



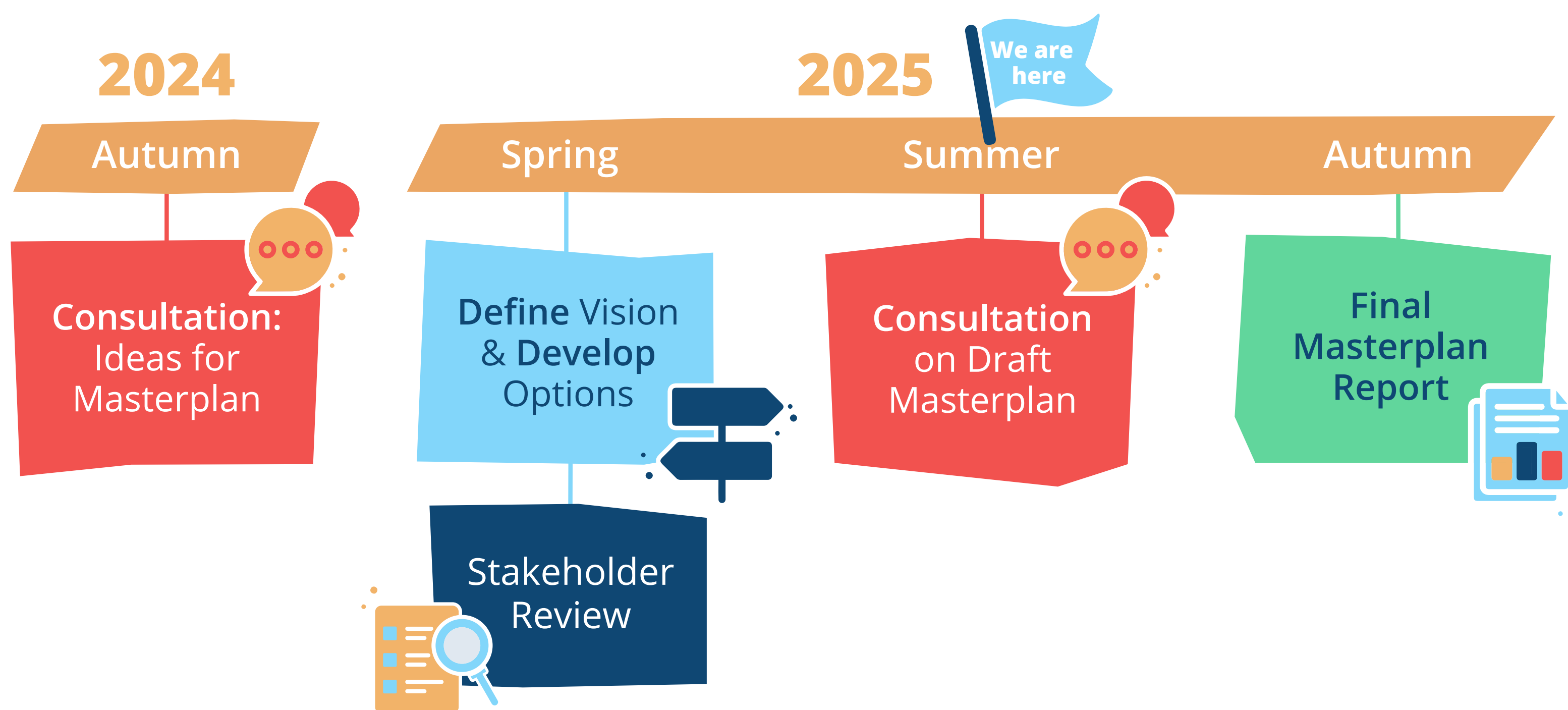
16th JUNE –
28th JULY

DÚN LAOGHAIRE HARBOUR DRAFT MASTERPLAN CONSULTATION OPEN!

Dún Laoghaire-Rathdown County Council is pleased to announce the publication of a Draft Masterplan for Dún Laoghaire Harbour, and is now inviting members of the public to share their views.

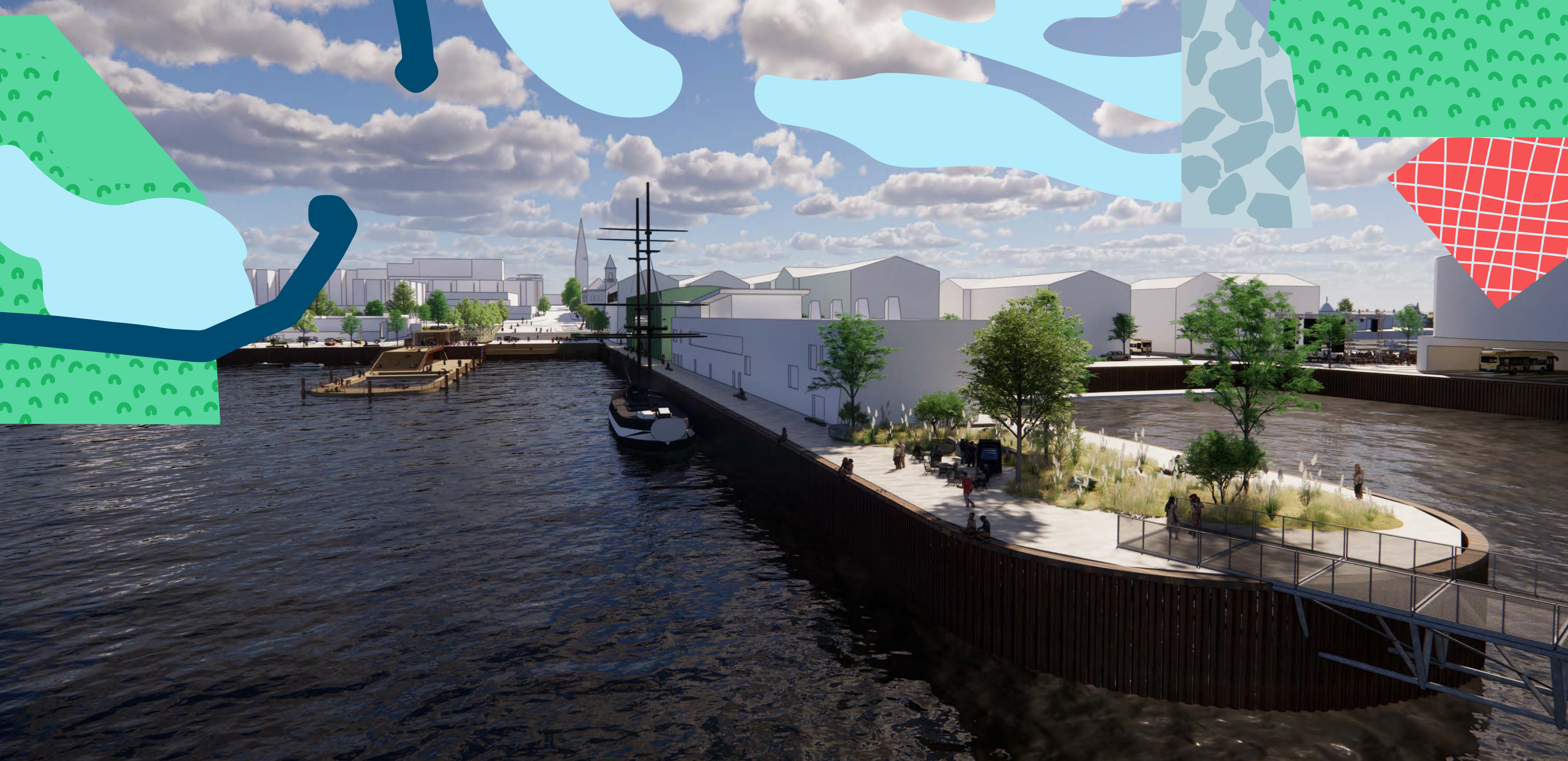
The Draft Masterplan sets out a comprehensive and long-term vision for a 'Living Harbour', focusing on improving recreation, tourism, and economic vitality while also building climate resilience and increasing biodiversity.

Join us in charting the future!



The Draft Masterplan includes proposed actions over short, medium, and long-term timeframes and addresses key themes that emerged from the Pre-Draft phase, such as improved connectivity, waterfront access, and spaces for community and recreation.

This is your opportunity to provide further input to ensure the final Masterplan reflects the shared aspirations for Dún Laoghaire Harbour as a vibrant, resilient, and inclusive space for future generations.



WHAT IS A MASTERPLAN?

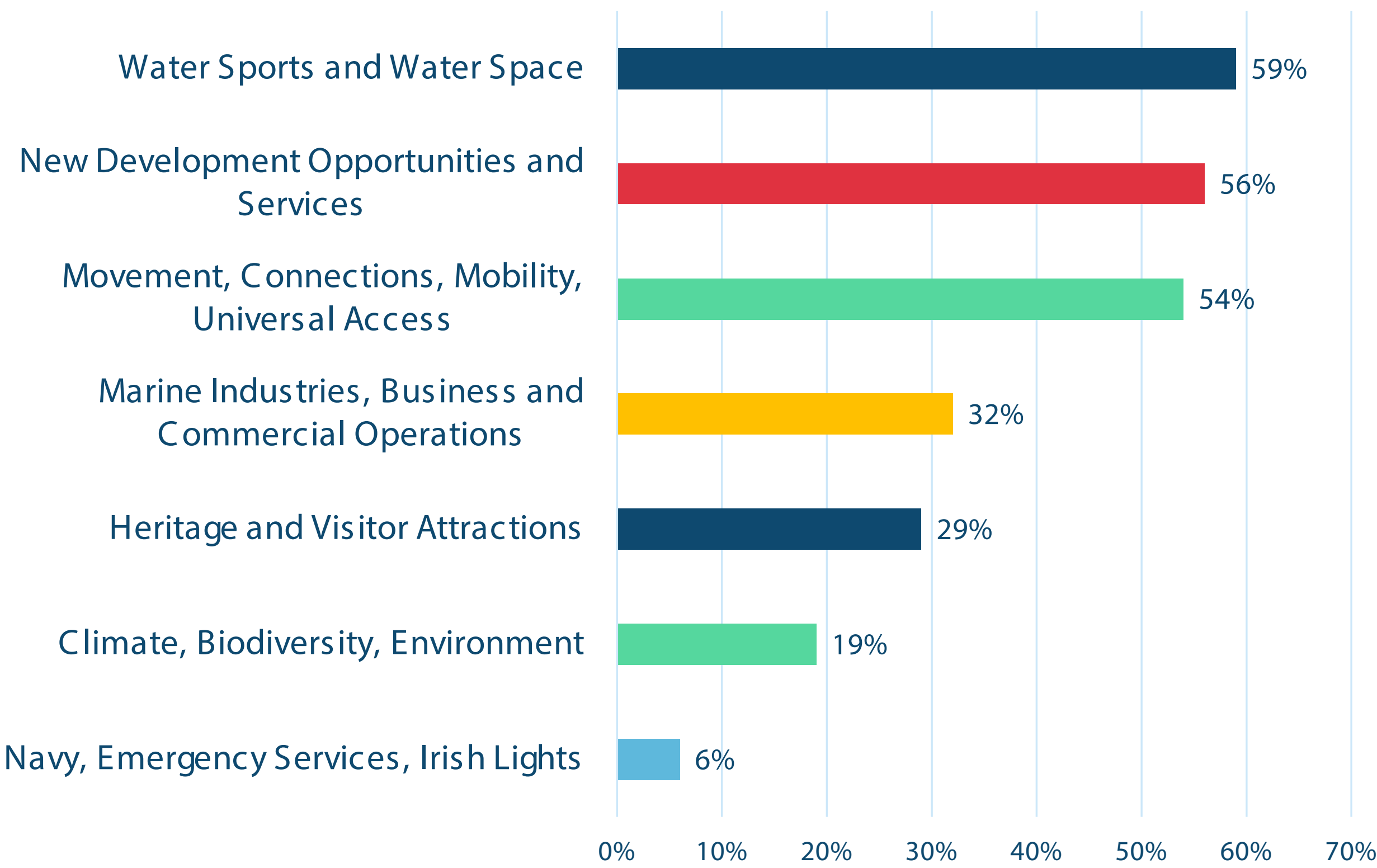
A Masterplan is a high-level document that serves as a long-term (non-statutory) planning document and sets out a future vision to guide decision-making around the Harbour’s growth and development.

