



**Dún Laoghaire Harbour: St. Michael's Projects**  
**presentation to DLR County Council**  
9<sup>th</sup> December 2015



**Waterman Moylan • Stephen Little Associates • Shaffrey Associates Architects • Duff & Phelps**

## **AGENDA**

- **Context**
- **St. Michael's Projects**
  - **Cruise Berth Project**
  - **St. Michael's Plaza Project**
  - **National Diaspora Centre Project**
- **Project updates**



**CONTEXT:**

**1994 Dún Laoghaire Harbour Board/Company**

**Ferry Terminal & Piazza**

**Inventory**

**Victoria Monument & Public Realm Improvements**

**Harbour Masterplan**

**East Pier Battery**

**Ongoing Pier Repairs**

**Marina and Breakwaters**

**East Pier Resurfacing**

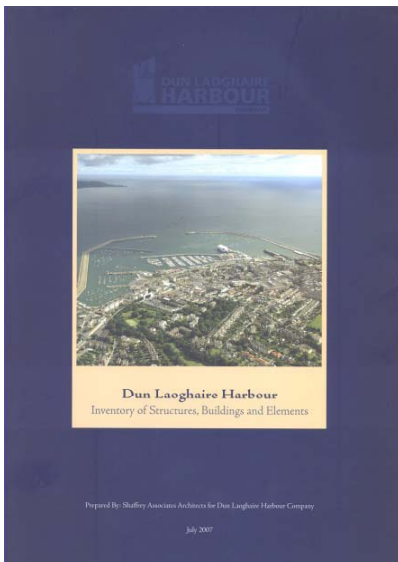
**Heritage Management Plan**

**Coastguard Houses**

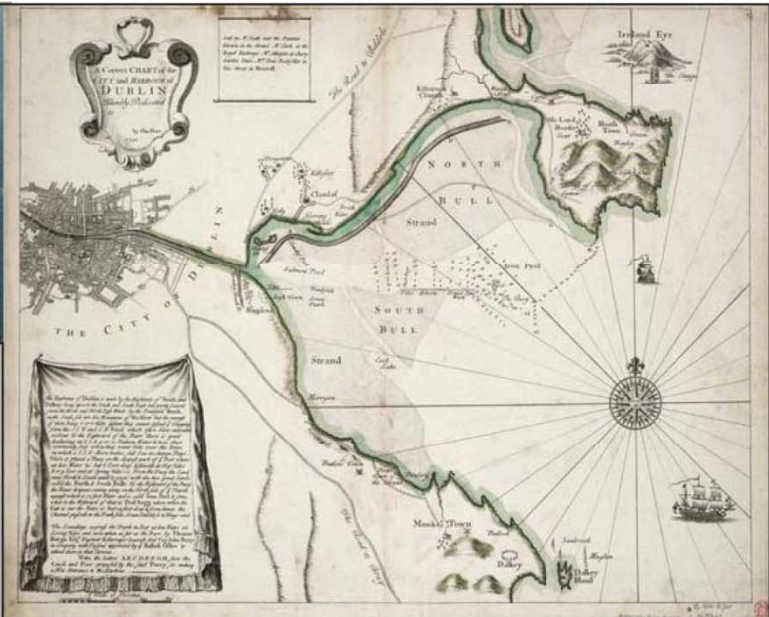
**Badeshiff (urban beach) & Marina Village/Gut**



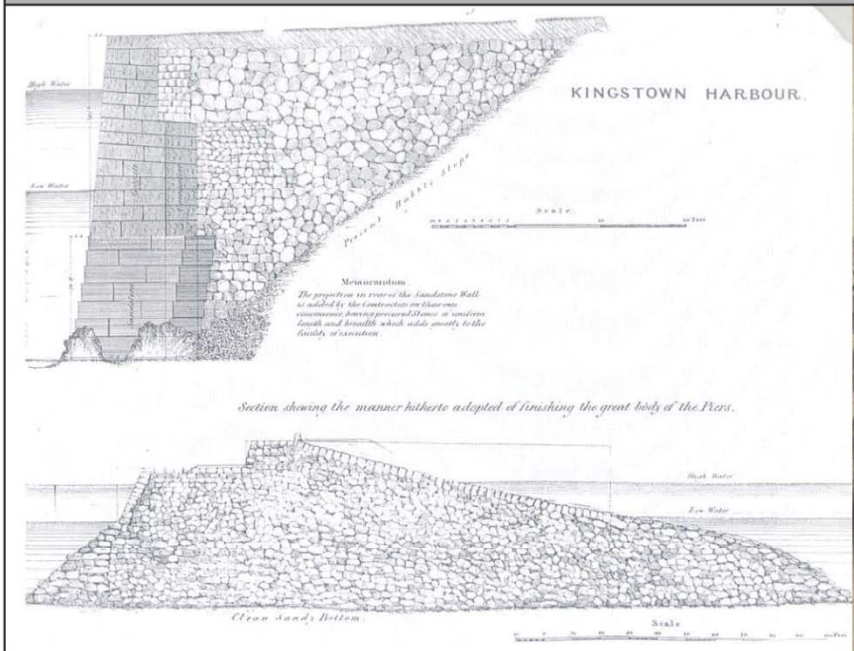
Ferry Terminal & Piazza - East Marina



**Inventory ▪ Victoria Monument & Public Realm ▪ East Pier Resurfacing ▪ East Pier Battery**



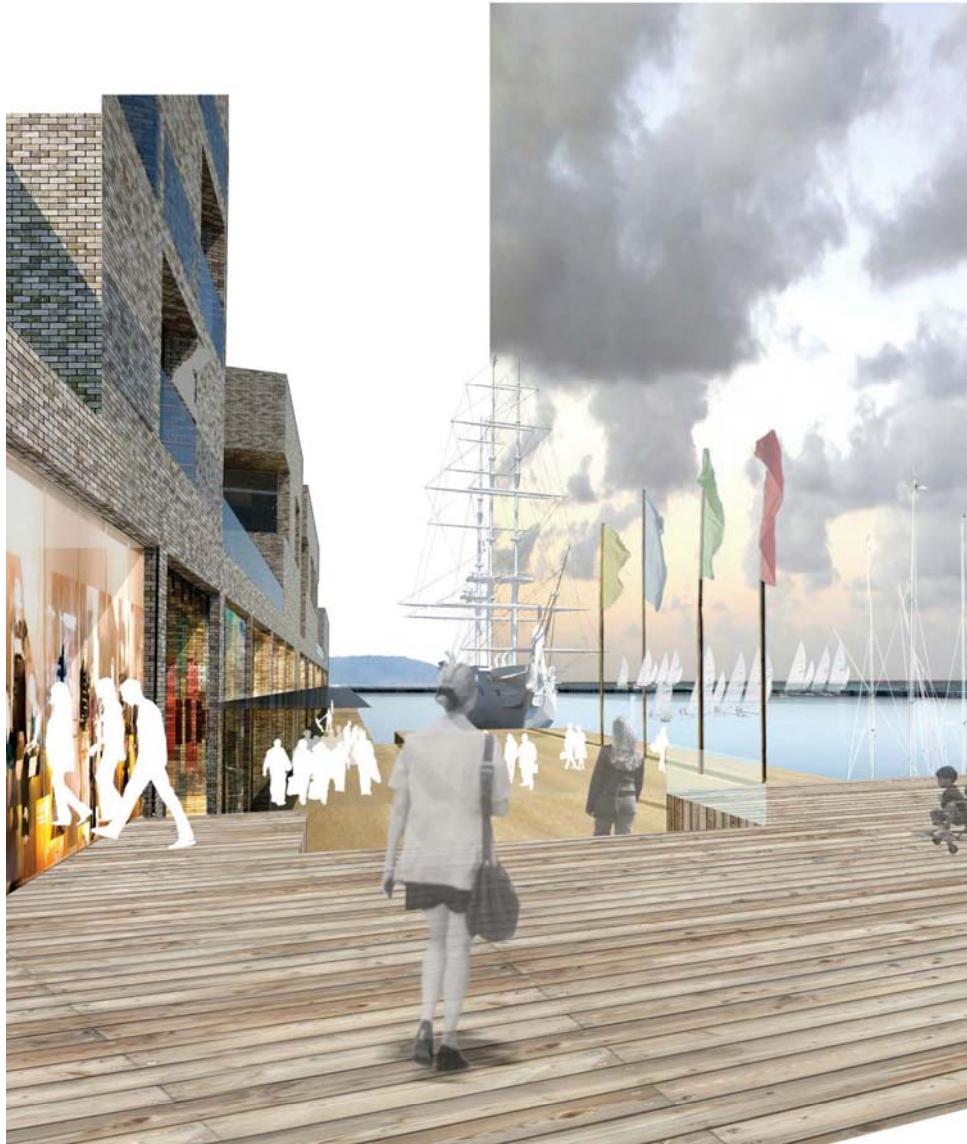
**Dun Laoghaire Harbour Heritage Management Plan**  
 November 2011  
 SHAFFREY ASSOCIATES ARCHITECTS



