

St. Nicholas Quarter.

Landscape Design Statement

R02 - September 2026



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Introduction.

1.1 | The Site Extents and Project Areas

1.2 | Existing Site & Issues

1.3 | The Design Principles

1.4 | The Scheme Objectives

1.

1.1 Site Extents and Project Areas

St. Nicholas Quarter Phase Two Scheme

This scheme proposes the development and enhancement of three key public spaces within the St. Nicholas Quarter in Dundalk:

- A. Public Realm space to grounds of St. Nicholas Church.
- B. Multifunctional Cultural and Community Hub with East West Pedestrian Connection and Public Space and a one-bedroom residential unit facing Bridge Street
- C. 6 no. residential duplex units consisting of 4 no. one bedroom units and 2 no. two bedroom units
- D. New East West pedestrian connection at Meeting House Lane consisting of the demolition of no 27 Bridge Street and formation of a new pedestrian only opening in the stone wall at the end of Meeting House Lane.
- E. Completion of rejuvenation of the Peace Park

These areas occupy a central position within the Quarter and play a significant role in shaping its character and function. Their redevelopment presents an opportunity to support the ongoing transformation of the St. Nicholas Quarter as a vibrant destination, capable of attracting increased footfall and activity.

The design seeks to re-imagine these spaces in response to their evolving role, with a focus on high-quality urban design and improved functionality. In particular, it aims to rebalance the allocation of space within the public realm, prioritising pedestrian movement and enhancing the overall experience for residents, visitors, and businesses.



1.2 Existing Site and Issues - Meeting House Lane



The existing laneway functions primarily as a vehicular access route with minimal pedestrian provision and a lack of coherent materials or landscaping. The absence of high-quality finishes, planting, lighting, and defined thresholds contributes to a lack of sense of place, making the laneway less inviting and attractive. This is in high contrast to the recently completed public realm improvements to the surrounding area.



However, the laneway has significant potential for enhancement through its reconfiguration as a shared surface, incorporating upgraded paving, improved lighting, introduction of green infrastructure, and activation of frontages. Such interventions would support a transition from a solely functional space to a more attractive, accessible, and socially functional news-type public realm.



There is an opportunity to deliver a meaningful pedestrian link between Bridge Street and Linenhall Street that will greatly improve connectivity.

1.2 Existing Site and Issues - Peace Park



Improve comfort in the space to attract more people to use the space.



Enhance the design of the focal point within the Peace Park.



Introduce more routes through the park to improve accessibility.



Retain existing trees and introduce new planting typology.



Create a buffer between the park and the road.



Improve use of space by introducing sub spaces for seating and play.

1.2 Existing Site and Issues - St. Nicholas Church



Central approach from town centre to the church.



View of main entrance to church.



Existing entry point via Linenhall Street.



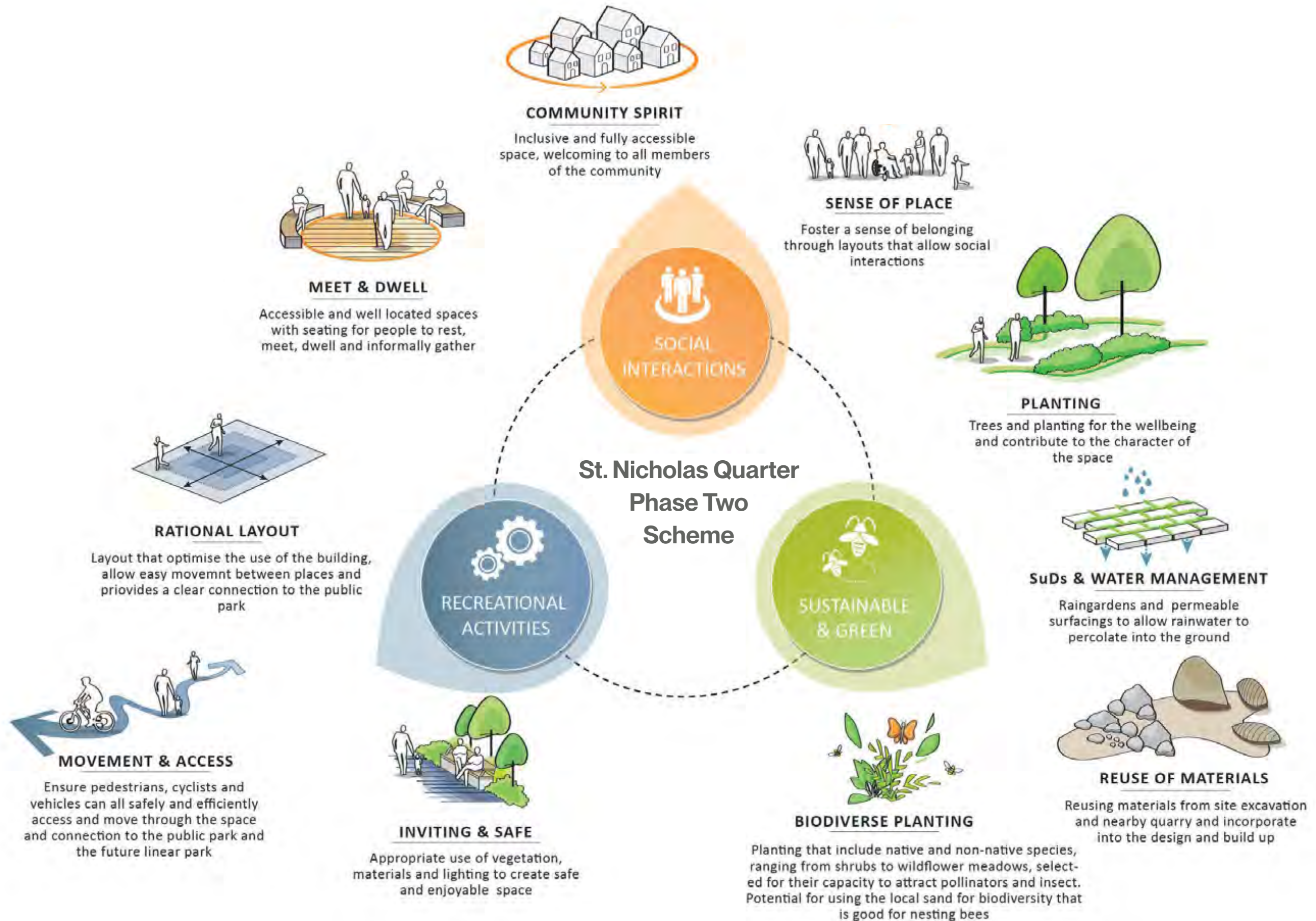
Central approach from town centre to the church view at night.



