home to sailing clubs, rowing teams, workshops, and a long-standing tradition of access to the sea. The new vision strengthens these existing uses while opening up the area for greater public use, clearer organisation, and stronger architectural identity.

At the heart of the quarter is the proposed National Watersports Square — a robust, open public space that acts as a shared forecourt for clubs, users, and the wider community. Surrounded by reconfigured facilities and new buildings, the square becomes the civic anchor for the campus — a place to gather before and after events, to prepare boats, or simply to experience the energy of the harbour on a summer's day. It connects directly to the edge of Coal Harbour, where improved access, safer launching points, and reworked surfaces will make the water's edge more functional and welcoming.

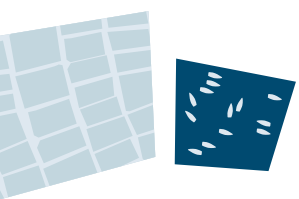
Within Coal Harbour itself, the masterplan introduces a Floating Watersports Centre — a low-profile, floating structure moored within the inner Harbour. It will provide much-needed space for changing, storage, and training, and is designed to sit lightly on the water, bringing activity directly onto the harbour surface. This facility not only supports the growing demand for water access but becomes a symbol of the campus — clearly visible and integrated into

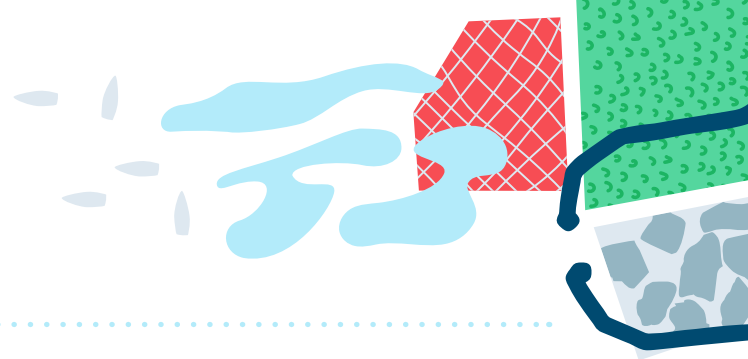
the life of the quarter.

To the south and west, the existing warehouses — long used by clubs and marine trades — will be retained and improved, providing storage, workshops, and practical back-of-house space for ongoing activity. Their industrial character is respected and maintained, with subtle upgrades to ensure long-term functionality and safety. Alongside them, a reimaged Traders Wharf extends the working frontage, supporting a mix of launching, haul-out, and informal public use — a place where visitors and club members alike can encounter the active, day-to-day workings of the harbour up close.

These ground-level interventions are supported by new movement and accessibility improvements. Most notably, the plan introduces a Mobility Bridge, which spans the inner harbour to connect the Leisure Quarter with the rest of the harbour and town. This new structure provides a direct, step-free route for pedestrians, wheelchair users, and cyclists — linking the West Pier to the East, Pavilion Garden, and other key destinations. It enables the campus to function as part of a larger, coherent network — rather than as a standalone zone.

Together, these elements form a layered and functional waterfront district, where sport, industry, landscape, and public life intersect. The Leisure Quarter is not designed as a showcase, but as a working waterfront that is open, legible, and future-proofed — a place that continues Dún Laoghaire's maritime story while setting the stage for a new generation of users, athletes, and visitors to come.





Leisure Quarter, 1:2500



Fig. National Watersports Square site plan, scale 1:2000

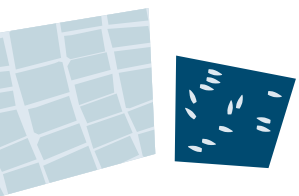
### The National Watersports Square

At the core of the Leisure Quarter is the new National Watersports Square — a generous civic space at the threshold between land and sea. It will serve as a shared forecourt for clubs, training centres, and the wider community. It offers space for rigging boats, gathering before events, and hosting public festivals or sports showcases. At once functional and social, the square becomes the anchor of the watersports campus — open, flexible, and robust. Positioned along the edge of Coal Harbour, the buildings are carefully designed to reflect its setting: functional and durable, yet open and welcoming. Internally, the centre will include a mix of uses — training and briefing rooms, equipment storage, changing facilities, meeting spaces, and areas for administration

and coordination. These uses are arranged to support direct access to the water, enabling smooth transitions from land-based activity to on-water training and back.

Large doors, covered canopies, and robust outdoor spaces will support rigging, maintenance, and everyday movement. Clear lines of sight between spaces — including out to the harbour — help connect users to the wider environment and activity around them. The architecture is low and linear, sitting comfortably alongside the existing uses and quays, while introducing a new identity to the Leisure Quarter.

Importantly, the National Watersports Centre will be a shared facility, built to support a range of disciplines — sailing, rowing, kayaking, and other water-based activities — as well as dry-side events and public programming.





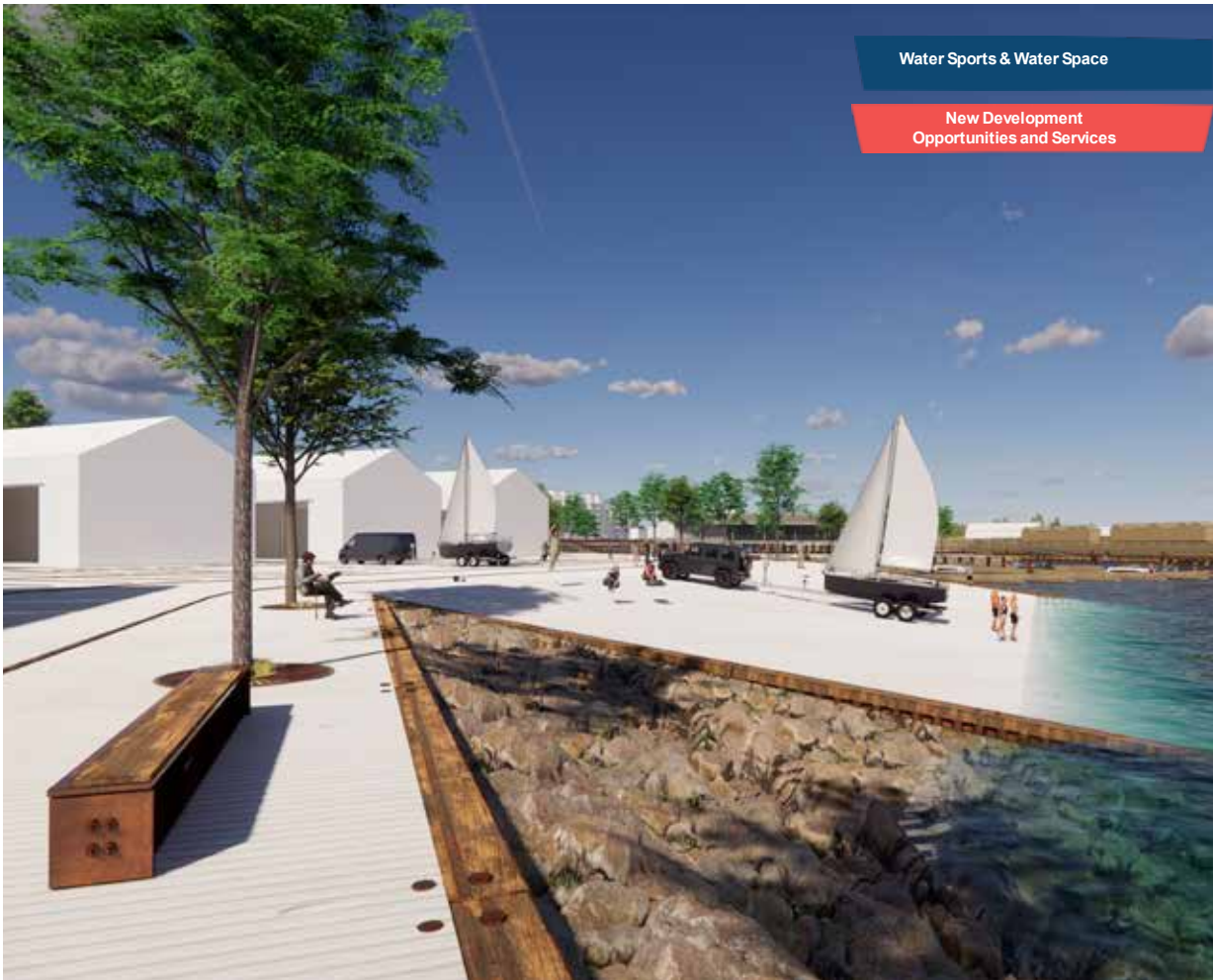
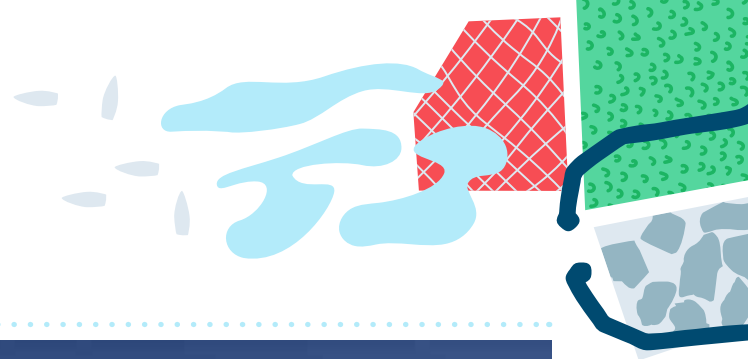


Fig. National Watersports Square view

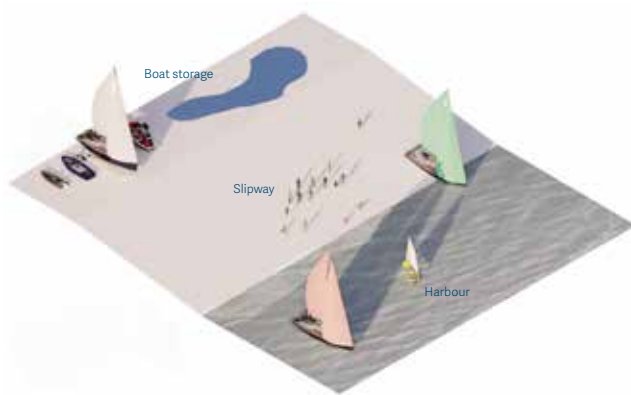


Fig. The National Watersports Square axo diagram (left) and reference projects in Aarhus (right)



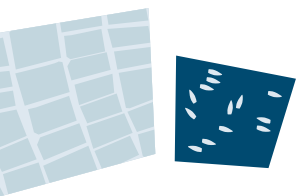
Fig. Coal Harbour & The Floating Watersports Centre site plan, scale 1:2000

### Coal Harbour & The Floating Watersports Centre

Coal Harbour remains the practical and symbolic centre of watersports activity in Dún Laoghaire — a working basin long used by Fisherman sailing schools, youth programmes, community rowing, and informal boating. The masterplan reinforces this role by upgrading its edges and access points: improving surface finishes, rationalising vehicle and equipment movement, and ensuring safer, more intuitive access to the water for users of all ages and abilities. New launching infrastructure, such as low freeboard pontoons and stabilised slipways, will support a broader range of small craft and provide better conditions for beginners and group activities.

A key addition is the Floating Watersports Centre — a new structure moored within Coal Harbour itself. This low-profile, adaptable facility will provide direct water-level access for small boats and personal craft, and house essential functions such as changing rooms, gear storage, and indoor meeting space.

Designed for year-round use, the floating centre brings facilities closer to the action, reducing dependency on shore-based infrastructure and opening up new possibilities for club use and training sessions. It also becomes a visual and architectural feature within the harbour — an expression of activity and openness that complements the surrounding maritime context without overwhelming it.





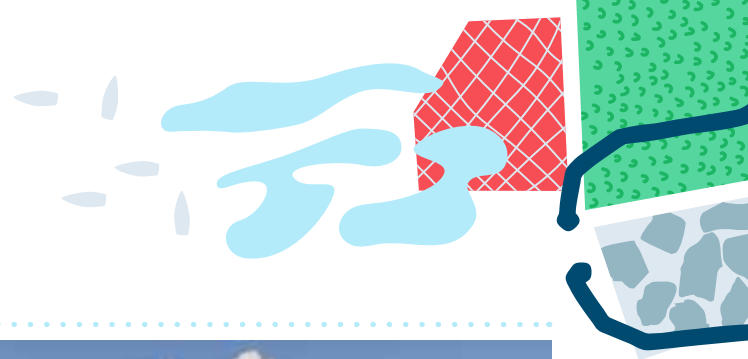


Fig. Coal Harbour & The Floating Watersports Centre aerial view

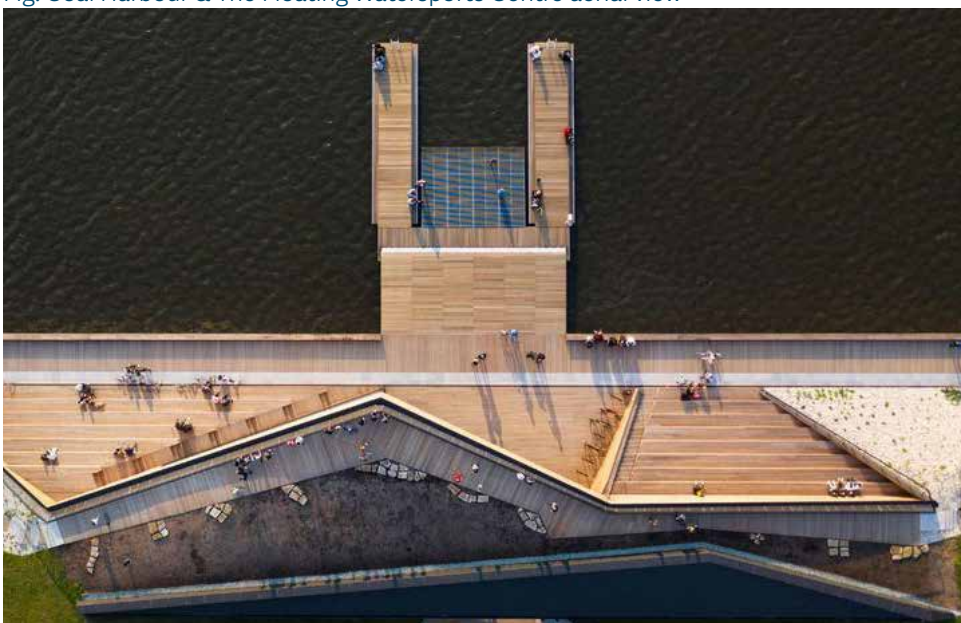


Fig. Coal Harbour & The Floating Watersports Centre precedents





Fig. The Workshops site plan, scale 1:2000

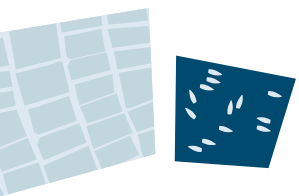
### The Workshops (Watersports Clubs, Training Centres)

Upgrades will focus on improving accessibility, safety, and performance — including resurfacing, new lighting, and weather protection at key entry points.

