

W National Watersports Campus



Have your say!

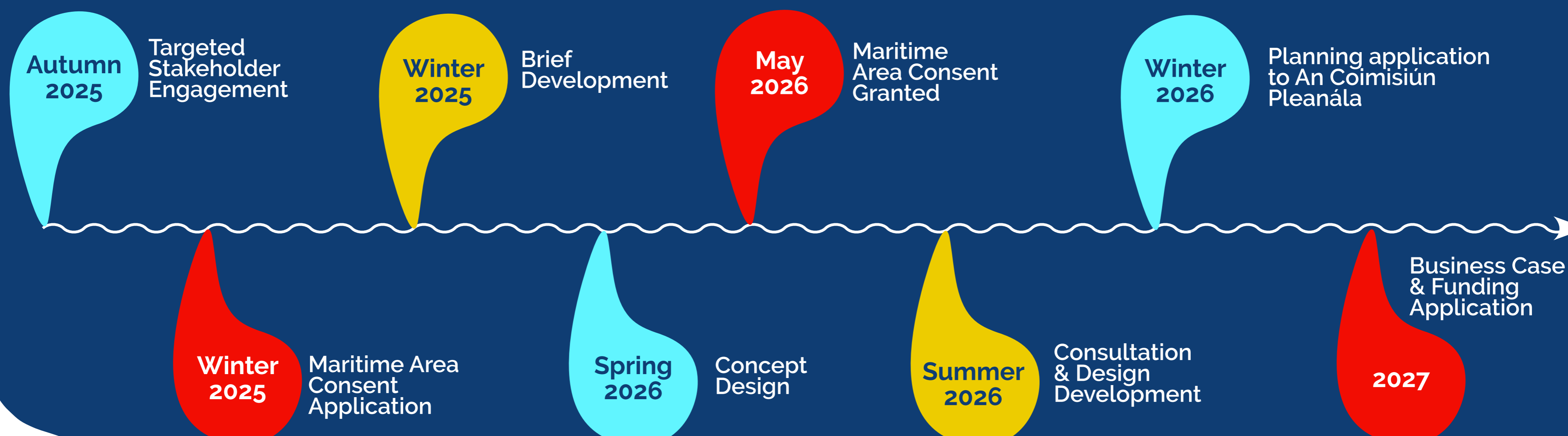
**Consultation Open
3rd July - 31st July**

The National Watersports Campus will be a collection of world-class facilities for watersports in Dún Laoghaire Harbour.



It will provide upgraded and new public slipways for improved water access, new buildings for watersports and windsports providers to operate from, specific launching capacity for high performance athletes, redesigned boat maintenance and training facilities and a new events building to accommodate large scale competitions and provide a home for Watersports National Governing Bodies.

The Campus is being developed in phases, and initial plans have been created to show how the proposed Campus buildings and slipways could operate. Dún Laoghaire-Rathdown County Council is now seeking your feedback on the elements of these plans that matter to you. This input will help to shape the design that is taken forward in a planning application later this year.



We're planning on making a very big

Splash!

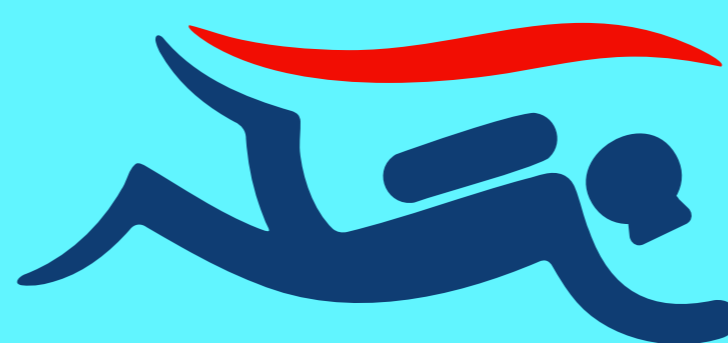
The aim of this Campus is to bring the wealth of watersports experiences under one banner, highlighting the huge amount of activity already taking place in Dún Laoghaire Harbour, and helping these sports to flourish and become more accessible for more people to enjoy long into the future.



The campus includes a public event building and accessible rooftop viewing area on Carlisle Pier, a flagship Watersports Centre on the Coal Harbour Wharf with a public roof overlooking the harbour, and a dedicated windsports community building at The Gut.

Designed to be welcoming and accessible to all, the campus will support a wide range of activities, from everyday recreation and community programmes to elite training, national competitions, and international events throughout the year. Although distributed across several locations, all of the buildings and public spaces will be united by a shared architectural language that celebrates Dún Laoghaire Harbour's maritime heritage, cultural significance, and industrial character.

With a strong and coherent design vision, the project aims to establish Dún Laoghaire as a leading international destination for watersports, wind sports, and coastal recreation. A carefully considered palette of materials and colours creates a strong visual identity that connects the campus buildings while celebrating the harbour's character.



The locations for the proposed designs can be seen on this map, and include:

1. Carlisle Event Slipway
2. Carlisle Event Building
3. High performance pontoon
4. Coal Harbour Watersports Building
5. Coal Harbour Boat Maintenance & Training Buildings
6. Coal Harbour Public Slipway
7. The Gut Windsports Building
8. The Gut Windsports Slipway

Find out more here. Take our online survey, and let us know your thoughts.