This is consultation is being held on the draft Masterplan. After the Final Masterplan is produced, the council will work with various stakeholders to secure funding, investment and partners to make its short, medium and long-term actions happen. Detailed designs will then be created for key parts of the Masterplan, and separate formal planning and marine consent processes will be undertaken where required.

WHAT DID DID PEOPLE SAY IN THE FIRST CONSULTATION?

Over 1,000 formal submissions were made in the Stage A consultation, back in Autumn of 2024, with more than 600 people attending consultation events.

A number of key themes emerged from this engagement. The graph below shows the % of submissions that mentioned each theme respectively. These themes formed an integral part of the brief for the design team to prepare the draft masterplan that is now on display.

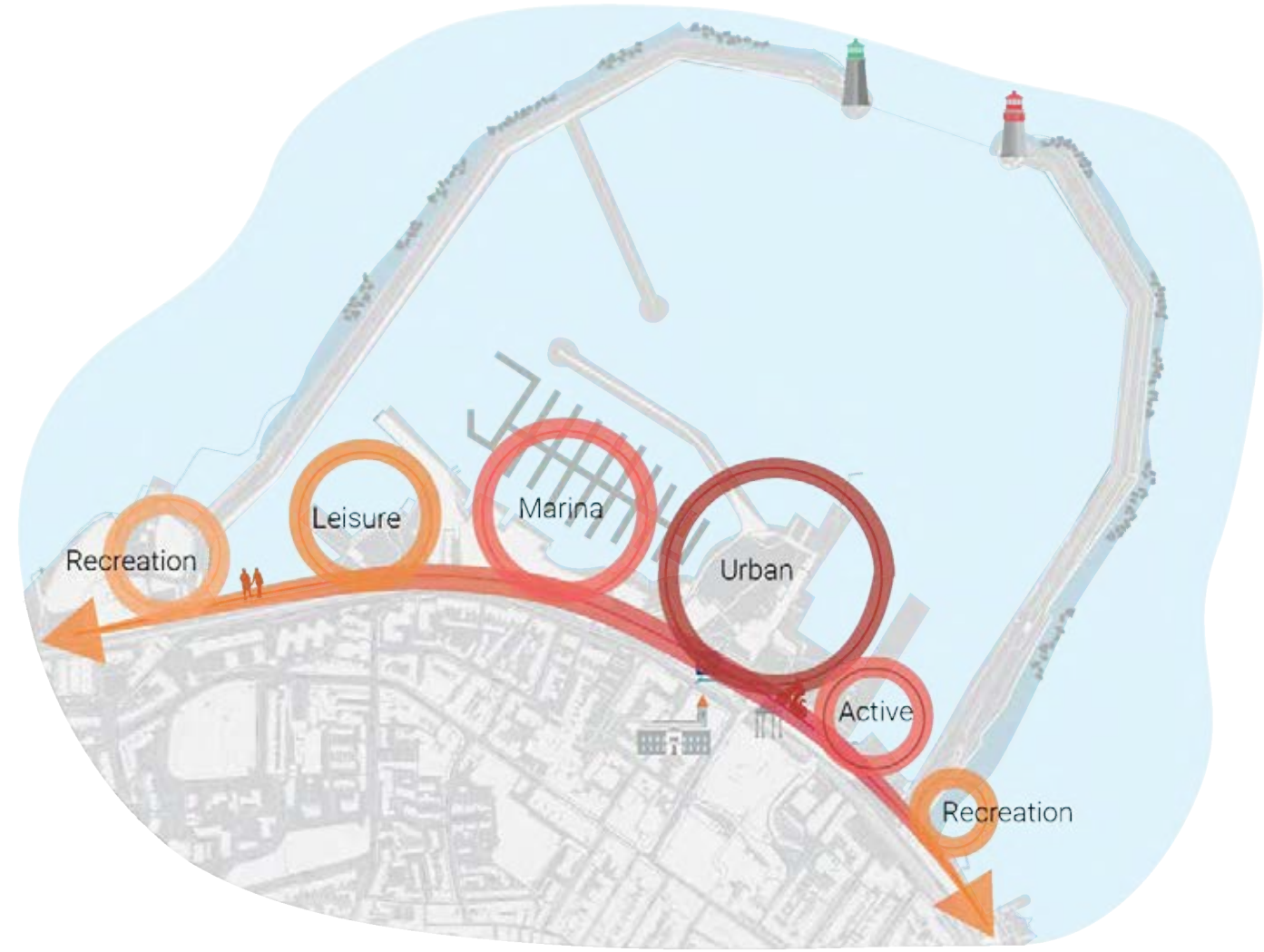


PLACEMAKING STRATEGY - "A LIVING HARBOUR"



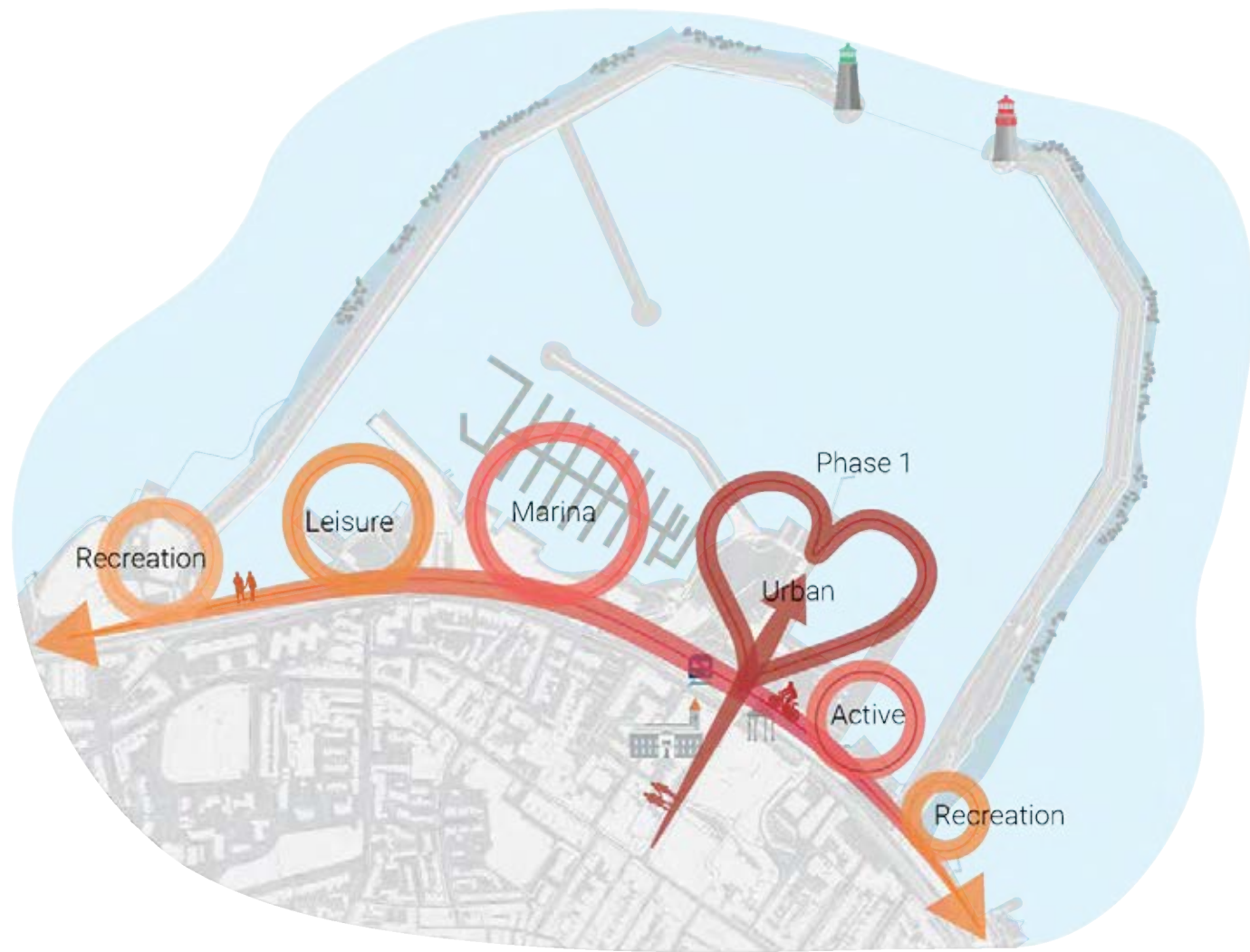
1. The String - Improved Connectivity

Untangling an urban knot and improving connectivity across the harbour by shaping a green spine through the harbour, while connecting both sides