**Heritage Management Plan (complementary to Masterplan)**



# Dún Laoghaire Harbour Master Plan



Dún Laoghaire Harbour Company

October 2011

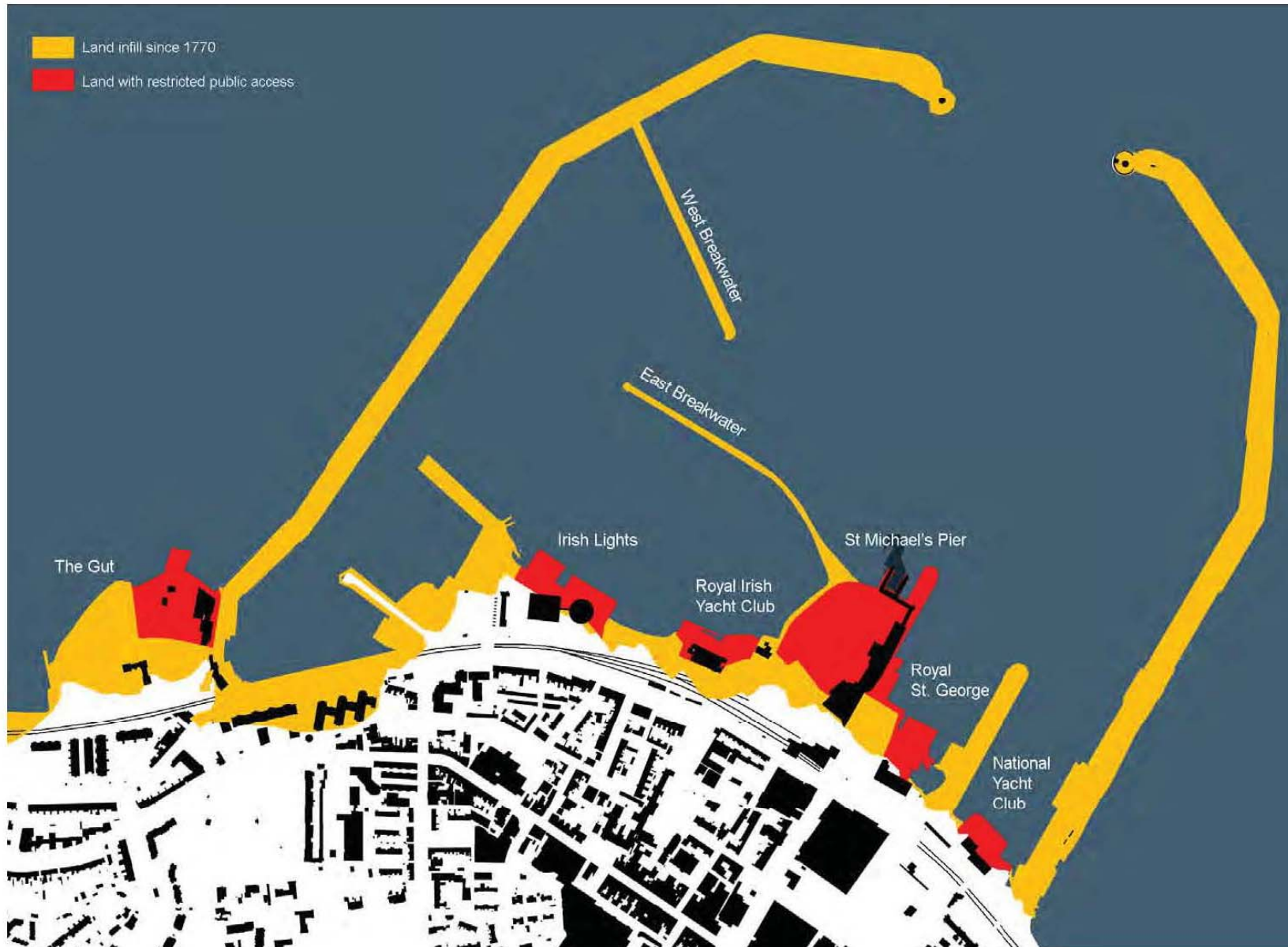
11

- Improve public access to the water
- Protect and develop youth and general sail training facilities
- There is room for subtle, tasteful development of the areas adjacent to the harbour - revamp existing buildings in the complex beside Irish Lights, the buildings and general area behind DMYC
- Have more music in the summer - I loved Dun Laoghaire festival - should have more Art exhibitions around the pier
- Position the Harbour as a marine, leisure and tourism centre
- Residential development should not prevent public access to the waterfront
- The Harbour has a very special heritage. It has to be preserved. It is a priceless legacy
- We should have a heritage centre on the pier with information about its past
- Maintain the traditional marine-us emphasis, particularly along the West side
- Strengthen the links between the town and the Harbour
- Protect the Harbour's unique heritage
- Cruise liners will bring economic gain but must not undermine sailing activities in the Harbour
- More greenery, more focus on the area's natural beauty. Respect the green places and natural features of the coast and don't just concrete over things
- Developments should be in line with the surrounding area. However, I think that people should not be afraid of some new and innovative ideas that improve the area and allow access for all
- Make the Harbour more accessible for everyone. Make more space for swimmers and small boats. Have covered cafés with views of the sea and harbour. Provide parking and family-friendly amenities. More activities are needed on the pier to attract more people
- We want to see more opportunities for local jobs, good business opportunities, integrate the town with the harbour so that we can broaden our retail offer
- Enhance the Harbour's capability to be a marine service's centre. We need to leverage its economic advantage
- It is one of the nicest, if not THE nicest places in the greater Dublin area to experience the beauty of the sea. It should be one of the top visitor destinations in the greater Dublin area
- Make sure that the Harbour area is a focal point and central amenity that complements the town
- As a harbour it should develop in a direction that will keep marine / recreational / leisure activity going at all times of the year. It should not be waiting for a sudden influx of activity that will disappear just as fast. Sustainability is the key factor
- More opportunities to allow the public, particularly school children, greater access to sailing and watersports. Overall the harbour should be recognised as the national destination for watersports and recreation
- Become a world-class leisure boating centre with public access at reasonable cost to get on the water. This should include 'pay-as-you-go' facilities and the opportunity to hire all sorts of leisure craft under appropriate supervision. People want better access to the water for boating and leisure activities
- More recreational activities, including restaurants, coffee shops overlooking the harbour, and not feel you have to be a member of the yacht club to sit and view the sunset
- Viewing the future primarily as a harbour for commercial traffic is denying the absolute potential of the harbour for leisure pursuits
- More initiatives to get more local people (especially young people from all social backgrounds) involved in water-based activities

# Dún Laoghaire Harbour Masterplan



Today, 40% of the waterline between the piers is inaccessible to the general public. The creation of an east-west route with waterside access is one of the key aims the Masterplan seeks to achieve.



