



St. Nicholas Quarter.

Design Statement

25.09.2026

Rev C

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INTRODUCTION

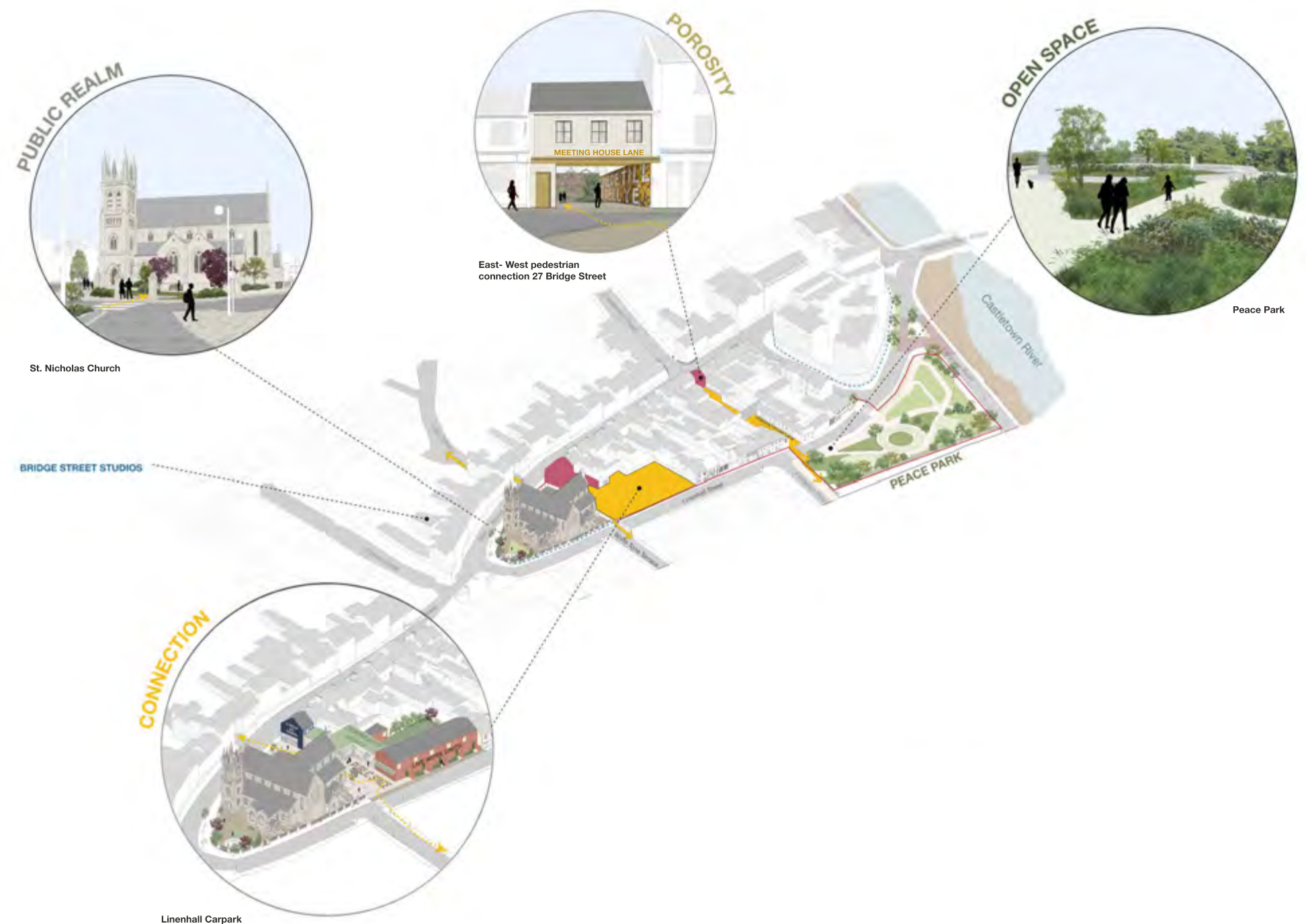
1.

1.0 Summary

St. Nicholas Quarter Phase 2 forms part of a wider regeneration framework for a historic town centre block located in Dundalk, Co. Louth. Building on the completed Phase 1 public realm improvement works to Bridge Street, Linenhall Street, Northgate Street and extension works to the Peace Park, the project seeks to improve connectivity, permeability and public realm quality while supporting the renewal of vacant, underused and backland sites within the quarter.

The study area is contained within one urban block and extends north east to include the Peace Park. The site includes St. Nicholas Church, the Linenhall carpark / 2 & 3 Bridge Street lands, Meeting House Lane / 27 Bridge Street, and the Peace Park. The area is characterised by a tight historic urban grain, buildings aligned directly to the street, narrow plots, small backlands and incremental ad hoc development over time.

The project has been shaped by site analysis, public consultation and ongoing design development. Across the study area, the principal objectives are to strengthen east-west connections, enhance the setting of St. Nicholas church, improve the relationship between the quarter and the Peace Park, and establish the basis for high quality mixed-use and town centre living in a manner that complements the area's history, built heritage and natural qualities. Particular emphasis will be placed on reinforcing the town's already thriving artistic communities and establishing the St. Nicholas Quarter as a new cultural destination.



1.1 Part 8 Application

Louth County Council Proposal:

Planning and Development act 2000 Section 179
Planning and Development Regulations 2001 - Part 8

Applicant:

Louth County Council

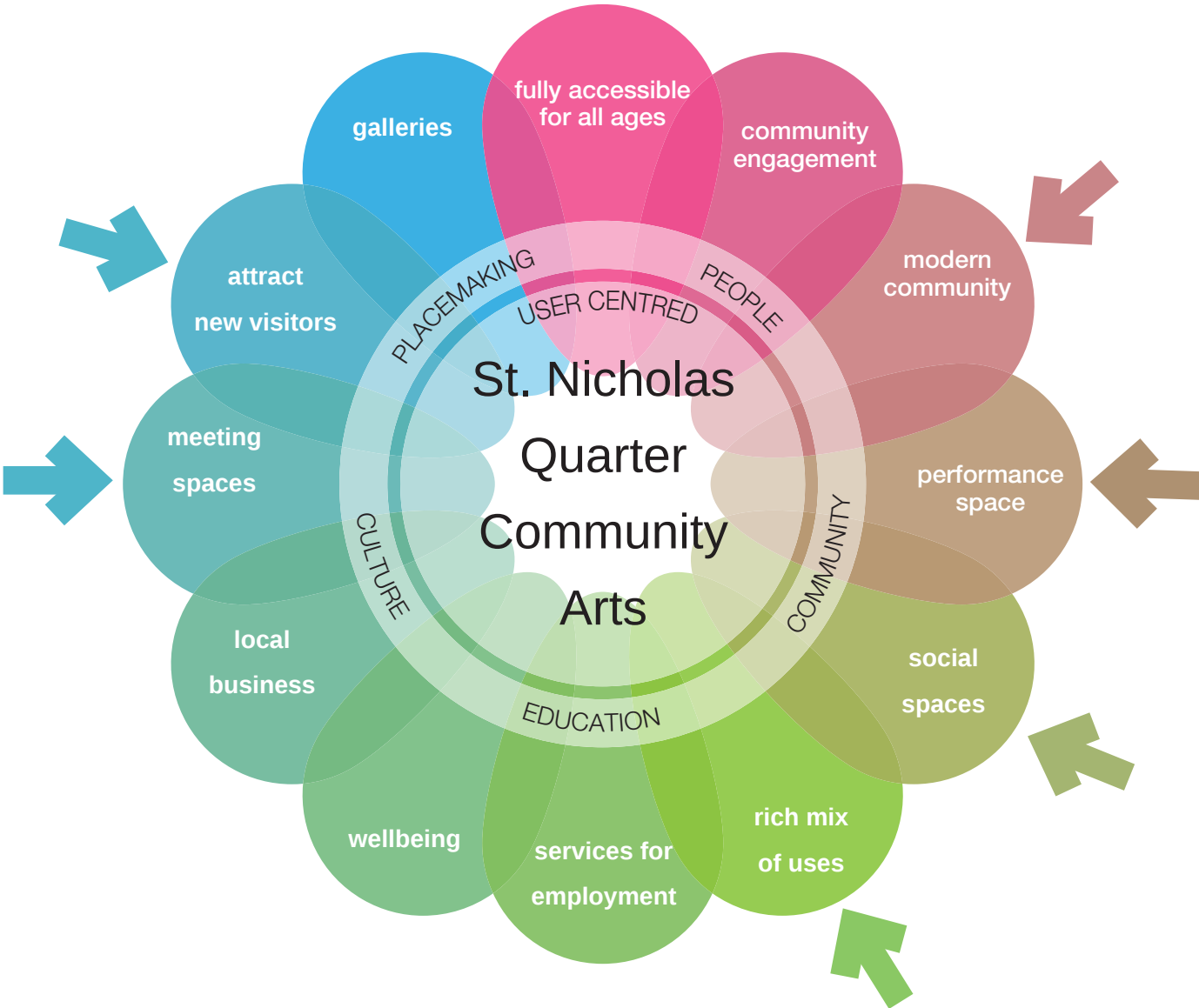
Location:

St. Nicholas Quarter, Dundalk, Co. Louth

Proposal:

The proposal for the St. Nicholas Quarter Phase 2, includes building upon the urban realm improvements already implemented in Phase 1 and (within this phase) provide:

- 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



1.0 Purpose of this document

This design statement sets out the context, analysis and design development for the St. Nicholas Quarter (Phase 2), Dundalk, Co. Louth. It helps tie together site analysis, public consultation, design rationale and the proposals for the key interventions areas within the urban block.