View of entry point via Bridge Street.

The site is currently underutilised, largely due to an existing wall that encloses and limits access to the space, reducing its functional and visual permeability. Pedestrian movement is constrained by narrow footpaths and minimal dedicated pedestrian areas, which hinder safe and comfortable circulation. In addition, there is insufficient space to accommodate church vehicles, impacting operational functionality. The area also exhibits an opportunity to improve local biodiversity, with a notable absence of low-level planting and soft landscaping. Furthermore, inadequate lighting contributes to a poor-quality environment, making the space feel uninviting and less accessible, particularly during evening hours.

1.3 Design Principles



1.4 The Scheme Objectives

01

Re-imagine and re-integrate under-utilised areas: St. Nicholas Church Public Realm, The Peace Park and Meeting House Lane.

02

Improve pedestrian connectivity throughout St. Nicholas Quarter with new pedestrian spaces and accessible streets that encourage healthy and low carbon lifestyles.

03

Introduce a quality palette of materials to enhance and complement the historic character of the town core.

04

Introduce vegetation and new trees throughout the project areas.

05

Create a variety of usable spaces for different activities that will boost and support the local area and community.

06

Ensure a high level of sustainability throughout the project, using sustainably sourced materials and best practice construction methods.

07

Improve universal accessibility for all users by providing level and shared surfaces.

08

De-clutter the environment and remove unnecessary bollards, street furniture and elements which add visual noise.

09

Ensure a high level of finishes and maintainability throughout the scheme.

10

Provide a comprehensive street furniture strategy to improve comfort, safety and attractiveness in the key spaces.

11

Provide a signage and wayfinding strategy to make the centre legible and accessible to tourists and visitors and promote sustainable mobility.

12

Ensure the public realm acts as a catalyst to drive and support St. Nicholas Quarter's attractiveness and the local economy.

Completion of Rejuvenation of Peace Park.

2.1 | Design Objectives

2.2 | Design Vision

2.3 | Design Development

2.4 | Before and After

2.5 | Sensory Play Elements

2.6 | Street Furniture

2.7 | Ornamental Planting Mix

2.8 | Sensory Planting Mix

2.

2.1 Design Objectives



The park is to be...



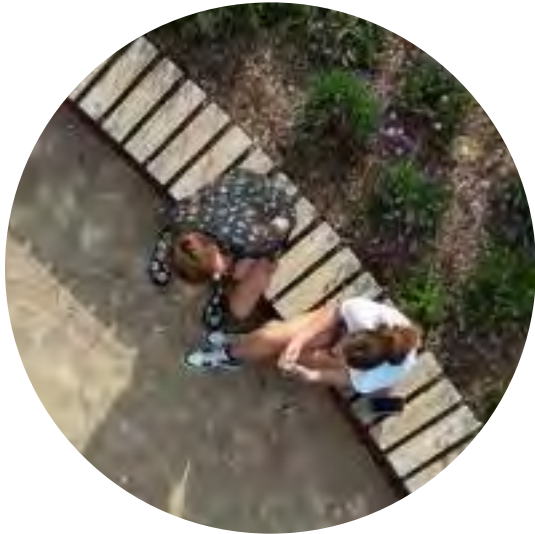
A Place To Sit & Relax

The design should offer ample opportunities for people of all ages to sit. There should be benches provided with both back and arm rests for the elderly and those less able.



A Place Where People Are Put First

Currently the site is dominated by vehicles and the park is under-utilised. The peace park is an opportunity to pedestrianise areas and provide clear, green pedestrian routes.



A Safe & Pleasant Place To Live

The improved design should transform the atmosphere of the area into one that is greener, safer and more pleasing to the eye.



A Playful Landscape

There are a number of schools in the local area, the landscape should be playful and vibrant, with plenty of opportunities for play and learning.



A More Sustainable Environment

The greening of the site, with more trees and planting, and the provision of rain gardens will lead to a huge improvement of the sustainability of this area. This should provide an exemplar precedent for the wider area.