Carlisle Event Building

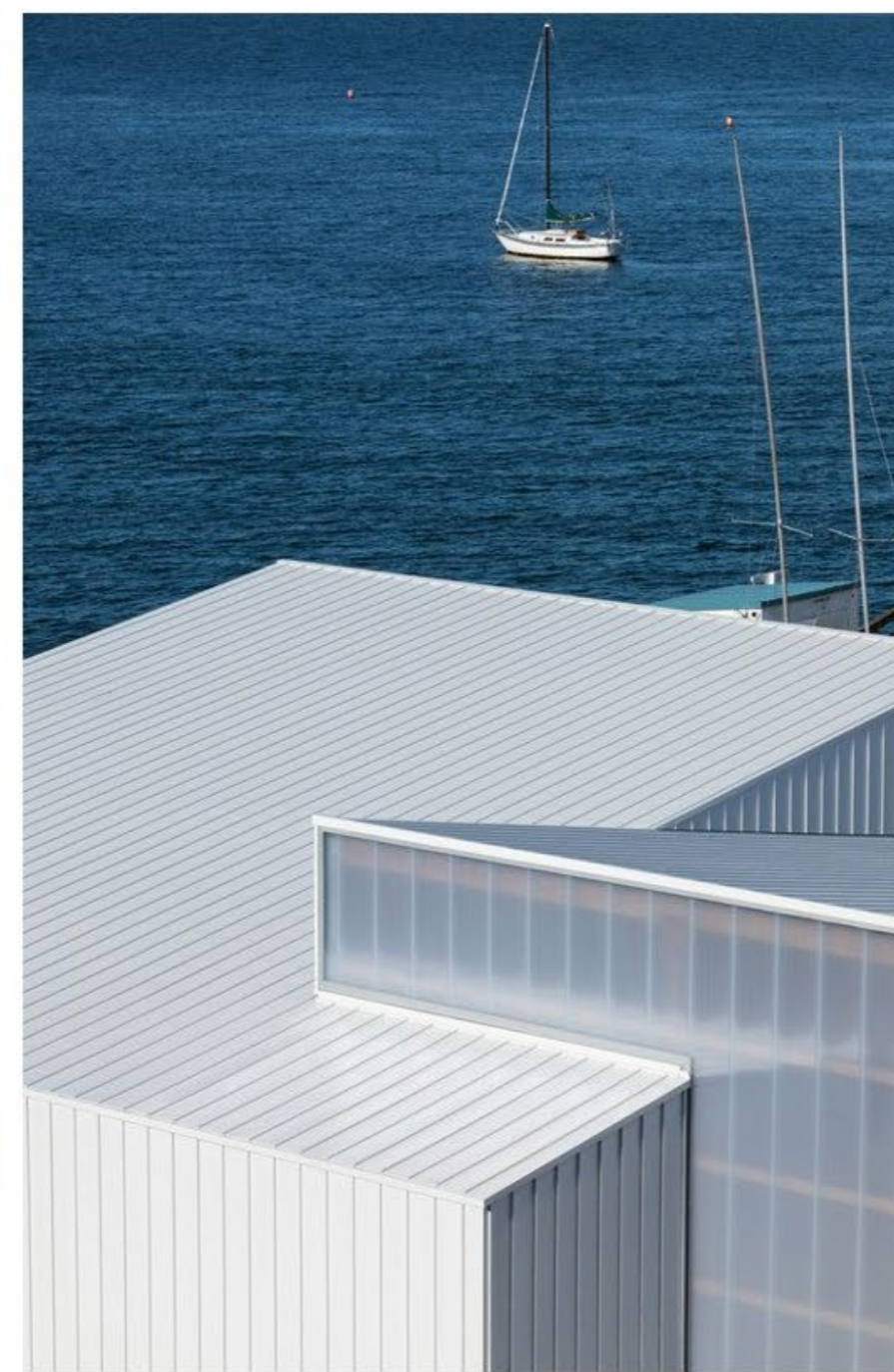
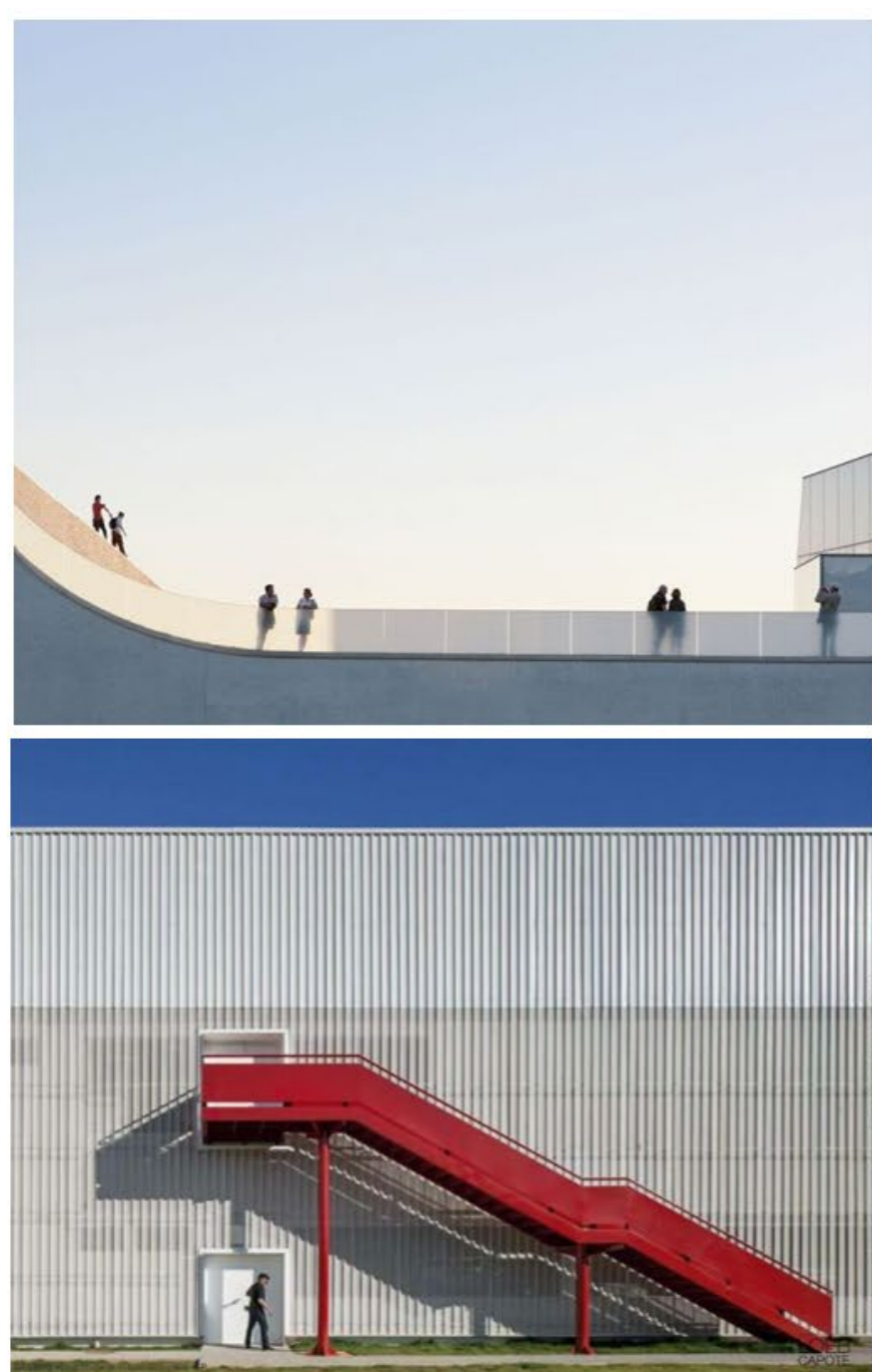
The Carlisle Event Building is a prominent landmark located at the seaward end of Carlisle Pier, serving as a focal point for major watersports events and competitions. Designed to support national and international competitions, the building is a multi-purpose building accommodating race management facilities, jury and officials' rooms, generous terraces and National Governing Body offices.

A defining feature of the building is its elevated rooftop terrace and public viewing areas, which provide spectacular panoramic views across the harbour and create a unique platform for spectators to watch events on the water.

Drawing inspiration from Dún Laoghaire Harbour's maritime and industrial heritage, the architecture combines durable, maritime-inspired materials with a contemporary design approach. The result is a flexible, year-round facility that functions both as an operational event headquarters and as a vibrant public and communal destination, reinforcing the harbour's role as a leading centre for watersports.