- Masterplan area
- Character area

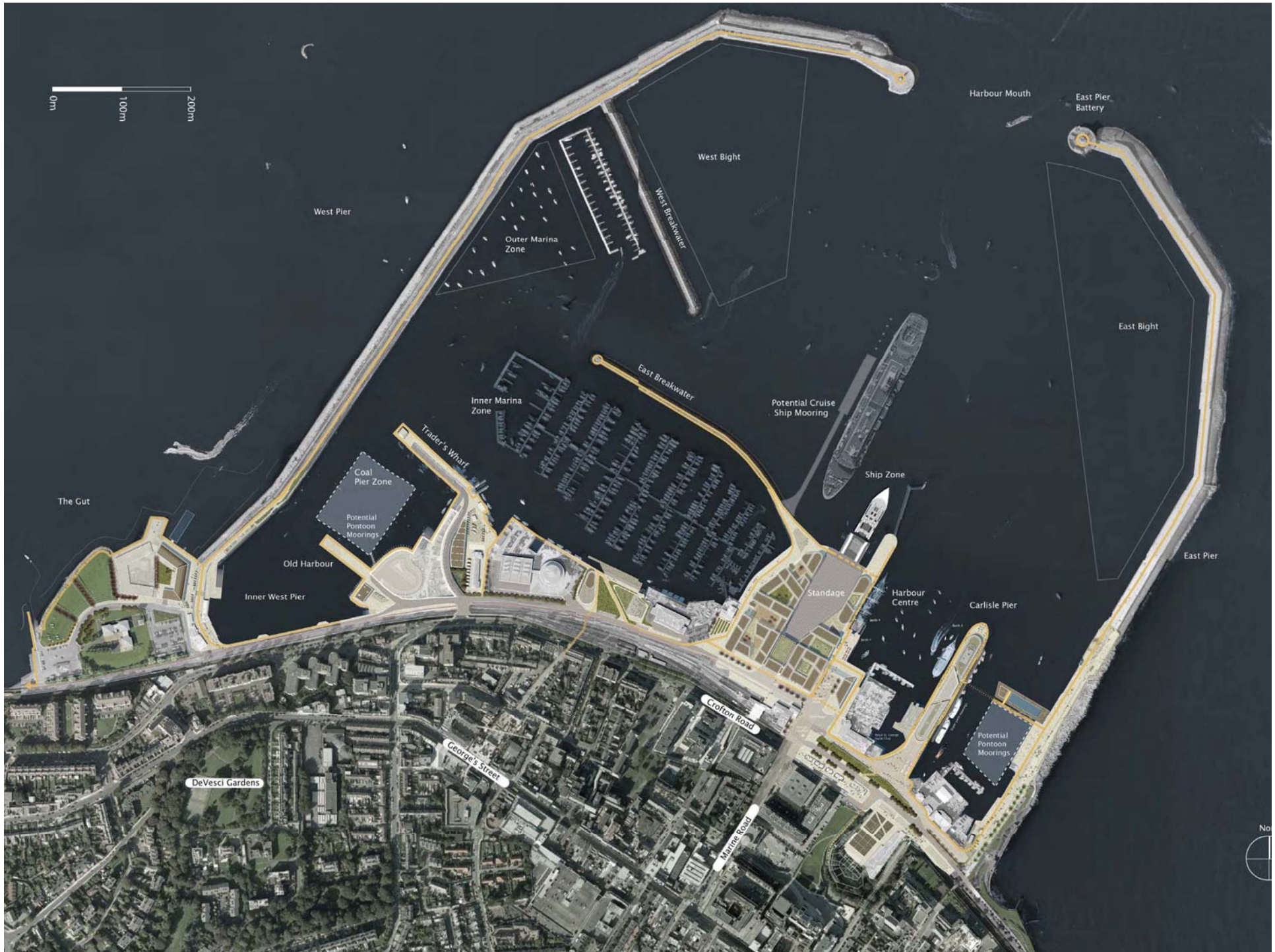


Old Harbour

The Gut

St. Michael's

Carlisle Pier

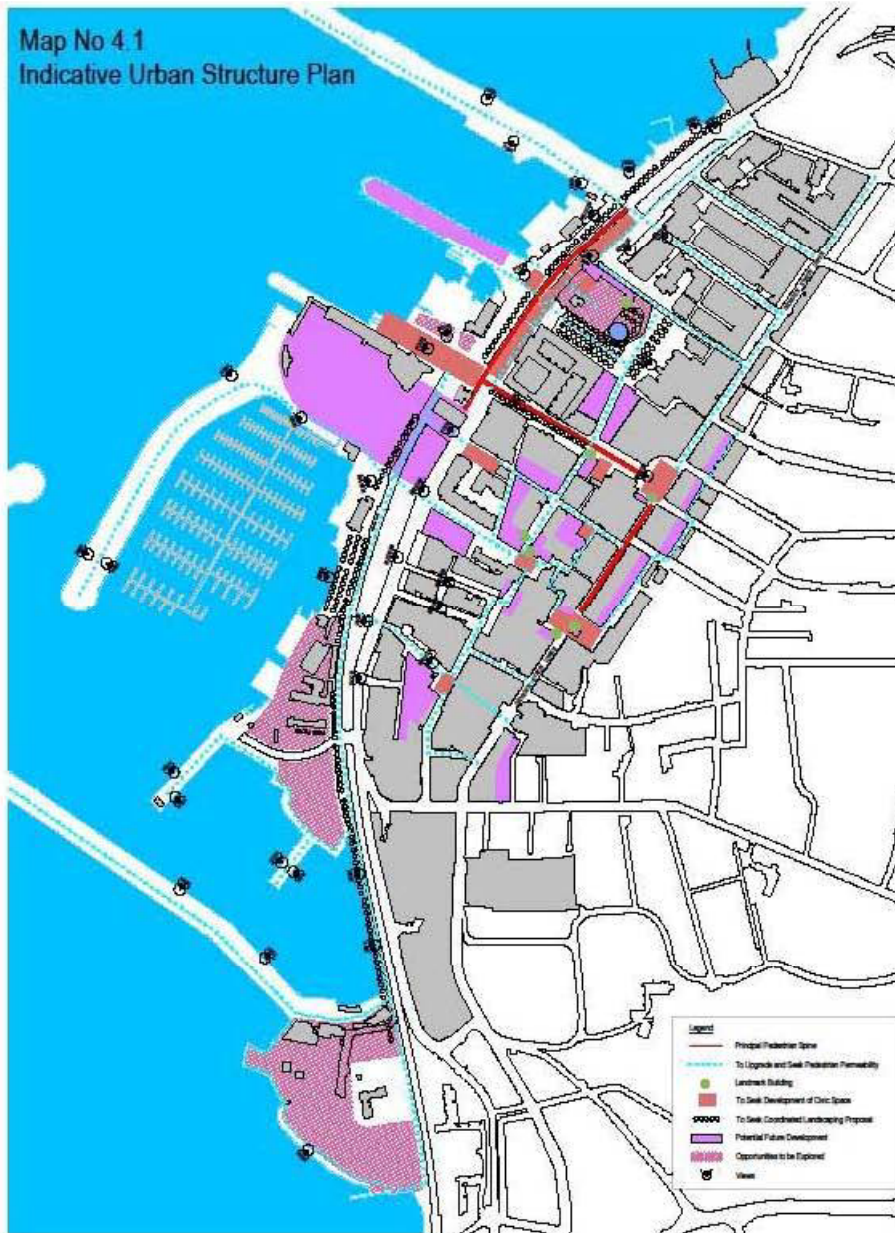




## Masterplan

*Improving connections between town centre (Marine Road) and waterfront (Harbour – St. Michael's (Victoria Wharf))*

Map No 4.1  
Indicative Urban Structure Plan

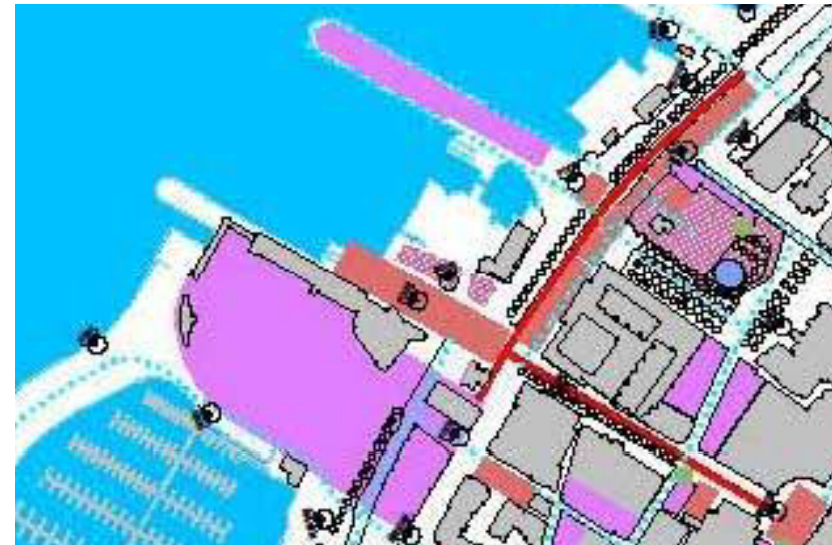


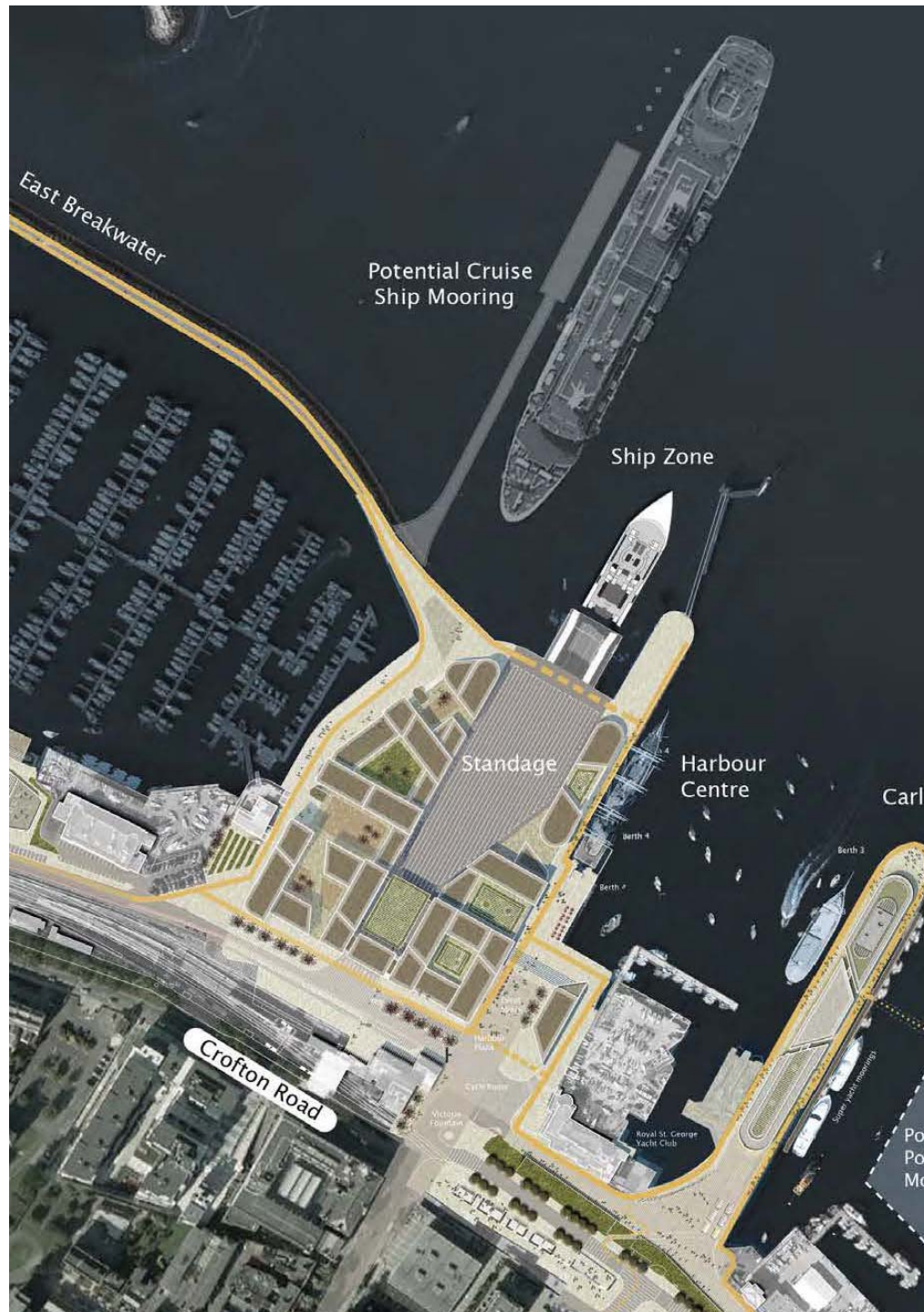
## Dún Laoghaire Development Plan & Urban Framework Plan Objectives:

Improve physical connection between town centre and waterfront

Improve vitality and range of uses along waterfront – public attractions

St Michael's as a key site for redevelopment (currently underutilised).