The report should be read as an overview of the project vision and the principal proposals for St. Nicholas Church grounds, the Linenhall carpark / 2 & 3 Bridge Street lands, 27 Bridge Street / Meeting House Lane, and the Peace Park. It explains how these proposals respond to the character of the area, its historic urban grain, existing buildings, public realm conditions and the wider role of the quarter within Dundalk's town centre.



POLICY SUPPORT

2.

2.0 Policy Support

The proposals for St. Nicholas Quarter Phase 2 are supported by the wider planning policy framework for compact growth, town-centre regeneration and sustainable urban development in Dundalk. The project focuses on underused and backland sites within the historic core and aligns with the objective of bringing vacant, infill and brownfield lands into more active use within the town centre.

Housing proposals are focussed on the need for accessible housing specifically and this responds to the general demographic in the area.

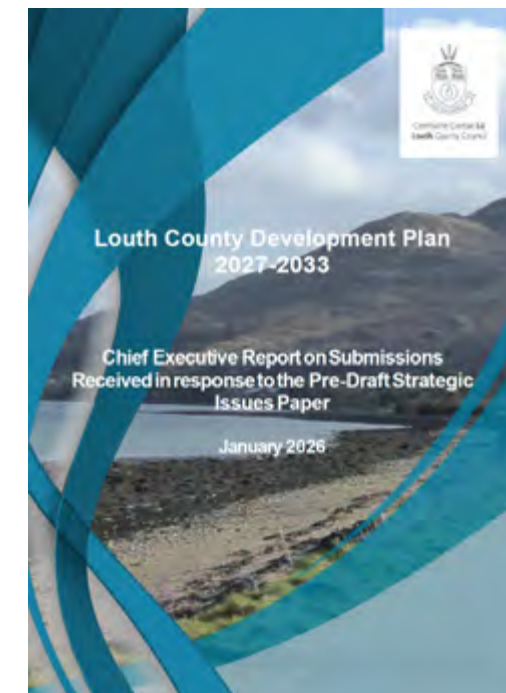
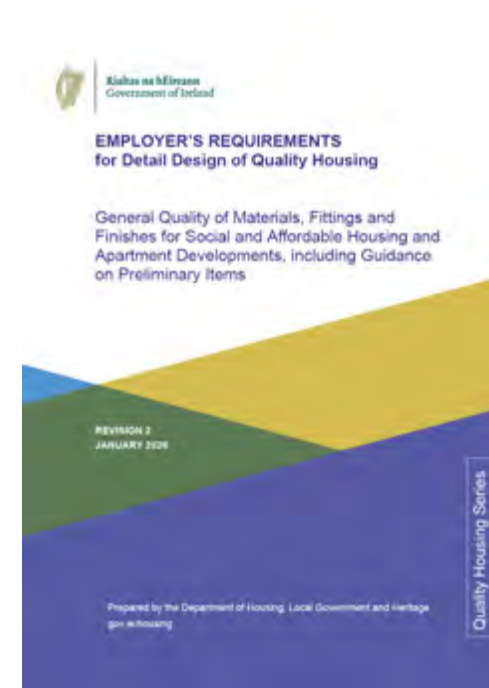
The proposed housing types are in accordance with the Department's approved layout standards and guidance.

Table 3.2: Recommended Densities in Higher Tier Settlements

Settlement Category	Recommended Minimum Density per Hectare	
	Town Centre	Edge of Settlement
Regional Growth Centres Dundalk and Drogheda	50	35

Figure 3.1:
Typical density ranges with various housing typologies - illustrative only.





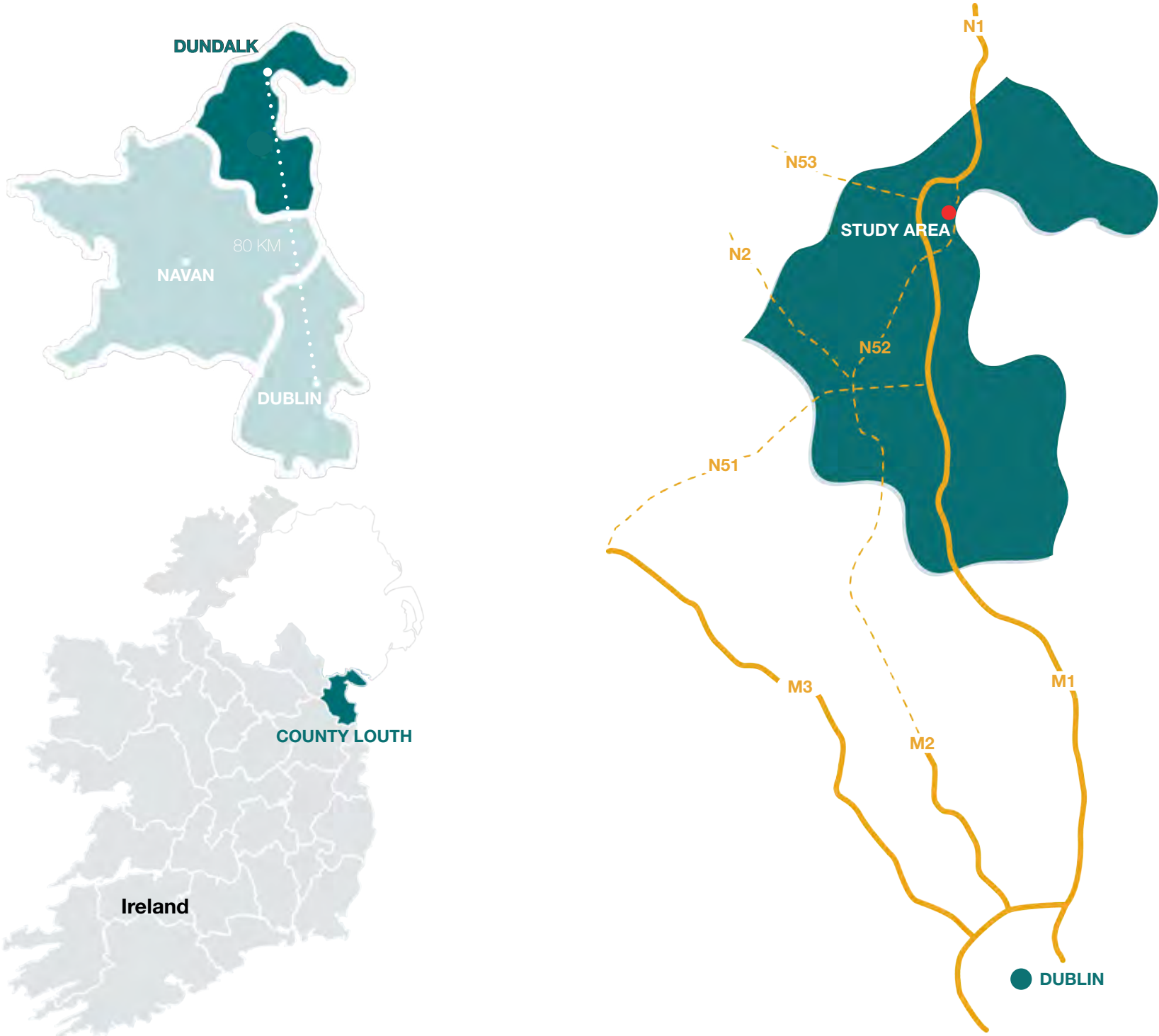
THE SITE

3.