Look and Feel



Indicative Area Schedule

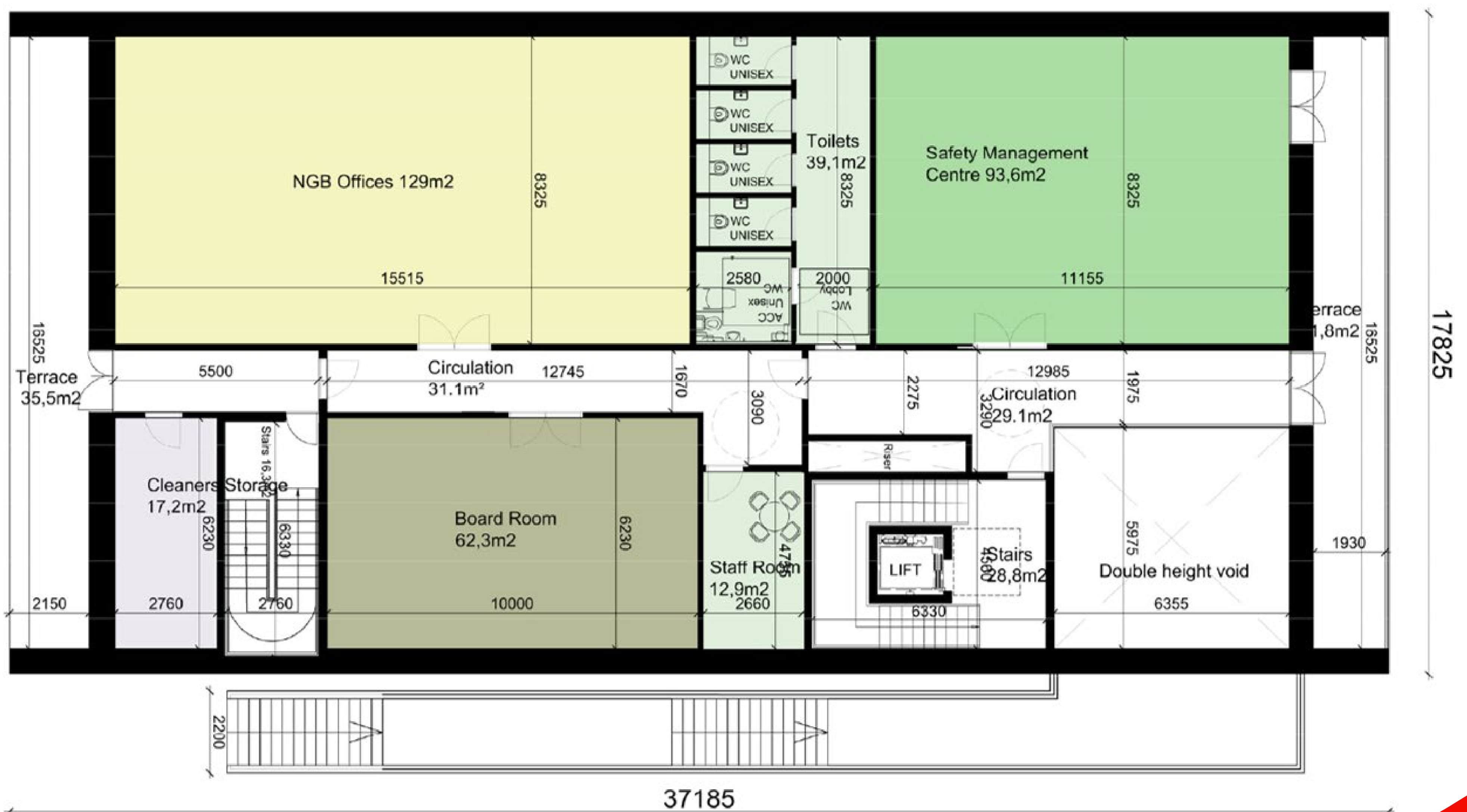
Area				SQM
Carlisle Pier				
Carlisle Events Building	Ground Floor	First Floor	Second Floor	
Jury Rooms 1	53.50			
Jury Rooms 1	53.50			
Race Office (incl. Storage)	70.00	0	0	
Media Room	11.00			
Results Room	18.70			
Medical Room	18.70			
General Office	21.20			
Event Committee Room	21.50			
Toilets	39.10			
Entrance Lobby	40.00			
Circulation	66.20			
Stairs 1 & Lift	28.80			
Stairs 2	16.30			
Stairs 2 Lobby	7.00			
Comms	2.30			
Storage	10.50			
Switch Room	9.80			
Plant/ Pump area	9.40			
Terrace 1	31.50			
Terrace 2	35.50			
NGB Offices		129		
Safety Management Center		93.6		
Staff Room		12.9		
Boardroom (flex)		62.3		
Stairs 1 & Lift		28.8		
Toilets		39.1		
Circulation		60.2		
Cleaners Storage		17.2		
Terrace 1		31.5		
Terrace 2		35.5		
Plan Room and Storage			17.2	
Stairs 1 & Lift			28.8	
Stairs Lobby			7	
PV Rooftop			340	
Terrace			157.6	
	564.50	510.1	550.6	
Total				1625.20

Carlisle Event Building

Ground Floor Plan



First Floor Plan



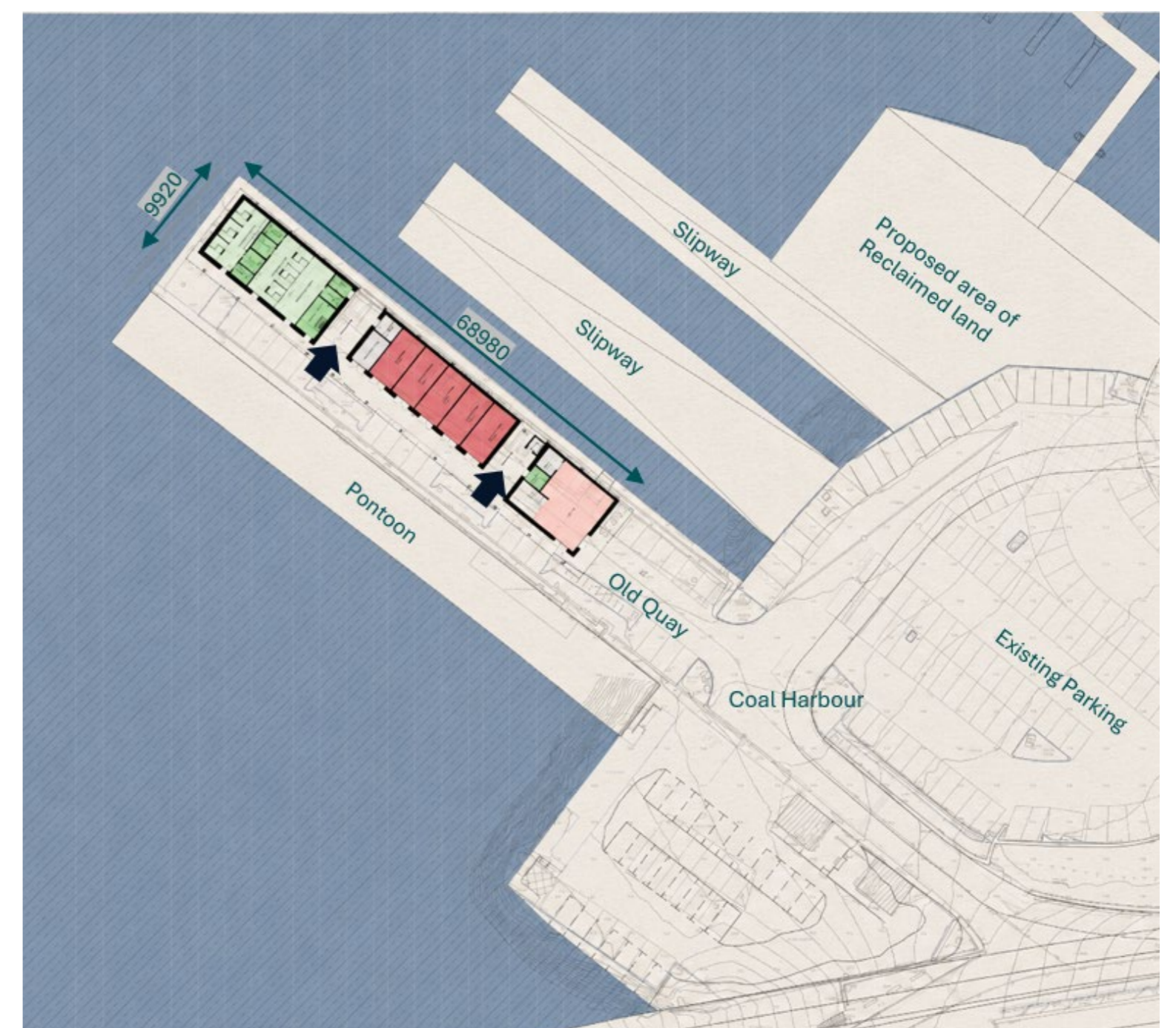


Coal Harbour Watersports Building

The Flagship Watersports Building is located on the Wharf in Coal Harbour, providing direct access to the water while taking full advantage of the harbour's panoramic views. Designed as the main hub of the National Watersports Campus, the facility includes changing rooms, generous equipment storage, reception areas for watersports operators, training and briefing rooms, and a public café.