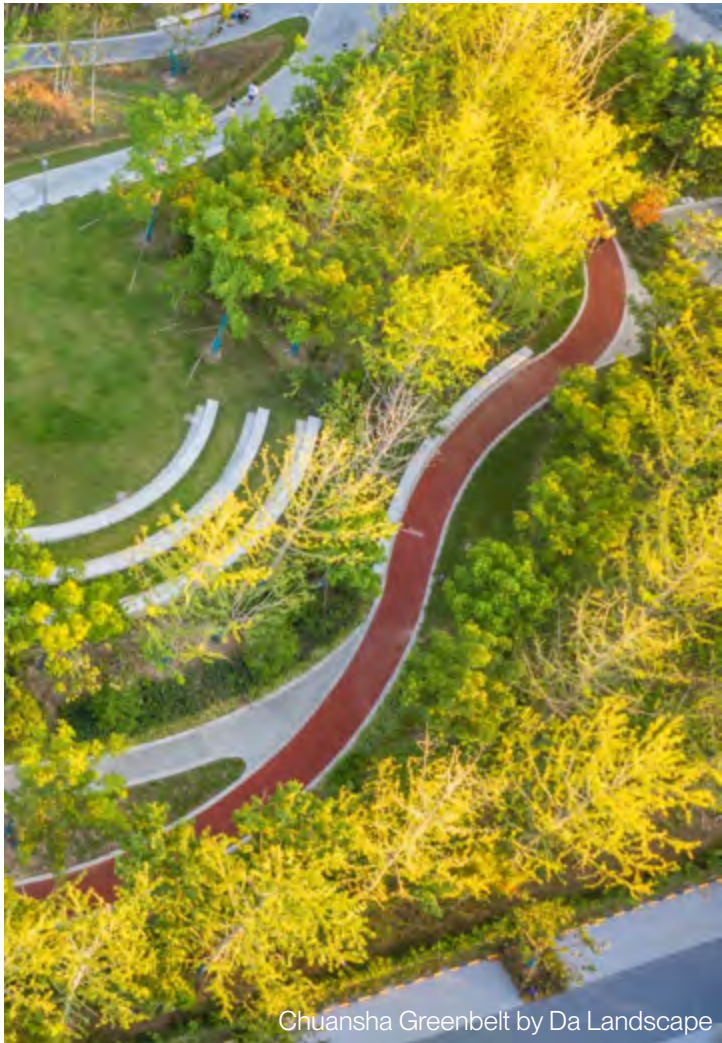
2.2 Design Vision

SOFT LINES & PLANTING BUFFERS



Chuansha Greenbelt by Da Landscape

CIRCULATION ROUTES



Chuansha Greenbelt by Da Landscape

NATURAL PLAY



WILD-FLOWER PLANTING



COAST STUDIO



Sophie Stieger, SLA



Kathryn Herman Design

2.2 Design Vision



Streetlife



Francisco Tirado



DFLA - Dermot Foley Landscape Architecture



Chuansha Greenbelt by Da Landscape



KU Leuven Technology Campus



Chuansha Greenbelt by Da Landscape

2.2 Design Vision



Chuansha Greenbelt by Da Landscape



Streetlife



Francisco Tirado



KAOMAI LANNA / SHIMA SOEN



Tinnaphop Chawatin

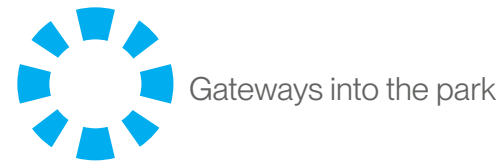


Domino Park

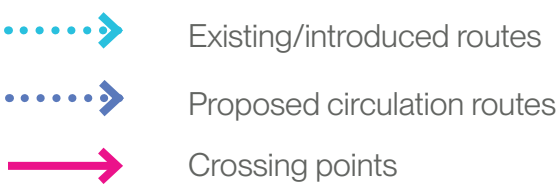
2.3 Design Development



Entry Points:



Pedestrian Circulation:



Sub-Spaces:

- ① Peace Park
- ② Sensory Garden and Play Space
- ③ Planting Buffer
- ④ Open Amenity Lawn
- ⑤ Wildflower Planting
- ⑥ Engraved paving slab with acknowledgement to 'Fairgreen'

2.4 Before and After



Existing Layout



Proposed Layout

Design Proposal Description

The proposed design for the Peace Park has been designed to transform a currently under-utilised site into a high-quality public park that is inclusive, attractive, and sustainable, creating a stronger sense of place.

The design introduces a series of spaces and clearly defined, pedestrian routes that improve permeability and connectivity across the site. These routes are framed by generous planting and tree-lined corridors, contributing to a greener setting and enhancing the overall visual amenity of the area.

A key objective of the proposal is to support users of all ages and abilities through the provision of ample and well-distributed seating. Benches are located throughout the park in both active and quieter areas, allowing for rest, social interaction, and passive enjoyment. Seating is designed to be inclusive, with benches incorporating both backrests and armrests to support older people and those with reduced mobility, ensuring comfort and ease of use.

Given the proximity of a number of schools, the park is an opportunity to introduce a playful and vibrant landscape that encourages informal recreation, exploration, and learning. Opportunities for play are integrated within the natural environment through sensory play elements, offering a child friendly amenity space for the local community.

The greening of the site is a central component of the design, with the introduction of additional trees, diverse planting, and a sensory garden to enhance biodiversity and contribute to a healthy lifestyle. These measures will also create a more resilient landscape.

Overall, the proposed design will significantly enhance the character and functionality of the park, creating a greener, safer, and more visually appealing public space.

2.5 Sensory Play Elements



Wind Pipe



Conference



Water Prism



Finger-Labyrinth



Telescope



Conference



Stone Xylophone



Sound Roller

2.6 Street Furniture



Park Benches and Seats Options:
- Streetlife
- Mmcite



Wayfinding and Signage Options:
- Empreinte Outdoor Signage

2.7 Ornamental Grasses



Pennisetum orientale 'Karley Rose'



Stipa arundinacea



Stipa tenuissima



Helictotrichon sempervirens



Sesleria autumnalis



Miscanthus sinensis 'Kleine Silberspinne'



Molinia caerulea



Calamagrostis acutiflora 'Karl Foerster'

2.8 Sensory Planting Mix



Rosa 'Gertrude Jekyll'



Lonicera fragrantissima



Verbena bonariensis



Syringa 'Red Pixie'



Stipa tenuissima



Verbena bonariensis

- Native / naturalised
- All-Ireland Pollinator Plan target species

- Evergreen/semi evergreen
- Low Maintenance

- Climate Adaptive

Public Realm Space to Grounds of St. Nicholas Church.