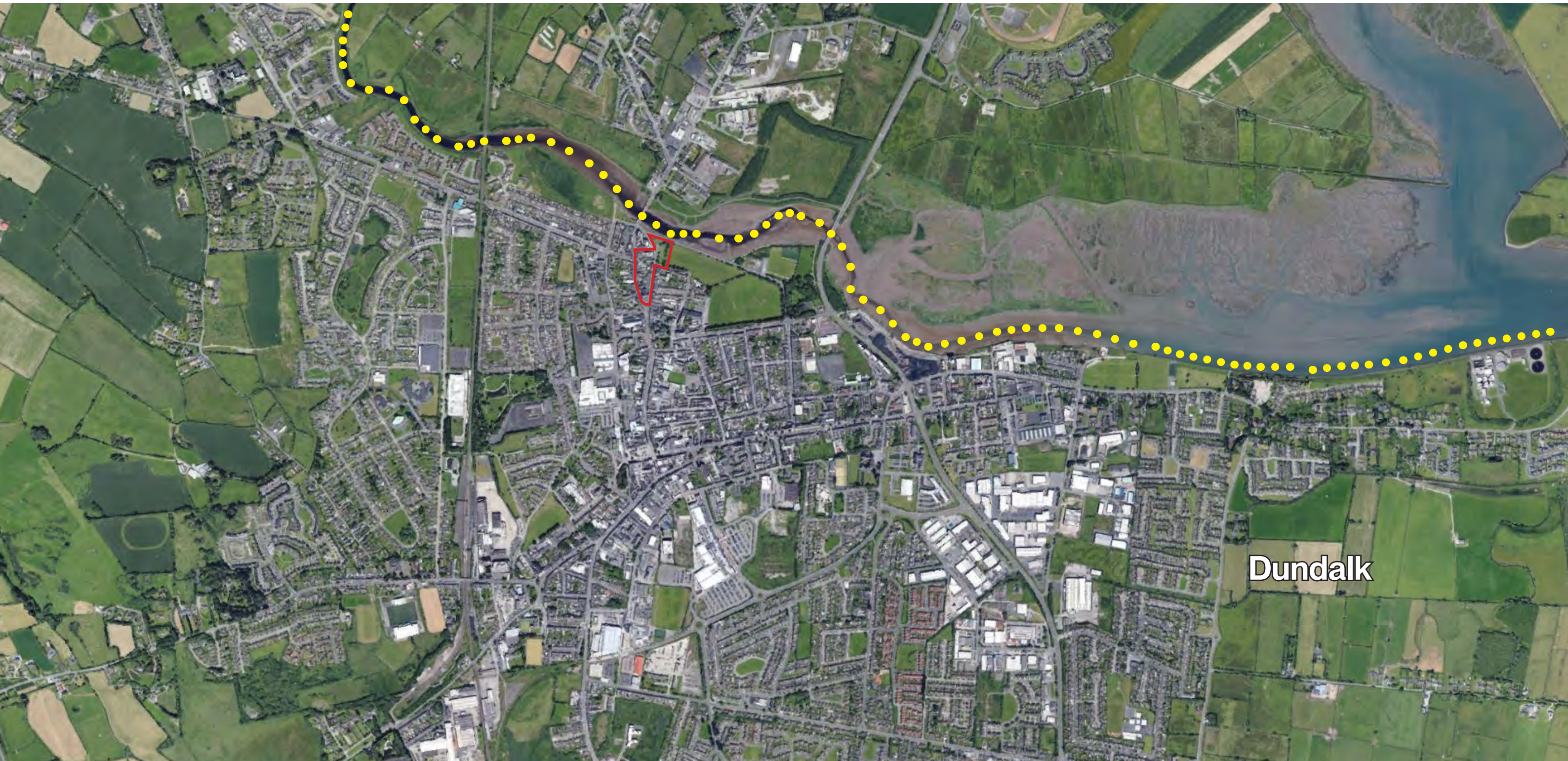
3.1 Wider Regional Context

The St. Nicholas Quarter is located in Dundalk town centre, Co. Louth, within a strategic urban location in the north-east region. Dundalk is a key regional settlement with direct connections to Dublin and the wider national road network.

The subject site occupies a central location within the historic core of the town, in proximity to Market Square, Clanbrassil Street, Bridge Street and the Castletown River corridor. The site also benefits from significant cross-border interaction experienced in Dundalk as part of the Dublin-Belfast economic corridor.



3.2 Town Context & Site Location

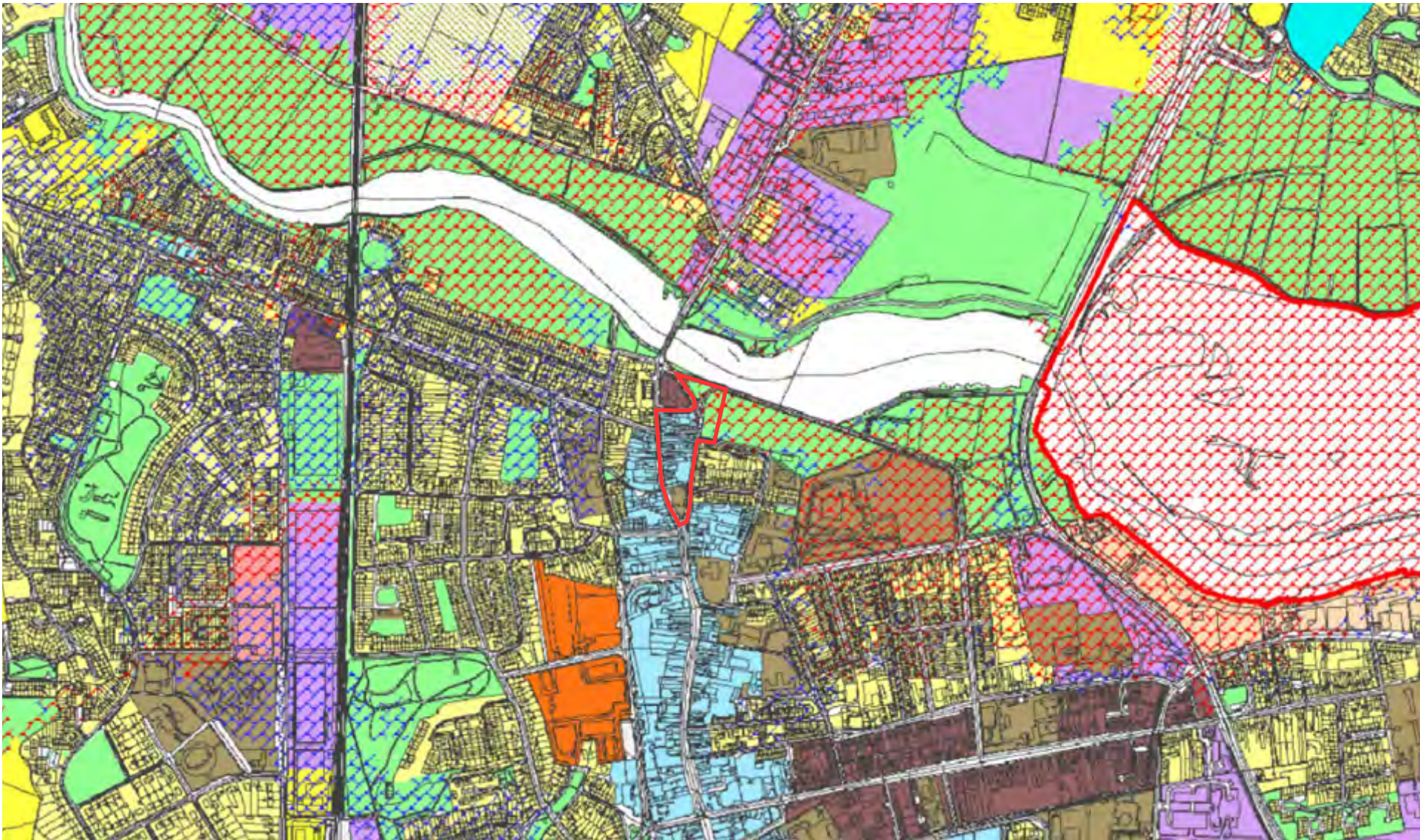


Google Maps Satellite Image, highlighting the site location within its overall context.

3.3 Zoning & Planning Context

The St. Nicholas Quarter is located within Dundalk town centre and is primarily zoned B1 Town or Village Centre Use. This zoning supports the protection, provision and improvement of town centre uses and provides an appropriate planning basis for regeneration, reuse, mixed use development and public realm enhancement within the quarter.

The proposals for St. Nicholas Quarter Phase 2, align with the broader planning objectives for compact growth, town centre regeneration and sustainable town centre living. The study area comprises vacant, underused and backland sites within the historic core, and the project seeks to improve permeability, strengthen activity and support a more connected and active urban quarter.