Replacing these ad-hoc containers and workshop buildings with purpose-built structures will bring many advantages in terms

of efficiency, design and usability.

These Workshops are not showpieces but essential infrastructure, and their continued use by local clubs and trades will maintain the authentic, lived-in quality of the harbour. In parallel, the surrounding public realm will be improved to allow for safe coexistence between working functions and public movement, bringing visitors closer to the operations without compromising safety or access.



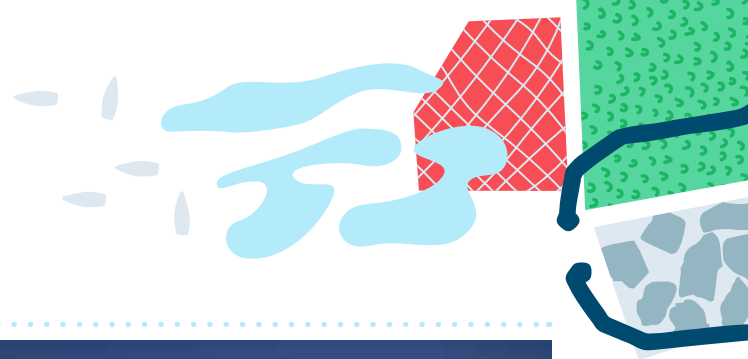


Fig. The Workshops View



Fig. The Workshops Precedents



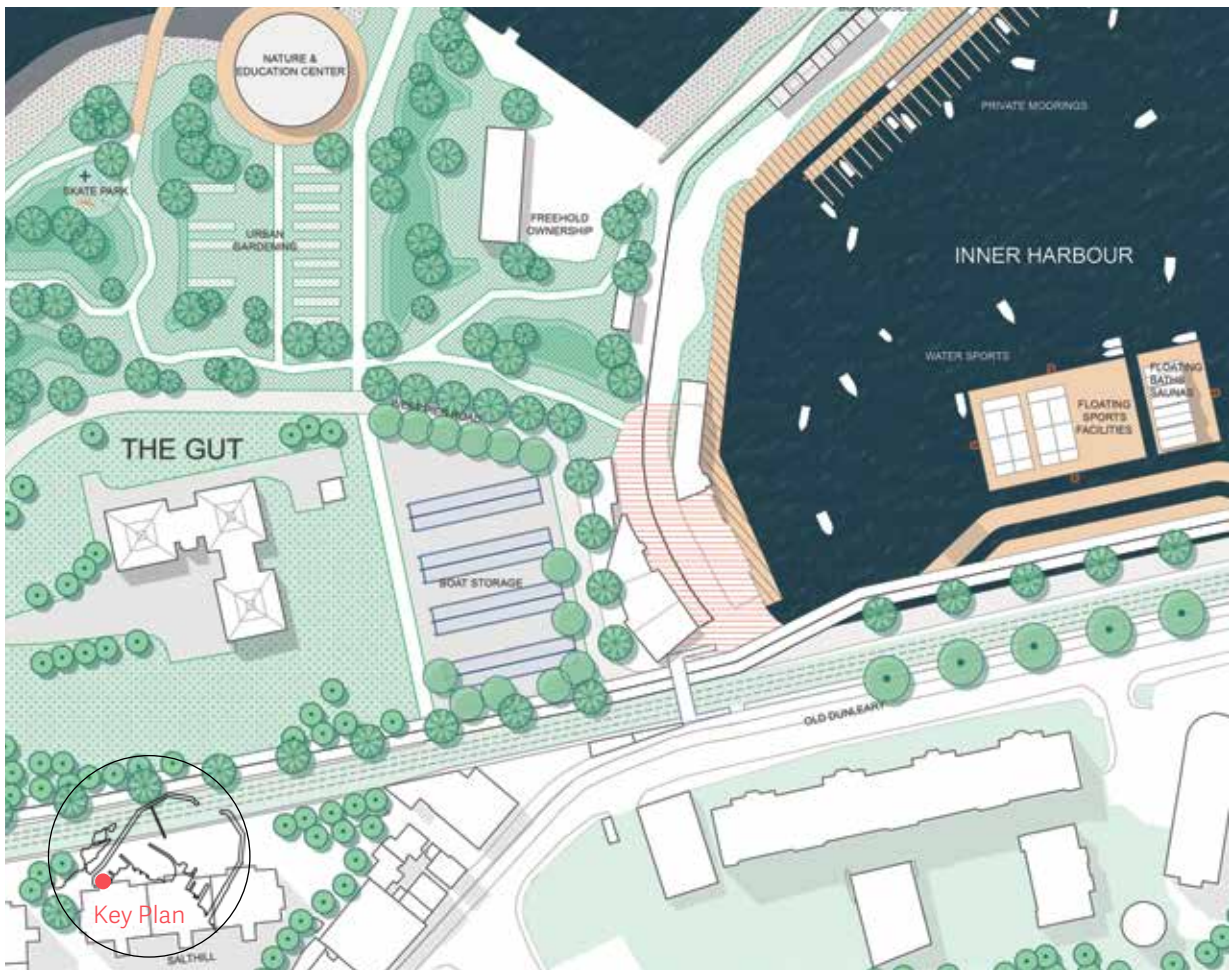


Fig. The Mobility Bridge site plan, scale 1:2000

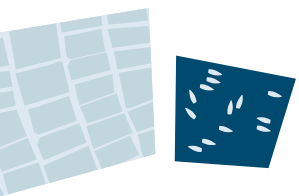
### The Mobility Bridge

The proposed Mobility Bridge is a key piece of new infrastructure designed to unlock east-west movement across the harbour, connecting the Leisure Quarter directly to Pavilion Garden, the town centre, and other public destinations. Currently, the inner harbour forms a barrier that limits access between harbour quarters — particularly for pedestrians, families, and those with reduced mobility. The new bridge addresses this gap by providing a fully step-free, cycle-friendly connection, linking the heart of the National Watersports Campus with the rest of the harbour in one seamless gesture.

Lightweight in construction and elegant

in form, the bridge will be an independent structure, designed to sit lightly across the harbour without disrupting boat access or marina operations below. Its alignment ties into key pedestrian routes, helping to structure circulation through the broader masterplan.

In addition to its practical function, the bridge creates a new spatial and visual experience — offering elevated views across the harbour basin and forming part of a wider loop that makes Dún Laoghaire's waterfront more walkable, coherent, and inviting. It is both a connective thread and a public gesture — stitching the working harbour back into the civic and cultural life of the town.





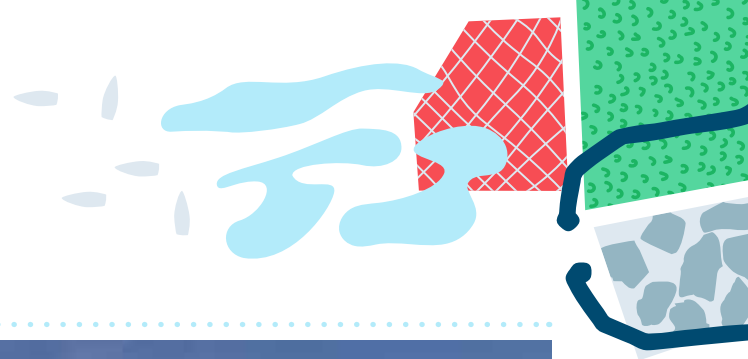
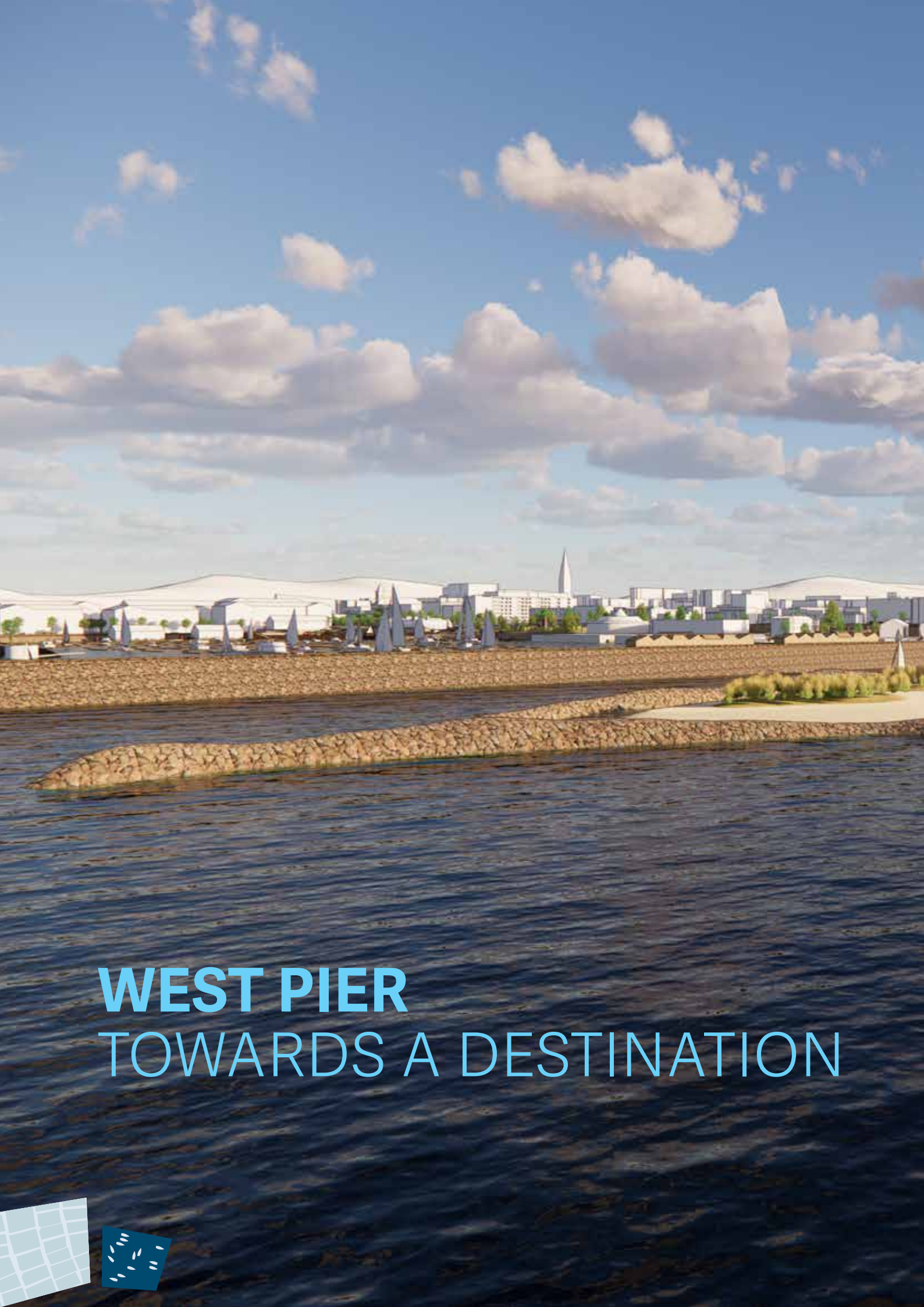


Fig. The Mobility Bridge



Fig. The Mobility Bridge presents

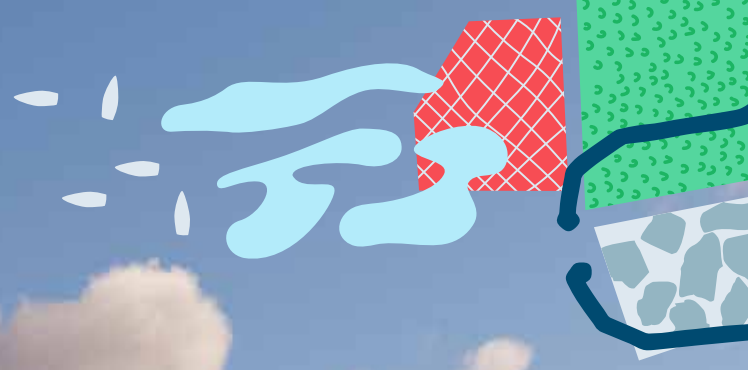




# WEST PIER TOWARDS A DESTINATION









## 5.6 West Pier & The Gut – Recreational Quarter & Nature Park Overview

The West Pier and The Gut form one of the most distinctive and underutilised edges of Dún Laoghaire Harbour — an area rich in spatial drama, marine ecology, and everyday informality. With wide views toward the bay, the exposed granite breakwater of the West Pier, and the sheltered, tidal basin of The Gut, this part of the harbour has long existed outside the more structured public realm. The new masterplan envisions this area as a Recreational Quarter and Nature Park — a place of low-impact access, exploration, play and learning, where landscape and leisure coexist, and where interventions are light, flexible, and closely attuned to their setting.

This is not a quarter defined by buildings, but by experience — walking, looking, paddling, playing growing, learning. The proposed interventions unfold in phases, starting with small, simple additions that improve access and public use, and gradually introducing more substantial elements that support community activity and environmental education.

At the landward entrance to West Pier, a group of small timber Community Cabins will provide flexible, low-impact space for local groups, clubs, and nature-based activities. These modest structures support storage, workshops, seasonal events, and informal education like seaweed walks or kayaking groups. Their simple design fits with existing sheds and storage buildings, giving some structure to the entrance without changing its open, informal character.

From here, a new West Pier Boardwalk will run along the pier's edge, improving access and creating mooring spots for small craft such

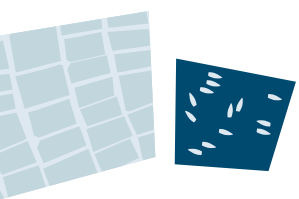
as small boats and yachts. The boardwalk encourages movement while keeping the pier's rugged, exposed feel, allowing more people to enjoy its views and easy water access, especially at high tide.

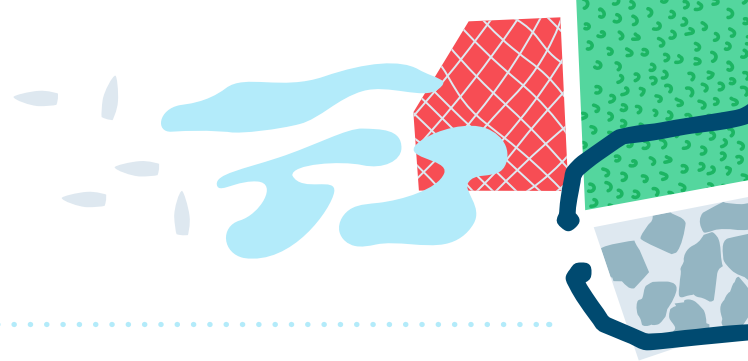
To the north, the West Pier Nature Park will transform underused land between the pier and The Gut. Featuring native plants, informal trails, biodiversity areas, play areas, and terraces, the park offers a quiet, natural alternative to more active spaces elsewhere. Its design is inspired by the wild Irish coastline, focusing on low-maintenance, ecologically rich landscaping.