## St Michael's

### Projects:

Cruise Berth

St Michael's Plaza

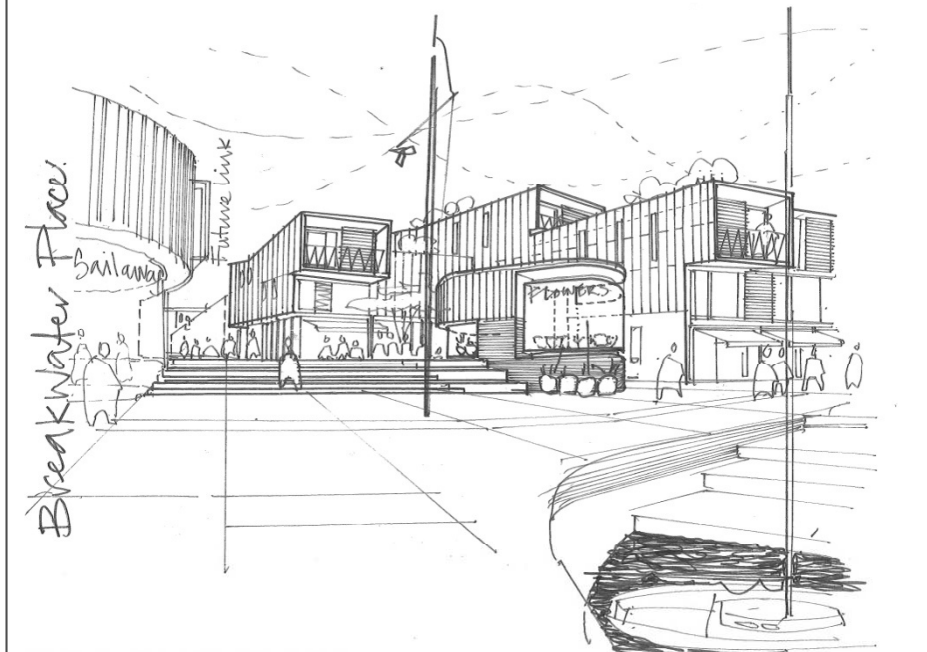
Diaspora Centre



Figure 05.124 - Illustrative image showing the opening up of views from harbour plaza to the water and active frontage along the eastern edge of St. Michael's Pier.