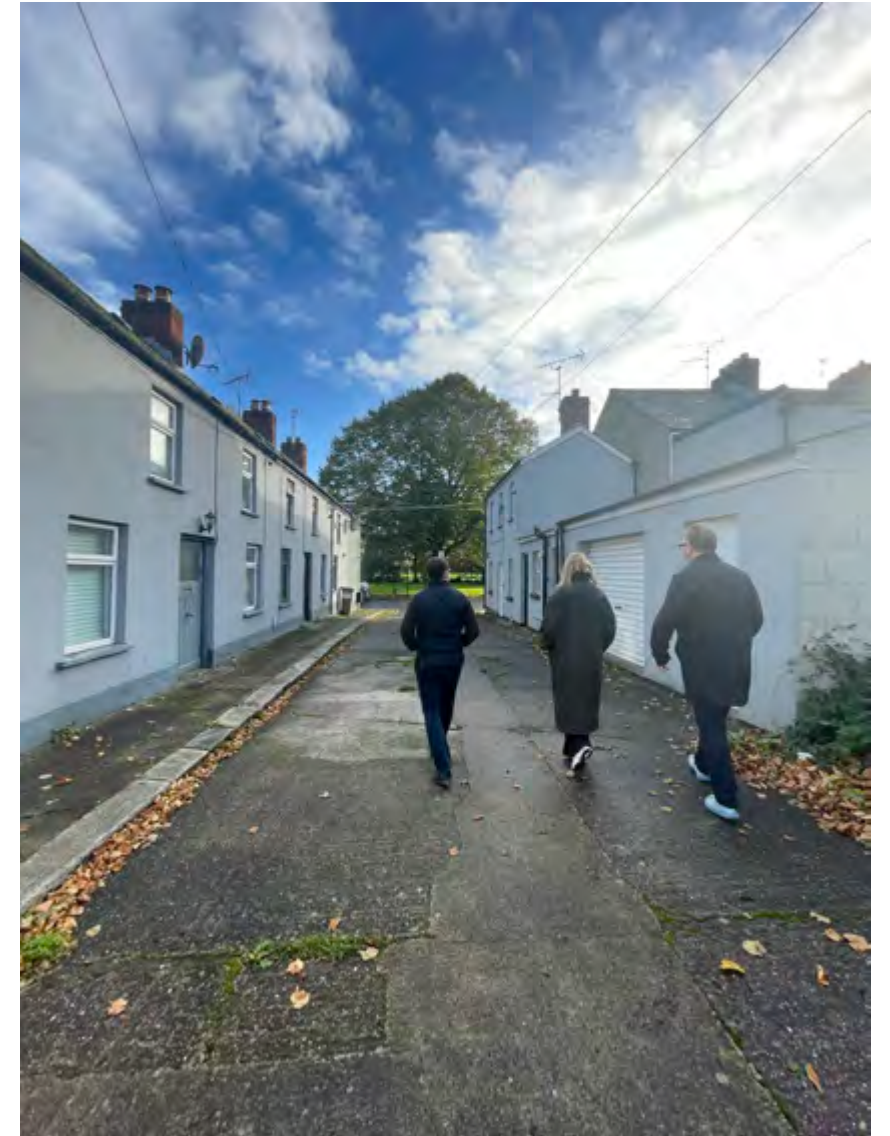
3.4 Existing Photographic Survey



Northgate Street



Meeting House Lane



Meeting House Lane (view towards Peace Park)



Linenhall Carpark Looking West



Linenhall Street



Bridge Street looking north



Linenhall Street looking north towards the Peace Park

3.5 Existing Street Elevations



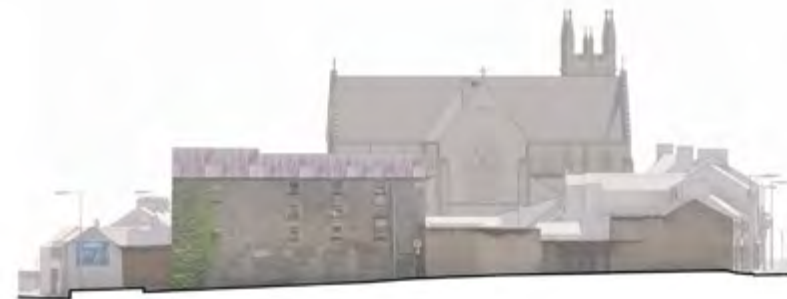
1. Bridge Street



2. Linenhall Street



3. Meeting House Lane



4. Northgate Street



3.6 Site History

St. Nicholas Quarter lies within the historic core of Dundalk, with the surrounding urban structure rooted in the early development of the town. The area around the quarter developed as part of Dundalk's historic fabric, while the relationship between the town and the water's edge changed significantly over time, with the Fairgreen occupying land that was formerly marshland associated with the Castletown River.

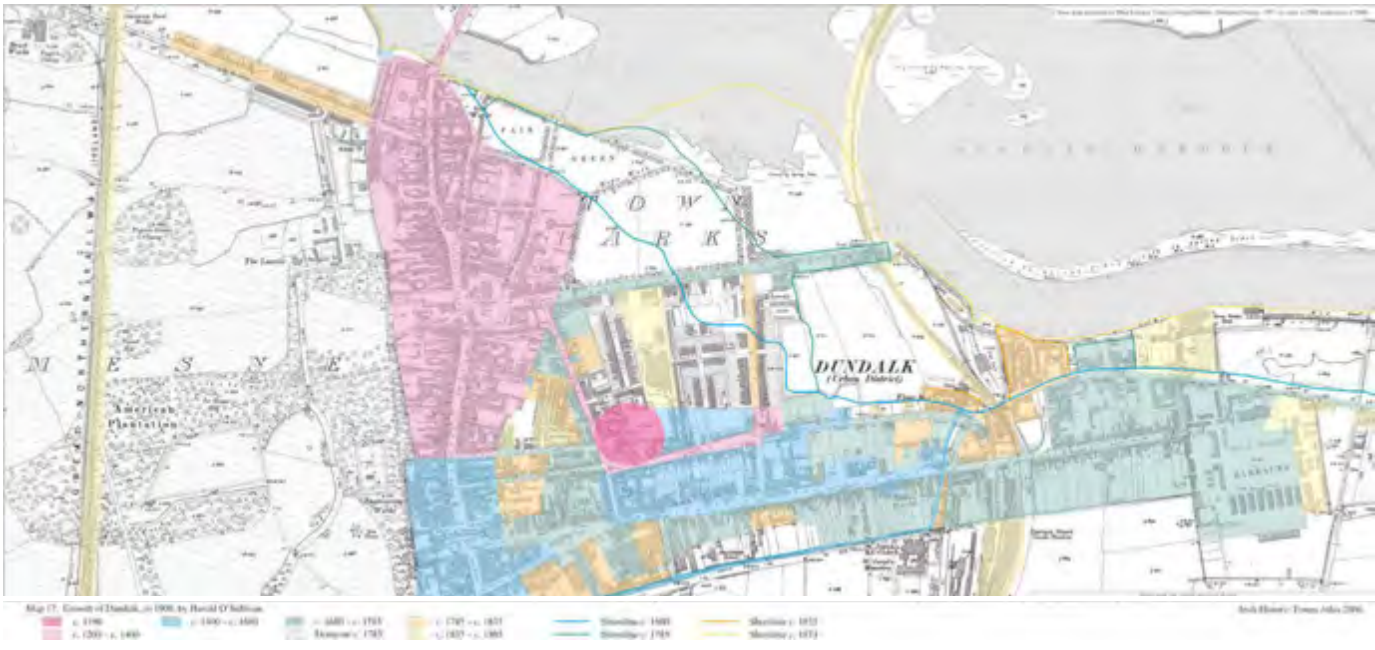
Image Reference:
Irish Historic Towns Atlas (IHTA), no. 16, Dundalk. Author Harold O'Sullivan. Published in 2006 by the Royal Irish Academy.