In The Gut's calm tidal basin, an Educational Facility will host workshops, small events, and hands-on marine learning. It provides water access for students, researchers, and the public, supporting activities like citizen science, kayaking lessons, and biodiversity monitoring. This isn't a formal building but an immersive educational platform.

The surrounding landscape of The Gut will also be improved through sensitive shoreline stabilisation, and minimal new infrastructure to protect habitats and enhance recreation. Access routes will be clarified to maintain a natural, low-key atmosphere, inviting careful exploration without disturbance.

Together, these elements create a unique harbour quarter focused on light recreation, play, environmental value, and quiet public use. The design is subtle and secondary to the landscape, encouraging slow experiences—walking the pier, sitting in the wind, learning about tides—and fostering a sense of nature, memory, and community.





West Pier & Nature Park, 1:5000

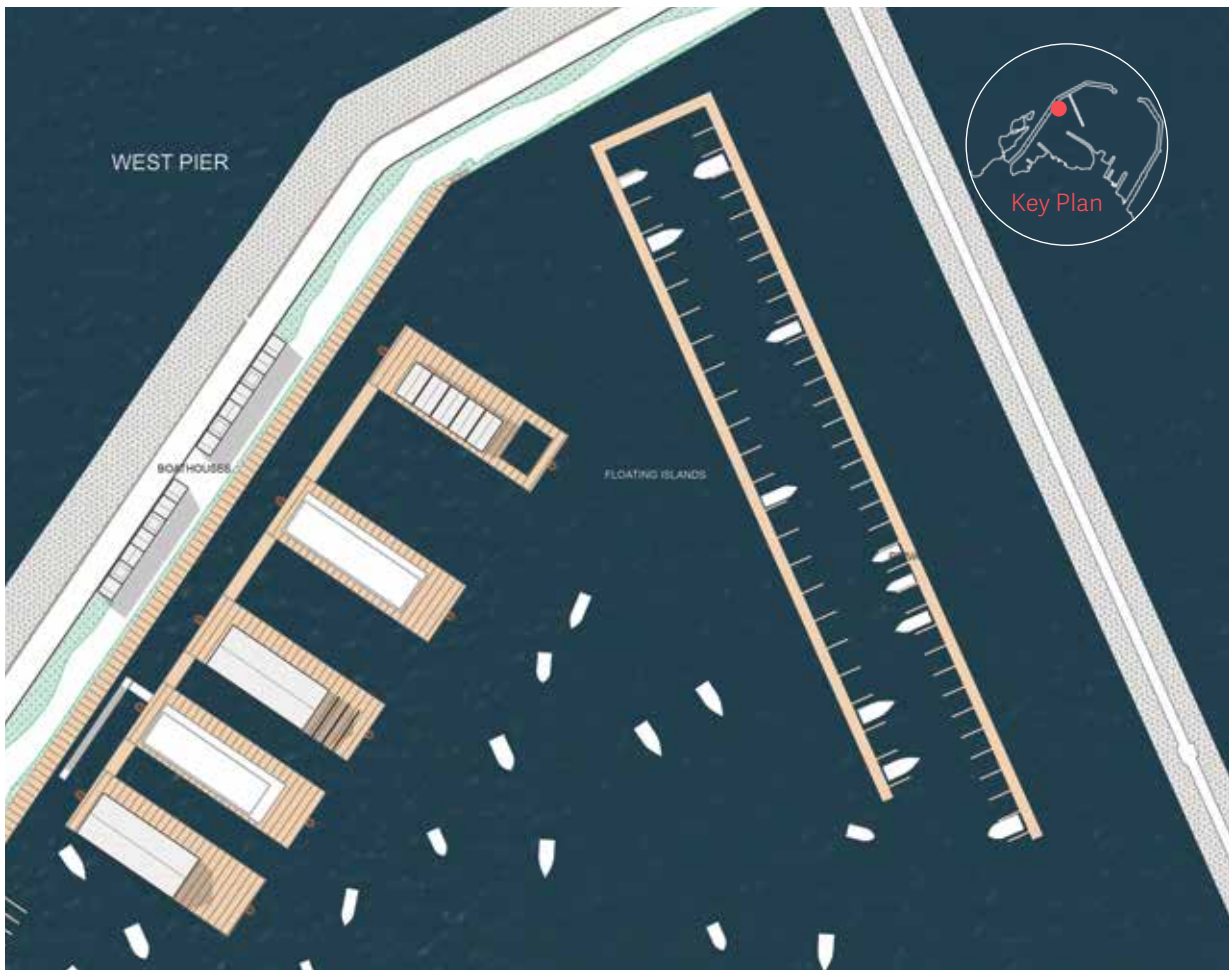


Fig. West Pier Floating Islands site plan, scale 1:2000

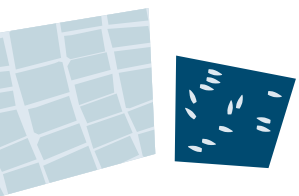
### West Pier Floating Islands

Situated halfway along West Pier, the Community Cabins are a cluster of small timber buildings designed to provide flexible, low-impact spaces for local groups, clubs, and nature-based organisations. These cabins serve a variety of functions, including secure storage for tools and equipment, workshop areas, seasonal activity hubs, and informal educational spaces. They support community activities such as seaweed harvesting walks, kayaking groups, and school visits, encouraging local engagement with the harbour environment.

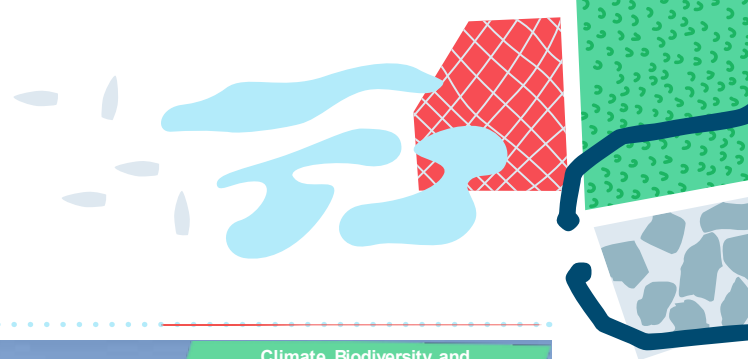
The cabins' design is intentionally modest and simple, echoing the informal sheds and

storage buildings already found along parts of the harbour. Their scale and materials allow them to blend seamlessly into the pier's rugged, open atmosphere without overpowering it. By offering practical, adaptable spaces, the cabins give structure to this section of the pier while maintaining its natural, unpolished character.

This intervention acts as a community anchor on the pier, creating a welcoming point for groups to gather and interact with the harbour's natural resources, fostering education, recreation, and environmental stewardship. These remnants provide a tangible link to the harbour's working past and anchor the new Square in its historical context.







Climate, Biodiversity, and Environment

New Development Opportunities and Services



Fig. West Pier Floating Islands



Fig. West Pier Floating Islands Precedents

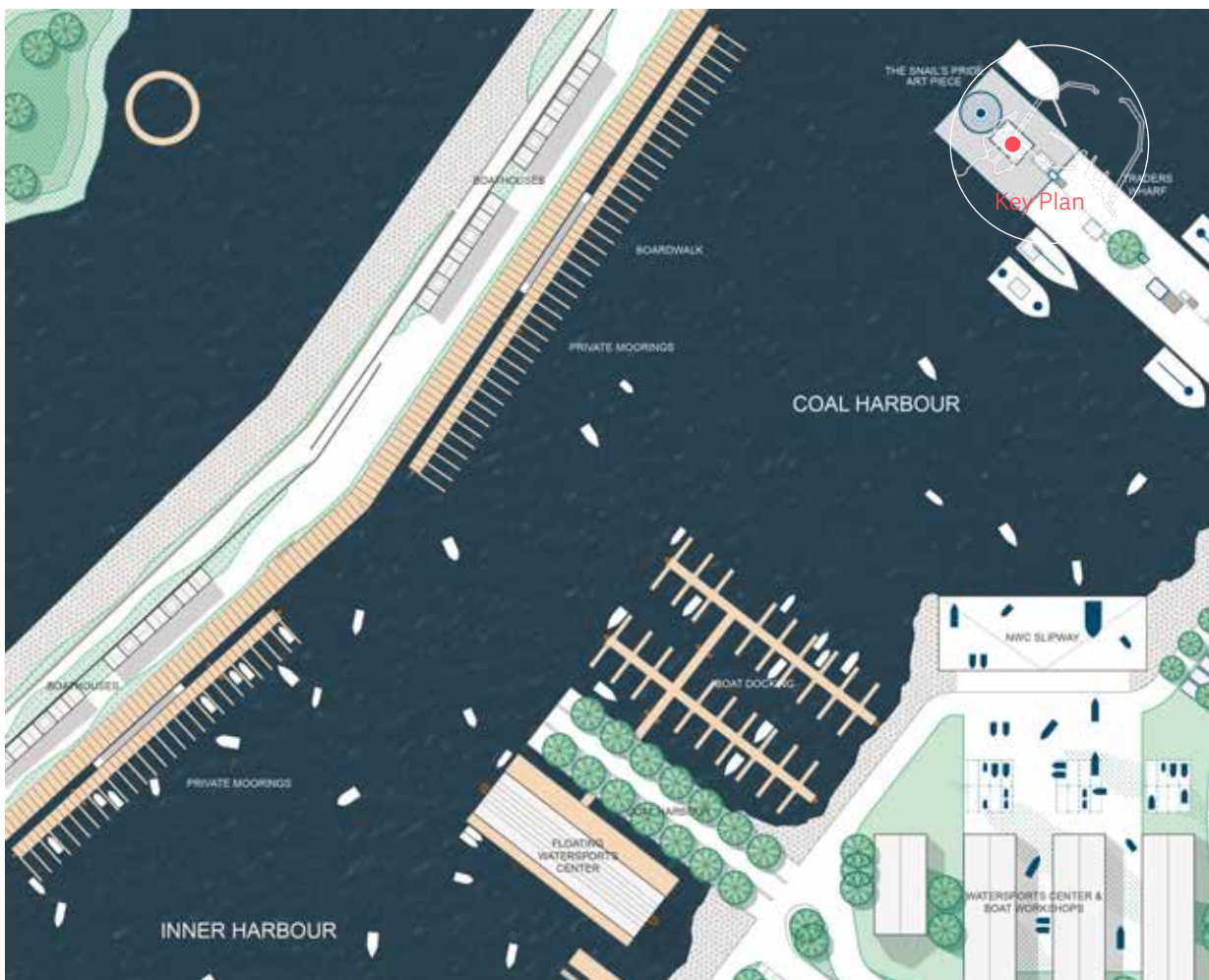


Fig. West Pier Boardwalk & Mooring site plan, scale 1:2000

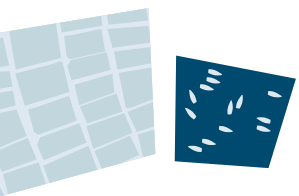
### West Pier Boardwalk, Boathouses & Moorings

A new timber boardwalk will be installed along the wet edge of West Pier as an independent, floating structure. This boardwalk improves walkability and provides safe, organised berthing for small boats and yachts.

The moorings are arranged thoughtfully to avoid clutter or disruption, maintaining the pier's open

and rugged character.

The boardwalk encourages movement along the pier without over-formalizing the space, allowing visitors to enjoy the unique views and direct water access, especially at high tide. It balances functionality with preserving the natural, exposed feel of the harbour edge.





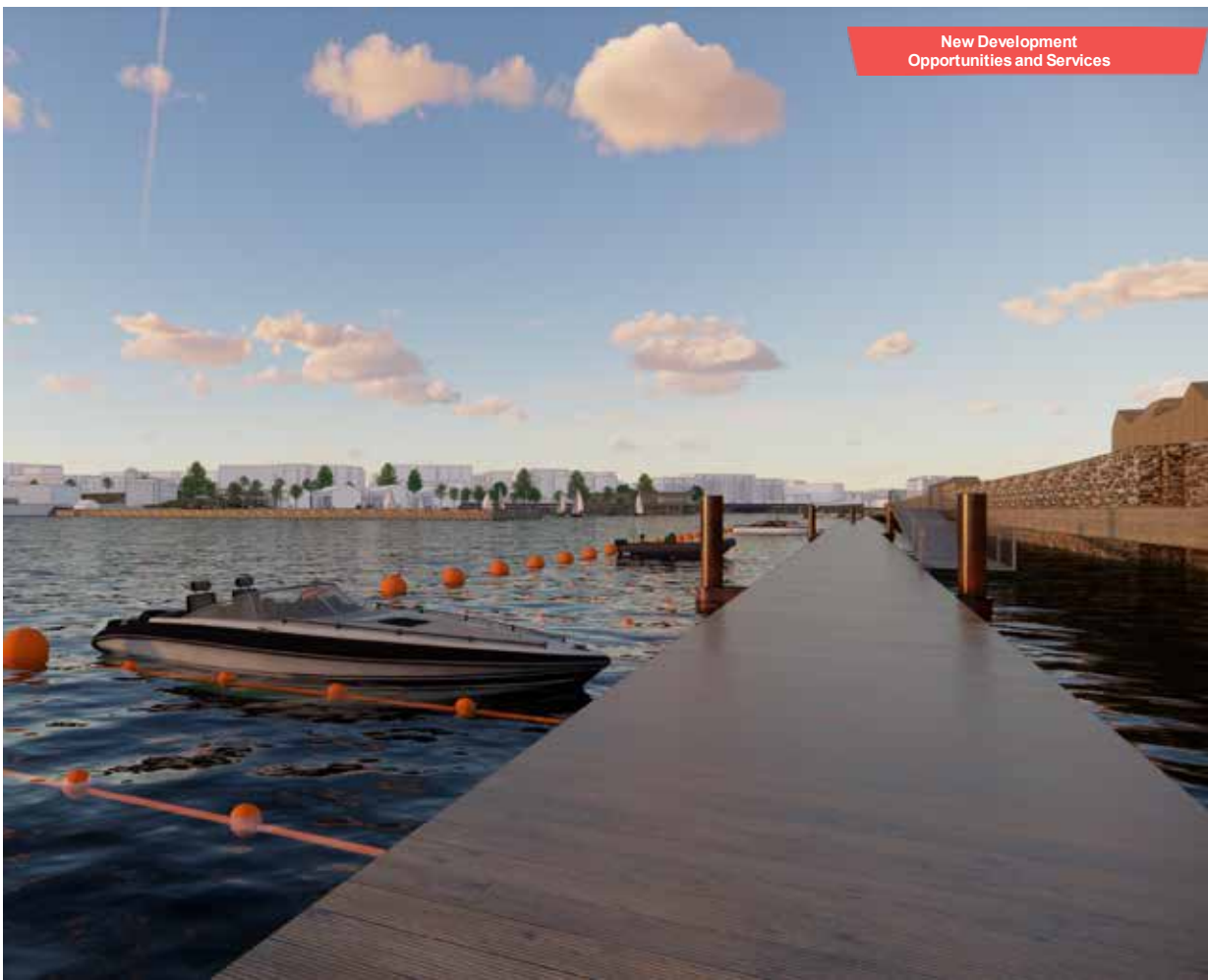
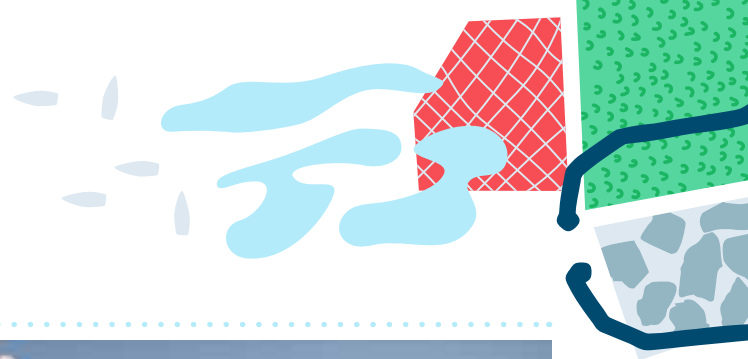