A striking feature is publicly and communal accessible rooftop terrace, which forms a key feature of the building, incorporating a large viewing tribune where visitors can watch watersports activities taking place across the inner harbour.

The building's design draws inspiration from the rich heritage of Dún Laoghaire Harbour, reinterpreting traditional industrial forms and materials in a contemporary way. A carefully considered palette of materials and colours creates a strong visual identity that connects the campus buildings while celebrating the harbour's maritime, industrial, and cultural character.



Look and Feel

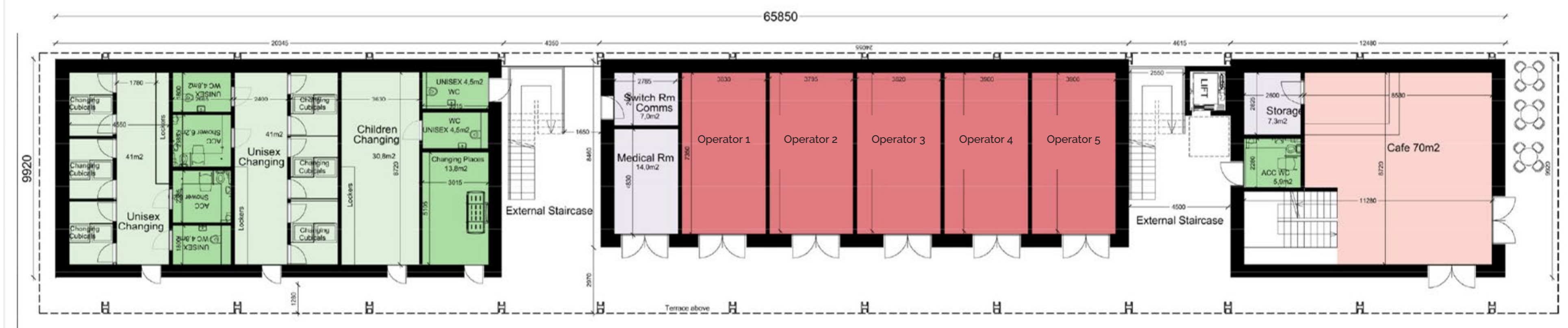


Indicative Area Schedule

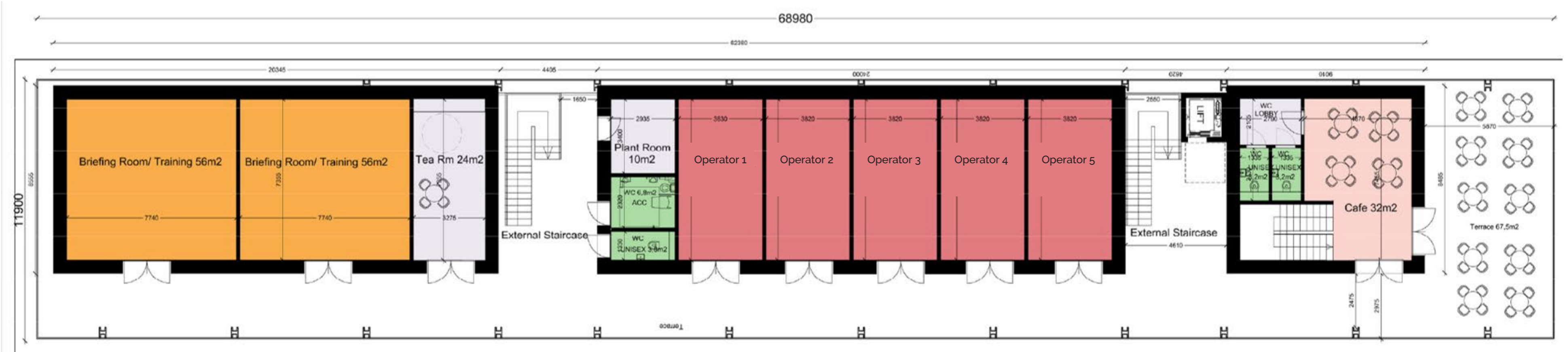
Area				SQM
Old Harbour				
Watersports Building				
	Ground Floor	First Floor	Roof Floor Plan	
Unisex Changing 1	41.00			
Unisex Changing 2	41.00			
ACC Shower x 2	12.40			
Unisex WC x 2	9.60			
ACC WC	6.80			
Children Changing	30.80			
Unisex WC x 3	9.00	3.8		
Changing Places	13.80			
Medical Room	14.00			
Switch and Comms Room	7.00			
Plant Room		10		
Tea Room		24.00		
Briefing Room/ Training 1		56.00		
Briefing Room/ Training 2		56.00		
Operator Room	28.10	28.10		
Operator Room	28.10	28.10		
Operator Room	28.10	28.10		
Operator Room	28.10	28.10		
Operator Room	28.10	28.10		
Operator Room	28.10	28.10		
Café	70.00	30		
Storage	7.3			
ACC WC		5.9		
WC Lobby		5.9		
Unisex WC x 2		6.4		
Roof 1			150	
Roof 2			216	
Viewing Platform Area			255.4	
External Stairs 1	11	11	11	
External Stairs 2 & Lift	15.6	15.6	15.6	
	457.90	393.2	648	
Total			1499.10	