Southside St. Michael's

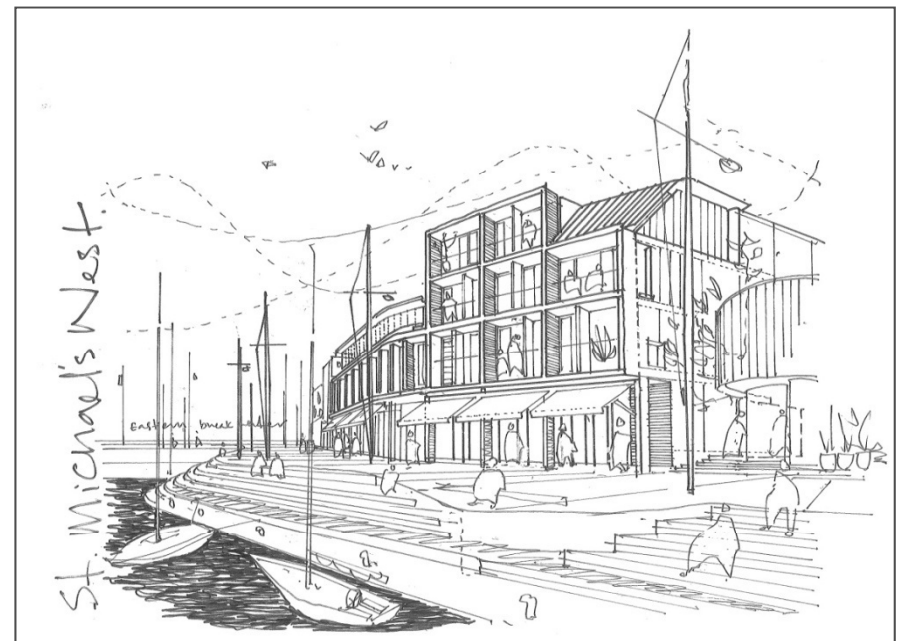


Breakwater Place

Bailanah

Future link

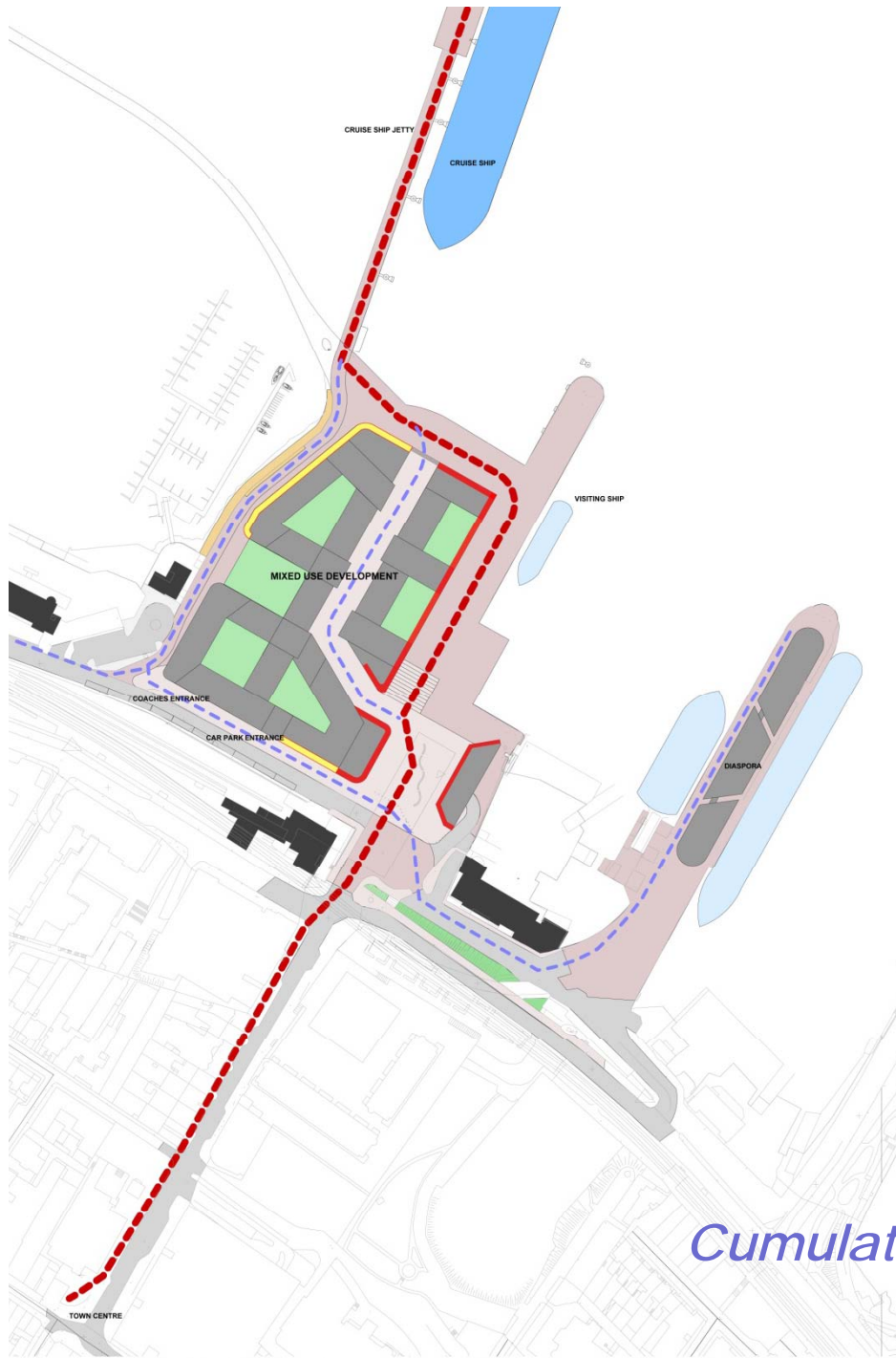
Promenade



St. Michael's West

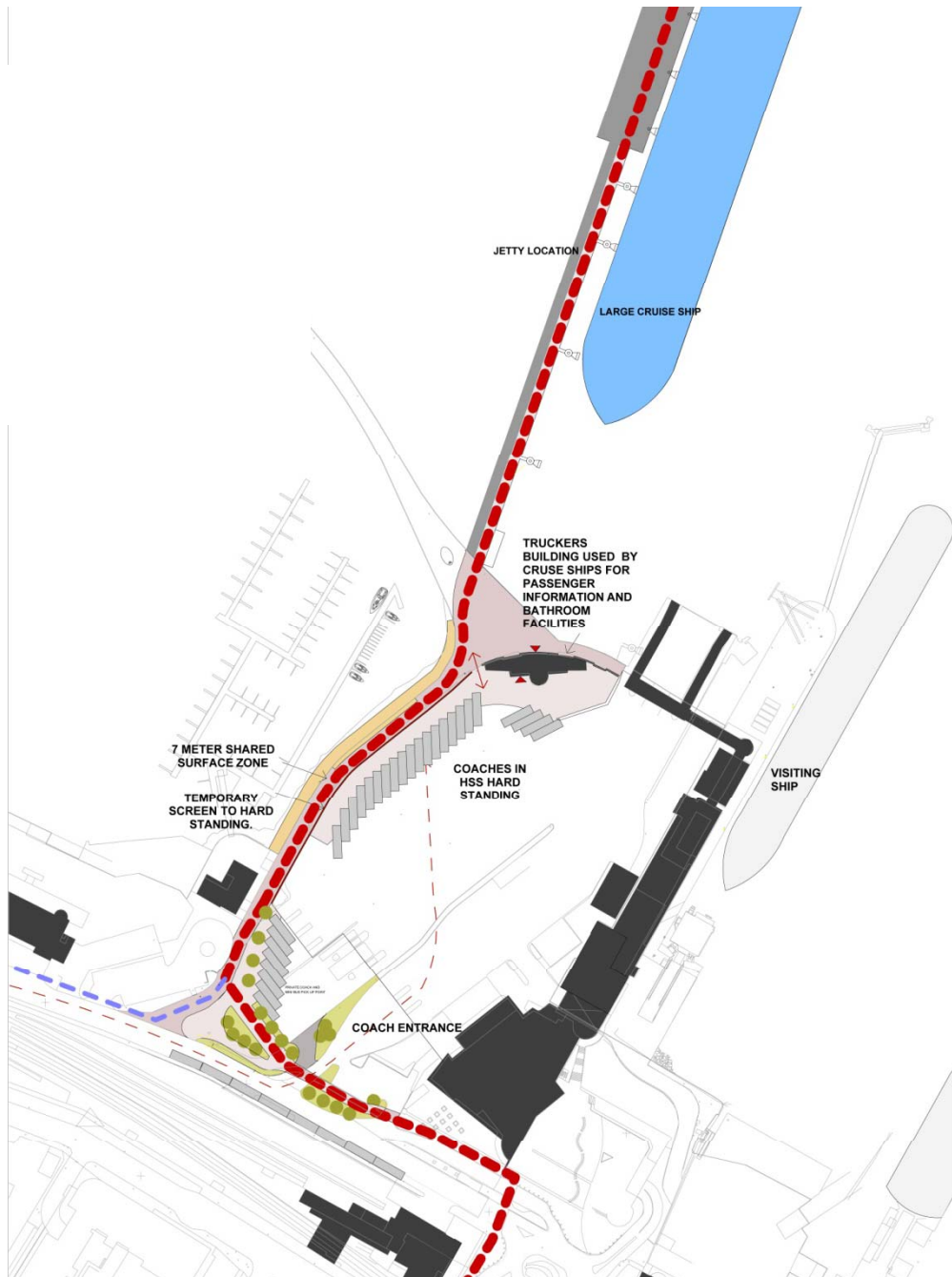
Eastern Block

# St. Michael's: The Projects: Cruise Berth St Michael's Plaza National Diaspora Centre



*Cumulative impacts of a series of projects  
2015- 2020 (indicative timeframe)*





KEY	
PRIMARY PEDESTRIAN ROUTE FROM CRUISE SHIP TO TOWN CENTRE.	
SECONDARY PEDESTRIAN ROUTES	
HIGHLY ACTIVE EDGE	
MODERATELY ACTIVE EDGE	
EXISTING BUILDING	
VEHICULAR ROAD	
SHARED SURFACE	
PEDESTRIAN ONLY SURFACE	
BOARDWALK	
SOFT LANDSCAPING	

*Cruise Berth Project*  
 2015: planning application  
 2016: construction  
 2017: operational  
 (all above are indicative timeframes)



Angle of View 73° Horizontal

VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project : <b>Dun Laoghaire Cruise Berth</b>	Issue Date: <b>02-10-14</b>	Photo Info. 09-09-2014 14:04	<b>VIEW 03</b>	<b>BASELINE</b>
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# MODELWORKSMEDIA

## Draft 16.12.2014



Angle of View 73° Horizontal

**mm** MODELWORKS MEDIA © 2014

VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project :	<b>Dun Laoghaire Cruise Berth</b>	Issue Date:	<b>16-12-14</b>	Photo Info.	09-09-2014 14:04	<b>VIEW 03</b>	<b>PROPOSED</b>
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Angle of View 39° Horizontal

**m** MODELWORKS MEDIA © 2014

VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project : <b>Dun Laoghaire Cruise Berth</b>	Issue Date: <b>02-10-14</b>	Photo Info. 09-09-2014 11:11	<b>VIEW 01</b>	<b>BASELINE</b>
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# MODELWORKSMEDIA

## Draft 16.12.2014



Angle of View 39° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project : <b>Dun Laoghaire Cruise Berth</b>	Issue Date: <b>16-12-14</b>	Photo Info. 09-09-2014 11:11	<b>VIEW 01</b>	<b>PROPOSED</b>
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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

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## Draft 16.12.2014



Angle of View 39° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project :	<b>Dun Laoghaire Cruise Berth</b>	Issue Date:	<b>16-12-14</b>	Photo Info.	08-09-2014 15:07	<b>VIEW 06</b>		<b>PROPOSED</b>
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Angle of View 39° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project :	<b>Dun Laoghaire Cruise Berth</b>	Issue Date:	<b>02-10-14</b>	08-09-2014	16:05	<b>VIEW 02</b>	<b>BASELINE</b>
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## Draft 16.12.2014



Angle of View 39° Horizontal

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VISUAL IMPACT ASSESSMENT T.+353 1 2899 039

Project :	<b>Dun Laoghaire Cruise Berth</b>	Issue Date:	<b>16-12-14</b>	08-09-2014	16:05	<b>VIEW 02</b>	<b>PROPOSED</b>
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Angle of View 73° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project : <b>Dun Laoghaire Cruise Berth</b>	Issue Date: <b>02-10-14</b>	Photo Info. 09-09-2014 12:13	<b>VIEW 04</b>	<b>BASELINE</b>
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# MODELWORKSMEDIA

## Draft 16.12.2014



Angle of View 73° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project : <b>Dun Laoghaire Cruise Berth</b>	Issue Date: <b>16-12-14</b>	Photo Info. 09-09-2014 12:13	<b>VIEW 04</b>	<b>PROPOSED</b>
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Angle of View 73° Horizontal

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VISUAL IMPACT ASSESSMENT T. +353 1 2899 039

Project :	<b>Dun Laoghaire Cruise Berth</b>	Issue Date:	<b>02-10-14</b>	Photo Info.	09-09-2014 14:47	<b>VIEW 05</b>	<b>BASELINE</b>
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# MODELWORKSMEDIA

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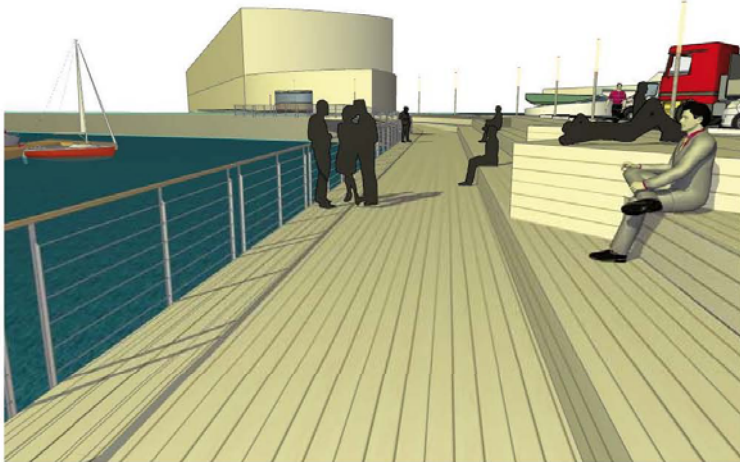
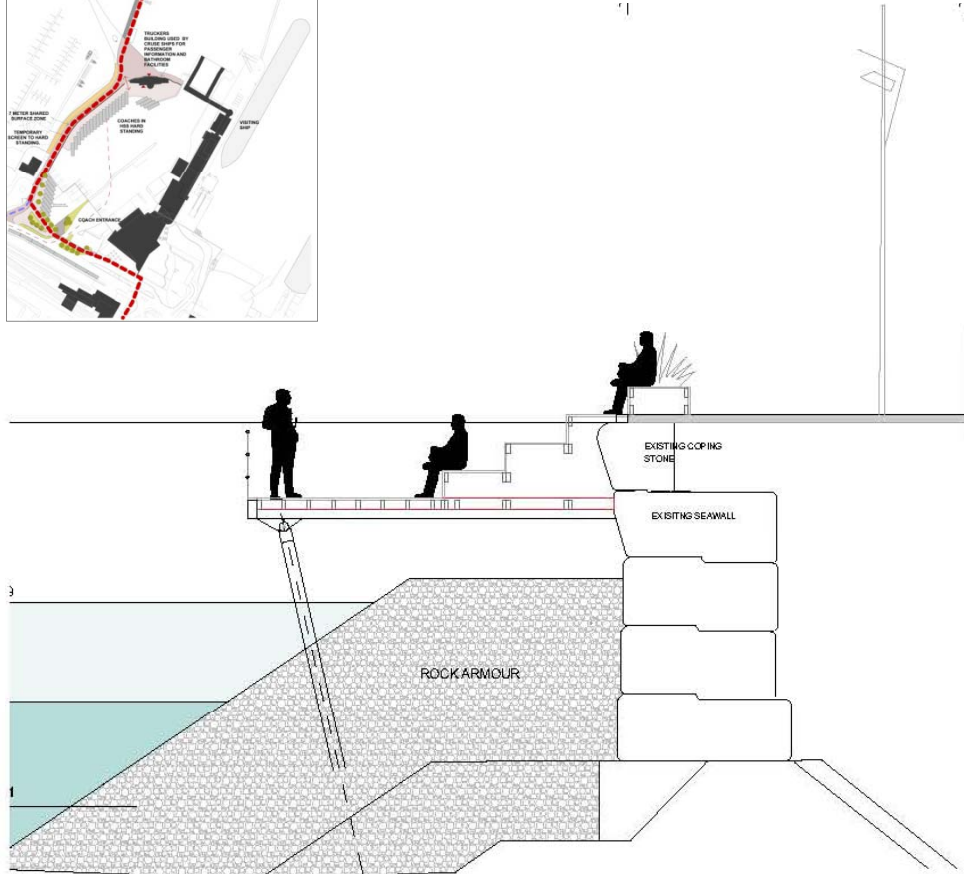
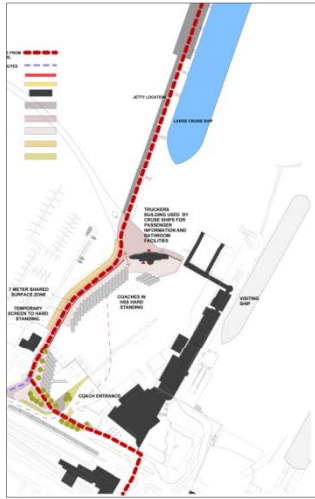