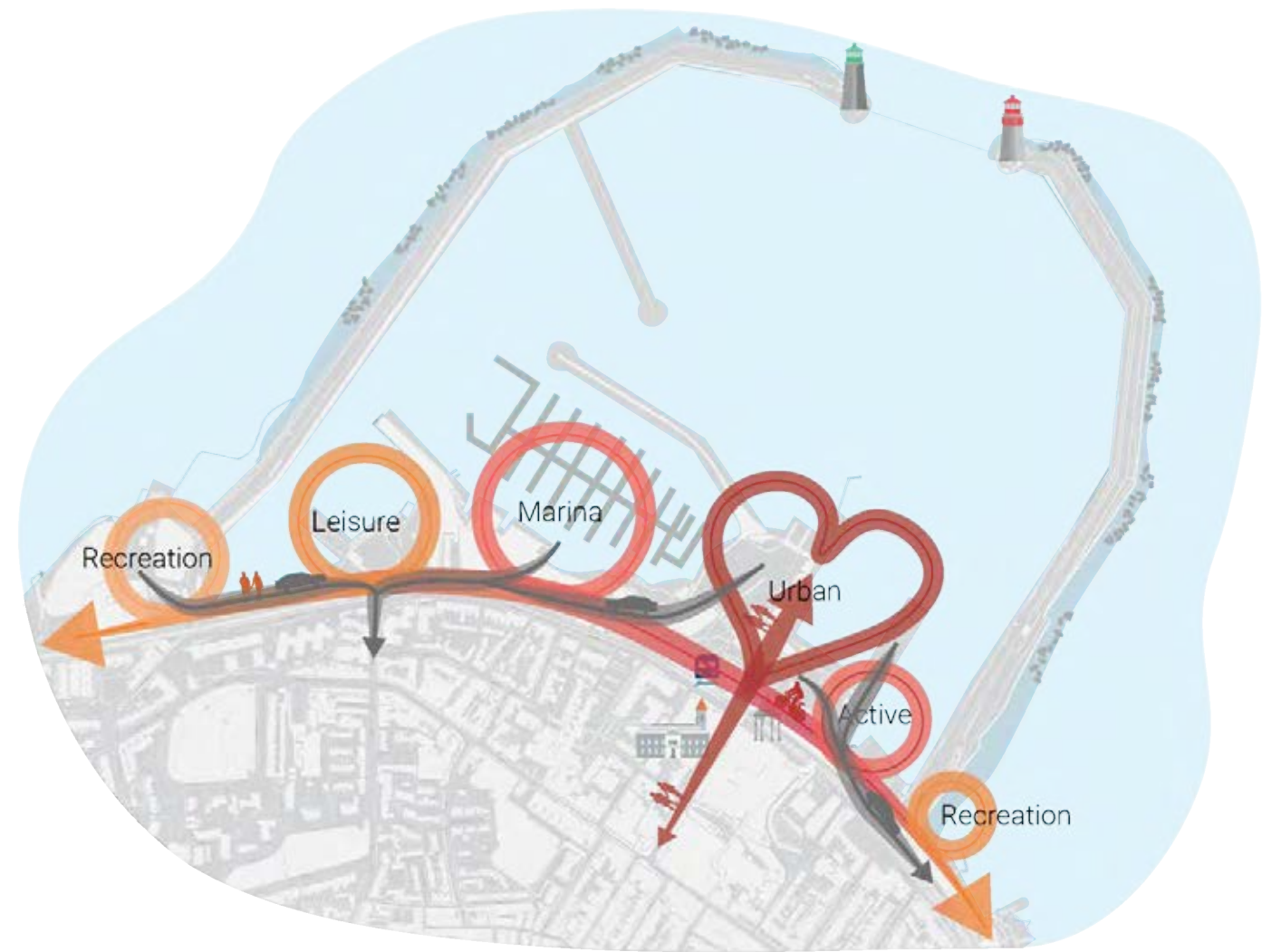
2. "Pearls on the string" Concept

From Space to Place – drawing on historical and existing qualities to define unique quarters within the harbour



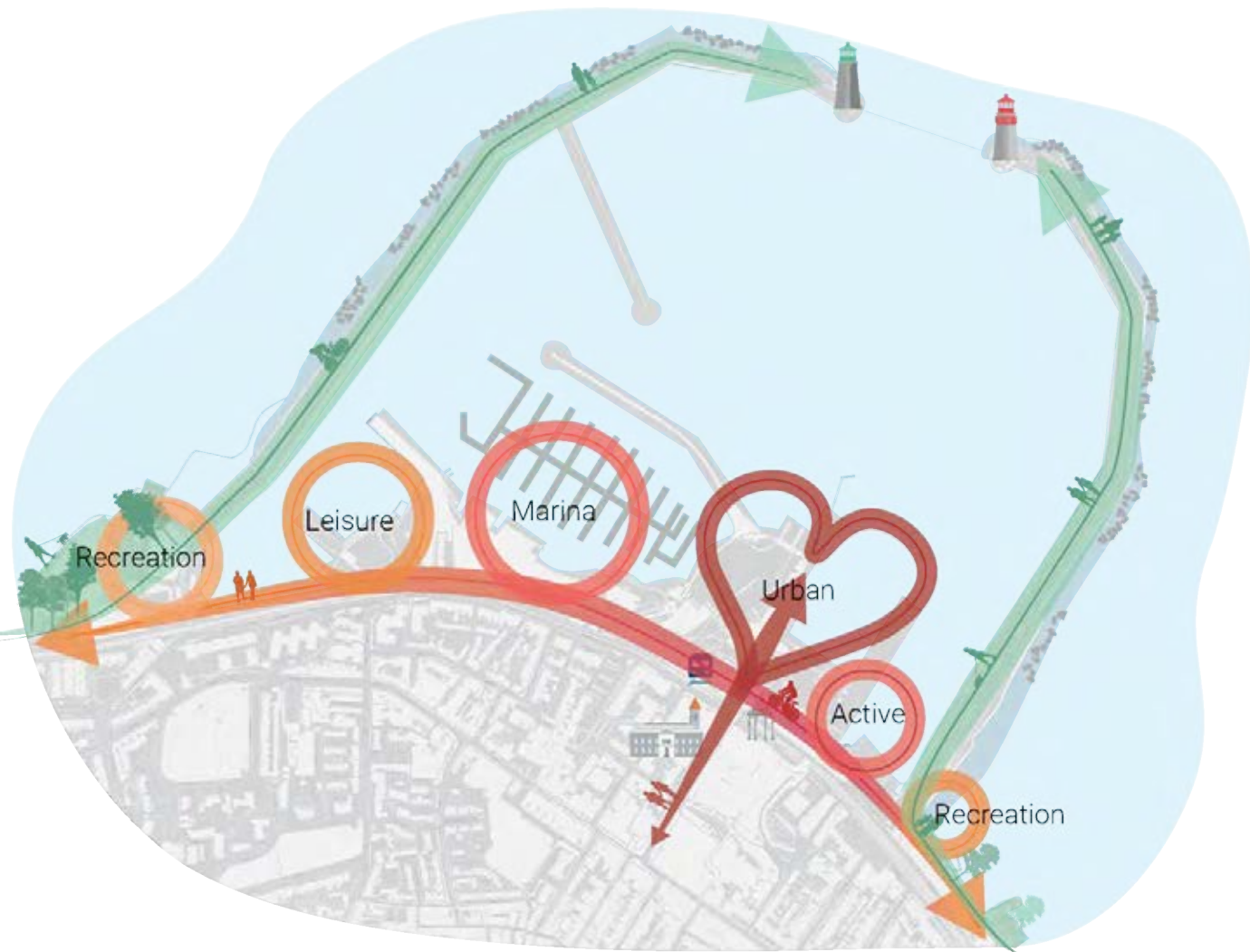
3. Immediate Regeneration of the Urban Quarter

Connecting Marine Road through a Shared Space to the central core of the harbour as a defined new communal Public space for Dún Laoghaire.



4. Improved Connectivity & Visibility

Communal Anchor by creating direct linkages to each of the quarters within the Harbour.