Fig. West Pier Boardwalk, Boathouses & Moorings view

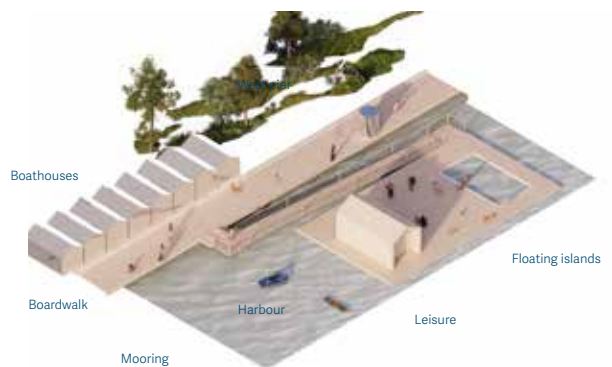
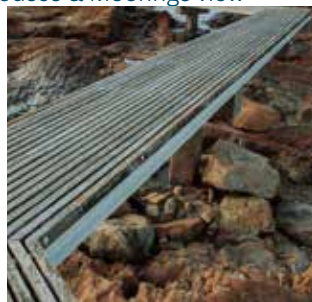


Fig. West Pier Boardwalk, Boathouses & Mooring precedents and axonometric diagram





Fig. West Pier Floating Park, scale 1:2000

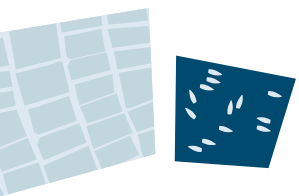
### West Pier Nature Park

The West Pier Park is a series of man-made islands along the west side of the pier, dedicated to nature and biodiversity. Inspired by Copenhagen's Amager Strandpark—a large, sandy recreational area created from deposited sediment that has since evolved naturally—this project works with existing environmental processes rather than imposing on them.

Sand is already accumulating in this part of the Bay and may naturally form islands over time. Rather than forcing change, the

Floating Park is designed to gently support and accelerate this process, allowing the landscape to develop organically like natural dunes or islands. This long-term intervention creates a dynamic, climate-resilient habitat that enhances biodiversity while providing a unique recreational space.

By working alongside shifting tides and climate change, the Nature Park becomes a living, evolving landscape—an ecological hub and a new kind of recreational asset for the harbour.



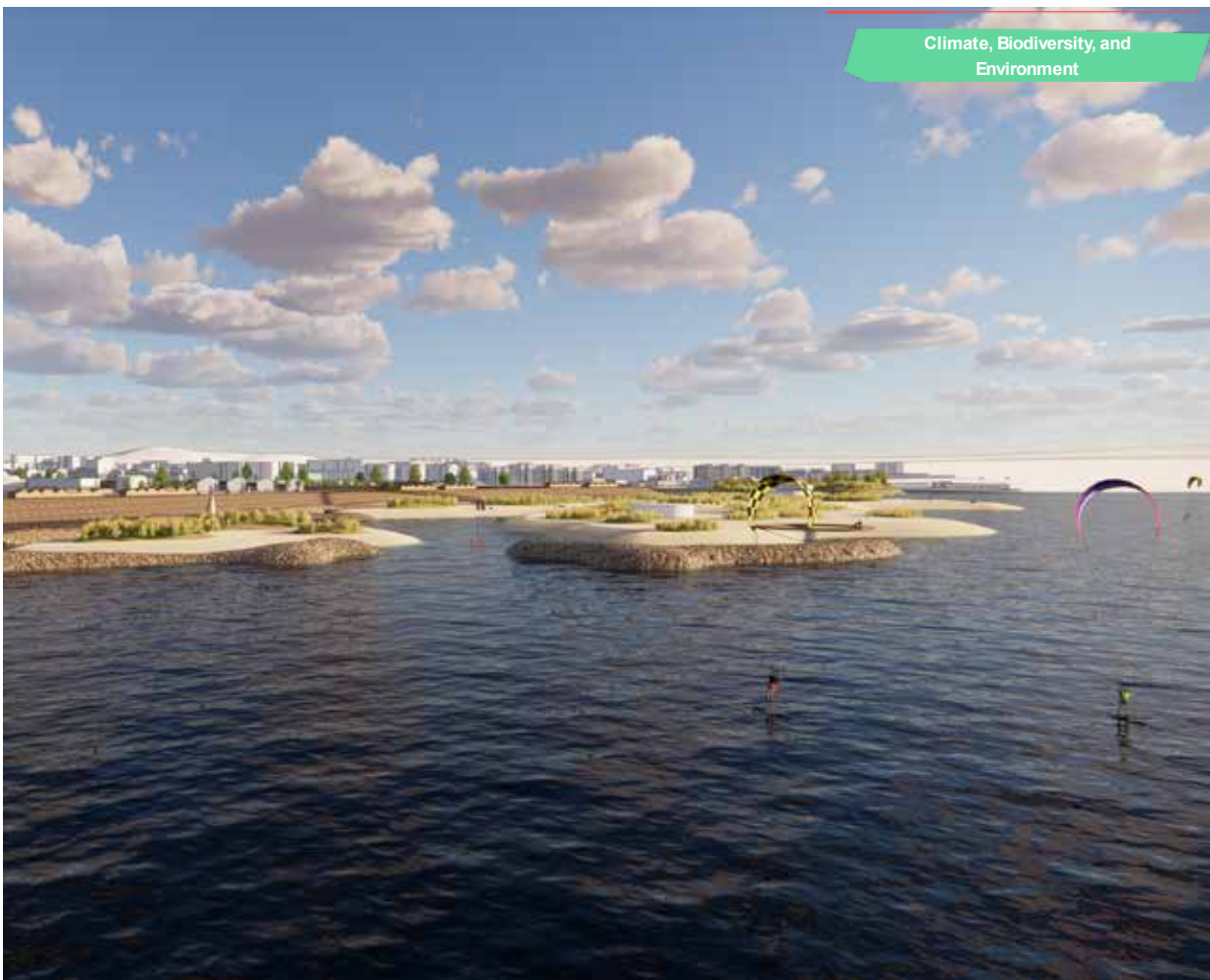
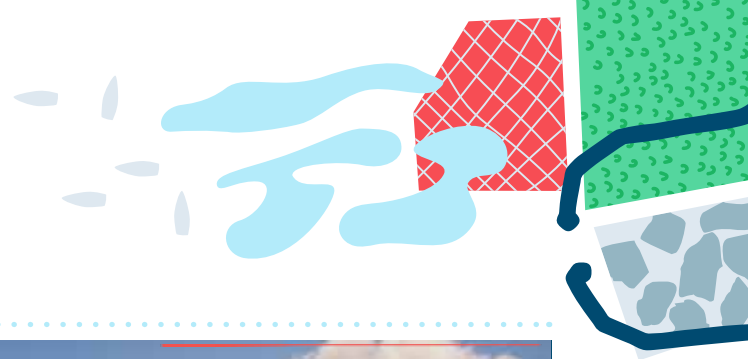


Fig. West Pier Nature Park aerial view

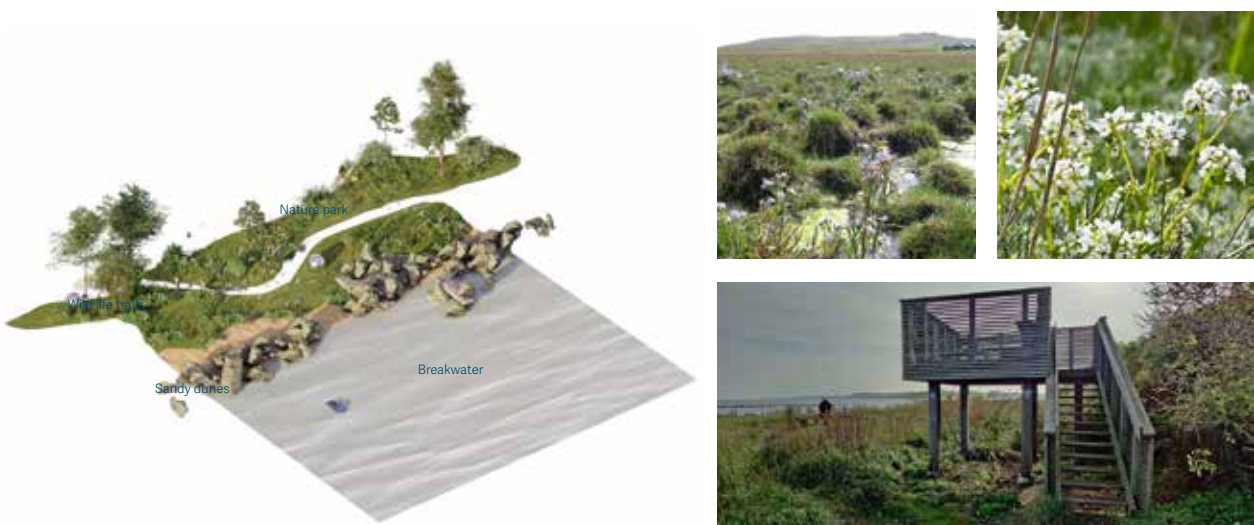


Fig. West Pier Nature Park axonometric diagram (left), references and materiality/ biodiversity references (right)



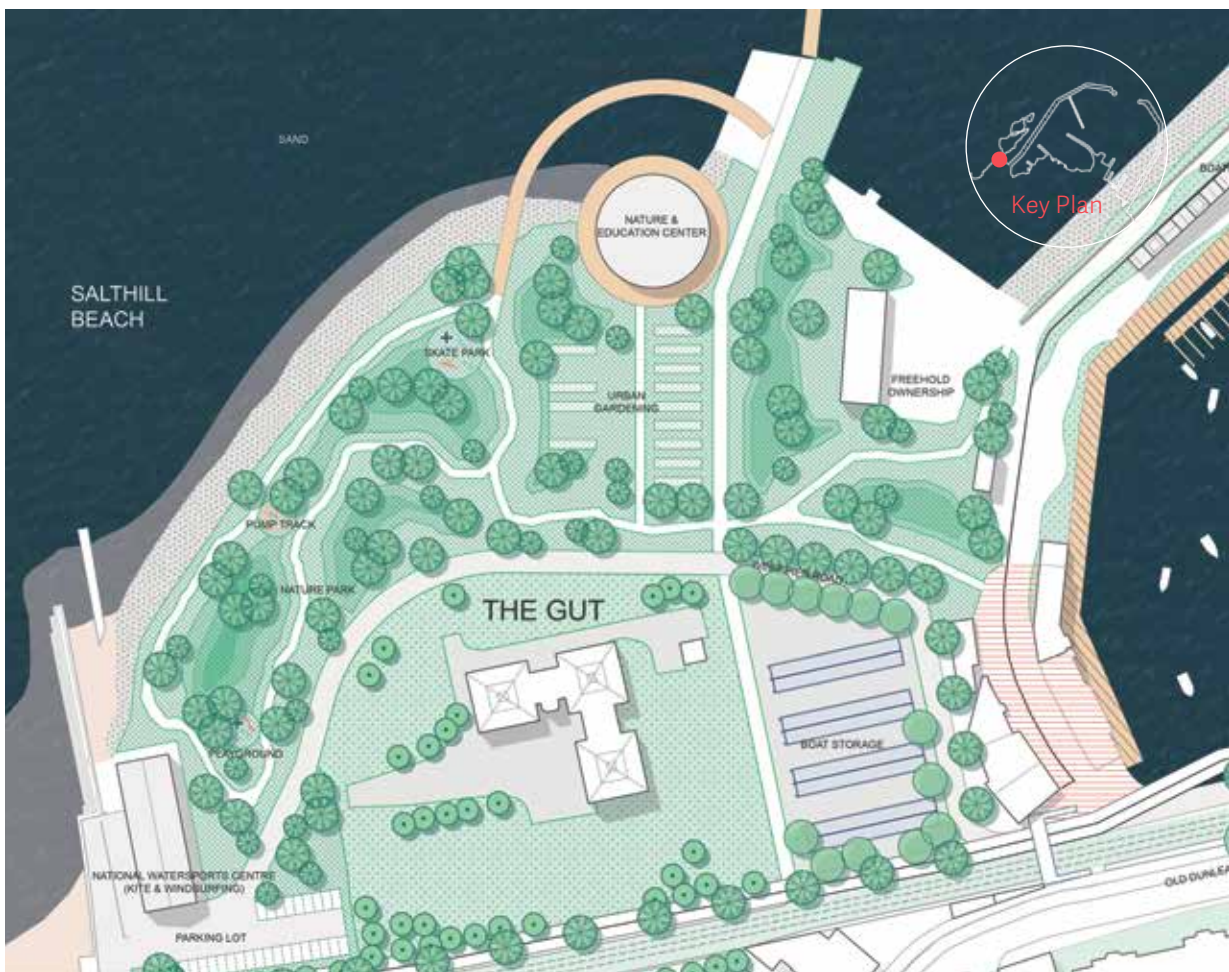


Fig. The Gut Educational facility, site plan, scale 1:2000

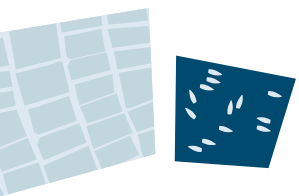
### The Gut Educational facility

Located in the calm tidal basin known as The Gut, this educational facility is a new structure designed to host workshops, small events, and hands-on learning focused on marine ecology and climate resilience.