Angle of View 73° Horizontal

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MEDIA © 2014

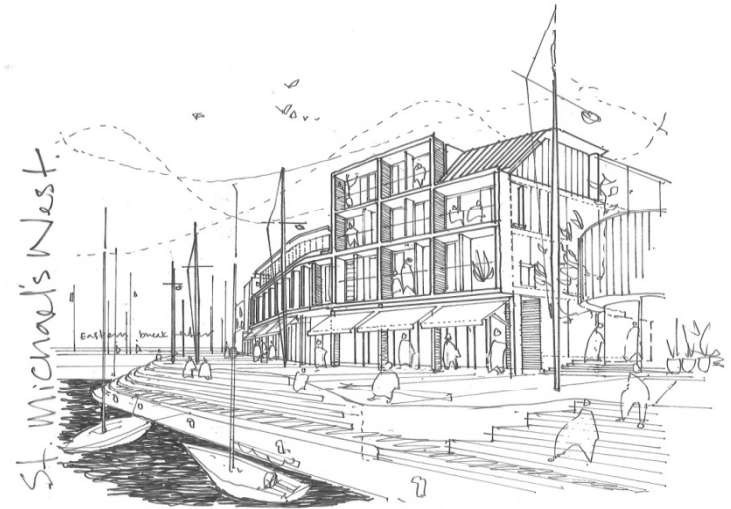
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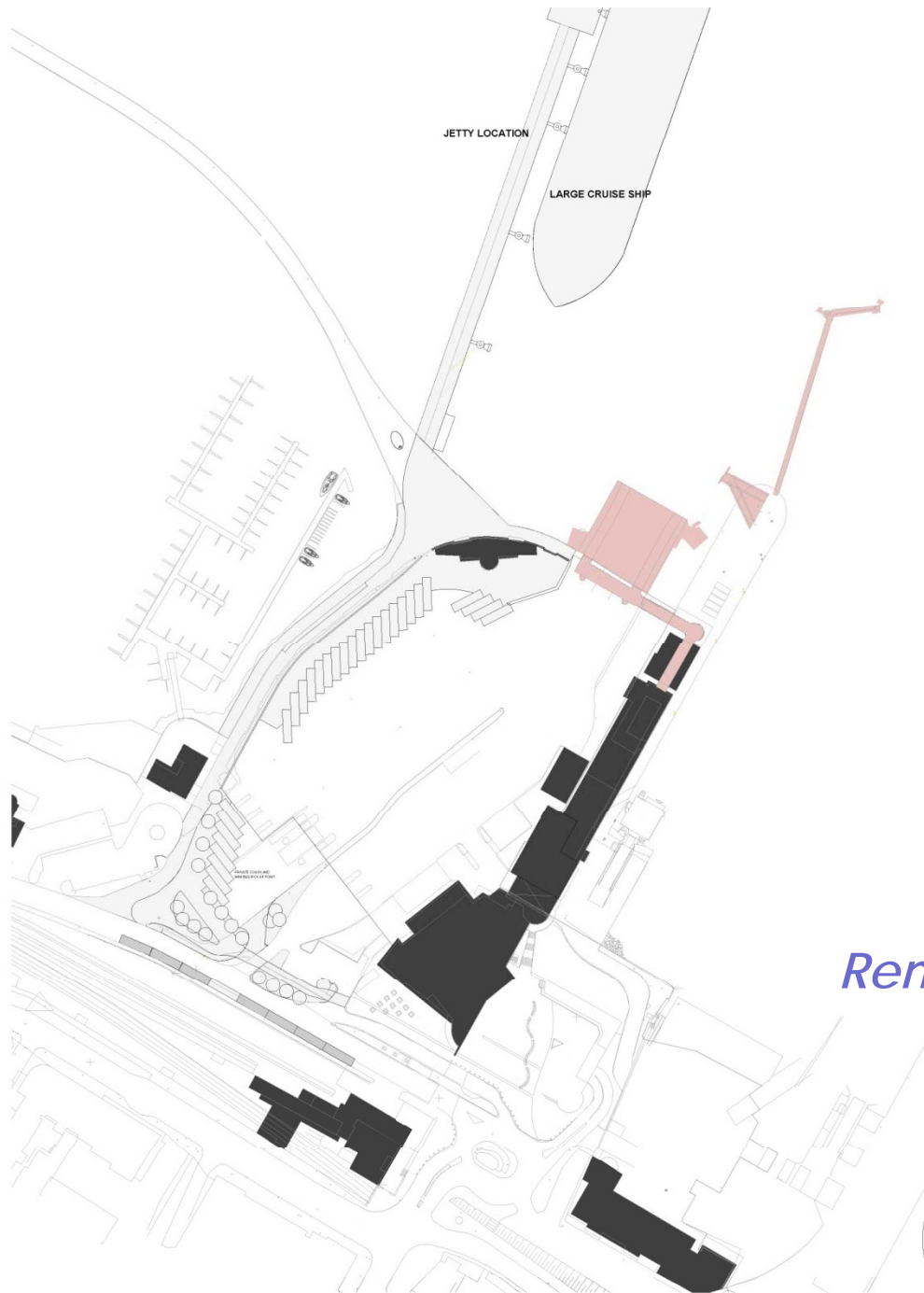
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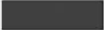