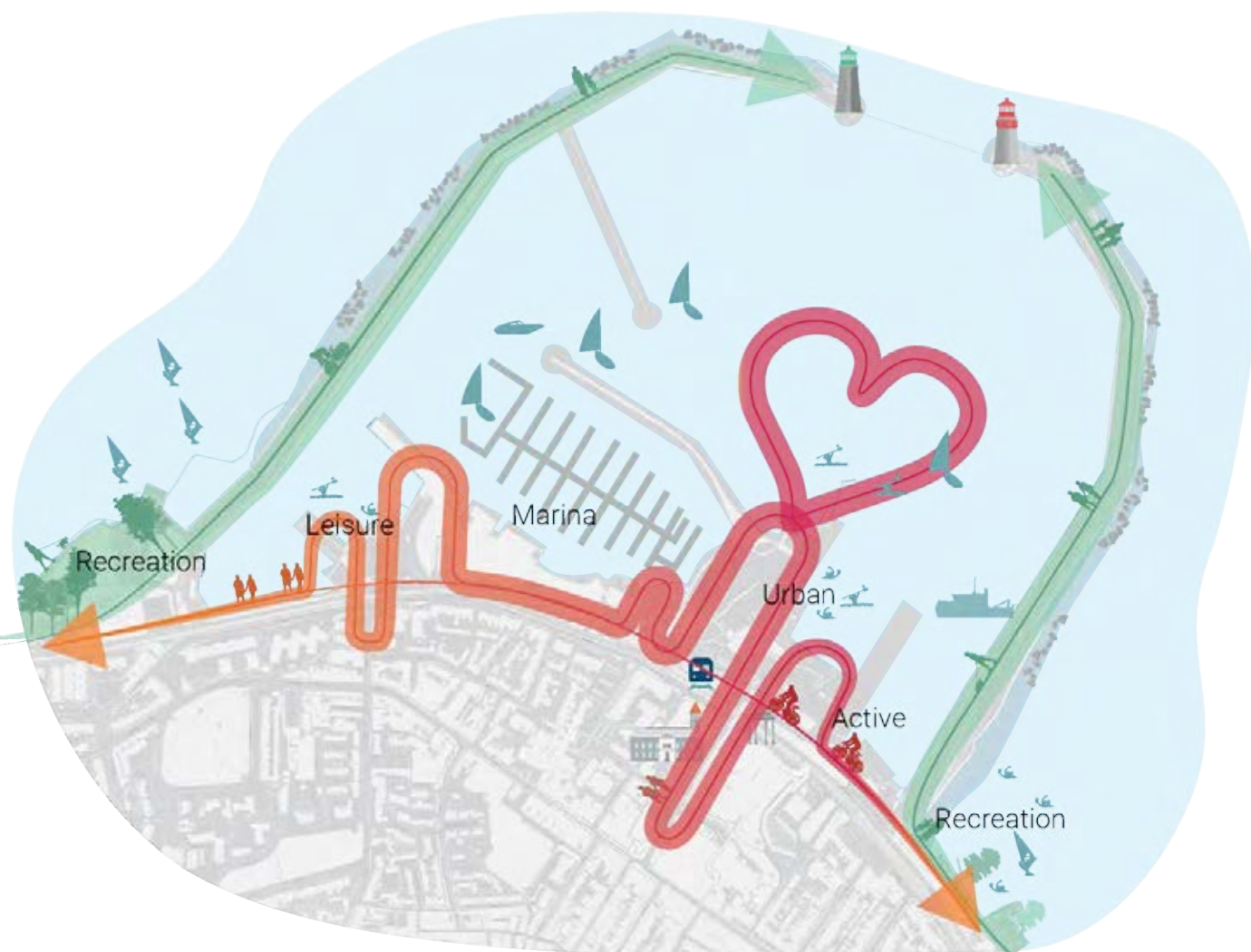
5. Rewiring the Movement

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



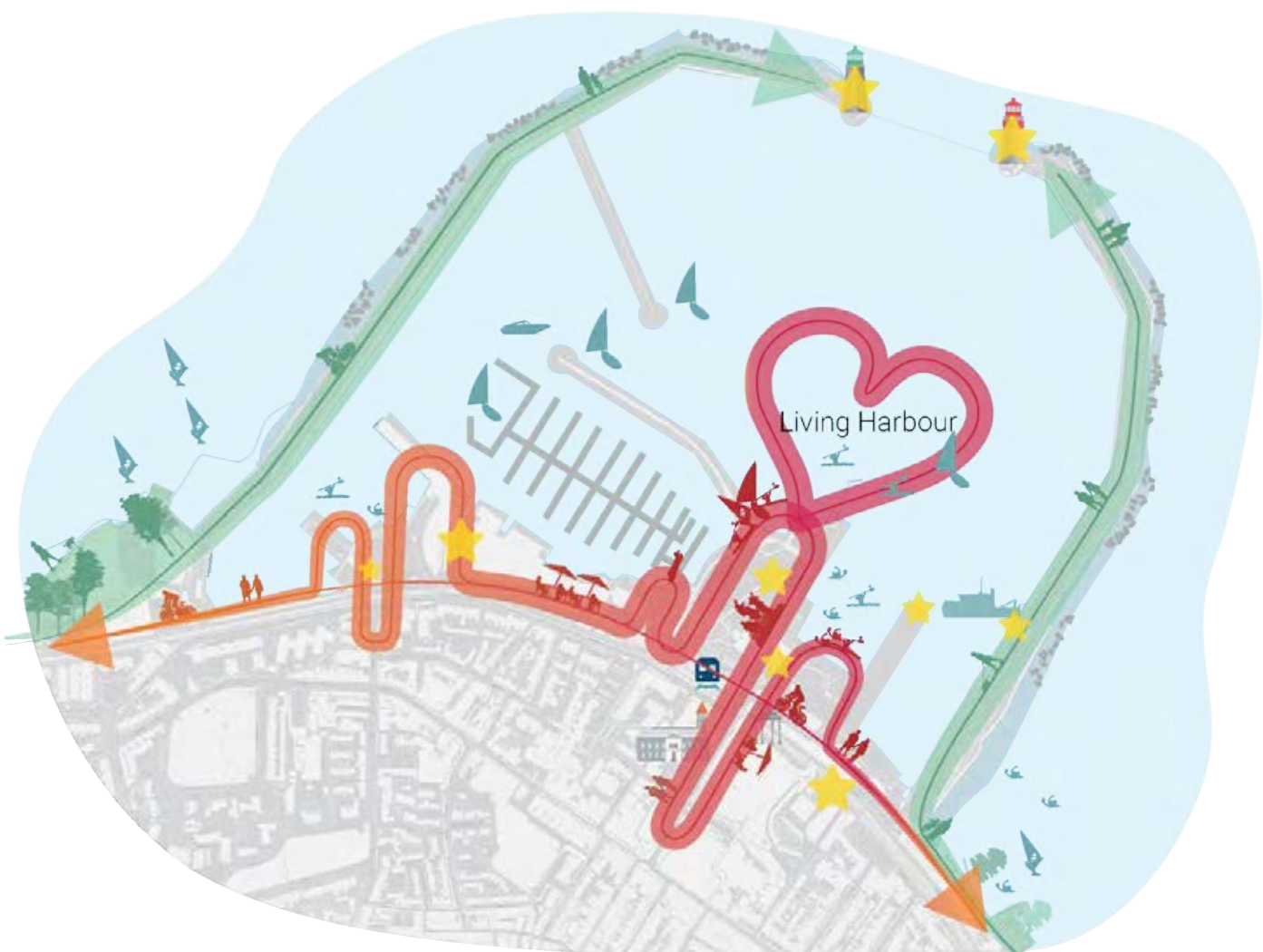
6. Green infrastructure

Improving and reinforcing the natural biodiversity from each side of the piers 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.