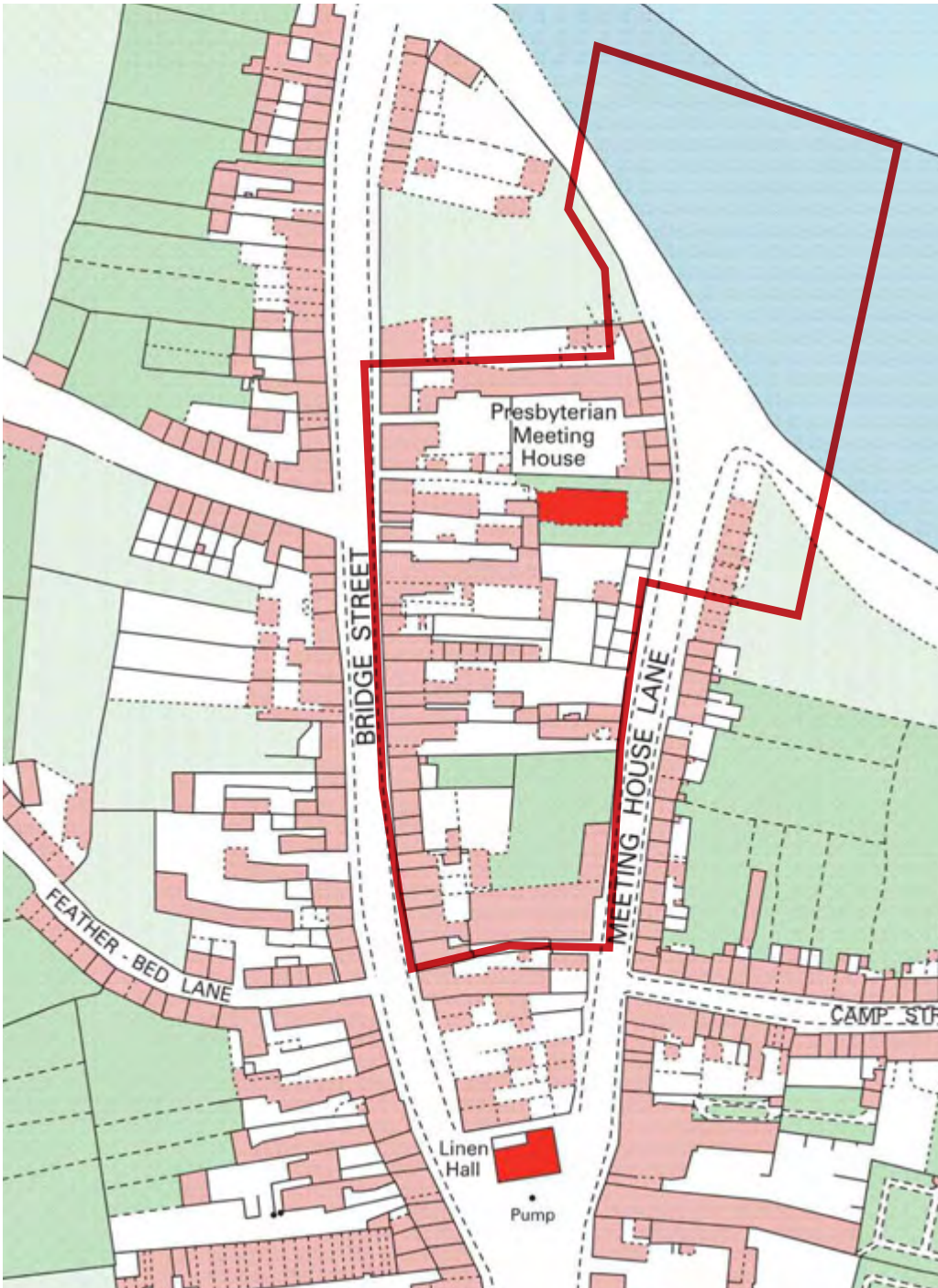
View of Dundalk from the west, 1748 (Wright)



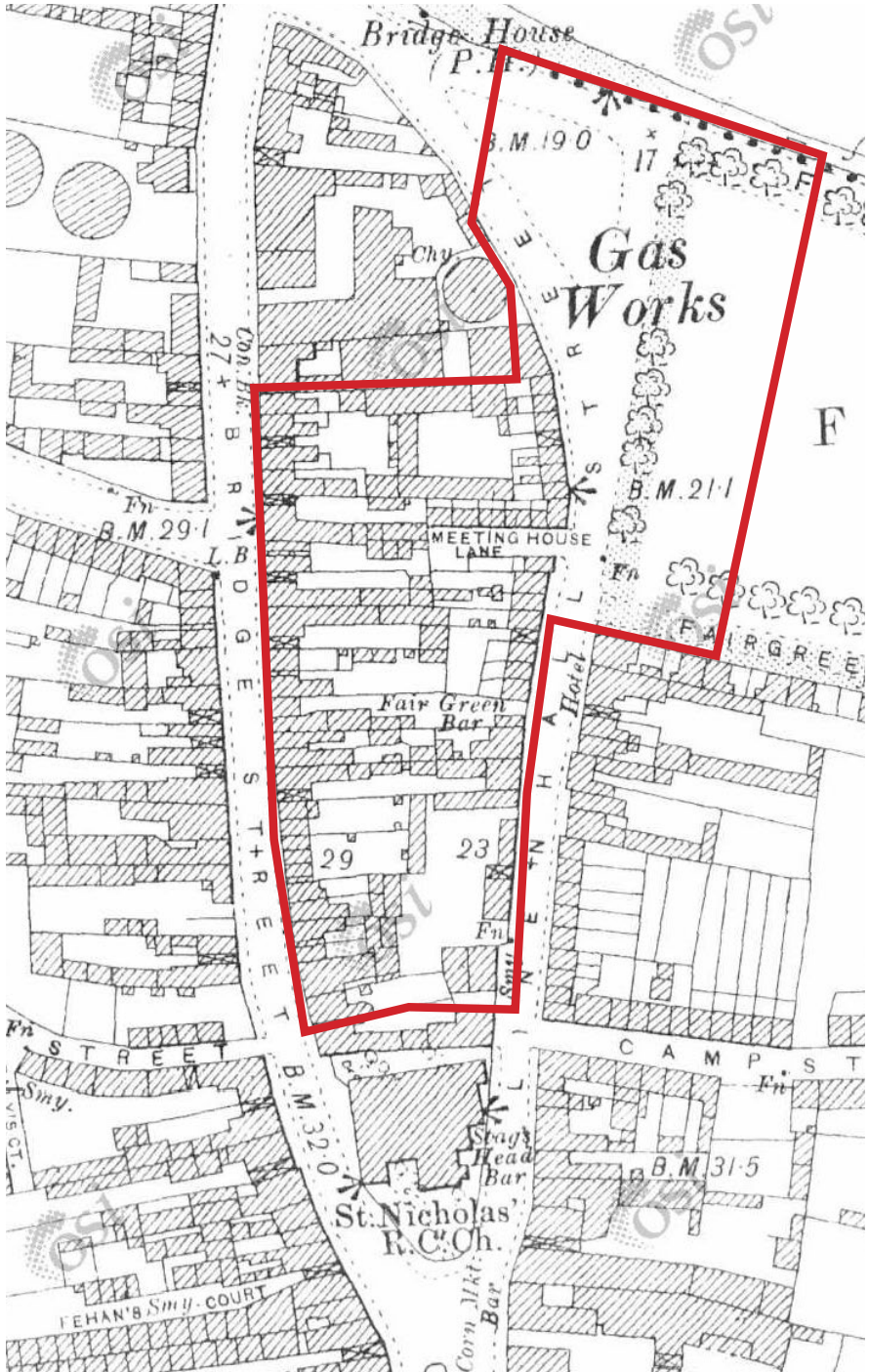
View of Dundalk Bay from the west, 1831 (Baynes)



3.7 Historic Growth & Urban Grain Evolution



1829-1841



1829-1841



Present day

Historic mapping shows how the present-day block structure, narrow plots and backland condition evolved incrementally over time. This layered pattern of development has produced the tight urban grain, fragmented rear plots and ad hoc built form that characterise St. Nicholas Quarter today, and which directly inform the regeneration strategy for the area.

3.8 Public Realm Improvements (Phase 1)

The main aim of the Phase 1 St. Nicholas Quarter Regeneration Scheme , which was completed September 2025, was to re-invigorate and transform St. Nicholas Quarter by introducing traffic calming measures, improved public realm finishes (public paths, planting) and facilitating improvement works to the Peace Park. The project sought to radically transform the perception of the area by the improving public realm, building upon its rich history, heritage and natural quality of the environment.

The vision builds upon these key objectives:

- Improving the connectivity of the streets to the surrounding context.
- Formulation of a new identity for the area and redefine the northern access.
- Establishing street profiles and re-balancing the priority between vehicles pedestrians and cyclists.
- Developing a cohesive language for the streetscape including materials and detailing.
- Creating a scheme which meets the design principles of International Best Practices.
- Enhancing and respecting the rich heritage of this town centre location.

BDP's Landscape team have just completed Phase 1 works.



3.9 Phase 1 & Phase 2 integration

Overlap of phases I and II

The adjacent plans highlight the scope and area for both phases I and II. Overlap between both phases is clearly evident at all street frontages along Bridge Street, Linenhall Street and the R177 link road between. While the distributor road across the north side of the Peace Park, will also be consolidated to form a part of the park upgrade works.

Possible boundary inclusions / amendments

Through further engagement with local businesses and stakeholders, as well as meeting with Louth County Council senior management representatives, it was evident that there may be further opportunities to explore the revitalisation and regeneration of the following properties:

- Táin Court residential and mixed use development at the north end of the site (A).

Senior council members recognise the potential of (currently vacant) retail units at ground floor as a viable option for providing accommodation for future artist studio spaces / workshops or gallery spaces. These units will help to reinvigorate tired frontage at the north of this block - which can directly address the river.

Further engagement will be required with the existing property owner and it is noted that works to this premises DOES NOT form part of this Part 8 submittal.
- The existing garden space at the south of St. Nicholas Catholic Church (B).