The platform provides direct water access for students, researchers, and the public, supporting activities like citizen science,

kayaking instruction, and biodiversity monitoring. It serves as an immersive space where people can engage directly with the harbour's living systems—learning through experience and observation.

This facility promotes environmental education and community involvement while maintaining a lightweight footprint that respects the natural and quiet character of The Gut.





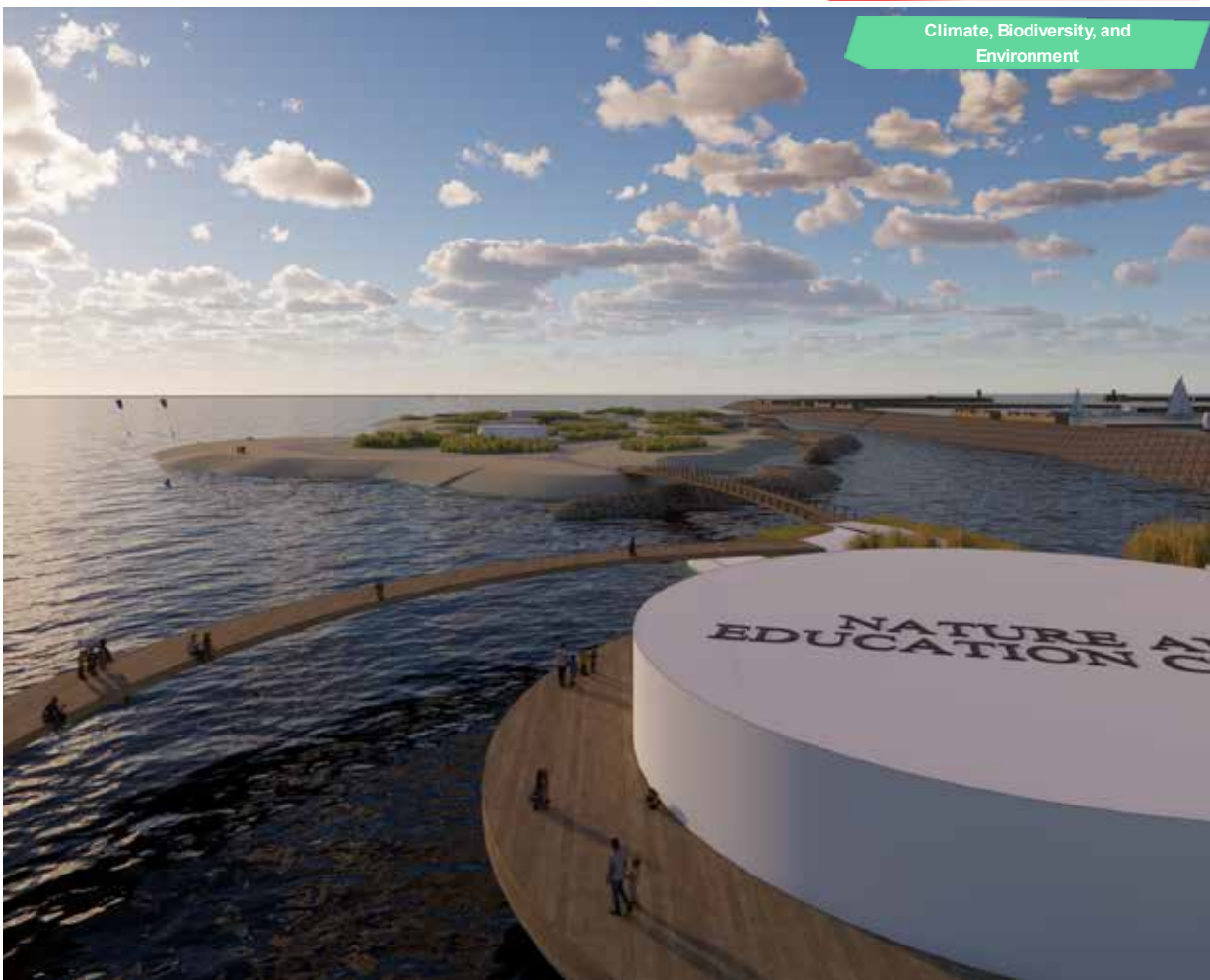
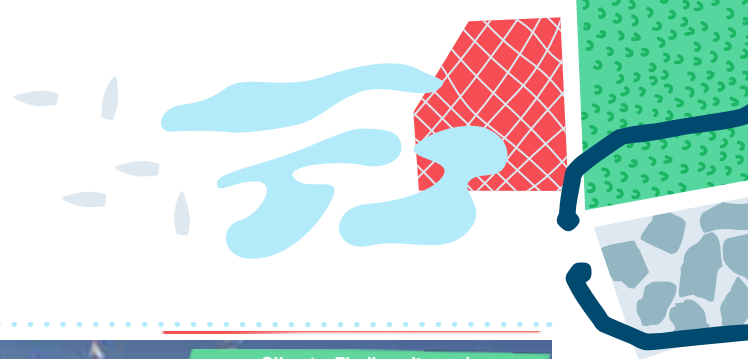


Fig. The Gut Educational facility view



Fig. The Gut Educational facility precedents & axonometric diagram



Fig. The Gut site plan, scale 1:2000

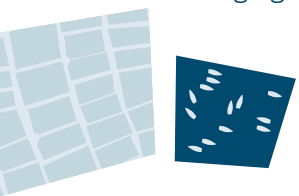
### The Gut

Located at the far west side of Dun Laoghaire Harbour, just west of the West Pier, The Gut is a calm, sheltered tidal basin known for its natural beauty and recreational opportunities. It already supports a variety of low-impact, nature-oriented activities such as kayaking, birdwatching, and quiet reflection, making it a valued green-blue space just outside of the harbour.

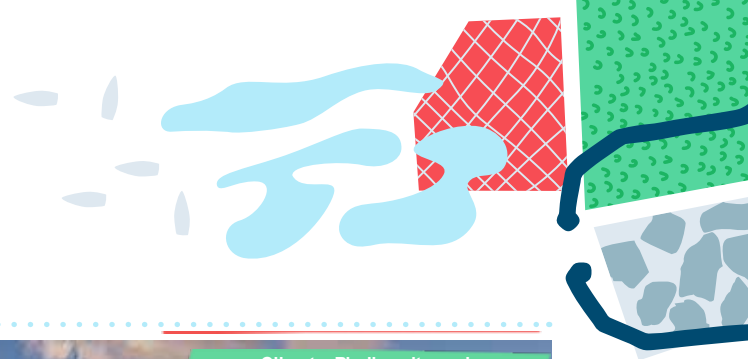
Our plan is to maintain and enhance this character, reinforcing The Gut as a hub for both nature and recreation. Off the basin, designated watersports zones—particularly for Wind Sports—will take advantage of the favourable wind and water conditions, adding an active dimension to the harbour while carefully managing environmental impact.

Surrounding The Gut, improved and clearly marked paths will encourage visitors to stroll, explore biodiversity areas, and enjoy expansive views across the water and harbour landscape. These trails promote slow, mindful experiences of walking, wildlife observation, and peaceful enjoyment. All new infrastructure will be minimal and unobtrusive to preserve the area's informal, naturalistic feel. Within the urban nature, communal activities will be included such as play areas, urban gym, skate park and pump tracks.

Together, these interventions aim to keep The Gut a unique space where recreation, nature, and community come together—offering calm, active, and educational experiences within the special setting of Dun Laoghaire Harbour's western edge.







Climate, Biodiversity, and Environment



Fig. The Gut aerial view from the water

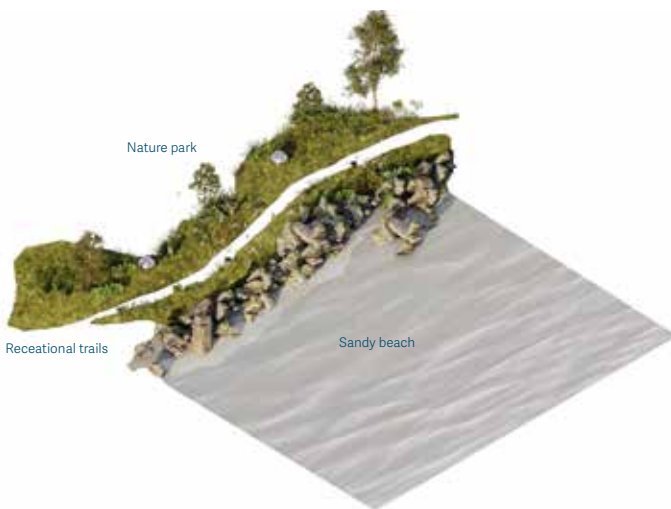
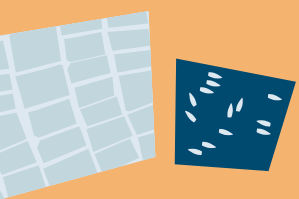
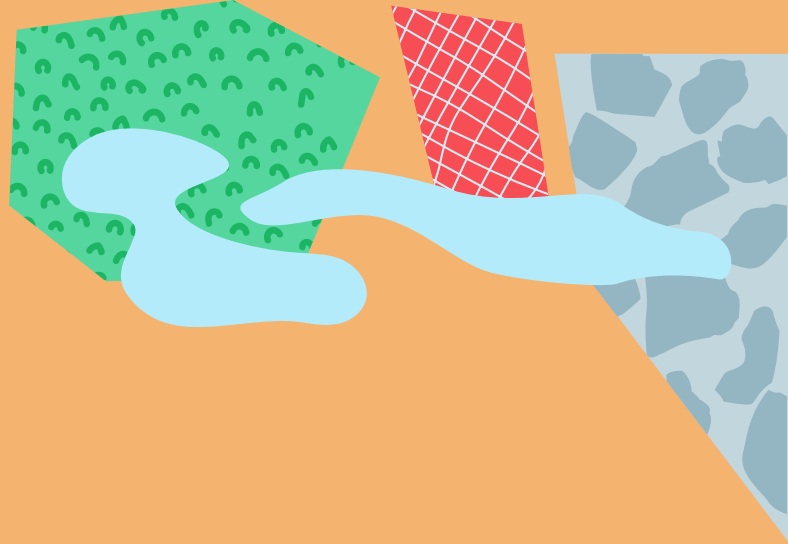


Fig. The Gut Precedents



# 6. RECOMMENDATIONS & NEXT STEPS





## 6.1 DELIVERING THE VISION – IMPLEMENTATION STRATEGY

### Introduction

Delivery of a regeneration project at the scale of Dún Laoghaire Harbour within a long-term project programme presents major opportunities and challenges. This Masterplan sets out a strong and compelling blueprint for the transformation and regeneration of this site over the coming years.

The Dún Laoghaire Harbour Masterplan is a spatial framework for the regeneration and enhancement of an important site within Dublin and the wider area. The spatial framework has been elaborated through engagement with the community, key stakeholders, including landowners, local businesses, investors, Dún Laoghaire-Rathdown County Council and Elected Members.

The masterplan sets out key urban design public realm principles that will underpin a vision for future growth and transformation. Importantly, the plan provides an integrated urban development approach underpinned by an economic viability assessment to enable the local authority to leverage a range of funding opportunities at EU and national level, e.g., Urban Regeneration Development Fund (URDF), Active Travel Investment Programme etc. In addition, the plan provides a clear focus for the delivery of a number of key intervention areas and projects which, if implemented, will transform the economic, social and cultural development of Dún Laoghaire and the built environment and public realm as well as create positive impacts for the local community. A key role of the Masterplan is to build confidence in the process of place shaping over time that will in turn attract investment and act as a catalyst for further development. The Masterplan is a unique opportunity for Dún Laoghaire to achieve Government policies of compact growth, green transport and active travel-oriented development with climate

resilience embedded to make a contribution to resolving the housing crisis while also generating significant employment opportunities. The opportunity offered by the regeneration of Dún Laoghaire Harbour is significant in a local and regional context. Critically, its successful implementation requires state agencies, Dún Laoghaire Rathdown County Council and other key stakeholders to act in unison, to align their policies and programme priorities and to back this up with the allocation of resources.

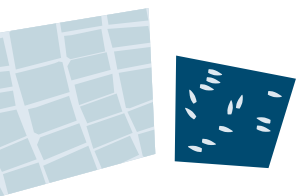
This chapter sets out how the Masterplan will be delivered over time with the sequential provision of infrastructure including public open space and active travel measures. The regeneration of Dún Laoghaire Harbour will be considered in the context of planning policy, viability, funding delivery, and governance.

### Delivery Vehicle

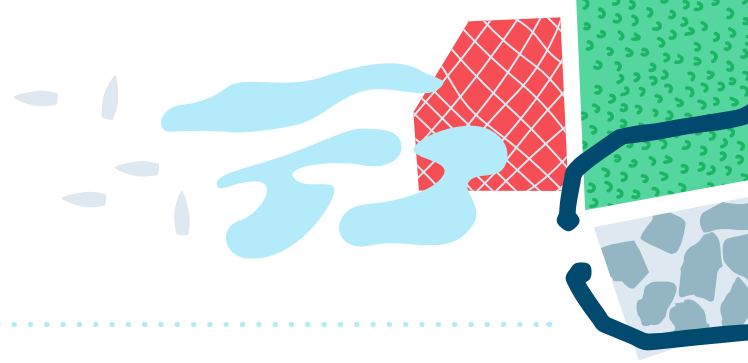
Dún Laoghaire-Rathdown County Council will play a central role in the delivery of the Masterplan for the regeneration of Dún Laoghaire Harbour, acting as the Development Agency for the implementation of the regeneration project.

In its role as Development Agency, the Council will actively promote the implementation of the objectives of the Masterplan, through collaboration and engagement, with all relevant stakeholders, providing proactive project management and monitoring progress, in dialogue with the community and with mechanisms established for feedback.

As Development Agency, the Council will draw on the range of expertise, skills and responsibilities of the organisation (i.e. economic development, urban regeneration, roads and transportation, water and drainage services, community development) to ensure the successful delivery of the Masterplan







objectives.

The Council, which is also the planning authority, will assess all development proposals and future planning applications against the relevant and prevailing national, regional and local planning policies and guidelines.