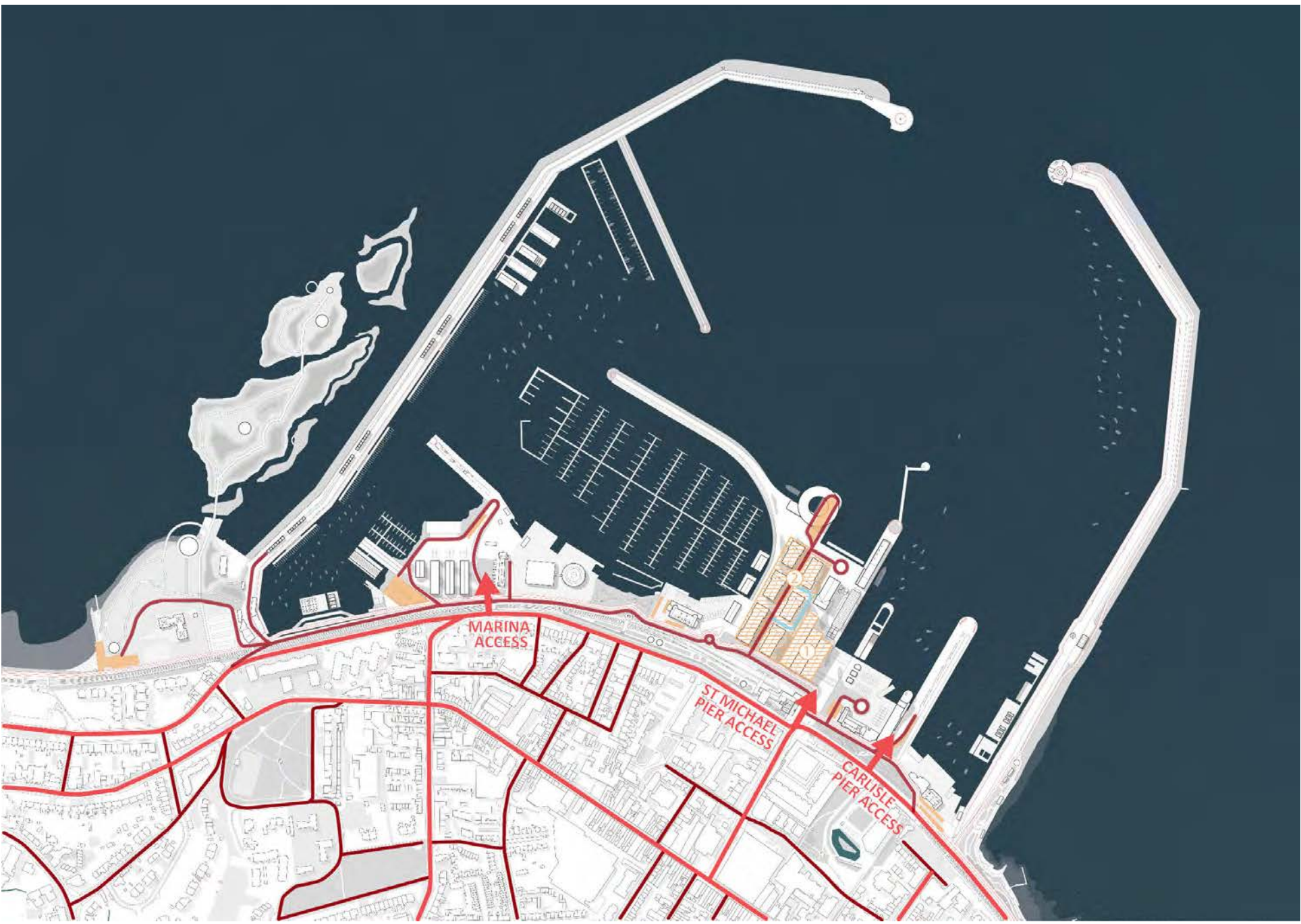
MASTERPLAN OVERVIEW



Connectivity

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

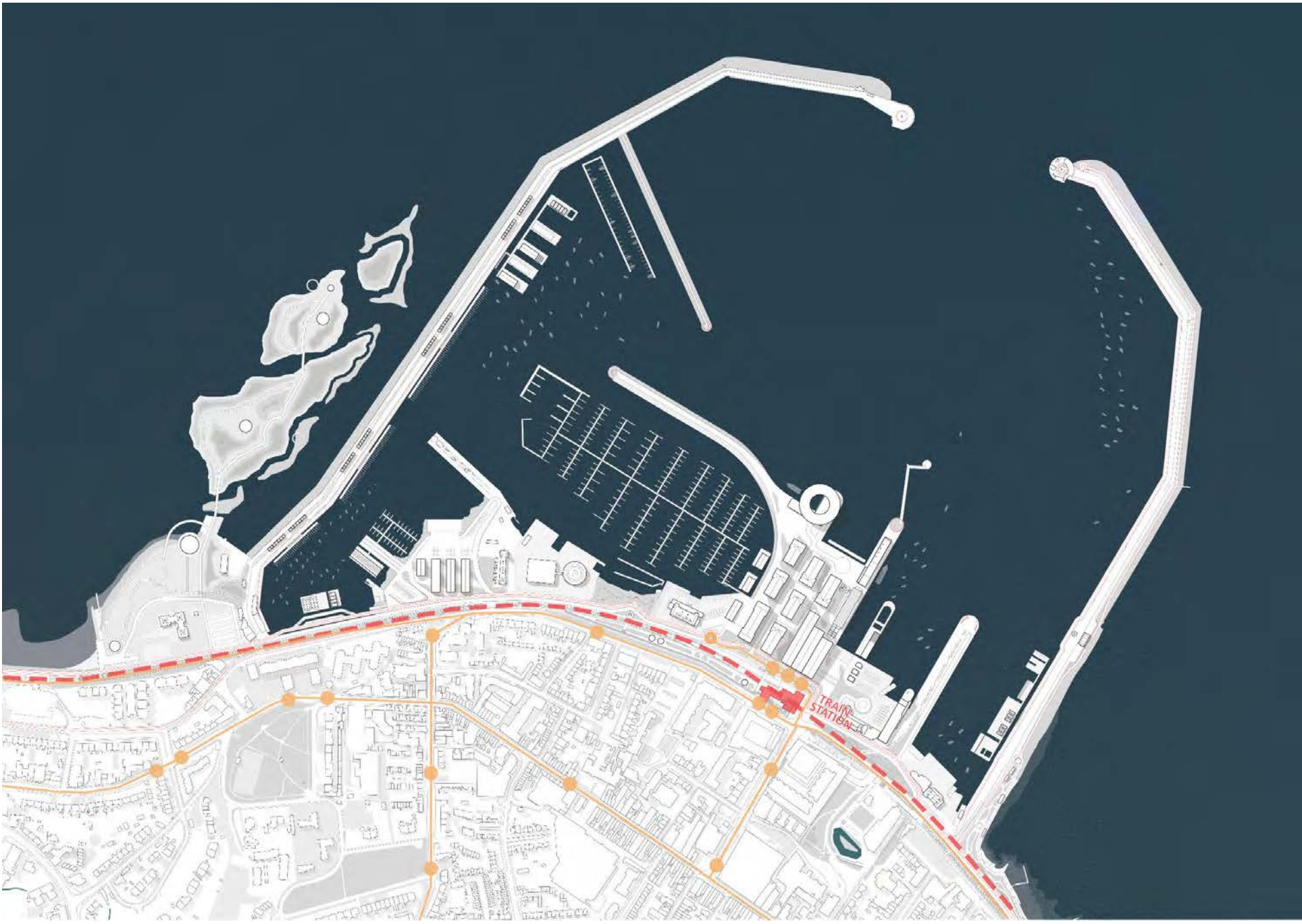
- pedestrian access
- bike paths
- recreational bike paths
- pedestrian bridges existing
- pedestrian bridges new



Vehicular Access

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

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



Public Mobility

This plan addresses the lack of clear, continuous public access by creating a legible and connected public realm, stitching together previously fragmented areas through new pedestrian paths, bike routes, and shared spaces.

- railway
- bus stops
- bus lines



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 & back into Dún Laoghaire town. This anchors the harbour within the town's everyday life.

- Public Realm Spaces
- Organic spaces
- Floating structures



Heritage Assets

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 metals, the crane bases at Pavilion Garden, and industrial remnants at Coal Harbour.

- Protected structures
- Structures for repurposing
- Wrecks
- Points of interest
- Protected Monuments



Masterplan Typologies & Program

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

- Private
- Culture
- Retail
- Retail/Residential
- Retail/Commercial
- NWSC

MASTERPLAN OVERVIEW



National Watersports Campus

This will be a central element of the harbour’s recreational and educational offering, located primarily within Coal Harbour. It will serve as a national hub for water-based activity — from sailing, kayaking, and paddleboarding to training, events, and marine education.



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.



Water Activation

The Masterplan places strong emphasis on reconnecting people with the water, using a range of interventions to activate the harbour’s edge.



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.



Short & Medium Term Interventions

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. Over the medium term, the plan envisions the development of the Dun Laoghaire Cultural Venue on St. Michael’s Pier, amongst others.



Long term interventions

In the 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. 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.

DRAFT SITEPLAN

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. 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.

Map Legend:

URBAN QUARTER

- 1. Pavillion Garden
- 2. Former Ferry Terminal
- 3. Pavillion Harbour Pool
- 4. St Michaels Pier Garden & Lookout Tower
- 5. Dún Laoghaire Culture Centre & Venue
- 6. The Marina Promenade
- 7. The Marina Plaza - Event Venue
- 8. Dún Laoghaire Cruise Tendering Terminal
- 9. Dún Laoghaire Conference & Spa Hotel

RECREATION QUARTER - EAST PIER

- 10. Historic Trail
- 11. East pier Floating Platform
- 12. East Pier Cycle Lane

ACTIVE QUARTER

- 13. Carlisle Pier Community Hub
- 14. Carlisle Pier Urban Square
- 15. National Watersports Event Building
- 16. Memorial Garden

MARINA QUARTER

- 17. The Marina HQ
- 18. The Green – Pocket park
- 19. Linear park above the rail line

LEISURE QUARTER

- 20. The National Watersports Square
- 21. Coal Harbour and The Floating Watersports Centre
- 22. The Warehouses (Sailing Clubs, Workshops & Storages)
- 23. The Mobility Bridge

RECREATION QUARTER - WEST PIER

- 24. West Pier Community Cabins
- 25. West Pier Boardwalk and Mooring
- 26. West Pier Nature Park
- 27. The Gut Nature & Educational facility