Coal Harbour Watersports Building

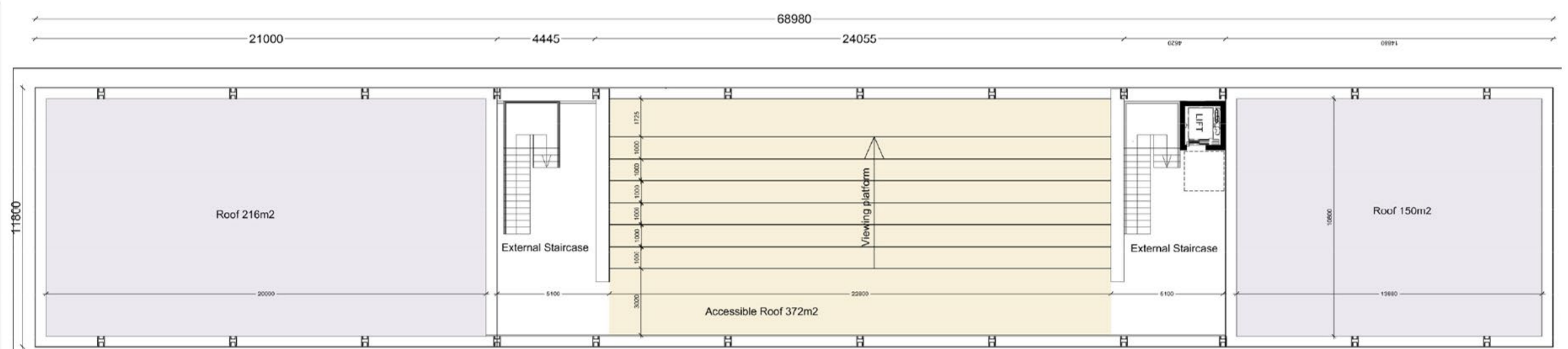
Ground Floor Plan



First Floor Plan



Roof Plan

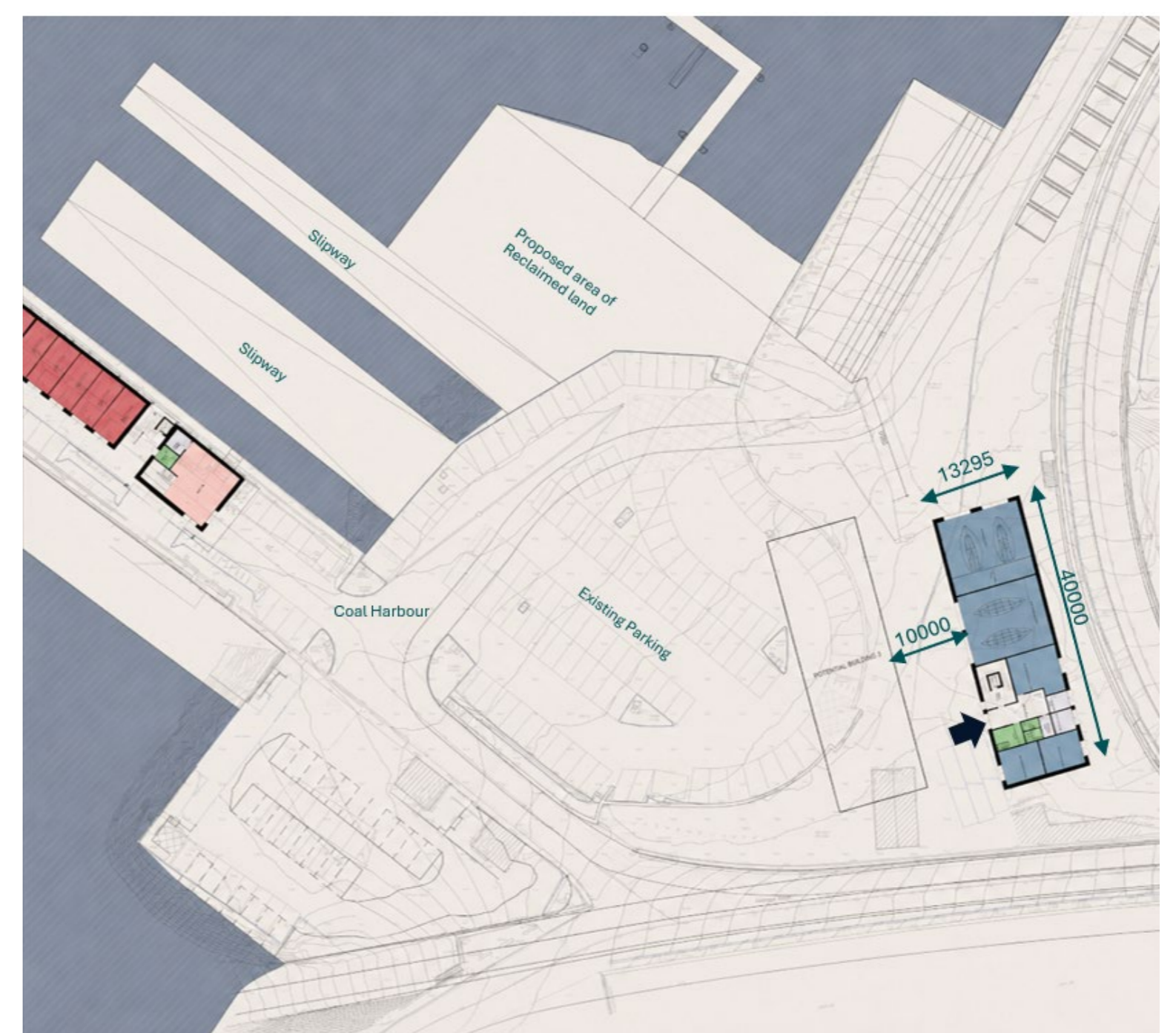




Coal Harbour Boat Maintenance & Training Buildings

The Boat and Maintenance Building is an essential support facility within the National Watersports Campus, providing the infrastructure needed to operate and maintain watersports activities throughout the harbour. Located close to the water for efficient launching, retrieval, and servicing of vessels, the building includes secure boat storage, maintenance workshops, equipment stores, and operational spaces for harbour and event support teams.

Its architecture takes inspiration from the practical, working nature of Dún Laoghaire Harbour, using durable materials and simple industrial forms that reflect the area's maritime heritage. While primarily functional in purpose, the building forms an integral part of the campus, contributing to a unified architectural identity across the harbour and supporting year-round watersports activity.