In carrying out its role as Development Agency, the Council will seek to coordinate with each of the relevant stakeholders, including Government Departments and agencies responsible for the provision of infrastructure to ensure coordinated delivery and funding.

An Implementation Plan for the Development Agency should be prepared following the adoption of the Masterplan to prioritise the investment and funding requirements identified and set out the delivery programme for the Development Agency should be prepared following the adoption of the Masterplan to prioritise the investment and funding requirements identified and set out the delivery programme for the Development Agency. Engagement with relevant stakeholders, including landowners and infrastructure providers, will form part of the preparation of the Implementation Plan.

### **Sequencing of Development**

It is envisaged that the masterplan will set out guiding architectural and urban design principles to ensure design is implemented in a cohesive and coherent manner. However, the ability to accommodate design flexibility is a key feature of any successful masterplanning framework.

The masterplan should not be read as a definitive design proposal, but rather, as a set of principles and a design framework for the harbour, through which the overall objectives of national, regional and local policy and guidelines will be implemented on the ground. It should not be

seen as rigid blueprint but sets the context within which each individual components/phases will come forward.

### **Funding Mechanism**

This section of the Report sets out a list of potential sources of funding that can be used to bring forward projects identified within this Masterplan. It is important to note that additional sources of funding may be brought forward following the publication of this report and as such, this list should not be seen as exhaustive. It is recommended that Dún LaoghaireRathdown County Council explore all available funding mechanisms to deliver the masterplan.

#### **National Development Plan**

The government brought forward its revised National Development Plan (NDP) for 2021-2030 in October of 2021. The NDP set out a total figure of €165 billion for investment in, inter alia, housing, transportation, climate action and job creation. The NDP states that achieving a high-quality stock of infrastructure throughout Ireland will require sustained and elevated levels of investment over the long-term.

#### **Urban Regeneration and Development Fund**

The NDP initially brought forward the Urban Regeneration and Development Fund (URDF). The URDF has proven to be an important and significant source of funding for the renewal and regeneration of cities and towns across Ireland, with ca.€1.6 billion allocated to date. The fund has now been extended to 2030. Further URDF funding will take account of the objectives of 'Housing for All' and reflect the significant investment proposals for regenerating key areas of cities and also the investment needed to promote residential development on brownfield lands.

#### **Ireland Strategic Investment Fund**

The Ireland Strategic Investment Fund (ISIF) is managed by the National Treasury

Management Agency and offers finance for infrastructural requirements that will support Project Ireland 2040 priorities such as regional development, housing, and climate change.

### **Active Travel Grants Programme**

The Active Travel Grants Programme funds important projects supporting strategic pedestrian and cyclist routes, access to schools, permeability links, urban greenways and some minor public transport improvement projects. National Transport Authority (NTA) has allocated funds to Ireland's local authorities with a view to spending on walking and cycling infrastructure in 2023. This substantial investment will fund approximately 1,200 Active Travel projects, contributing to the development of almost 1,000km of new and improved walking and cycling infrastructure across the country by 2025. This includes the development of segregated cycle lanes and widened footpaths, new walking and cycling bridges, and new pedestrian crossings.

### **Development Contributions**

Dun Laoghaire-Rathdown County Council operates a Development Contribution Scheme to part fund the provision of public infrastructure and facilities in the county. All planning permissions are subject to this scheme, including permissions granted on appeal by An Bord Pleanála, unless exempt in accordance with the provisions of the scheme.

### **The Heritage Council Funding Opportunities**

The Heritage Council provides funding for heritage conservation and research work carried out by individuals, community groups and organisations all over Ireland. The Heritage Council supports a wide range of heritage projects through their

annual grants programme.

### **Sport Ireland Funding**

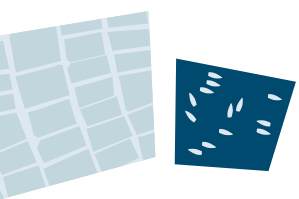
Sport Ireland provides High Performance Programme Funding is provided to National Governing Bodies to support the delivery of their performance programmes. This funding supports a range of activities including training camps and competitions, pathway development, performance services and performance team salaries. These programmes are central to supporting Irish athletes and teams in reaching finals and achieving medals.

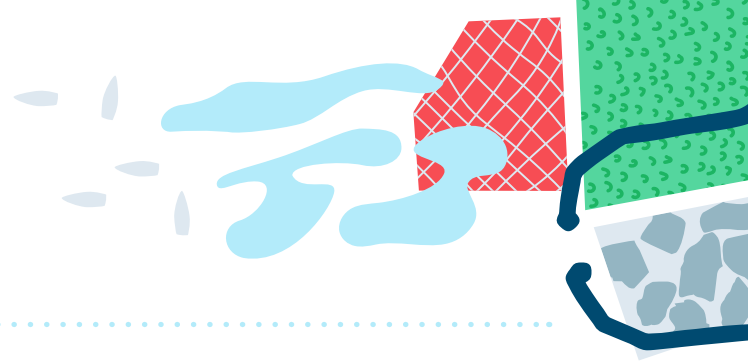
### **Public Spending Code**

It is important to note that any Government decisions to fund projects will need to be taken in line with the requirements of the Public Spending Code (PSC) as revised by the Department of Public Expenditure and Reform. The updated PSC will assist public bodies in delivering greater value for money and provide clarity on roles and responsibilities within the project lifecycle. All Government departments, local authorities, public bodies, etc. and any bodies in receipt of public funding must adhere to requirements of the PSC. The PSC is a key enabling reform of Project Ireland 2040 to ensure better project appraisal mechanisms, more commercial delivery of projects and better estimation and management of costs

### **Marketing and Promotion**

The regeneration of Dún Laoghaire Harbour, including the creation of new public spaces, contemporary architecture and the social regeneration undertaken by Dún Laoghaire-Rathdown County Council will enliven the existing harbour area while creating a new distinctive, recognisable urban quarter within the town of Dún Laoghaire. Branding the revitalised Dún Laoghaire Harbour as an attractive destination, providing a unique





experience for residents, workers and residents alike is vital to the continued successful regeneration of the area. Successful implementation of the Masterplan will require effective communication about the real benefits of visiting and working in the area, and creating strong relationships with individual businesses and sectors, communities and cultural actors to build, share and promote a tangible vision for Dún Laoghaire Harbour.

The intention is for the Dún Laoghaire brand to be recognised as a place to come work, socialise and play and as a location of choice for national and international investors, and become synonymous with an attractive and prime location of high-value development. Drawing on the expertise and networks of stakeholders with a mutual interest in the continued success of marketing the regeneration of Dún Laoghaire Harbour will help communicate the message to a wide and diverse audience with whom the excitement of creating a new urban quarter for the town of Dún Laoghaire. In this regard, working with and drawing on the views and expertise of key stakeholders such as the IDA, Enterprise Ireland and local businesses will be essential.

### Monitoring

A framework for monitoring delivery of the projects outlined within this Masterplan, should be established by Dún Laoghaire-Rathdown County Council. Monitoring should use a combination of quantitative and qualitative metrics to track economic performance and the implementation of the various masterplan objectives (including economic objectives) and projects and will help realise the aspirations of the Masterplan.

In addition, it is recommended that a formal space consultative forum be held in respect of Dún Laoghaire Harbour with representatives of business, community

and other key stakeholders to engage in a meaningful dialogue, promoting the Masterplan and providing feedback on progress. Dialogue with the local community should also be sustained as the projects within the Masterplan are progressed. This dialogue should be facilitated and promoted through dedicated information channels (such as a dedicated website and marketing / information media).



Fig. Pavilion Garden Overview



Fig. National Watersports Centre Overview



## 6.2 SUMMARY OF CONSULTANT CONTRIBUTIONS

### 6.2.1 Planning Summary

*This Section has been prepared by McCutcheon Halley Chartered Planning Consultants (MHP) to inform the preparation of a Masterplan for Dún Laoghaire Harbour (DLH).*

The DLH Masterplan is seeking to regenerate and develop the area, integrate it within the existing urban quarter while balancing its rich heritage with the demand for modern infrastructure and sustainable urban growth.

Planning in Ireland exists as a hierarchy of statutory plans, with a legal requirement for consistency between each level. The DLH Masterplan is presented as a non-statutory Masterplan guided by local, regional and national policy documents including:-

- Project Ireland 2040 – National Planning Framework First Revision (2025) & National Development Plan (2021-2030)<sup>1</sup>
- National Marine Planning Framework 2021
- The Eastern & Midland Regional Spatial and Economic Strategy 2019-2031
- Dún Laoghaire – Rathdown County Development Plan 2022-2028 Including Appendix 17 - Interim Dún Laoghaire Urban Framework Plan Dún Laoghaire Harbour Masterplan 2011
- Dun Laoghaire Harbour Heritage Management Plan 2011-2030 (Non-Statutory)

A revision of the Dún Laoghaire – Rathdown County Development Plan 2022-2028 is due to commence in 2026 and this will present an opportunity to align the proposals in the Masterplan with the County Development Plan (CDP), and potentially give it a statutory footing by incorporating it within the CDP. Similarly, where the proposed Dun Laoghaire and Environs Local Area Plan is prepared, as per Objective SLO 33 of the CDP, an opportunity exists to formally adopt the DLH Masterplan. The design presented in the Masterplan has

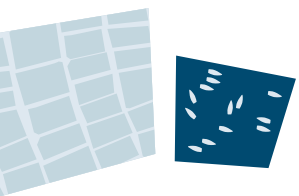
taken due regard to previous and current applications within and adjoining the site, including commercial developments and local authority led schemes. This includes the integration of the Dublin Array Operations and Maintenance Base building on St. Michael's pier; the National Watersports Campus, Dun Laoghaire Living Streets public realm improvements and Bus Connects works on Harbour Road.

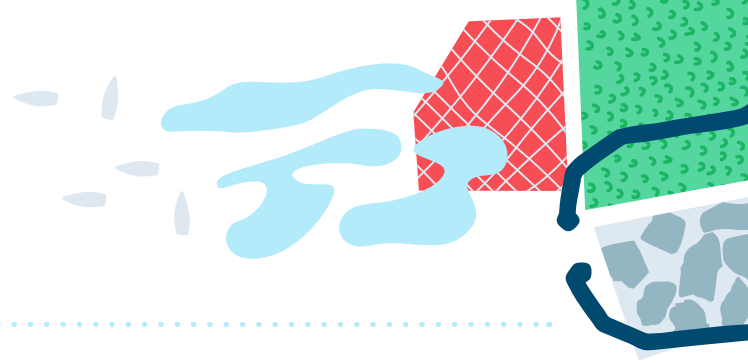
The majority of the Harbour lands are zoned 'Objective W' with an overall objective 'To provide for waterfront development and/or harbour related uses'. Small areas of the Masterplan area, specifically an area to the west and along the southern boundary, are zoned 'Objective F' with the overall objective 'To preserve and provide for open space with ancillary active recreational amenities'. The various land uses proposed in the DLH Masterplan are generally identified as permitted in principle or open to consideration in the CDP.

Due regard has been given to the special local objectives in the CDP for the DLH lands and generally the scheme is presenting a positive and successful design response.



Fig. Aerial DLH overview





### 6.2.2 Conservation Summary

*This Section has been prepared by Carrig to inform the preparation of a Masterplan for Dún Laoghaire Harbour (DLH).*

In order to inform the design process and to identify specific areas for heritage-led development to improve the public use of the harbour, Carrig have reviewed previous heritage-focused work on Dún Laoghaire Harbour, and identified heritage assets and historic character areas within the masterplan area and its surrounds. To this end, Carrig have prepared a section on heritage and conservation for the masterplan report which includes a historical overview of the origins and evolution of the harbour through to the present day, a timeline of key events in the development of the harbour, and a register of heritage assets within the harbour area.

The masterplan proposals aim to reflect the long history of the harbour as a place of seaside settlement, marine activity, transport, refuge, and recreation. For example, the old Dunleary pier and harbour, which is by the site of the late fifth century Dún or Fort of Laoghaire, is to host the National Watersports Centre, bringing renewed activity to the original centre of the coastal settlement. The historic heart of the nineteenth century refuge harbour, and its connection to the town which developed alongside it, are to be brought back into focus by the proposed Urban Quarter at St Michael's Wharf. The history of bathing places along the coast, from at least the 1700s to the present day, is continued with the proposed swimming baths. The historic route of the railway forms the basis for improvements to the transport route from east to west across the landward side of the harbour. The repurposing of the ferry terminal piers as a lookout tower opens up a new viewing point from which to appreciate the remarkable achievements of the harbour. This new access point also reflects a broader policy

of the masterplan to facilitate public access to the waterfront and connects into the use of the harbour from its earliest construction as a public amenity for leisure and recreation.

The proposals will give the opportunity for features that have been hidden by later accretions to be revealed, such as the proposed removal of the car park at St Michael's Wharf which will allow appreciation of the historic quay and reforge the link from the town centre to the harbour. The proposals will also require the integration of new elements into the historic setting. The harbour contains multiple heritage features many of which have statutory protection. While the scale of the harbour is massive and the proposals respond to that, much of its character is made up of the cumulative effect of smaller elements such as the mooring posts, stonework, and other features, that are the tangible testaments to the craftsmanship of their creators and to the activities for which they were made. These will need to be sensitively handled in the execution of the masterplan proposals in order to successfully integrate the new layers into the evolving history of the harbour.



Fig. East Pier Historical Trail

### 6.2.3 Ecology and Environment Summary

*The environmental reporting being undertaken by ERM will form the Strategic Environmental Assessment (SEA) Environmental Report for the Dún Laoghaire Harbour Masterplan, and its purpose is to consider the potential environmental implications of activities associated with the Masterplan.*

While specific development proposals within the Masterplan are aspirational, and individual development projects will require project-specific Environmental Impact Assessment (EIA), the Masterplan proposes a number of potential developments, which have commonalities within their potential environmental effects. The developments have been grouped into three common types:

- Repurposing of existing space;
- Piling or floating structures within the Harbour;
- Reclamation of marine space.

These development types are used to define the potential environmental effects associated with the Masterplan, and form the basis for scoping potentially sensitive receptors in or out of SEA. The assessment considers the construction and operational phases of the Dún Laoghaire Harbour Masterplan, but does not consider decommissioning.

At a strategic level, a distinction has been drawn for various effect mechanisms between impacts which may be significant in terms of conservation status of a species or population (and hence are significant in strategic terms), and impacts which may be significant to individual animals, but which will not influence sufficient numbers to have a significant effect on population viability or conservation status. Examples of this approach include the consideration of acoustic effects on marine

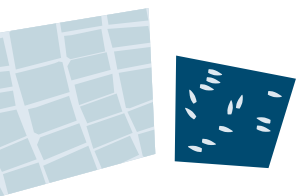
mammals, collision risk for birds, and oil spill effects.