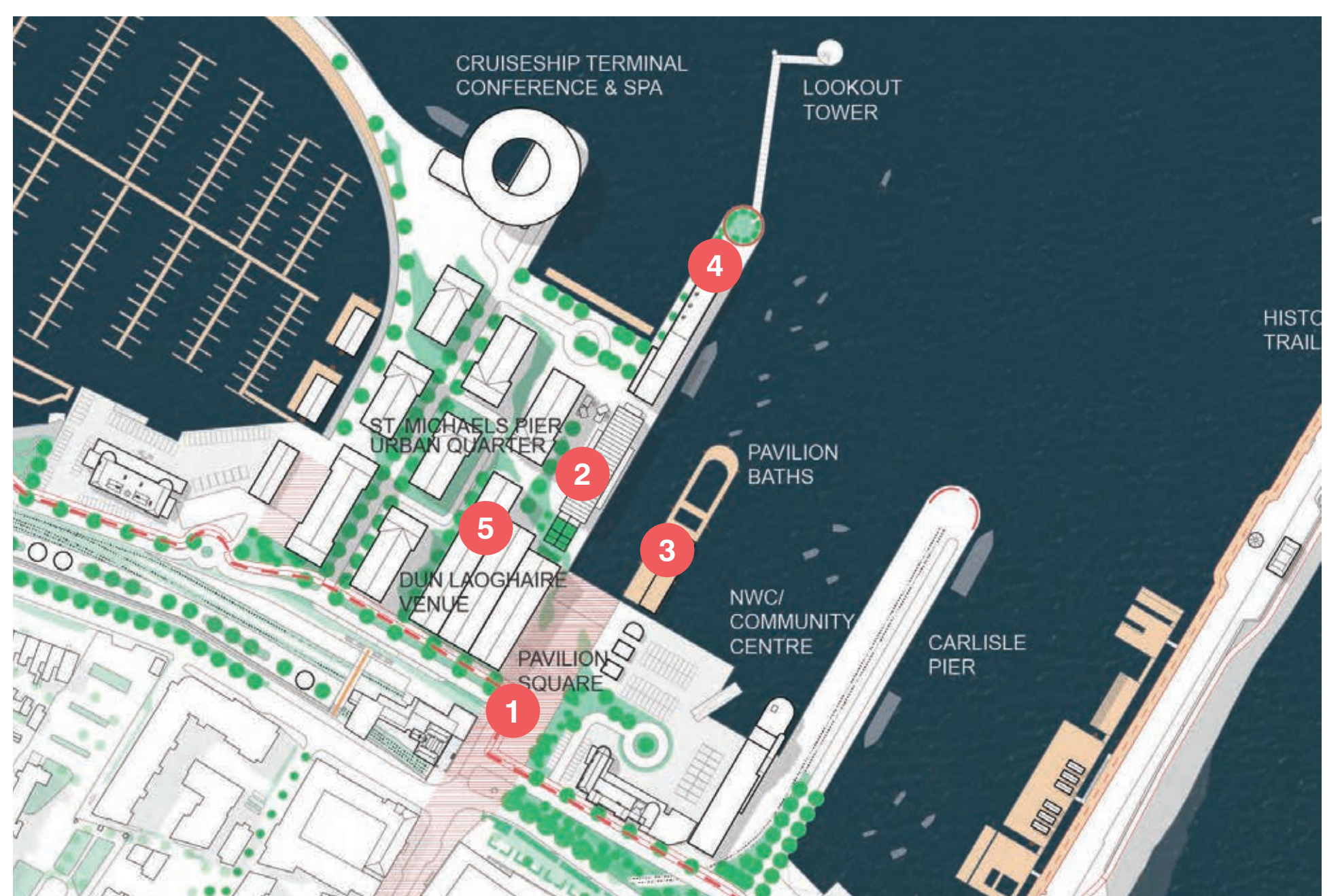
URBAN QUARTER - PAVILION GARDENS



Overview

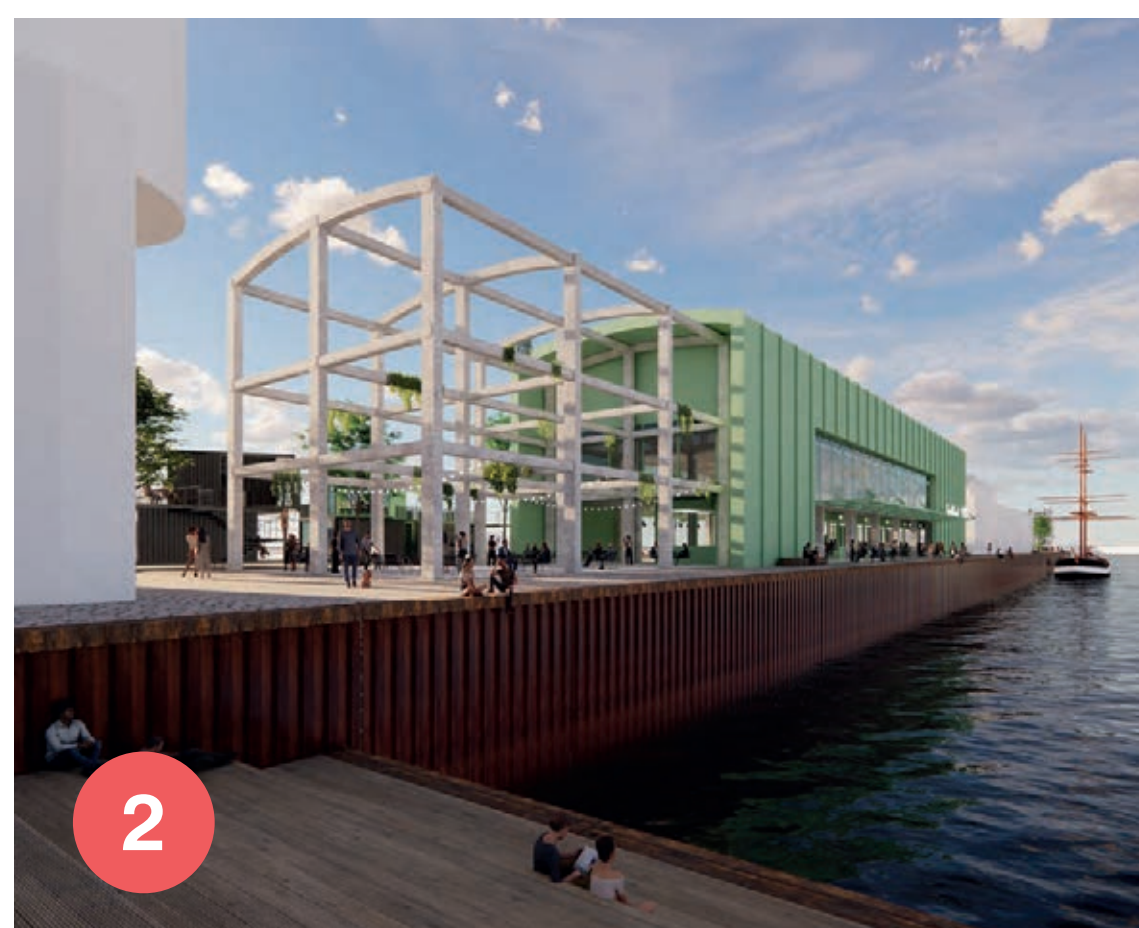
At the core of the Dún Laoghaire Harbour Masterplan lies the Urban Quarter — the main interface between town and sea, and the focal point of civic and cultural life on the waterfront. This is the place where the character of Dún Laoghaire flows naturally toward the harbour, and where new public spaces, 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.

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. 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.



Former Ferry Terminal Market Hall

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.



Pavilion Baths

Inspired by the successful harbour pools of Copenhagen and positioned at the water's edge, the facility will offer safe and accessible saltwater swimming areas, sun decks, changing rooms, and a floating pontoon, forming a vibrant social and recreational hub for all ages.



St. Michael's 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. The adjacent space can be reimagined as a Pocket Park.



Cultural 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. The new structure will face back towards Marine Road, clearly addressing the town and framing the new Square.



URBAN QUARTER - ST. MICHAEL'S PIER



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, multifunctional 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. This will be a central element of the harbour's recreational and educational offering, located primarily within Coal Harbour. It will serve as a national hub for water-based activity — from sailing, kayaking, and paddleboarding to training, events, and marine education.

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.



Marina Promenade

The upgraded Marina Promenade 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.



Marina Plaza - Event Space

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.



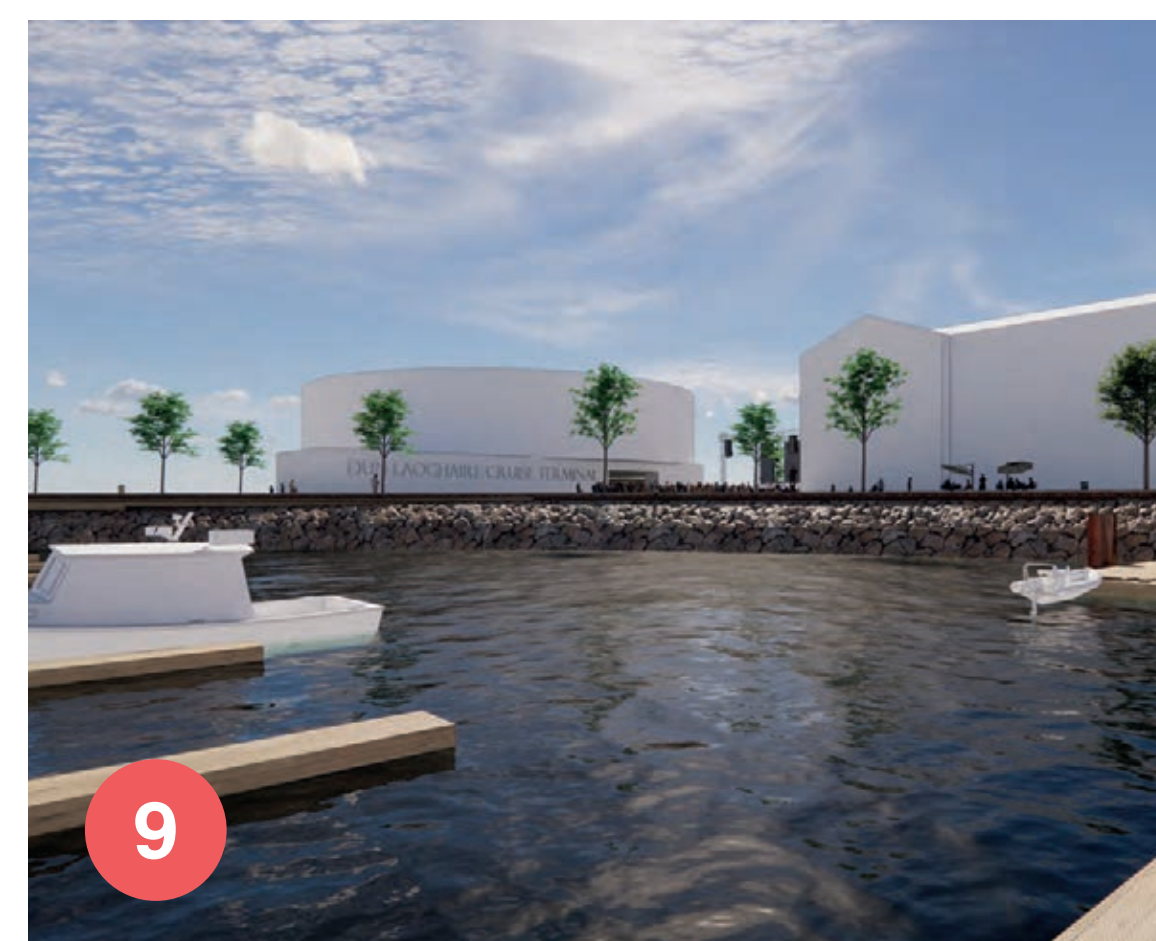
Cruise Tendering Terminal

The Dún Laoghaire Cruise Ship 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.



Hotel & Conference Centre

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.



RECREATION QUARTER - EAST PIER



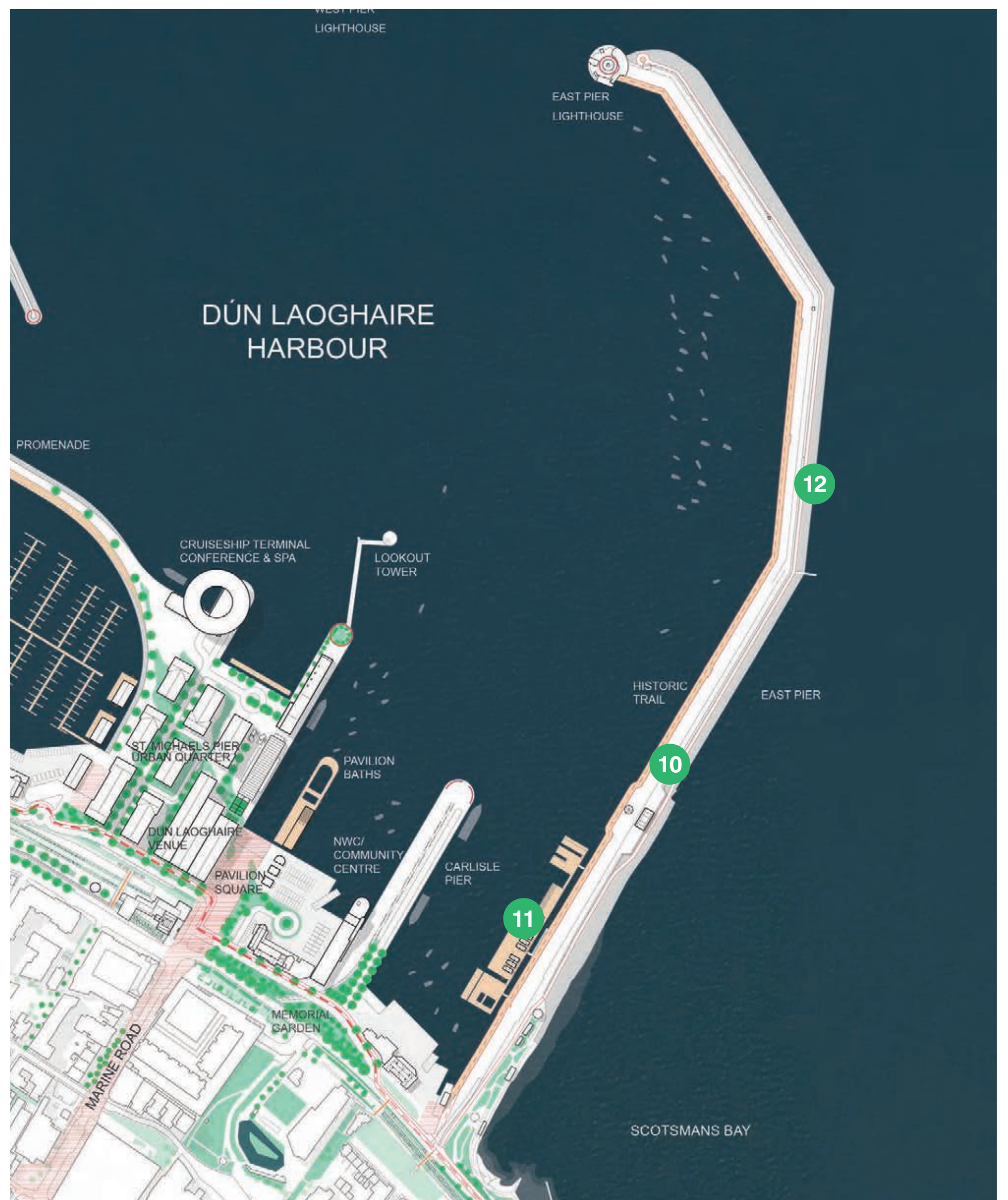
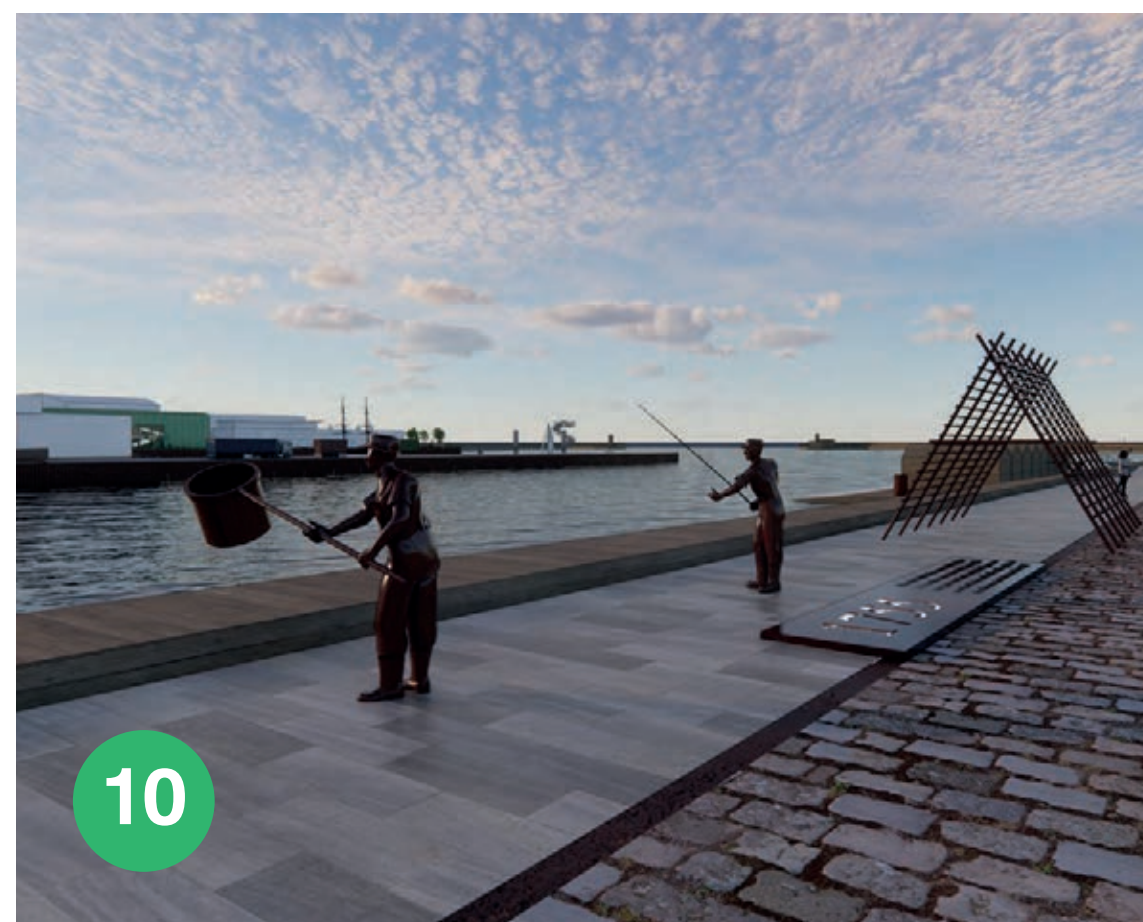
Overview