3.1 | Design Objectives

3.2 | Design Vision

3.3 | Design Development

3.4 | Material Palette

3.5 | Design Elements

3.6 | Design Description

3.

3.1 Design Objectives



Create a new inviting public space for people to use.



Improved pedestrian circulation within the area.

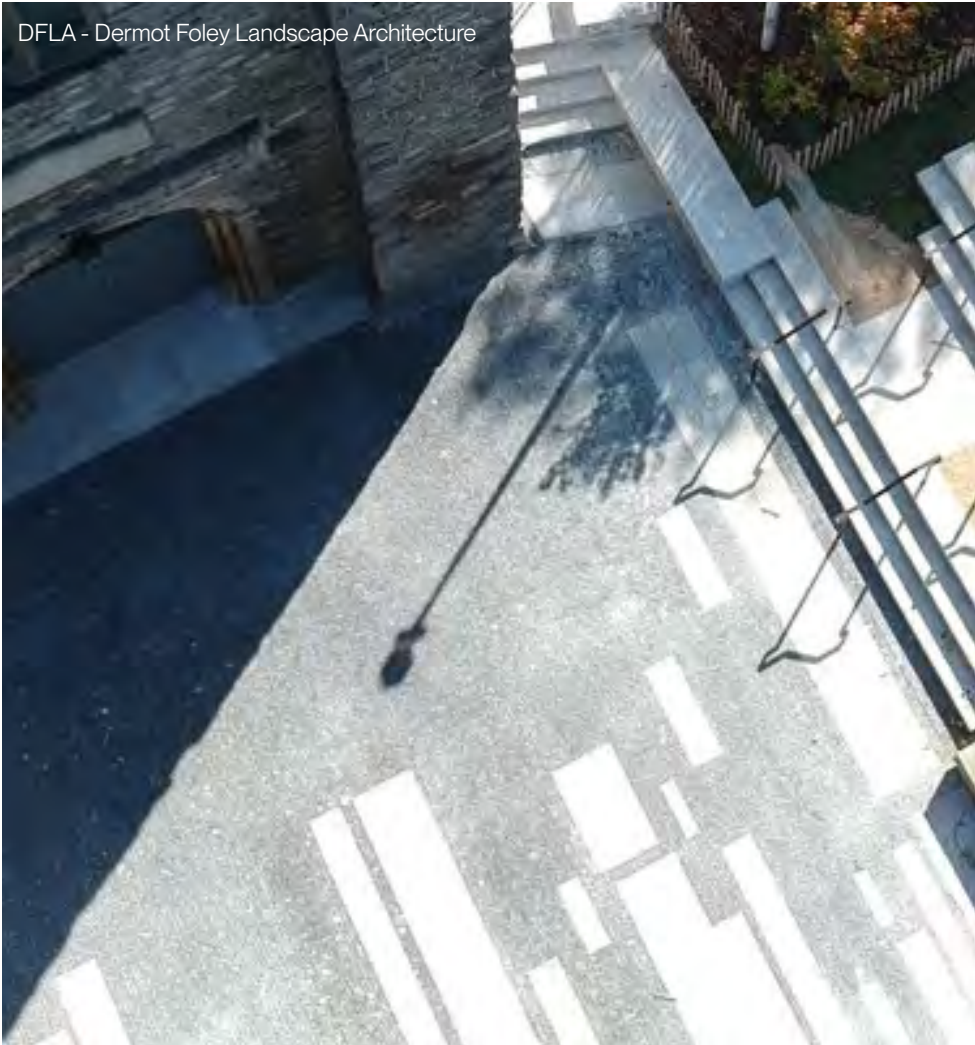


Improve the public realm to make it more attractive.