In addition to SEA, the environmental report is also undertaking a Natura Impact Statement Appropriate Assessment (AA). This is a requirement under the EU Habitats Directive (as transcribed into Irish law) to conduct an AA to ascertain whether any plan, alone or in combination with other plans or projects, is likely to have a significant effect on a European site, which includes Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), in view of the site's conservation objectives.

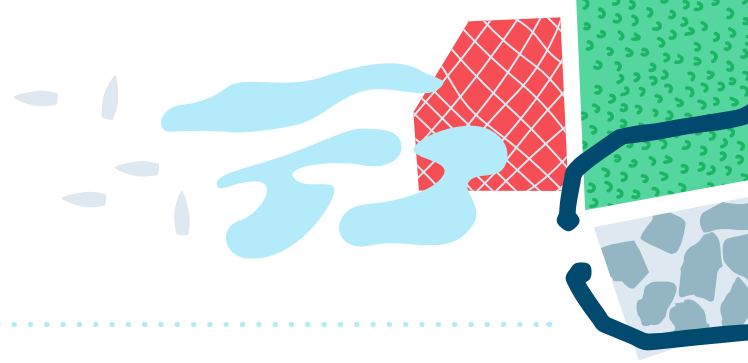
While the exact development activities are currently unknown, mitigation measures will be proposed within the environmental report, which could avoid, minimise or remove potential environmental impacts associated with Masterplan development activities, or improve environmental benefits. There are two types of mitigation measures that can be applied, these are either embedded into the Masterplan design or are additional measures implemented by the individual developments to reduce environmental impact and residual risk.

In addition, where applicable, biodiversity enhancements or nature inclusive design (NID) ideas will be proposed, which may positively impact certain receptor types. NID relates to the purposeful design of manmade structures to optimise habitat value for species or communities. It can be integrated into current man-made structures, or added to new structures, across the whole life cycle of the Masterplan. Including NID is of increasing importance to allow national

and international biodiversity targets to be met, though effective approaches need to be sustainable, ecologically viable, feasible and probable.







Relevant NID mechanisms that could be considered for the Masterplan include (but are not limited to):

- Incorporation of swift bricks into new structures and existing structures;
- Use of new structures for tern nesting areas;
- Sympathetic lighting to minimize negative impacts for bats;
- Use of bioblocks in pile foundations and pier arms (both inside and outside harbour).

#### **6.2.4 Transport Summary**

The Dun Laoghaire Harbour Masterplan aims to significantly enhance the harbour environment and create new opportunities for recreation, tourism and public engagement within the area.

In relation to Transportation and Connectivity within the harbour, the masterplan aims to “untangle the urban knot” and improve connectivity across the harbour. There are a number of proposals outlined for improved access for pedestrians and cyclists; these are as follows:

- Improved East to West Connectivity;
- Regeneration of the Urban Quarter;
- Creating direct linkages to each of the quarters;
- Rewiring vehicular traffic through the harbour.

#### **Improved East to West Connectivity**

One of the key elements of improving the overall atmosphere within the harbour, is to create and improve on the East to West connection, from pier to pier. At present, the harbour is disconnected, with poor footpath and cycle facilities in place, significant presence of on street car parking and lack of accessibility, resulting in a reduced level of service for vulnerable users.

The proposals for the masterplan seek to address this issue. Improved footpaths and crossing facilities are proposed throughout the harbour, ensuring that accessibility for pedestrians provides safe and direct connections from the eastern side of the harbour to the western side. A two-way cycle track is proposed for cyclists that will connect



Fig. Educational Centre and Nature Park

east to west. The cycle facility will be located, in general, on the northern side of the Harbour Road and will create a safe and direct link for cyclists.

A new pedestrian and cycle bridge is proposed on approach to the West Pier access. At present the footpath accessing the West Pier is narrow, with the majority of pedestrians forced onto the road in this location due to the presence of public lighting poles. This bridge will create new and improved accessibility for pedestrians and cyclists to and from the West Pier and will provide a fundamental element to achieving the improved east to west pier connection.

### **Regeneration of the Urban Quarter**

One of the main issues within the harbour in terms of urban realm and atmosphere, is the lack of connection between the harbour and the sea. The masterplan aims to regenerate the "Urban Quarter" area and connect Marine Road through a shared open space to the central core of the harbour. This area will create a new communal public space for Dun Laoghaire with a number of amenities proposed within this space, including the Pavilion Pool, Pavilion Garden, Dun Laoghaire Venue etc. Access to this space should be consistent with universal access guidance for all users, in particular, vulnerable users.

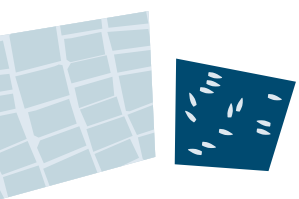
Creating direct linkages to each of the quarters  
One of the main issues within the harbour at present is the lack of accessibility for pedestrians and cyclists from the main spine roads of Dun Laoghaire into the harbour itself. This is due to the presence of the rail line that intersects the town from the harbour. The masterplan aims to improve this by creating direct linkages from Dun Laoghaire Town to each of the quarters within the harbour, East Pier, Urban Quarter, Leisure Quarter and West Pier. To achieve this, overbridges are proposed in some locations over the rail line, in particular, over at the western side of the harbour. It is

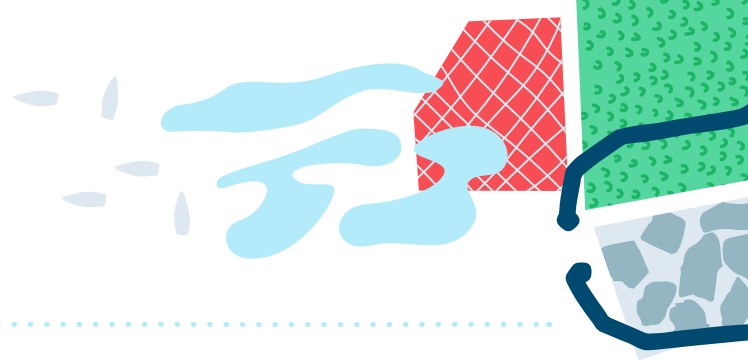
essential that these bridges provide access to all users and be universally accessible. Overbridges must provide access to wheelchair users, visually impaired users as well as users with buggies and prams.

Rewiring vehicular traffic through the harbour  
In order to provide an improved public realm within the harbour, one of the main objectives will be to reduce/redistribute vehicular movements. At present, the internal harbour roads are car dominated and on street parking is high. This results in a poor public realm for pedestrians and cyclists, leading to low footfall levels, in particular, along the east to west spine. The masterplan has the objective of rewiring the main traffic movement outwards of the harbour in order to create a core designed for public transport and soft movement types, ie, pedestrians and cyclists. Existing on street car parking spaces will be redistributed to off road locations. A number of traffic surveys will be required to gain a full understanding of the existing travel patterns within the harbour. This will then inform the strategy for achieving a reduction/redistribution of vehicular traffic within the harbour.

### **Summary**

Overall, the Harbour Masterplan aims to improve the harbour for pedestrian and cycle movement and create open space with amenities to create a "Living Harbour" where people can connect. The proposals outlined from a transportation aspect, create new opportunities within the harbour for improved connectivity from east to west pier, direct links from Dun Laoghaire, regeneration of areas to open spaces up as well as a reduction/redistribution of vehicular traffic to create an overall improved space for vulnerable road users. The proposals seek to provide universal access within the harbour to the waterfront and link the harbour to the town core.





### 6.2.5 Marine & Harbour Front

Dún Laoghaire Harbour, a significant historical and functional maritime hub located approximately 11 km from Dublin City. It spans some 50 acres of land and 200 acres of water, making it one of Western Europe's largest man-made harbours. Foundational assessments have already been carried out to inform the development of the Dún Laoghaire Harbour (DLH) Masterplan, highlighting existing infrastructure, ground conditions, land and marine uses / interventions, as well as future development proposals. The key findings, which will be developed in more detail as part of the current stage of the masterplanning works, are summarised briefly below.

#### Utilities Infrastructure

A high level appraisal of the existing utilities within the Masterplan area has been carried out. Utility networks include Eir (communications/fibre), ESB (electricity), Gas Networks Ireland (gas), and Uisce Éireann (water, stormwater, and foul water drainage). Careful planning is required to integrate new infrastructure with existing utility routes as much as practicable such that costly diversions and service disruptions are minimised.

#### Ground Conditions & Site Investigations

Geological Survey Ireland (GSI) resources have been interrogated to provide a high level summary of the soils and geology in the vicinity of the harbour area. The predominant sediment in Dún Laoghaire itself is described as till (boulder clay) derived from limestones. The area between St. Michael's Pier and the Gut is identified as till derived from granites. The depth to bedrock is inferred as being between 1m to 3m in The Gut, extending out to 15m to 20m at the northern end of the piers. The actual depth to bedrock in any given location will need to be confirmed by a detailed site investigations, through the use of rotary core boreholes.

#### Flood Risk

A Strategic Flood Risk Assessment (SFRA) was carried out as part of the Dún Laoghaire Rathdown County Council (DLRCC) County Development Plan 2022-2028. There are a number of small pockets of land along the harbour frontage which are within flood zone A, and flood risks associated with climate change and sea level rise are high in these areas. Therefore, these zones are likely only suitable for water-compatible development. Water-compatible development includes the likes of docks and marinas, dockside activities that require a waterside location, amenity open space, and outdoor sports and recreation.

Individual developments within the harbour area will be required to undertake a detailed Site Specific Flood Risk Assessment (SSFRA). This should assess the risks associated with sea level rise, and wave overtopping, where the moderating influence of the harbour walls should be taken into account for development along the sea front. Structures placed close to the exposed water edges will need to be designed with suitably high finished floor levels (FFLs) and/or ensuring appropriate emergency response plans, and take potential wave impact and overtopping into account. Lightweight facades and other light structures shall not be proposed adjacent to the waterside.

#### Land & Marine Interventions

Based on site surveys and extensive consultation is noted that the existing land and marine uses are diverse – light industry, marinas, boat yards, public and private moorings, yacht clubs, fishing fleets, RNLI lifeboats, Commissioners of Irish Lights, cruise facilities, etc. A key challenge of the Masterplan will to be to create a bold and vibrant vision that lasts for generations, while also servicing the needs of existing users.

In terms of specific marine interventions, a



significant number of articulated walkways (gangways) will be required to provide access to floating infrastructure (pontoons, house boats, floating hotels, etc.). The walkways shall be designed such that walkway slopes are comfortable for all users during all tidal conditions. Services walkways, not generally used by the public, can be designed with steeper angles to reduce lengths and material costs.

Driven piles will generally be used to fix floating installations in place. This matches the existing form of construction in the marinas. Driven piles remove the requirement to fix pilings to quay walls, which would be detrimental to the historic fabric of the east and west piers. Tethered mooring systems would result in a significant amount of lateral movement under the high tidal range in DLH, and would significantly reduce efficiency of the water space distribution strategy.

There are a number of existing open pile structures in DLH, e.g. the boat storage are between Carlisle Pier and St. Michael's Pier. Transitioning from an open structure to a closed structure will need to be carefully considered from an environmental perspective to assess any impacts on marine life. From an engineering perspective, closed structures would result in more wave reflection compared to open structures. Rock is also reasonably shallow in some areas of the inner harbour, which will influence the form of piling from a technical and commercial perspective.

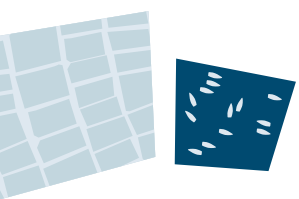
Reclamation works shall be looked at holistically from an environmental and engineering perspective. From an examination of bathymetry and metocean conditions, it is noted that the western side of DLH is more appropriate for reclamation works (for the

Beach Park) compared to anywhere else outside the harbour walls as it is more sheltered, has shallower water depths (less material required), lower wave heights, and lower current speeds. However, more detailed feasibility studies and modelling would be required at a later stage to prove the concept, as well as consideration of suitable sources of material (sustainability and economics), and consultation with environmental, ecological, and dredging specialists. Consultation with Irish Water will also be required, as there is a stormwater outfall in the vicinity of the Beach Park extents.

### **Proposed Developments**

There are a number of marine-related developments that will be implemented in the short-term, which need to be accommodated for in the Masterplan. These include:

- Offshore Renewables Operations & Maintenance (O&M) Base: Dún Laoghaire is the preferred site for Dublin Array's operations base, including a pontoon facility for Crew Transfer Vessels (CTVs).
- National Watersports Campus (NWC): A major initiative to consolidate Ireland's leading marine sports hub. Facilities will include slipways, pontoons, event space, equipment storage, and offices for governing bodies.
- Cruise Operations Expansion: While permanent cruise berth plans were previously shelved, options like the SeaWalk floating pier system could be considered at a future stage to accommodate large vessels without the need for major permanent infrastructure. Flexible spatial planning shall be adopted in the Masterplan to maximise benefits for stakeholders over the short, medium, and long-term.



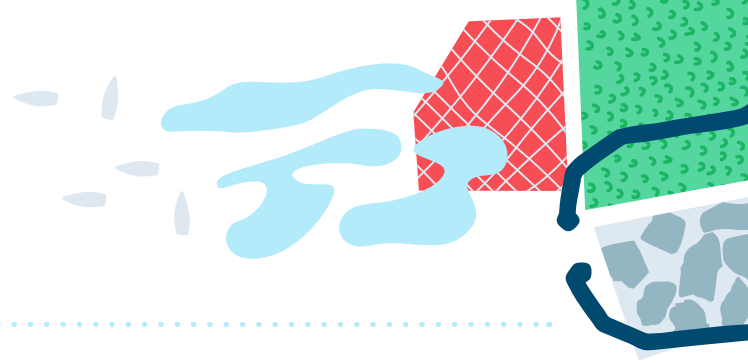


Fig. Urban Quarter Overview



Fig. Leisure Quarter Overview

## 6.3 FINAL CONSIDERATIONS & NEXT STEPS OVERVIEW

### 6.3.1 Overview of the Masterplan and Its Guiding Principles

The Dún Laoghaire Harbour Masterplan envisions a transformation of the harbour from a series of disconnected, underused spaces into a cohesive, active “living heart” of the town. Historically, the harbour has been physically and functionally severed from the town centre, despite its striking waterfront and rich maritime heritage. The core ambition of the Masterplan is to reconnect those places—Pavilion Garden, St. Michael’s Pier, Coal Harbour, the Gut, East and West Piers—and to stitch them together like “pearls on a string.” In so doing, the harbour is reimagined not as a static backdrop, but as a dynamic sequence of distinct yet interrelated quarters that invite people to move through, dwell, and return.