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. 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.

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.



East Pier Floating Platform

Halfway along 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 rhythm.



East Pier Cycle Lane

A new cycle lane 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. This lane doubles as coastal protection, sheltering the pier from storm damage.



ACTIVE QUARTER

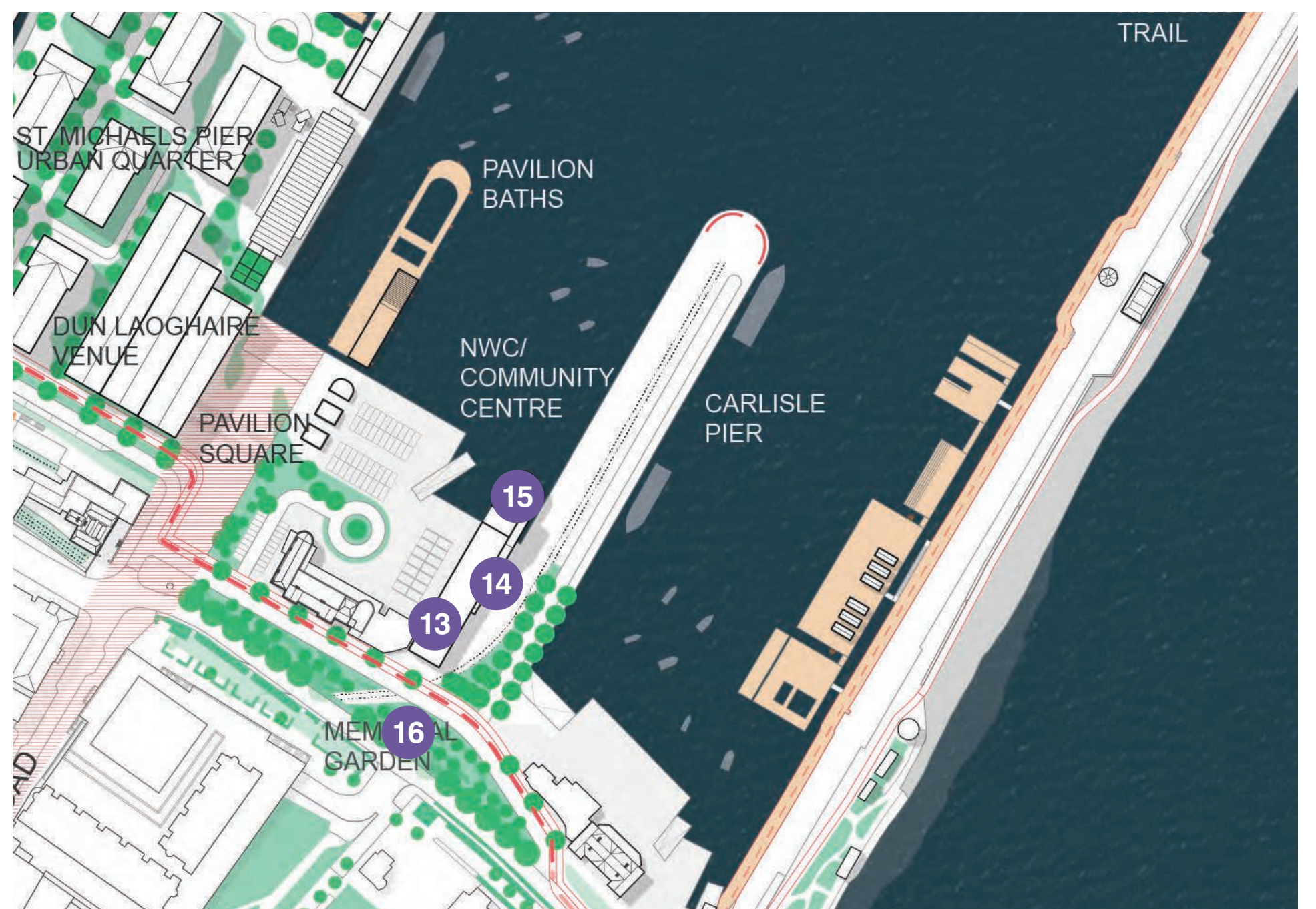


Overview

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 eastern half of Carlisle Pier, extending from the middle to the tip, will continue to operate as part of the harbour, supporting marine functions and ferry 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.

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.



Carlisle Pier Community Hub

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, workshops, and cultural activity.



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 markets & social use.



National Watersports Event Building

This 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 days.



Memorial Garden

Situated between the Urban Square and Marine Road, this 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.



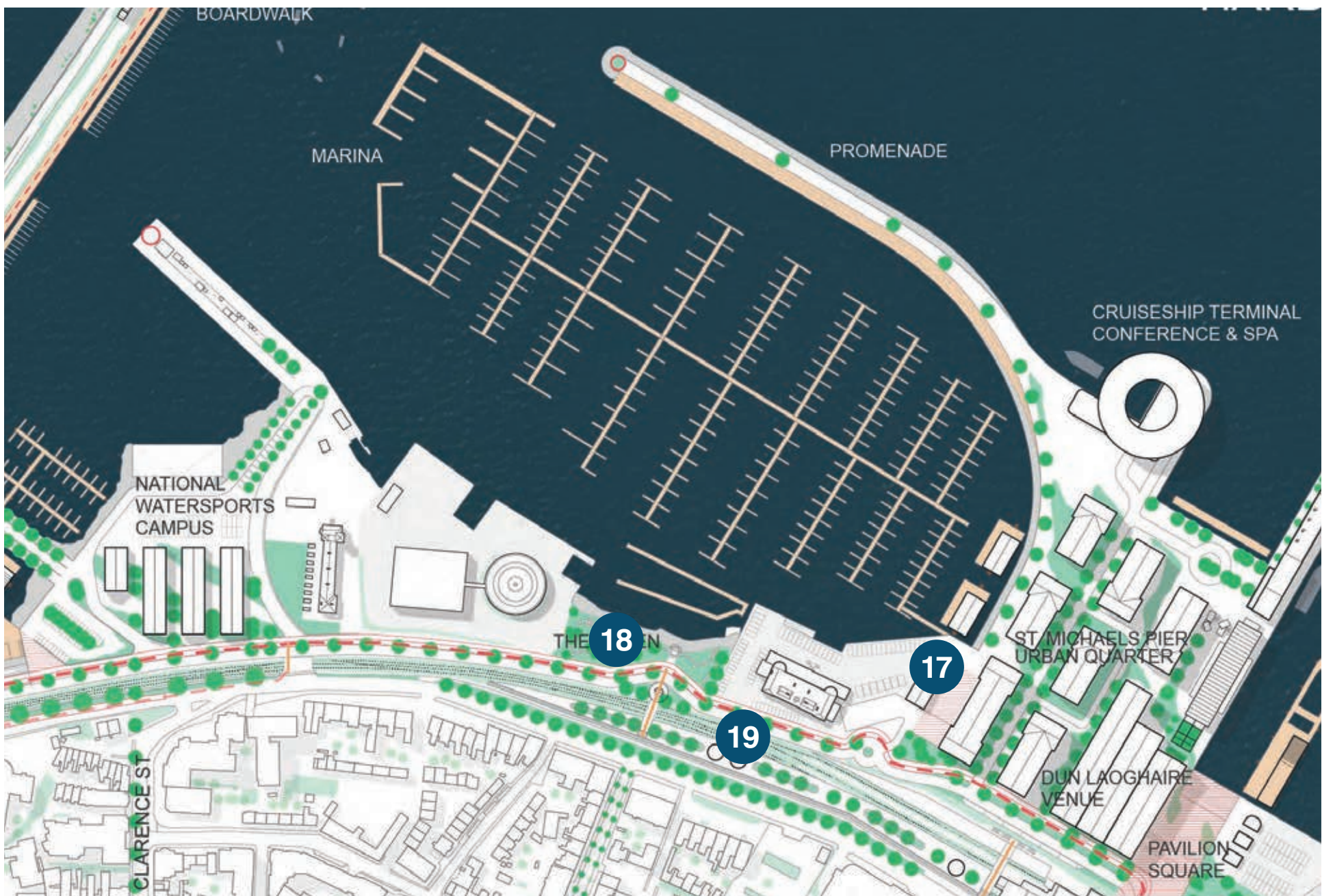
MARINA QUARTER



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.