Look and Feel

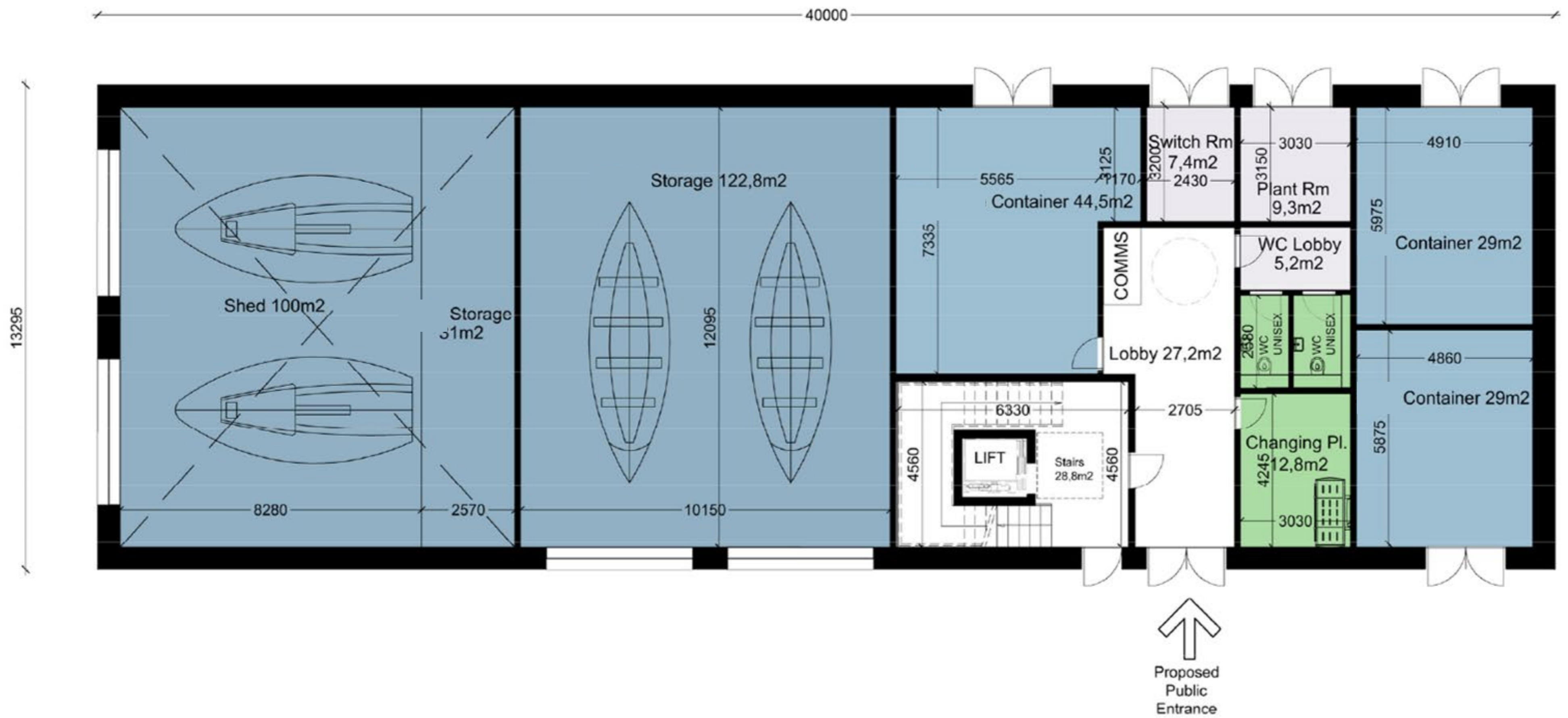


Indicative Area Schedule

Area	SQM	
Old Harbour		
Boat Maintenance & Training Building		
	Ground Floor	First Floor
Operator Shed	100.00	
Operator Storage	31.00	
Operator Storage	122.80	
Operator Container	44.50	
Operator Container	29.00	
Operator Container	29.00	
Unisex WC x2	7.80	
Changing Places	13.80	
WC Lobby	5.20	
Changing Places	12.80	
Plant Room	9.30	
Switch Room	7.40	
Lobby	27.20	
Circulation		38.00
Stairs & Lift	28.80	28.80
Gym		87.00
Gym Storage		13.00
ACC WC		6.70
Unisex WC		5.00
Children Changing		33.10
Unisex WC (Changing area)		3.2
Briefing Room, Training		47.8
Lounge Area		13
	468.60	275.6
Total		744.20

Coal Harbour Boat Maintenance & Training Buildings

Ground Floor Plan



First Floor Plan

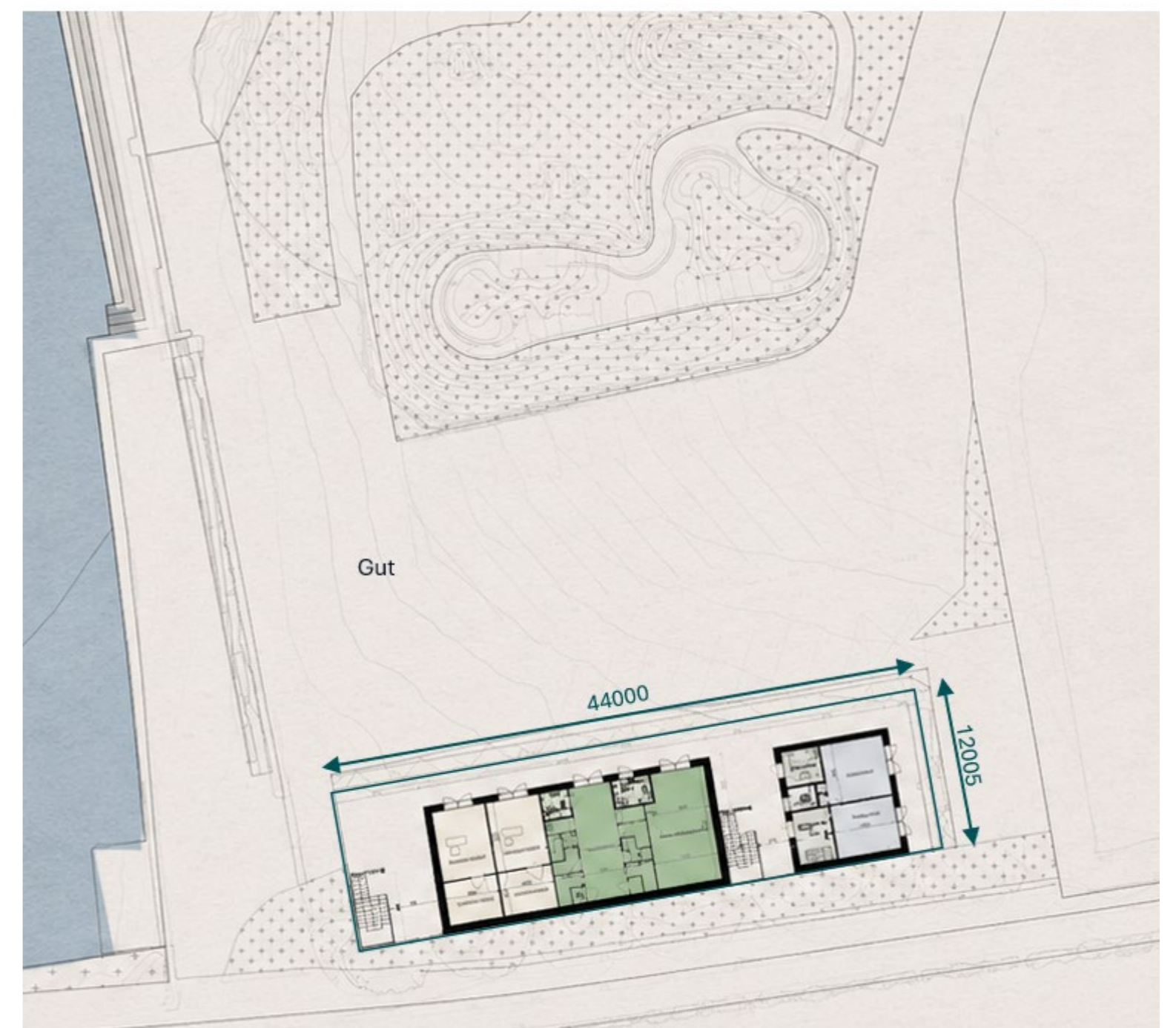




The Gut Windsports Building

The Sail and Windsports Building is located at The Gut, a sheltered tidal basin on the western edge of Dún Laoghaire Harbour. Designed as a dedicated centre for sailing and wind-powered watersports, including windsurfing and wing foiling, the two-storey facility provides communal changing rooms, equipment storage for multiple operators, training and briefing rooms, and a public café overlooking the water.

A new purpose-built slipway offers direct and efficient access to Dublin Bay, making it an ideal base for both recreational users and organised training programmes. Drawing inspiration from Dún Laoghaire Harbour's maritime and industrial heritage, the architecture adopts a simple and understated form that minimises its visual impact within the landscape. Traditional industrial materials are reinterpreted in a contemporary way, creating a robust and functional building that sits comfortably within its harbour setting. A carefully coordinated palette of materials and colours establishes a strong visual identity across the National Watersports Campus, linking the various buildings while celebrating the harbour's unique cultural, industrial, and maritime character.