*Cruise Berth Project*

*Will deliver western marina edge public realm*





KEY	
EXISTING BUILDING	
HSS INFRASTRUCTURE TO BE REMOVED	

## *Removal of HSS infrastructure*

*2016 (indicative)*

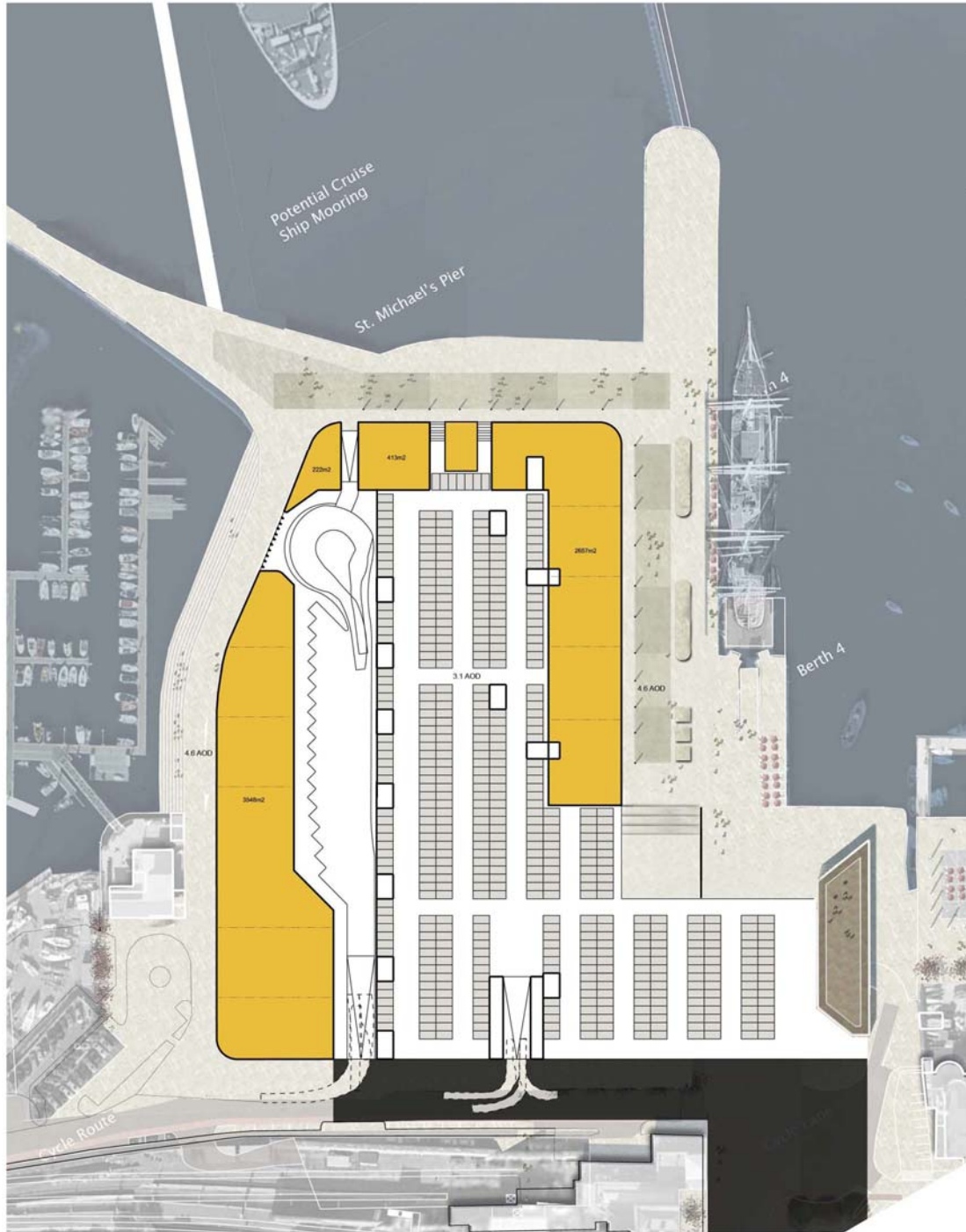


<b>KEE</b>	
<b>PRIMARY PEDESTRIAN ROUTE FROM CRUISE SHIP TO TOWN CENTRE.</b>	
<b>SECONDARY PEDESTRIAN ROUTES</b>	
<b>HIGHLY ACTIVE EDGE</b>	
<b>MODERATELY ACTIVE EDGE</b>	
<b>EXISTING BUILDING</b>	
<b>NEW BUILDING</b>	
<b>EXISTING VEHICULAR ROAD</b>	
<b>SHARED SURFACE</b>	
<b>PEDESTRIAN ONLY SURFACE</b>	
<b>BOARDWALK</b>	
<b>SOFT LANDSCAPING</b>	

## St. Michael's Plaza

2015: procure development partner  
 2016: planning  
 2017: commence construction  
 (all above are indicative timeframes)





Car Parking Spaces = 484

Retail / commercial - 6800 GEA

Retail/commercial

Hotel

Residential



Plan at 4.6 MOD

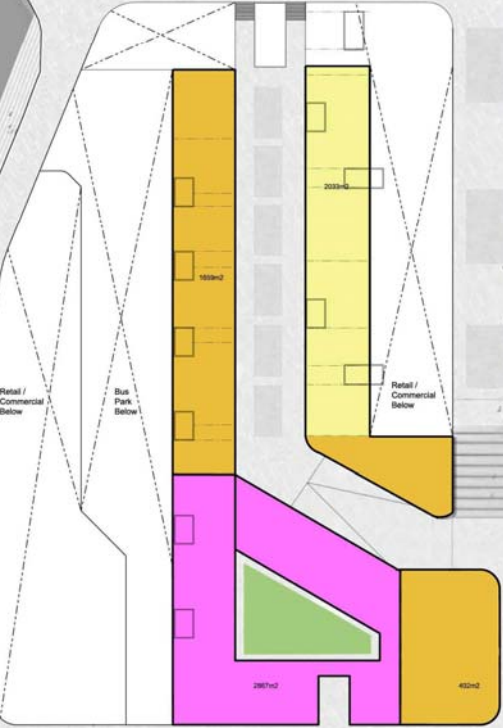
Draft

Potential Cruise Ship Mooring

St. Michael's Pier

Metropolitan Workshop / Dun Laoghaire Harbour / 1:1,000

Berth 4



Retail / commercial - 2400m2 GEA

Hotel - 2800m2 GEA

Residential - 1600m2 GEA

Retail/commercial



Hotel



Residential



Plan at 6.3 MOD

Draft

Potential Cruise Ship Mooring

St. Michael's Pier

Metropolitan Workshop / Dun Laoghaire Harbour / 1:1,000

Residential - 32900m2 GEA  
Hotel - 5000 m2 GEA

Retail/ commercial



Hotel



Residential



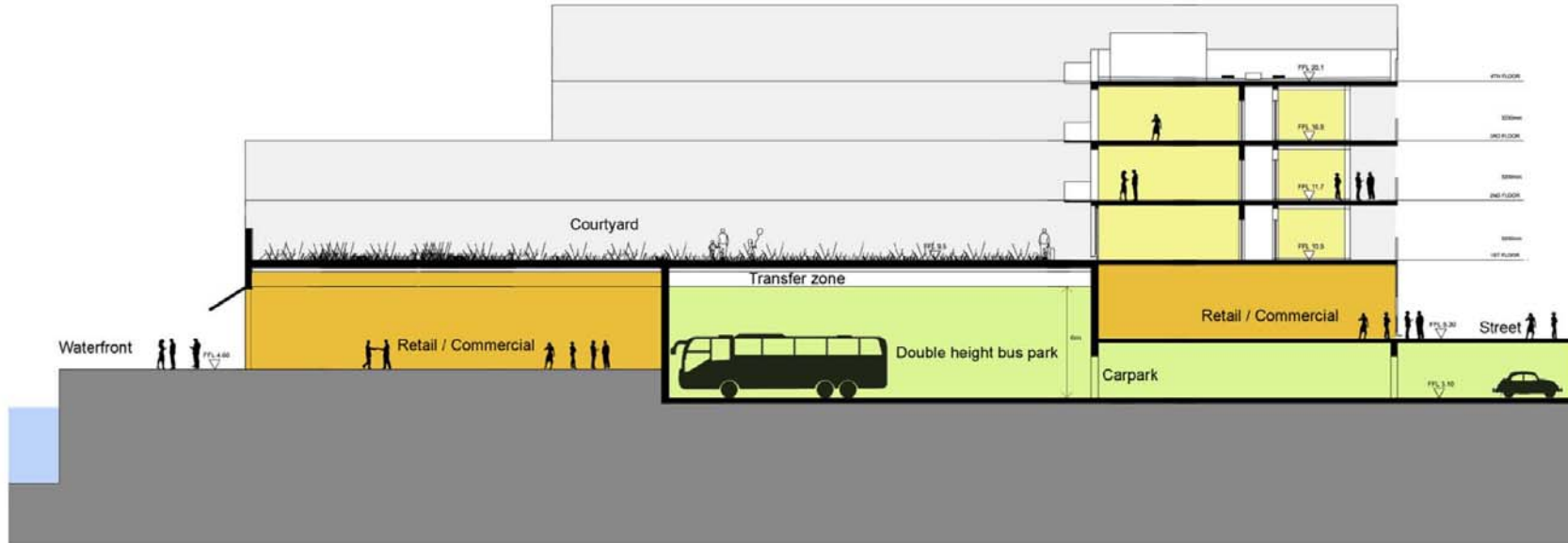
Roof Plan with Heights Indicated

- Retail/ commercial
- Hotel
- Residential

Sub-Totals

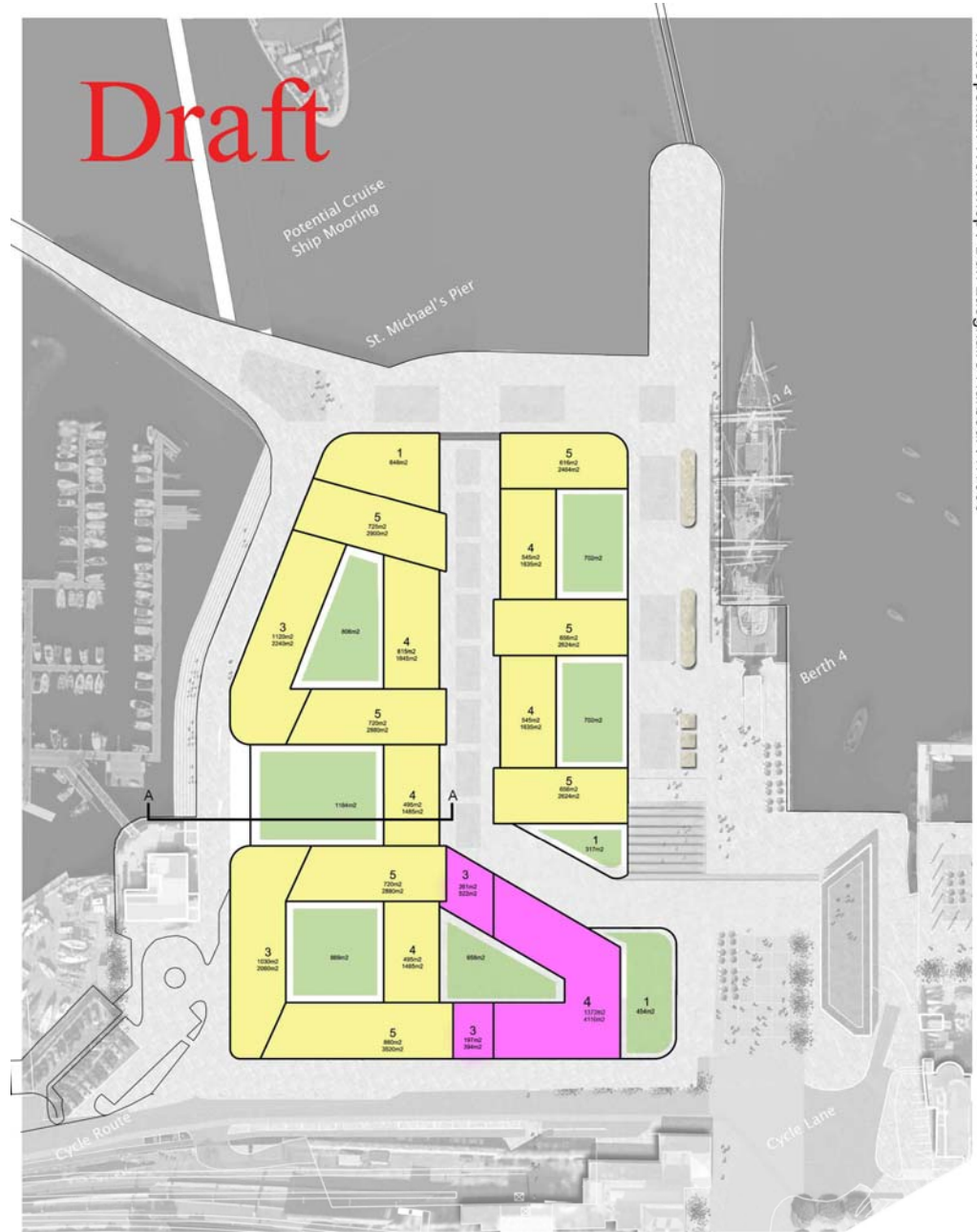
- Residential 34500m2 GEA
- Hotel 7800m2 GEA
- Retail / Commercial 9200m2 GEA