Introduce planting to improve biodiversity

3.2 Design Vision

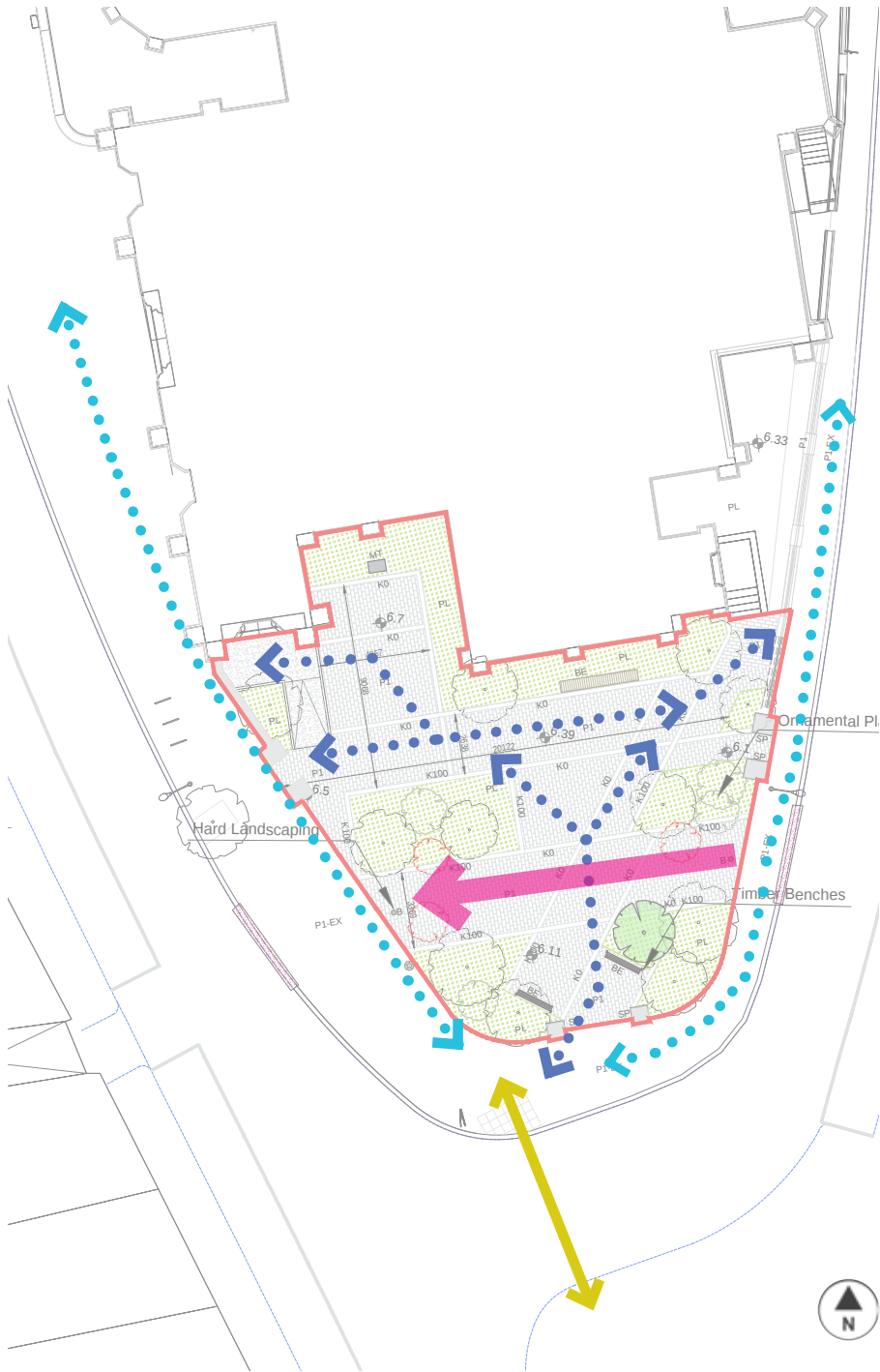


3.3 Design Development



ENTRY POINTS

 Gateways into the space



PEDESTRIAN CIRCULATION

-  Existing Circulation Routes
-  Introduced Circulation Routes
-  Vehicle Access Route
-  Pedestrian Crossing Point



SUB-SPACES

-  Public Seating
-  Wild-Flower Planting
-  Vehicle Access Route
-  Pedestrian Space

3.4 Material Palette



ST. NICHOLAS QUARTER PHASE TWO



ORNAMENTAL PLANTING



LOW CONTRAST GRANITE PAVING BANDS



EXISTING GRANITE PAVING



HIGH CONTRAST GRANITE PAVING SLABS

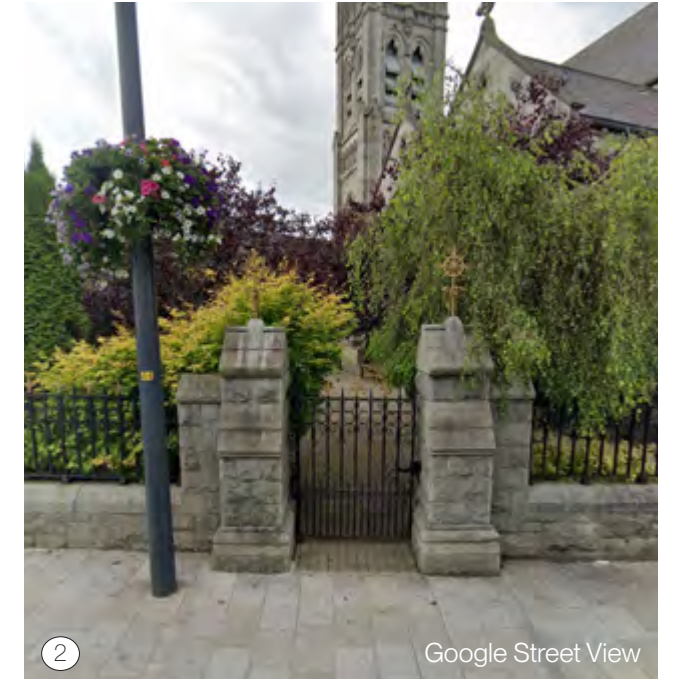


TIMBER SLAT BENCH

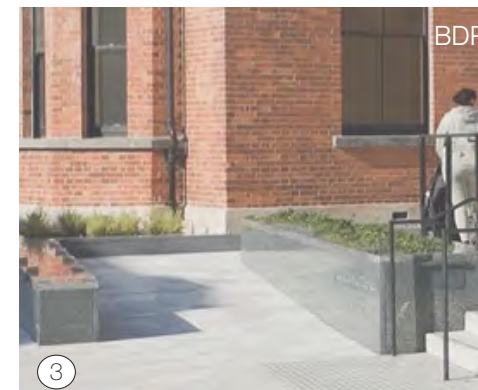


RESIN BOUND GRAVEL

3.5 Design Elements



Existing Stone Pillars to be Retained to the Entrance and the East Side of the Site



Introduce New Ramp



Re-Use Materials From Existing Stone Wall In Paving Design

3.6 Design Proposal Description

The proposed design responds to a series of spatial, functional, and environmental shortcomings currently affecting the church public realm, with the aim of transforming it into a more accessible, inclusive, and ecologically responsive public space.

At present, the plaza is underutilised, largely due to the presence of a continuous enclosing wall that restricts both physical access and visual connection with the surrounding streetscape. This intervention proposes the selective removal and reconfiguration of boundary elements to open up the site, improving permeability and creating a more welcoming interface between the church grounds and the public realm. By introducing wider entry points and clearer sightlines, the space will feel safer, more legible, and more actively engaged with its context.

Pedestrian movement within and around the site is currently constrained by narrow footpaths and a lack of direct circulation routes. The design addresses this by widening existing pathways and establishing generous, accessible pedestrian corridors that prioritise safety and ease of movement. These routes are designed to accommodate a range of users, including those with reduced mobility, and are integrated with informal gathering areas to support both movement and pause.