Look and Feel



Indicative Area Schedule

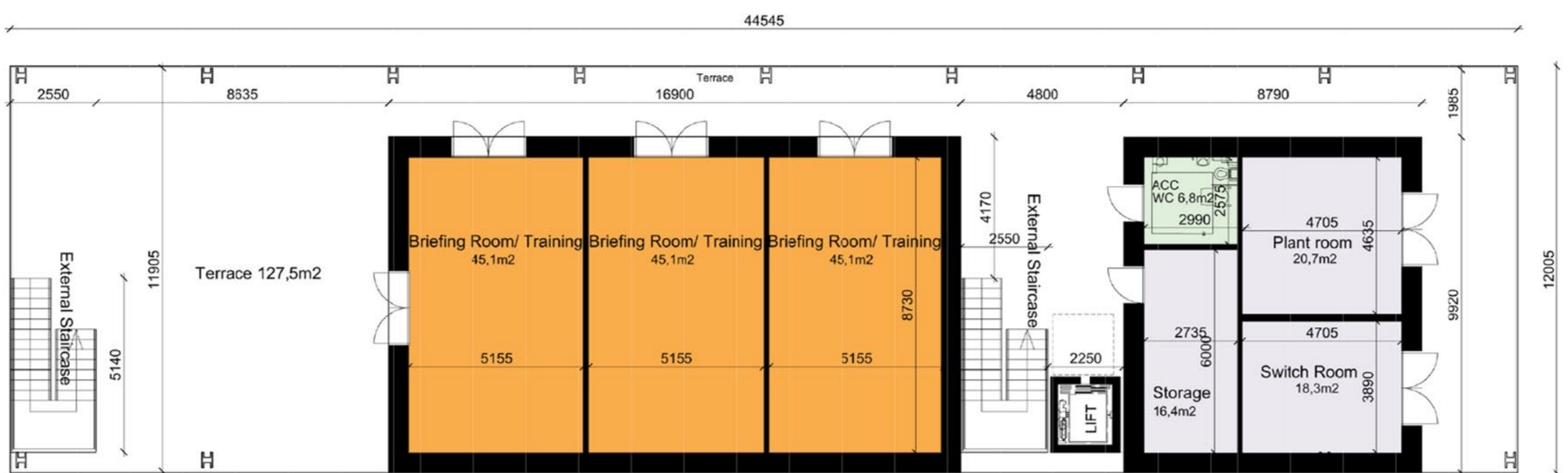
Area	SQM	
Gut		
Windsports Building	Ground Floor	First Floor
Reception 1	21.00	
Staff Room 1	14.00	
Reception 2	21.00	
Staff Room 2	14.00	
Unisex Changing	40.00	
Unisex WC (Changing Area)	4.80	
ACC Shower (Changing Area)	6.30	
Children Changing	40.00	
ACC WC	6.30	
Unisex WC (Changing Area)	4.80	
Changing Places	12.40	
ACC WC	6.30	
Storage 1	19.00	
Storage 2	24.00	
Briefing Room/ Training 1		45.10
Briefing Room/ Training 2		45.10
Briefing Room/ Training 3		45.10
Plant Room		20.70
Switch Room & Comms		18.30
Storage		16.40
External Stairs 1	11	11
External Stairs 2 & Lift	15.6	15.6
Terrace		
Total	260.50	217.3
		477.80