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 HQ

The Marina HQ will form a central part of the Marina Quarter, anchoring the operational edge of the harbour while contributing to its wider public life. As proposed in the masterplan, the building will provide facilities for marina management and services, including office space, meeting rooms, & amenities for staff and visiting boat users.



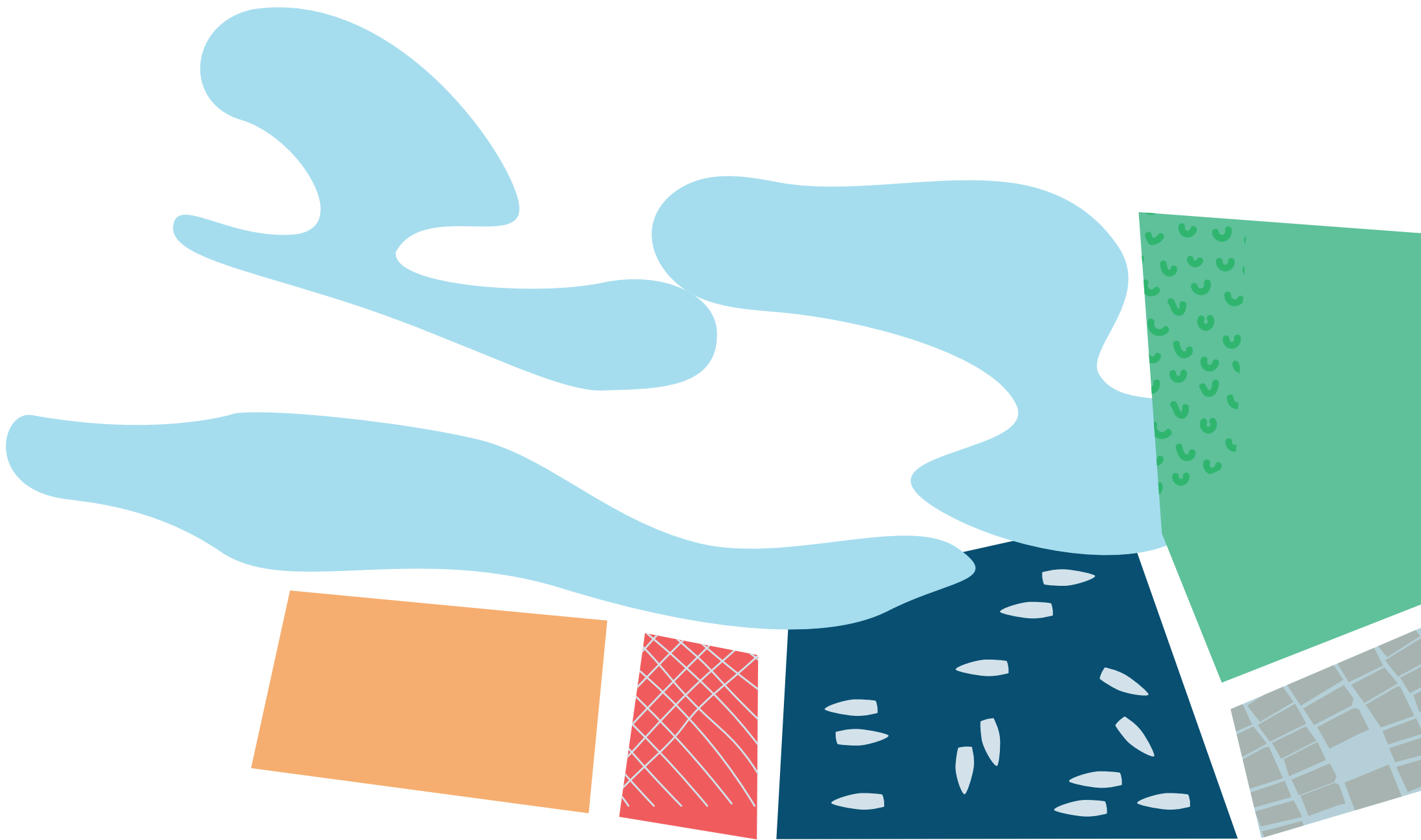
The Green

This 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.



Linear Park

A continuous green walkway built above the existing railway corridor, this is 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.



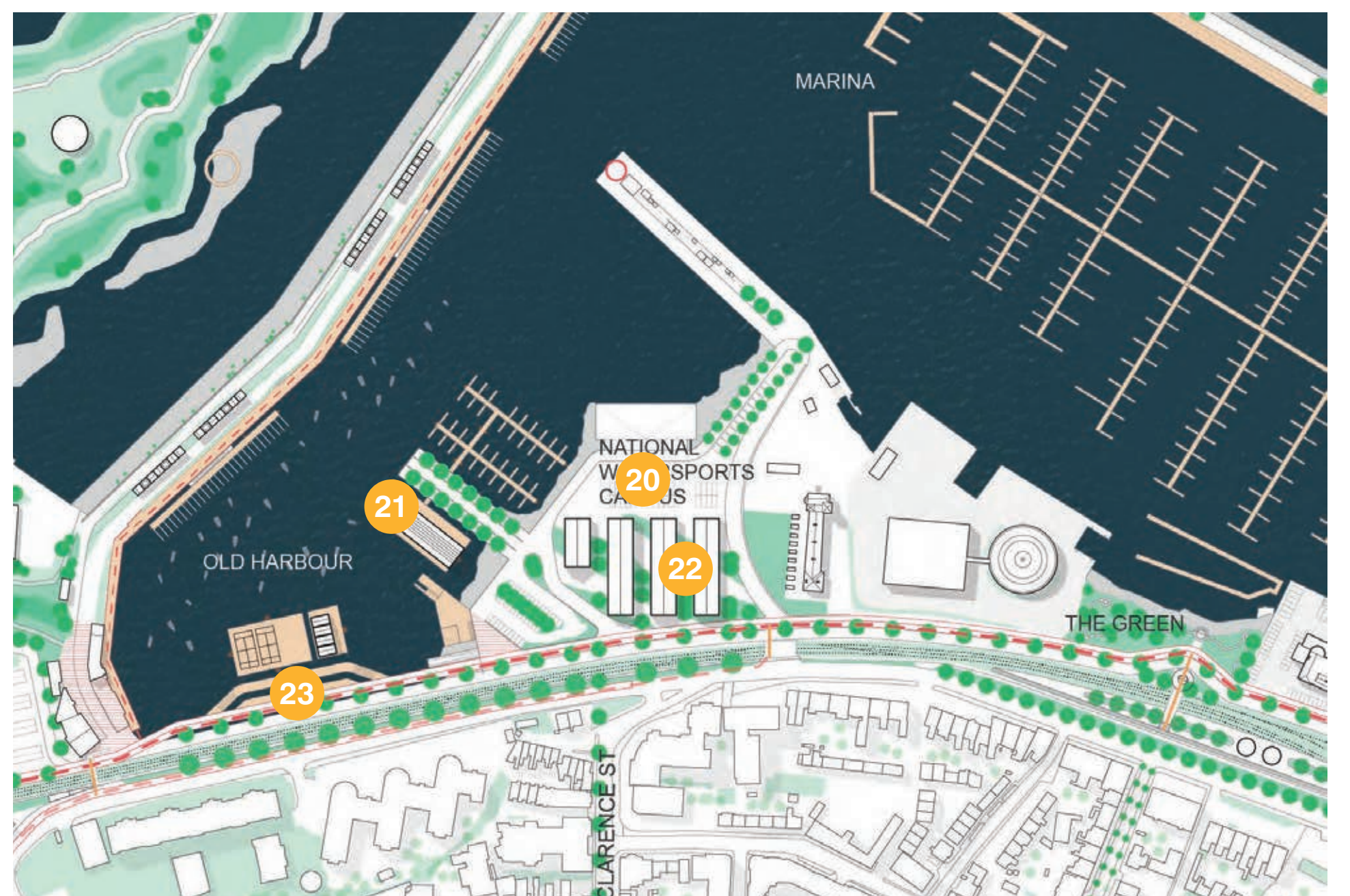
LEISURE QUARTER



Overview

The Leisure Quarter sits along the western edge of Dún Laoghaire Harbour, centred around Coal Harbour and forming the core of the proposed National Watersports Campus. This part of the masterplan builds on Dún Laoghaire's deeprooted maritime culture — home to sailing clubs, rowing teams, workshops, and a longstanding 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.

The proposals for this quarter 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.



National Watersports Square

At the heart 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 & hosting large events.



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.



The Warehouses

The masterplan proposes the retention and improvement of the long row of existing warehouses that line the edge of the Leisure Quarter. Upgrades will focus on improving accessibility, safety, and performance — including resurfacing, new lighting, and weather protection at key entry points.



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. It will provide a fully step-free, cycle-friendly connection to the rest of the harbour.



RECREATION QUARTER - WEST PIER



Overview

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, 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, 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.

The proposals aim to create a unique harbour quarter focused on light recreation, 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 Community Cabins

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 storage for tools and equipment, workshop areas & seasonal activity hubs.



West Pier Boardwalk & Mooring

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 mooring points for small craft like kayaks, paddleboards, and small boats.



West Pier Nature Park

Sand is already accumulating in this part of the harbour. The Nature Park is designed to gently support and accelerate this process, allowing the landscape to develop organically like natural dunes or islands. This creates a dynamic, climate-resilient habitat that enhances biodiversity while providing a unique recreational space.



Nature & Education Facility & The Gut

This facility promotes environmental education and community involvement while maintaining a lightweight footprint that respects the natural character of The Gut. Improved and clearly marked paths will encourage visitors to stroll, explore biodiversity areas, and enjoy expansive views across the harbour.