In terms of operational functionality, the existing layout does not adequately support church-related vehicular access or parking. The proposal incorporates a discreet, well-organised vehicular zone that allows for necessary service and ceremonial access without compromising the pedestrian quality of the plaza. This balance ensures that functional requirements are met while maintaining a people-focused environment.

The current lack of planting and soft landscaping presents an opportunity to enhance local biodiversity and improve the overall environmental quality of the space. The design introduces a layered planting strategy, incorporating low-level shrubs, native species, and pollinator-friendly planting beds. These interventions not only support ecological resilience but also soften the visual character of the space, creating a more attractive and calming setting.

Finally, the issue of inadequate lighting is addressed through the introduction of a coherent and sensitive lighting scheme. This includes low-level pathway lighting, accent lighting to highlight architectural features of the church, and strategically placed fixtures to improve visibility and safety. The result is a space that remains inviting and usable beyond daylight hours, contributing to a greater sense of security and community presence.



BDP - Building Design Partnership

Overall, the design seeks to unlock the full potential of the church plaza by enhancing accessibility, supporting functional needs, fostering biodiversity, and creating a safe, vibrant, and welcoming environment for all users.

New East West Pedestrian Connection at Meeting House Lane.

4.1 | Design Vision

4.2 | Pedestrian Circulation

4.3 | Design Proposal

4.4 | Shade Friendly Planting Mix

4.5 | Shade Friendly Trees

4.

4.1 Design Vision

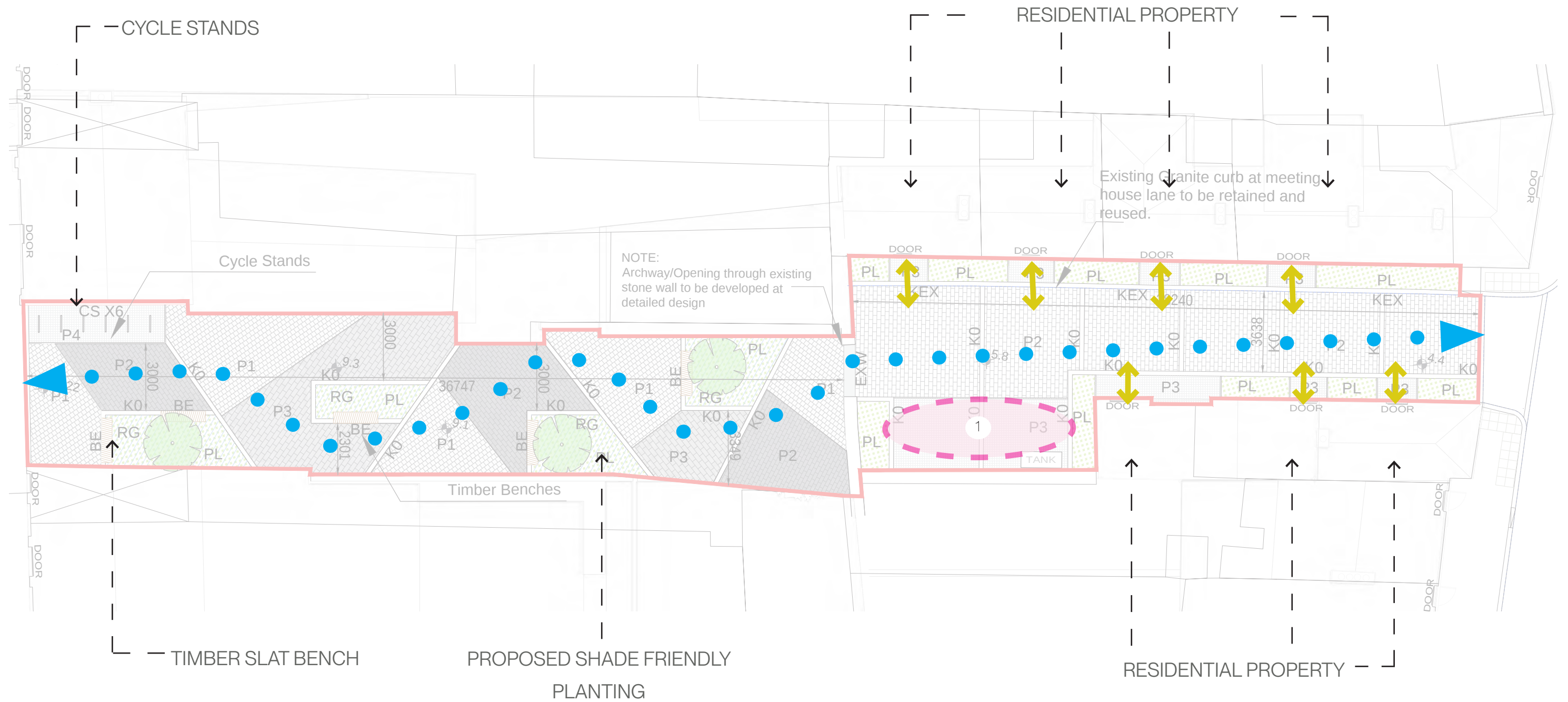


Defensible Space



Paving Delineation

4.2 Pedestrian Circulation



PEDESTRIAN CIRCULATION

- • • • Main Circulation Route
- Property Threshold
- 1 Possible Vehicle Access Space



ARTISTIC VISUALISATION OF THE NEW PEDESTRIAN EAST- WEST CONNECTION VIEW FROM CASTLETOWN ROAD

4.3 Design Proposal



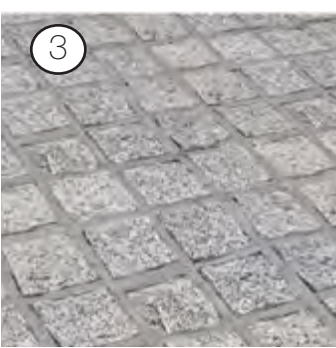
GRANITE PAVING USED IN PHASE 1 SCHEME



GRANITE PAVING BANDS



STONE SLABS TO PLANTING EDGE



GRANITE SETTS

4.1 Design Proposal

The below example of a Mews demonstrates a successful model of high-density urban living, where compact built form, soft landscaping, and pedestrian-focused design combine to create an attractive, sociable, and environmentally responsive residential setting suitable for contemporary urban neighbourhood development.