The Gut Windsports Building

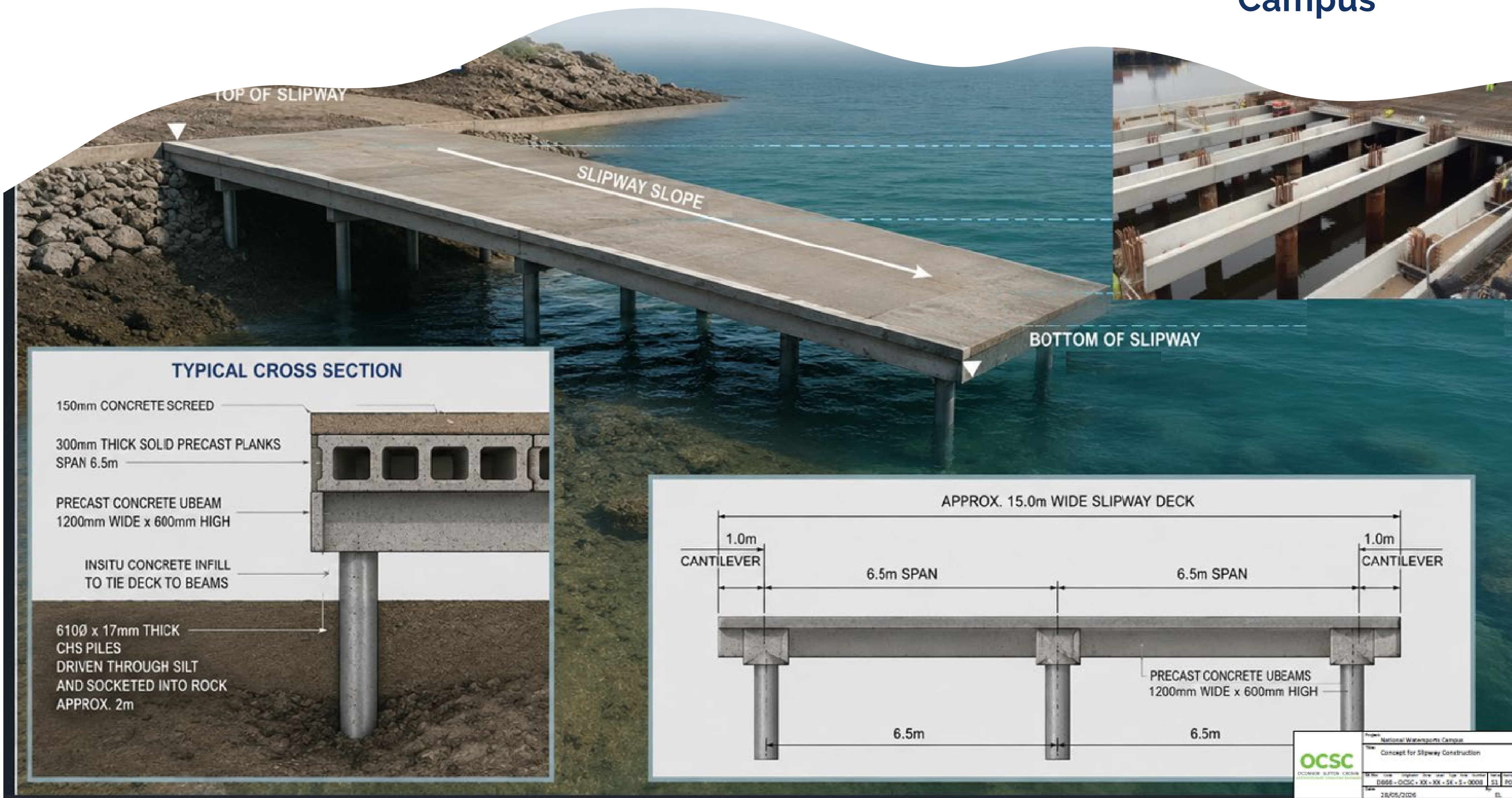
Ground Floor Plan



First Floor Plan



Slipways and Pontoon

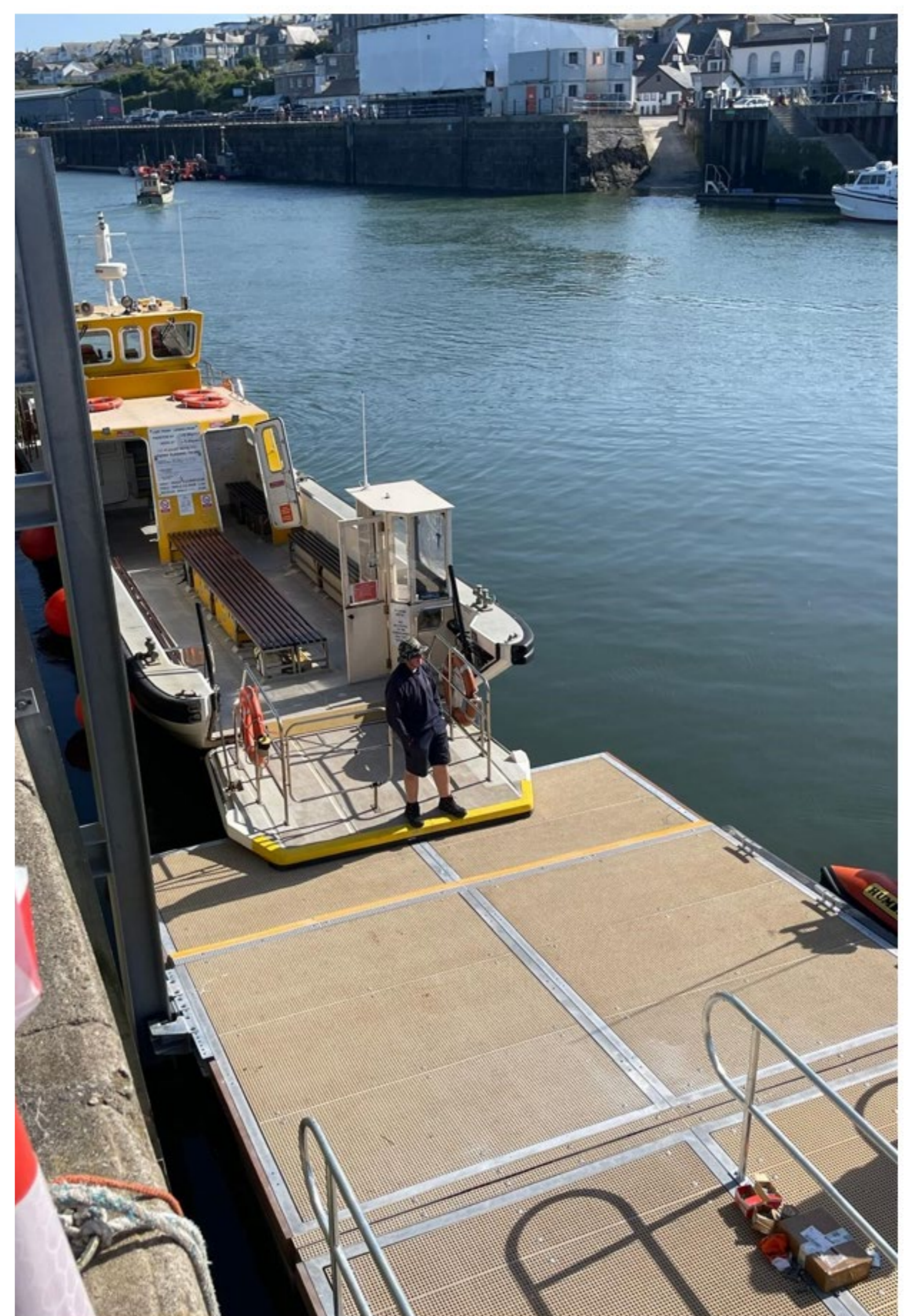


Slipways & Pontoon

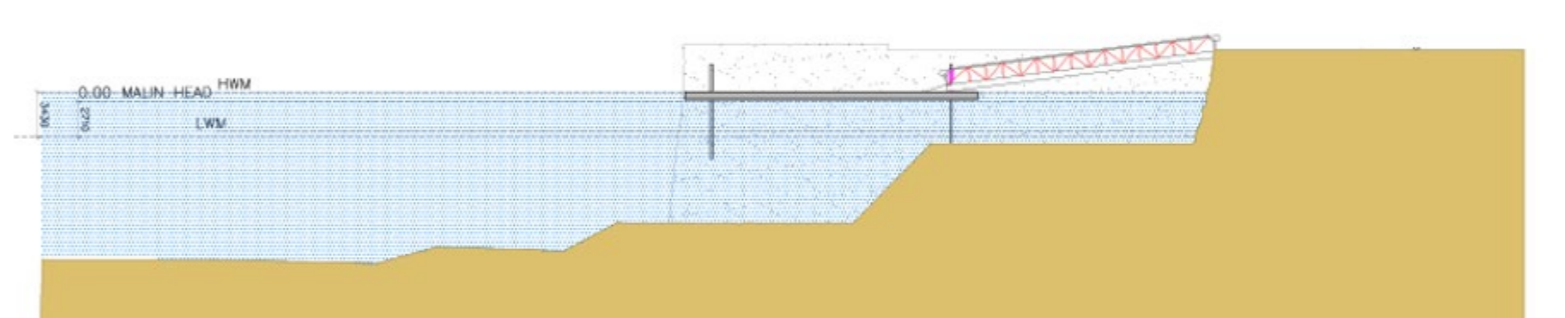
The proposed slipways have been designed to provide safe, durable and reliable access to the water for harbour users across a much wider range of tidal conditions than is currently available. By extending beyond the low water mark, the new slipways will remain usable at all stages of the tide, improving accessibility for a broad range of water-based activities and supporting the day-to-day operation of the harbour. The slipways have been carefully designed to work with the existing marine environment. Their open structural arrangement allows tidal water to continue flowing freely beneath the slipway, meaning they are not expected to significantly alter water movement or wave behaviour within the harbour.

From an engineering perspective, the slipways are supported on circular steel piles socketed into the underlying bed rock, providing a robust and resilient foundation for the structures. Precast concrete U-beams span between the piles and support precast solid deck slabs, which are tied together with an in-situ concrete wearing surface to form a durable structural deck capable of resisting the forces generated by waves, tides and regular marine use. The use of precast concrete elements provides a high-quality, long-lasting solution while also reducing the amount and duration of construction activity within the harbour, helping to minimise disruption to harbour users and the surrounding marine environment.

Carlisle Event Slipway

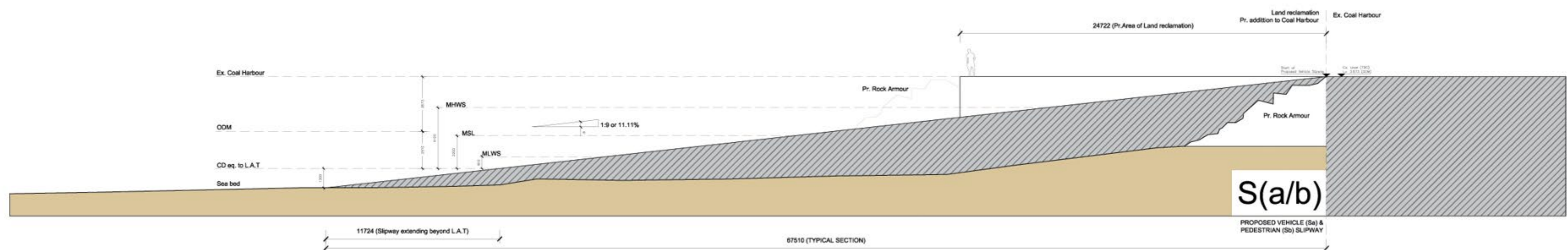


High-performance Pontoon



Slipways & Pontoon

Coal Harbour Public Slipway



The Gut Windsports Slipway