Total = 51500m2 GEA



Metropolitan Workshop / Dun Laoghaire Harbour / 1:1000

Typical section AA





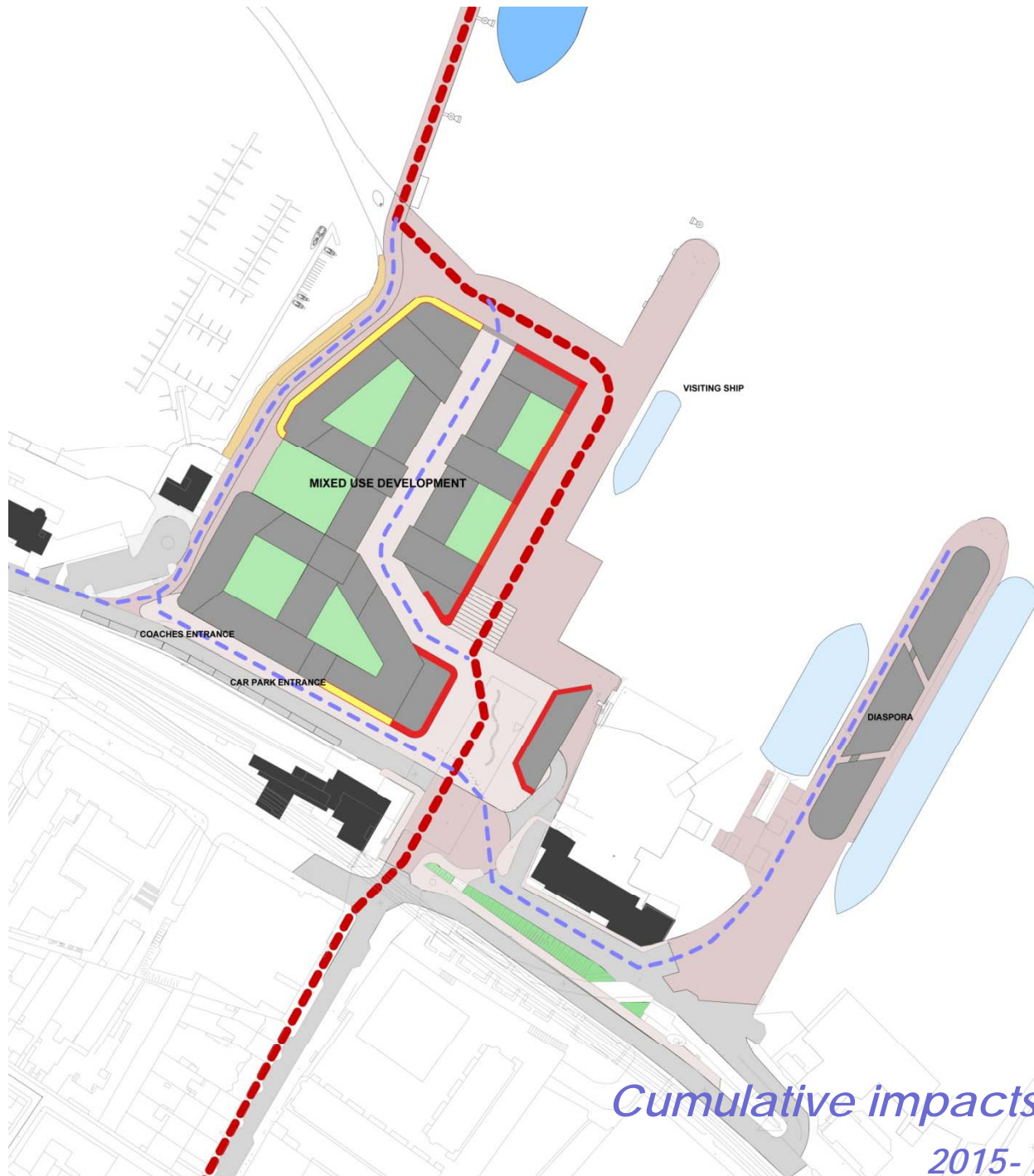
## National Diaspora Centre

2015: planning application

2016 - 2018: temporary operational (existing building)

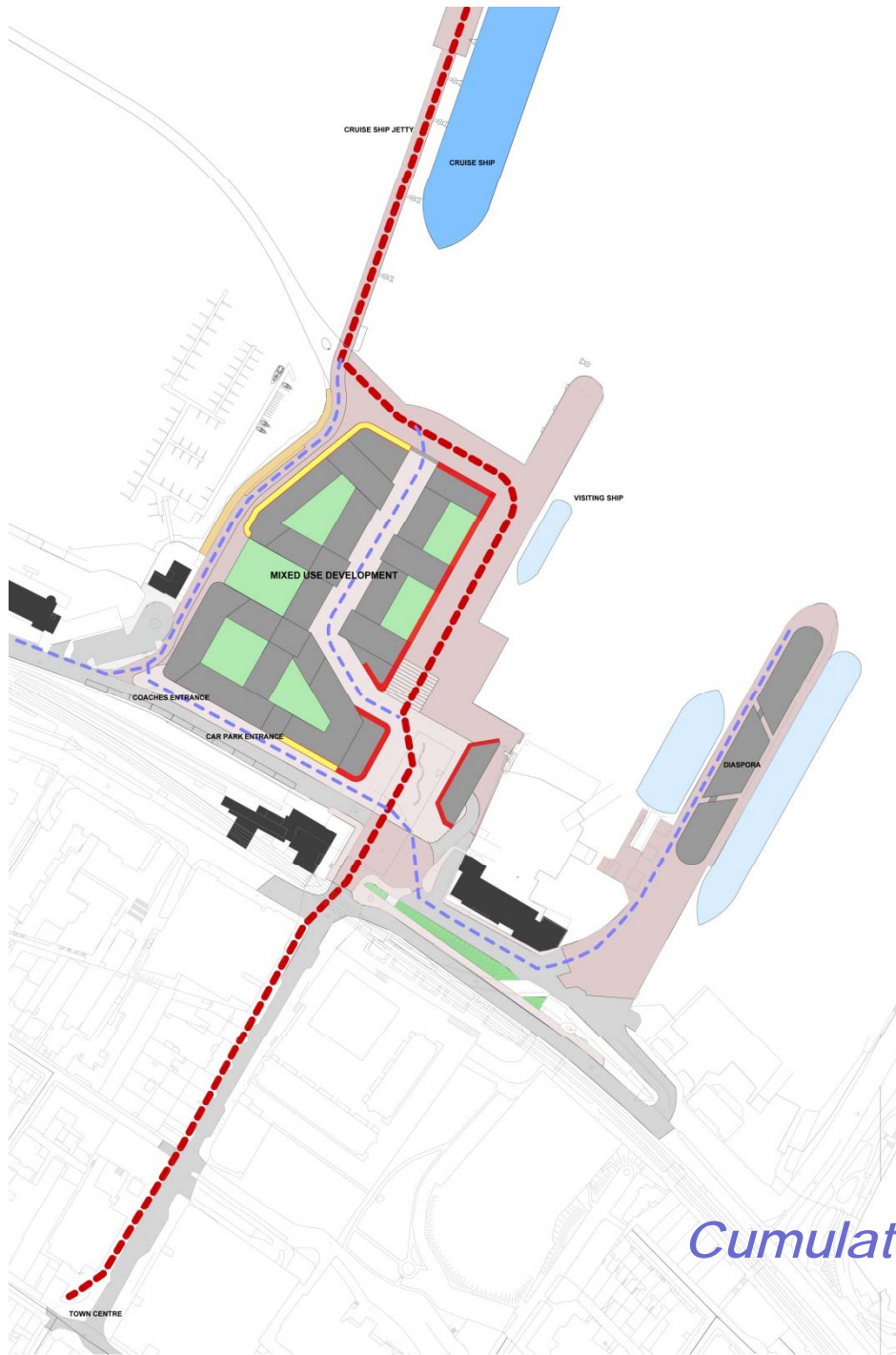
2018 - 2020: Move to Carlisle Pier

(all above are indicative timeframes)



KEE	
PRIMARY PEDESTRIAN ROUTE FROM CRUSE SHIP TO TOWN CENTRE.	
SECONDARY PEDESTRIAN ROUTES	
HIGHLY ACTIVE EDGE	
MODERATELY ACTIVE EDGE	
EXISTING BUILDING	
NEW BUILDING	
EXISTING VEHICULAR ROAD	
SHARED SURFACE	
PEDESTRIAN ONLY SURFACE	
BOARDWALK	
SOFT LANDSCAPING	

*Cumulative impacts of a series of projects  
2015- 2020 (indicative timeframe)*



*Cumulative impacts of a series of projects  
2015- 2020 (indicative timeframe)*





*Some useful exemplars*



*Including Malmo !*

*end*