The proposed design re-imagines Meeting House Lane as a high-quality shared surface that prioritises pedestrian movement while maintaining any necessary vehicular access.

Responding to its current condition, characterised by poor materiality, limited pedestrian amenity, and an absence of identity, the scheme introduces a cohesive palette of durable, visually appealing paving to establish a clear and unified surface treatment. This proposal will create a new pedestrian link between Bridge Street and Linenhall Street, creating more permeability throughout St. Nicholas Quarter and an improved pedestrian street network. The integration of green infrastructure, such as permeable planting zones, climber systems, and pocket planting, will soften the urban character and support biodiversity. Carefully defined thresholds and subtle level changes will delineate private and public interfaces, encouraging activation of adjoining frontages and passive surveillance.

Collectively, these interventions will transform Meeting House Lane from an underutilised, solely functional laneway into an attractive mews-style space that complements the surrounding public realm improvements while fostering a stronger sense of place, accessibility, and social interaction.

4.2 Shade Friendly Planting Mix



 Weigela 'Eva Rathke'



 Rodgersia pinnata 'Superba'



 Dryopteris erythrosora 'Brilliance'



 Viburnum x burkwoodii 'Mohawk'



 Skimmia japonica 'Fragrans'



 Viburnum tinus 'Gwenllian'

4.3 Shade Friendly Trees



Fagus sylvatica



Carpinus betulus



Amelanchier canadensis Spring Glory ('Sprizam')



Cercis canadensis 'Appalachian Red'



Cercis canadensis Forest Pansy



Crataegus monogyna



Acer pseudoplatanus 'Brilliantissimum'

-  Native / naturalised
-  All-Ireland Pollinator Plan target species
-  Evergreen/semi evergreen
-  Low Maintenance
-  Climate Adaptive

Multifunctional Cultural and Community Hub with East West Pedestrian Connection and Public Space

5.1 | Design Vision

5.2 | Proposed Planting

5.3 | Street Furniture

5.

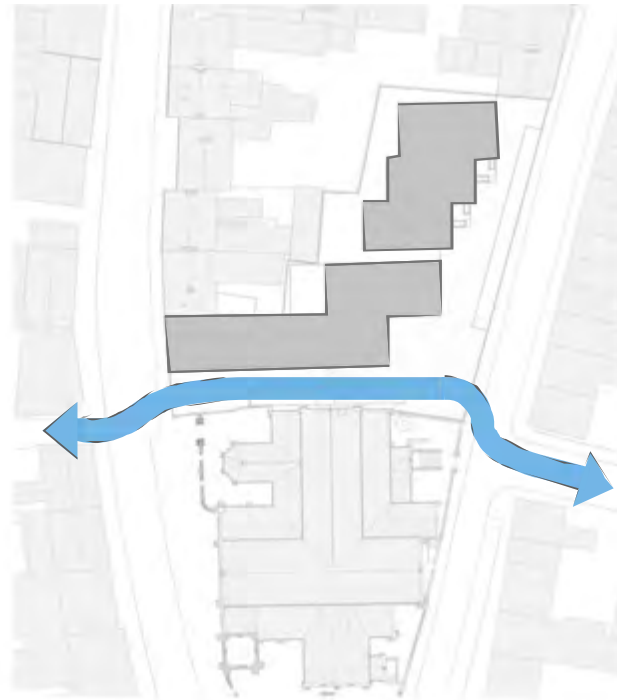
5.1 Design Proposal



The proposal creates a new pedestrian connection from John Street to Wolfe Tone Terrace transforming it into a more accessible, inclusive, and ecologically responsive public space. The demolition of 2 Bridge Street due to structural instability presents an opportunity to establish a new pedestrian walkway. The new linkage would traverse the (circa.) 1.7m level difference between Bridge Street and Linenhall Street by provision of both stepped access and gently sloped ramps.

The proposed public realm design will serve as an extension of the public realm design completed in Clanbrassil Street and St. Nicholas Quarter Phase 1 using a similar material palette.





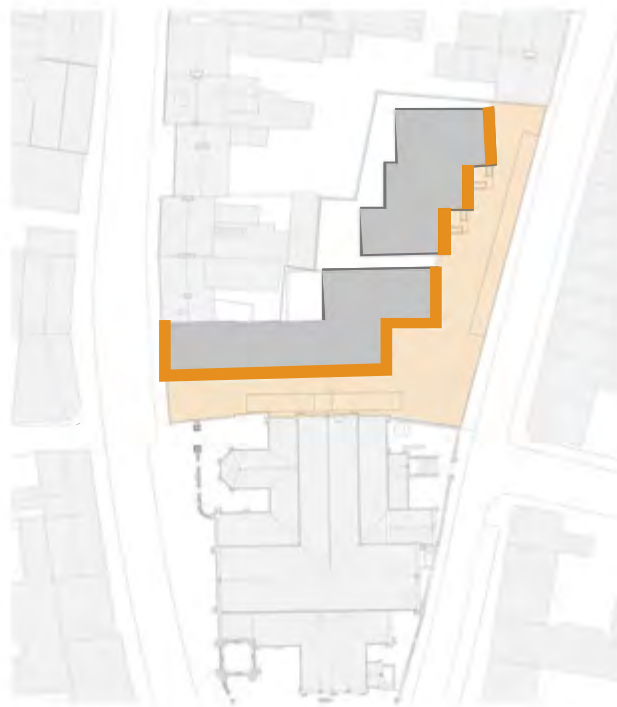
Proposed East West Pedestrian Connection