Representatives from the Church have expressed a willingness to remove the wall and railing that currently encloses the garden in an effort to provide a new space for the public at the top of Clanbrassil Street - this would help accentuate the transition into the proposed St. Nicholas Quarter for pedestrians.

Further engagement with the church will be required as well as a study on the impact of anti-social behaviour in this area (flagged as a concern by church representatives previously).



Extent of Phase I boundary

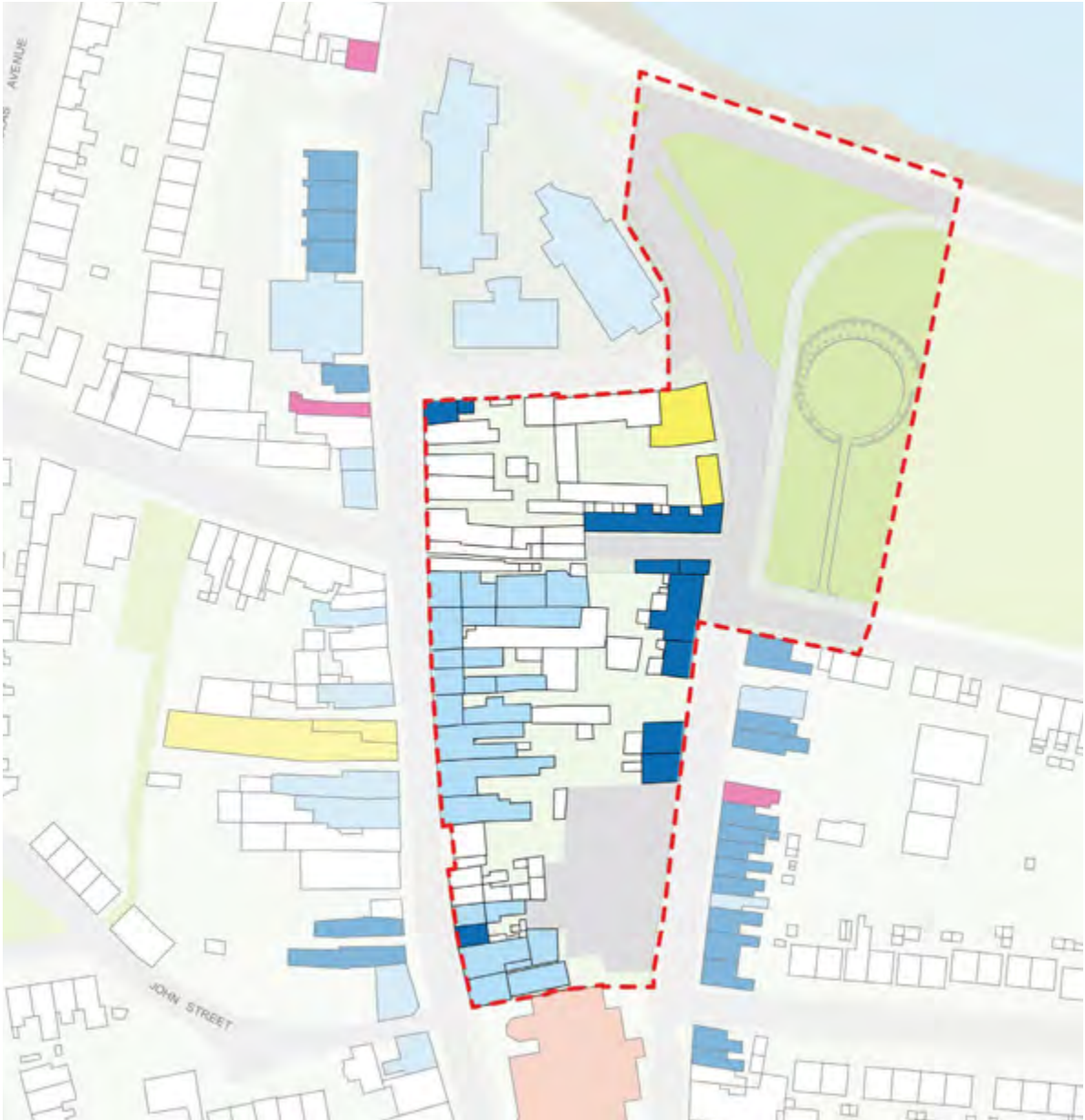


Extent of Phase II boundary

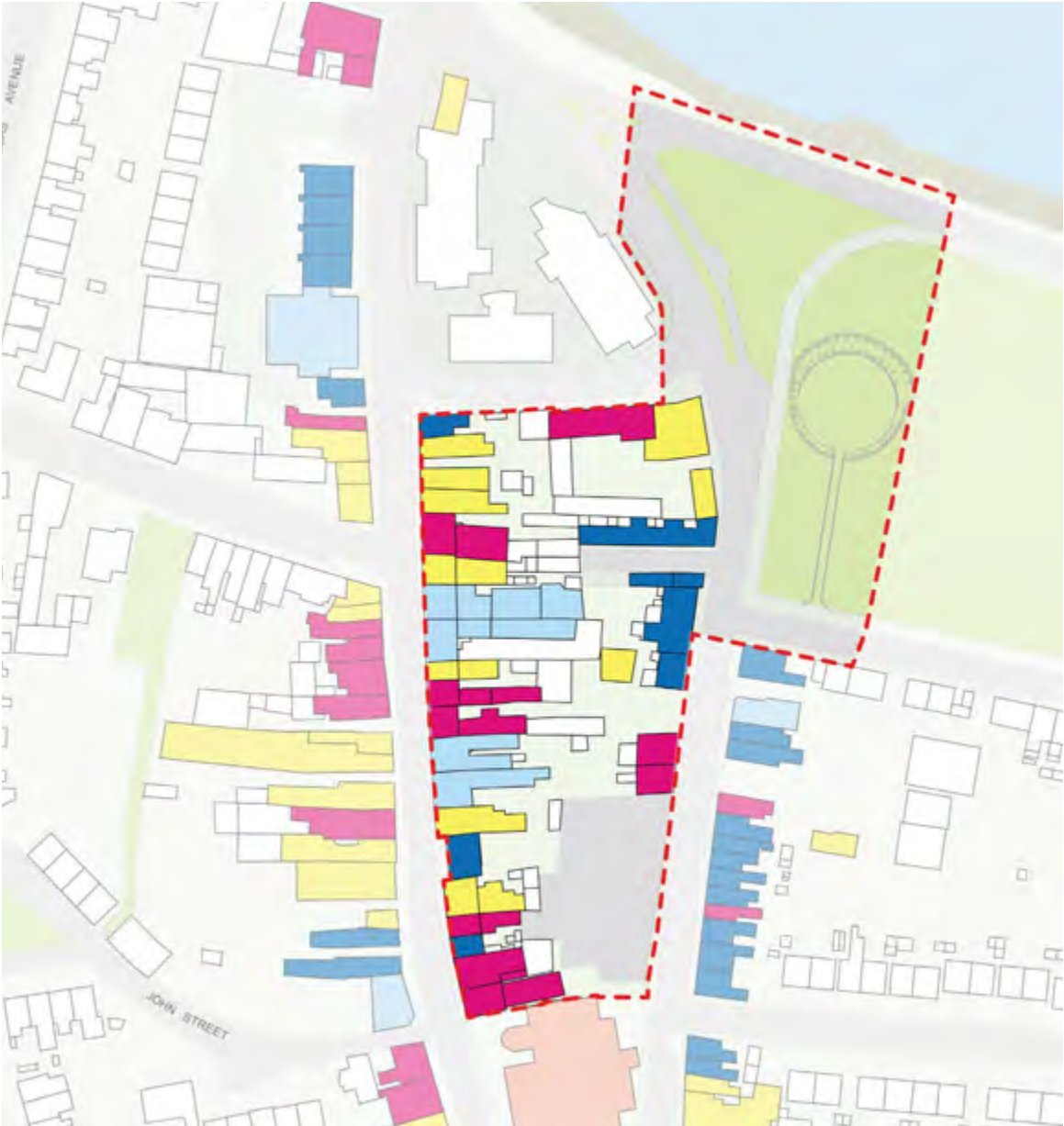
3.10 Land use & Activity Pattern

A mixed pattern of ground floor and upper floor uses typical of the historic town-centre block exists within the St. Nicholas Quarter. At ground floor level, activity is concentrated along Bridge Street, where retail and commercial premises form the principal public frontage. By contrast, Linenhall Street has a more domestic character, with a greater proportion of residential use and fewer active frontages - though historically, we know this was previously more varied.

At upper floor level, residential use becomes more prevalent across the quarter. This uneven distribution of activity contributes to the fragmented character of the area and highlights the need for proposals that strengthen active edges, support mixed use, and improve the relationship between public frontages and underused internal areas.