At a high level, the Masterplan is founded on three main interlocking principles:

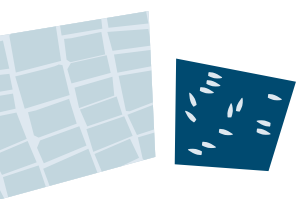
- Placemaking & Co-Design**  
 Instead of forcing a one-size-fits-all plan on the harbour, we’ve worked hand-in-hand with the community every step of the way. Through workshops, surveys, and constant conversations with Dún Laoghaire-Rathdown County Council, residents, local businesses, user groups, and civic organizations all had input right from the start. That “co-design” approach means this isn’t just our vision—it’s something everyone helped shape.
- Short-Term Activation & Long-Term Transformation**  
 We’re not waiting years to see change. Early on, you’ll notice small but visible upgrades—simple public-realm tweaks, pop-up events, new signage, and pilot projects that get people back down by the water. Those quick wins build energy and excitement. Meanwhile, behind the scenes, we’re laying out a roadmap for bigger infrastructure, cultural spaces, and mixed-use developments that will roll out

over time. Funding streams and public-private partnerships will guide which pieces come next.

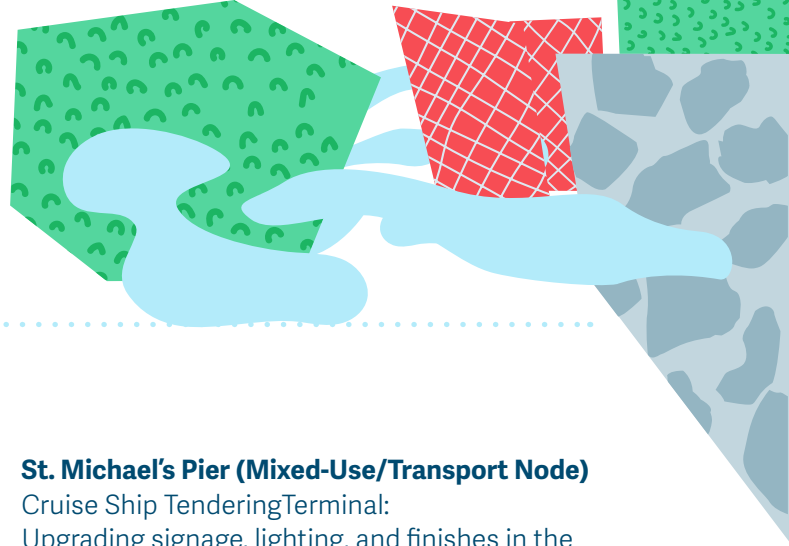
- “Living Harbour” Design Principles**  
 We have distilled our vision into eight guiding themes—Connect, Set Free, Revitalize, Reclaim, Extract, Inject, Develop, Extend, and Resolve. These themes are not merely theoretical devices; they provide a structured framework for enhancing water access, preserving public ownership of space, safeguarding heritage assets, fostering biodiversity, facilitating pedestrian and cycling connectivity, and encouraging a diverse mix of uses. In essence, these principles serve as a consistent reference point to guide the harbour’s evolution and ensure its adaptability over time.



Fig. DLH consultation process (above) and Aarhus feel and look reference (below)







### 6.3.2 How the Masterplan Works: Spatial Framework & Key Interventions

The Masterplan divides the harbour into six “character areas,” each with its own role and identity: the Urban Quarter, Leisure Quarter, Marina Quarter, Active Quarter, Recreation Quarter, and the East & West Piers. Rather than proposing one monolithic redevelopment, it establishes a network of “pearls” (distinct nodes of activity) connected by a redesigned “string” (a continuous green spine, pedestrian/cycle routes, and visual corridors). Key interventions within each area include:

#### Urban Quarter (Civic & Cultural Heart)

**Pavilion Garden & Square:** Transforming the existing Harbour underground car park into a landscaped green corridor (“Pavilion Garden”) that links Marine Road and the Town Hall directly to the waterfront. This space features lawns, structured planting, seating terraces, and multi-use plazas for town events and markets. Its proximity to the Town Hall reestablishes a historic visual and physical axis.

**Pavilion Harbour Pool:** A year-round saltwater bathing facility inspired by Copenhagen’s harbour pools, with sun decks, changing rooms, floating pontoons, and training zones for scuba and sea-survival courses. It anchors the water-edge end of the Pavilion Garden.

**Former Ferry Terminal (Covered Market):** Adaptive reuse of the historic terminal into a flexible market hall. By preserving original roof trusses and façades, this covered space supports food and craft markets, exhibitions, and small performances, drawing footfall from the adjacent DART station and bus routes.

**Lookout Tower:** A slender, vertical landmark rising behind the proposed O&M building. It offers 360° panoramic views over the harbour, county, and Dublin Bay, re-linking the town’s vantage points to the water’s edge.

#### St. Michael’s Pier (Mixed-Use/Transport Node)

**Cruise Ship Tendering Terminal:** Upgrading signage, lighting, and finishes in the new tendering terminal building to enhance the arrival experience, while maintaining working berths. Out of season, the terminal footprint doubles as sheltered event space connected to the larger Marina Plaza to the west.

**Conference & Spa Hotel:** A mixed-use destination at the pier’s northern tip, featuring a spa, conference facilities, waterfront restaurants, terraces, and public promenade. Beneath, the operational cruise and boat services continue, preserving the harbour’s role as a transport hub.

**St. Michael’s Event Venue:** Generous plaza between the new hotel and cruise terminal, forming a flexible civic forecourt for festivals, outdoor cinema, and pop-up markets.



Fig. St Michaels Pier and Pavilion Garden aerial view

### Active Quarter (Carlisle Pier & Working Harbour)

Carlisle Pier Community Hub: A reimagined community centre reusing existing maritime buildings for flexible event space, workshops, social enterprises and meeting rooms. It acts as a bridge between traditional harbour industries (boat repair, storage) and new educational, cultural, or co-working uses.

National Watersports Centre Event Building: Located on Carlisle Pier, this facility is central to the soon-to-launch National Watersports Campus.

### Marina Quarter (Leisure & Boating Hub)

The Green & Linear Park: A small greenspace within the marina precinct—framed by trees and benches—links to a linear elevated park running above the rail line, providing a quieter respite and pedestrian link between the town centre and harbour edge.

### Recreation Quarter (East & West Piers)

East Pier Historical Trail & Cycle Lane: Restoration of heritage lighthouses, wayfinding signage, and heritage markers along the East Pier. A dedicated cycle lane provides safe year-round exercise and recreation, continuing the “pearls on a string” green spine.

West Pier Nature Park & Boardwalk: A softer, sand-inspired landscape approach at the West Pier, reinforcing its identity as a tranquil, dune-like setting. Low seating walls, wooden boardwalks, and mooring points for small craft blend with native dune grasses and informal meadows.

The Gut Educational Facility: The Gut 's building (the harbour’s westernmost inlet) that doubles as a learning center focused

on coastal ecology, tidal systems, and climate resilience.

### Leisure Quarter (National Watersports Campus)

Coal Harbour Watersports Centre: The core of the National Watersports Campus lies here, with training docks, storage for dinghies and windsurf boards, and an event square for regattas and competitions.

Floating Watersports Centre & Warehouses: A “floating island” anchored off the pier provides flexible event space, pop-ups, and equipment rental; repurposed historic warehouses become sailing-club headquarters, workshops, and storage facilities.

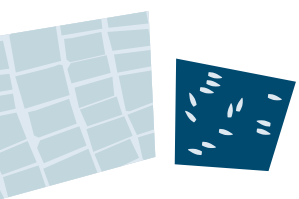
Mobility Bridge: A pedestrian/cycle bridge connects the Leisure Quarter to the Marina Quarter, encouraging active travel and linking water-sports users directly to transit stops and the town centre.

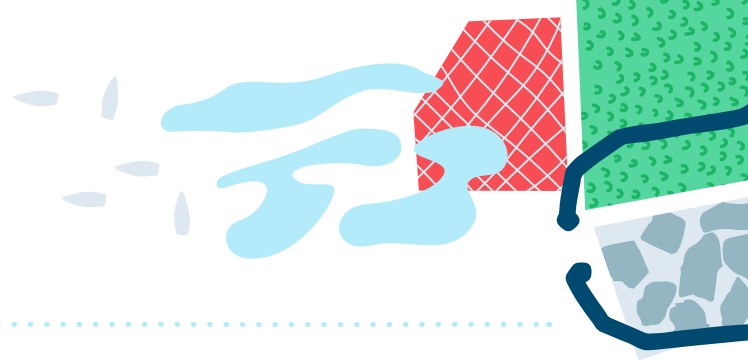
### 6.3.3 Co-Design & Community Engagement Process

In late 2024 public engagement was held. Online surveys and stakeholder workshops gathered input from more than 900 residents, business owners, user groups, and civic organizations. Common themes included the need for improved public spaces, better year-round water access, heritage conservation, and safer walking/cycling routes.



Fig. Leisure Quarter aerial overview





Iterative Design Workshops: ARROW (lead architects), SLETH (landscape), DBFL (marine/engineering), Carrig (heritage), McCutcheon Halley (planning), and ERM (ecology) collaborated in multi-disciplinary workshops. Early sketches and models were tested throughout all process

### 6.3.4 Next Steps & Priorities

#### Short-Term Priorities

- Finalize Pavilion Garden & Harbour Pool Plans
- Underground Parking & Expanded Public Realm
- Advance National Watersports Campus Procurement
- St Michael's Pier Activations
- Wayfinding: Easy up The Harbour access

#### Medium-Term Steps

- Adaptive Reuse & Market Hall Launch
- Community Hub & Marina HQ
- St. Michael's Pier Hotel & Plaza
- Transport & Connectivity Upgrades

#### Long-Term Vision

- St Michael's Pier Mixed-Use Pier Development
- West Pier Nature Park & Floating Facilities

### 6.3.5 Key Takeaways

The Dún Laoghaire Harbour Masterplan is not about one big gesture but a thoughtful sequence of “pearls on a string.” Short-term activation, medium-term infrastructure, and long-term development work in tandem to transform the harbour into a civic destination.

Co-Design & Community Ownership: The iterative engagement process—surveys, workshops, pilot events—ensures that local stakeholders have shaped each intervention. This shared ownership underpins both social

and the harbour's success as a welcoming public realm.

Consultant Collaboration: From ARROW's urban design vision to SLETH's landscape expertise, DBFL's maritime and infrastructure solutions, Carrig's heritage stewardship, McCutcheon Halley's planning alignment, and ERM's ecological guidance, each consultant has refined the Masterplan in their domain. Their coordinated input ensures that design excellence, regulatory compliance, environmental sustainability, and financial feasibility move forward together.

Priority Short-Term Interventions: The Pavilion Garden, Harbour Pool, and National Watersports Campus are critical interventions that will generate visibility, community excitement, and early economic returns. Piloting East/West Pier activations and wayfinding improvements will reintroduce residents to the waterfront even before large capital investments are fully realized.

Long-Term Resilience & Sustainability: By embedding green infrastructure, adaptive reuse, and biodiversity enhancements, the Masterplan looks beyond immediate activation to ensure that the harbour remains resilient to climate pressures, supports local ecology, and continues to evolve as community needs shift.



### 6.3.6 Next Steps & Call to Action

From the beginning, the Masterplan for Dún Laoghaire Harbour has been driven by a simple idea: to bring the harbour back to life—not just physically, but socially, environmentally, and economically. The vision was never about one big building or a signature attraction. It was about restoring connections—between land and water, people and place, heritage and future.

Now, with a shared roadmap in place, it's time to shift from planning to action. The following next steps are designed to deliver early results, build momentum, and stay grounded in the principles that inspired the project from day one.

#### Deliver Key Early Projects

The Pavilion Garden, Harbour Pool, and the National Watersports Campus are ready to move forward. These were among the most discussed and supported features during public engagement, and they offer quick, visible benefits. Their delivery will show residents, visitors, and investors that change is happening—carefully, but with intent.

#### Advance Infrastructure & Design Development

Ongoing technical and design work will support future phases, including transport improvements, green corridors, and adaptive reuse projects like the Market Hall and the Community Hub. These aren't just buildings—they're enablers of activity, gathering, and community use.

#### Secure Funding & Approvals

We will continue to align the Masterplan with local and national strategies to unlock investment, including through tourism, climate, and transport funding streams. Public-private partnerships will also play a role, helping to fund

mixed-use developments, event infrastructure, and sustainable mobility links.

#### Keep the Community Involved

From co-design workshops to public exhibitions, this Masterplan was built with local input. That dialogue won't stop. Pilot events, school visits, and hands-on projects will help keep people engaged and proud of what's being built. It's not just about creating new spaces—it's about making sure people feel they belong in them.

#### Monitor and Adapt

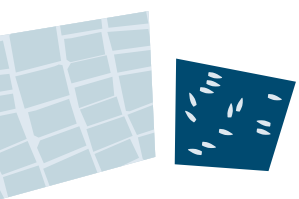
This is a long-term plan, and flexibility will be key. As the harbour evolves, so too will community needs, climate challenges, and economic conditions. We will track how each intervention performs and adjust the rollout where needed, staying true to the Masterplan's founding values.

### 6.3.7 Conclusion

The Living Harbour is not one project or location—it's a network of moments and experiences, stitched together by thoughtful design and shared ambition. From the calm of the West Pier Nature Park to the activity of the Watersports Campus, from historic structures brought back to life to new spaces designed for the next generation—each element plays a role in reconnecting the harbour to the town, and the town to the sea.

This is the next chapter. It's about delivery.

About staying grounded in what matters most: access, belonging, resilience, and use. Together, we are shaping Dún Laoghaire Harbour into a living, breathing part of the community—an everyday destination, and a place to be proud of.



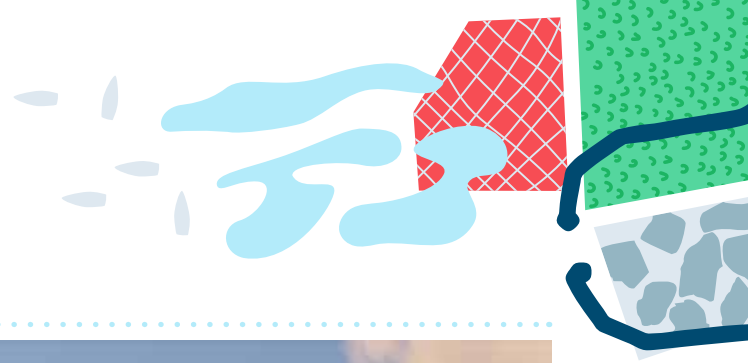


Fig. Marina Moardwalk