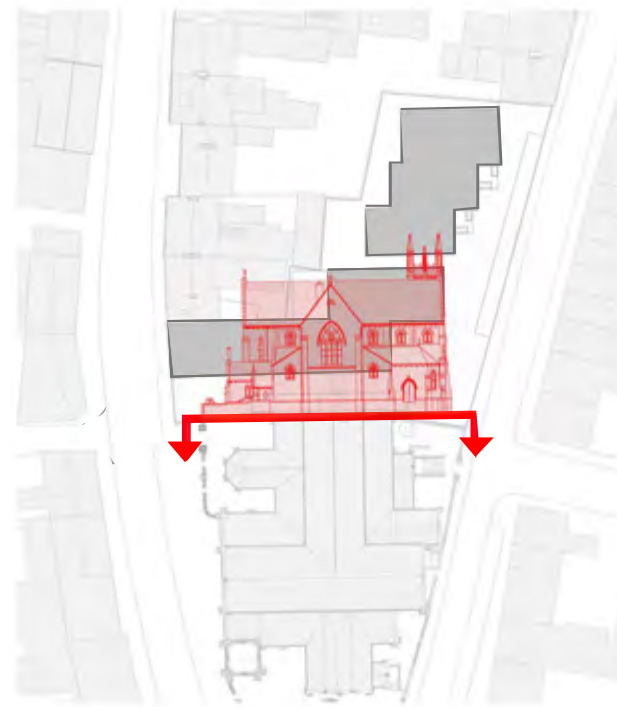
Proposal aligning with St. Nicholas Church's axis



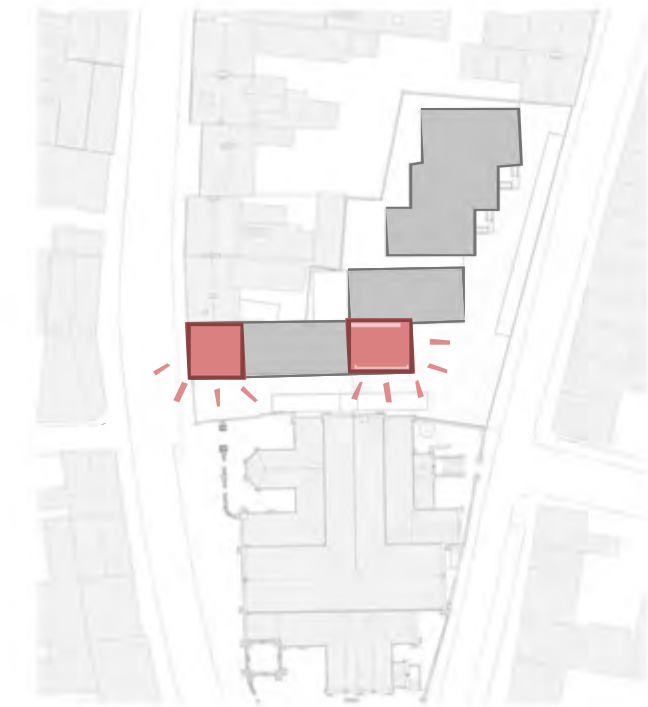
Public space formed at the entrance of the Multifunctional Cultural and Community Hub



Active street frontages



Activating the Northern elevation of St. Nicholas Church



Active corners



5.2 Proposed Planting

These species have been selected based on the following key principles:

- Species selected to accommodate the specific location and providing year-round structure and seasonal interest to retain plant coverage
- General shrub and herbaceous planting will increase biodiversity value and support the All-Ireland Pollinator Plan.

Any trees removed from the Public Realm Space to the Grounds of St. Nicholas Church are to be replanted within the scheme (the Peace Park) in accordance with the Development Plan.

General Shrub & Herbaceous planting mix:

Sarcococca hookeriana var. humilis

Blechnum spicant

Viburnum opulus 'Compactum'

Deschampsia cespitosa

Molinia caerulea

Crocosmia 'Lucifer'

Hemerocallis 'Burning Daylight'

Nandina domestica 'Golf Stream'

Skimmia japonica 'Rubella'

Carex divulsa

Calamagrostis 'Karl Foerster'

Dryopteris erythrosora

Spiraea japonica 'Firelight'

Hylotelephium 'Herbstfreude'

Echinacea purpurea

Veronica cupressoides 'Boughton Dome'

Skimmia japonica 'Kew Green'

Hypericum x dummeri 'Peter Dummer'

Euphorbia amygdaloides var. robbiae

Vinca minor 'Atropurpurea'

Liriope muscari

Alchemilla mollis

Brunnera macrophylla

Planting Palette Key:

- Native / naturalised
- All-Ireland Pollinator Plan target species
- Evergreen/semi evergreen



BDP - Building Design Partnership

5.3 Street Furniture

Design Ethos:

The Street Furniture will follow a simple, consistent and subtle design ethos. The furniture will follow a colour palette intended to create a cohesive appearance.

Materials:

The material of the street furniture will consist of powder-coated steel finish with a dark grey colour for every metal element. Granite planters with integrated wooden seats will also be installed along the street.

Accessories:

The benches will include Armrests and Backrests to make them more accessible and comfortable for everyone. The fixing for all furniture will be mounted in retention sockets.



Clanbrassil St.



mmcite

**Bollards and
Bicycle Stands**

Granite planters

**Timber Tops on
Street Furniture**

Colour Palette



Omos

s26 Bollard



Omos

s36 Cycle Stand



Egy Gate

Automated Bollards