Ground Floor Plan



First Floor Plan

- Land Uses
- Retail
 - House
 - Apartment
 - Vacant Buildings

3.11 Street Character & Building Height

The street elevations illustrate the varied frontage condition, scale and façade rhythm within St. Nicholas Quarter. The quarter is defined by a predominantly narrow-fronted townscape, where individual plots and buildings create a fine-grained vertical rhythm along the street. This rhythm is interrupted in places by gaps, inactive frontages and larger-scaled buildings, while St. Nicholas Church forms the principal landmark element within the wider townscape.

The elevations also highlight the uneven quality of the existing street edge, including active and inactive frontages, weakened sections of enclosure and locations where the urban grain has been disrupted over time. This reading is important in understanding where targeted repair, improved public realm and carefully scaled development can strengthen the quarter.



1. Bridge Street

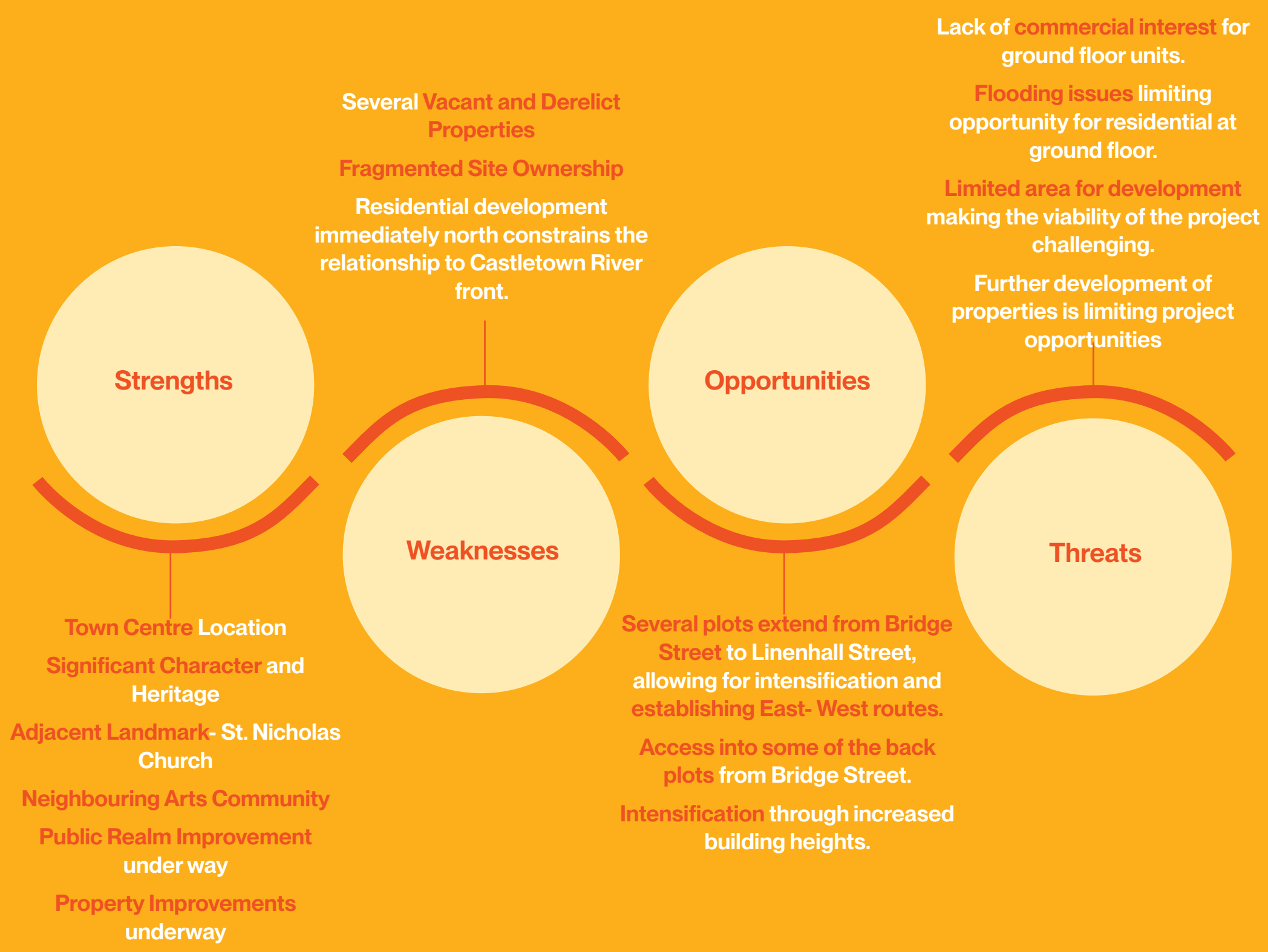


2. Linenhall Street

Key townscape characteristics

- predominantly two-storey street character
- strong landmark role of St. Nicholas Church
- varied frontage rhythm
- localised changes in scale
- opportunity to repair weakened edges

SWOT Analysis



THEMATIC VISIONS

4.

4.0 Thematic Visions



Five core thematic "Visions" were explored for the St. Nicholas Quarter (see above) and relevant stakeholders were approached to provide input to determine if there was a particular need that might be lacking in Dundalk, which the new quarter could help bridge the gap.

Feedback was gathered through extensive public engagement and a clear gap in the provision of dedicated rehearsal and workshop facilities was identified, and further engagement with the LCC Arts Officer, together with consultation with members of the local artistic community, identified a demand for multipurpose art and creative spaces in the area.

- Absence of *communal space* for local community groups to gather and collaborate.
- Need for a *rentable space* with *dedicated storage* facilities.
- Shortage of *high-quality exhibition space*, limiting opportunities for impactful displays.
- Potential to *attract national and international artists* with proper infrastructure.
- Insufficient *gallery space* for artists and community groups to showcase their work.
- *Murals* play a vital role in telling Dundalk's history and contributing to the town's visual identity.
- Opportunity to promote a *walking route* within St. Nicholas Quarter, enhancing local engagement.
- Establish a dedicated *residency space* to support and inspire visiting artists.

PUBLIC CONSULTATION

5.



5.0 Public Consultation

Public Consultations were held for the project on:

- 21.02.2024
Initial fact-finding presentation, held at Louth County Council Town Hall
- 31.07.2025
Further public consultation, held at Louth County Council Town Hall

A series of information boards were presented in the foyer of Dundalk Town Hall each board outlined one vision with two A0 boards showing the visions together. An introduction board illustrated the subject area map and labelled each proposal (1-5) with the over- arching principles for the scheme briefly described. The boards numbered 1 to 5 outlined each vision with a descriptor and render of how it (might) look like within its context.

Each board presented an opportunity for the public to answer questions on the proposal. The first question outlined a yes or no question related to the vision presented. The second allowed members of the public to add post- it notes to the boards with ideas of comments they would like to see addressed. Two larger A0- sized boards were on display to assist in the visualisation of each vision presented.

Team members from BDP were present to talk through the boards with members of the public, explaining the scheme and to answer any questions.

To supplement the public consultation, an online survey was conducted to allow members for the public (who were not available at the event) to provide feedback. The survey QR code was available on all documentation advertising the event, and at the bottom of each public consultation board. The design team encouraged members of the public to partake in the survey at the Public Consultation event.

The survey questions were deliberately straightforward, to provide a basic understanding of the type of respondant and general location. Each question indicated on the survey was pointed enough, to allow the design team usefully extract salient data and make informed design decisions at this stage.

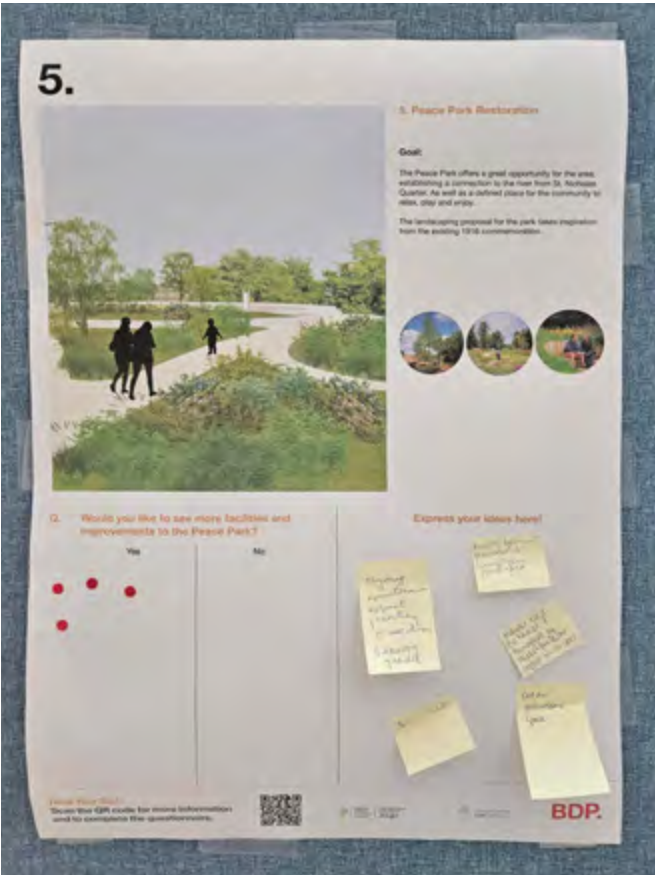
The survey was live for 25 days active from 17th July to the 11th August.



St. Nicholas Quarter Public Consultation event in the Town Hall Foyer.



St. Nicholas Quarter Public Consultation event



Vision board with Public feedback & interactive post- it commentary

Recommendations	Actions
1. Opening up the Church's grounds to the public was positively received.	▪ Further consultation with the Church Diocese will be required once the proposal has been presented to the board.
2. Loss of the Linenhall Carpark is a concern for the community. Linenhall Carpark is well utilised and it is the only long term carpark in the area.	▪ Proposals to be reviewed to minimise the impact of losing these carparking spaces in the area.
3. Community groups (particularly, amateur performance groups) were excited by the proposal of a community facility at the rear of the church which could be rented out to community groups.	▪ Develop the brief to establish minium programme requirements for space in a community facility
4. The inclusion of residential units, and living above the shop (to mitigate dereliction and dilapidation in the area was positively received.)	▪ Further refinement of the proposals which takes on board the feedback from the public and property owners, is now required to move the design forward for a Part 8 Planning application.
5. Improvements to the Peace Park were well received generally but there are some concerns that anti-social behaviour could return to the park (if seating was provided.)	▪ Initial Gardai engagement had been completed and their feedback will be included in the development of the design. Further engagement will be required to ensure if the East- West connections being taken forward they are being design with safety and maintenance in mind

PROJECT PROPOSALS

6.

6.0 Project Proposals

Following extended property owner consultations, stakeholder analysis and public consultations, 5no. clear project interventions / proposals emerged.

- A. Public Realm space to grounds of St. Nicholas Church.
- B. Multifunctional Cultural and Community Hub with East West Pedestrian Connection and Public Space.
- C. 6 no. residential duplex units consisting of 4 no. 1-bedroom units and 2 no. 2- 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

Proposals A - E, listed above and shown on the adjacent plan, are described in more detail on the following pages.



A. St. Nicholas Church Grounds

St. Nicholas Church is the principal landmark within the quarter and forms the key civic anchor for the regeneration strategy. Its position at the northern end of Clanbrassil Street gives it an important visual and spatial role within Dundalk town centre, while the surrounding public realm presents an opportunity to strengthen the identity of St. Nicholas Quarter and improve the relationship between the church, the street and the wider quarter.

The proposals for the church grounds focus on enhancing the setting of the church, extending the quality of the adjacent public realm, and creating a stronger civic space at this point within the quarter. This intervention builds on the existing public realm improvements at Clanbrassil Street and is intended to reinforce the church as a focal point, improve accessibility, and establish a more coherent and welcoming public setting.



‘Artistic vision’ illustrating the opening of church grounds at the north of Clanbrassil Street. Defining the key node for the proposed St. Nicholas Quarter

A. St. Nicholas Church Grounds

The proposed works to St. Nicholas Church grounds focus on strengthening the civic setting of the church and improving its relationship with the surrounding public realm. The proposed interventions extend the existing public realm language (from Phase 1), improve accessibility, and create a more coherent and welcoming space at this key node within Dundalk town.



Visual prominence at top of Clanbrassil Street

Statue relocated to alcove

Uplighters to reinforce St. Nicholas Church as a focal point

Existing entrance to be reopened

Part M Compliant ramp

Possible Hearse access

Gates to be removed with pillars retained

Proposed seating

Existing railings removed

Extend Clanbrassil Street public realm into church grounds



B. New East-West Connection from Bridge Street to Linenhall Street

The Linenhall Carpark site is the principal redevelopment opportunity within St. Nicholas Quarter Phase 2. Located between Bridge Street, Linenhall Street, John Street and Wolfe Tone Terrace, it occupies a strategic position within the block and currently forms a weak edge in its existing urban condition. Its size, location and relationship to the rear of St. Nicholas Church make it a central opportunity to the regeneration strategy for the quarter.

The site provides an opportunity to introduce a new pedestrianised route at the north of the church and to improve east west permeability, repairing the urban grain that existed historically. It also provides the basis for a broader mix of uses, allowing the regeneration strategy to combine public realm improvement, cultural and artistic activities, as well as new (small-scale) residential development within a single connected site.

Opening up space around the church strengthens the building's role as a focal point at the top of Clanbrassil Street and within the wider St. Nicholas Quarter.



'Artistic vision' illustrating the new east-west route at the north side of the church

B. New East-West Connection from Bridge Street to Linenhall Street

This proposal includes the demolition of No.2 Bridge Street (identified through previous condition surveys to have suspected structural issues) which can facilitate an opportunity opening in the block to facilitate a fully accessible pedestrian route from Bridge Street through to Linenhall Street.

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. These new features allow a re-ordering of the public realm and the design anticipates that benches could be integrated here.



C. Multifunctional Cultural and Community Hub

Following various stakeholder engagement sessions and public consultations in 2024 / 2025, it became clear that the provision of a (flexible) arts and community space, was something that was lacking in Dundalk.

Principle stakeholders consulted included:

- An Táin Arts Centre (22.7.24)
- Dundalk Tourist Office (23.7.24)
- Creative Spark (25.7.24)
- Dundalk Local Enterprise Office (29.7.24)

It was evident that local arts and community groups required additional spaces in Dundalk for meetings, workshops, studios and exhibition. Community Groups are lacking space often renting spaces of an unsuitable scale for their needs.

Amateur drama societies have no rehearsal space or places to build sets for upcoming shows. The existing artistic community within Dundalk is thriving and Creative Spark were keen to learn that the potential for more flexible spaces within the immediate vicinity of their existing premises was feasible.

Provision of a dedicated community facility for the arts ties in with the overarching thematic vision for the St. Nicholas Quarter rejuvenation.



'Artistic vision' illustrating the new east-west route at the north side of the church

C. Multifunctional Cultural and Community Hub

Key to the success of the Multifunctional Cultural and Community Hub, will be its ability to provide flexible spaces for a multitude of various uses. The range of community activities identified through public consultation has highlighted that an open-plan arrangement with sliding / folding partitions can enable large or smaller groups to use the spaces as they require.

Dedicated art workshops/studios can also be easily transformed into exhibitions spaces that open out into larger volumes (where required).

The proposal exploits an opportunity to provide some commercial frontage within No.3 Bridge Street and can facilitate art pop-up shops or additional exhibition/gallery space. The unit is ideally located directly on Bridge Street and helps act as a focal point for the new community facility.

The adjacent graphic demonstrates how a typical week could be theoretically timetabled for various events and times. The building serves the community and can be opened and closed down to facilitate a variety of different uses.



Monday morning, 11:00



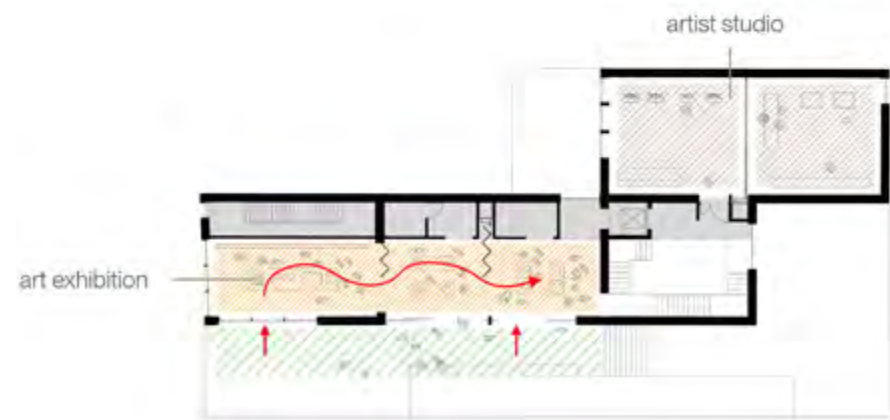
Tuesday Night, 21:00



Wednesday, 15:00



Thursday evening, 18:00



Saturday, 12:00



Sunday evening, 19:00

C. 6 no. residential duplex units consisting of 4 no. one bedroom units and 2 no. two bedroom units.

Central to the original project brief was to unlock possibilities for the provision of residential use within the new St. Nicholas Quarter.

As local property owners were already capitalising on the (phase 1) regeneration momentum, by improving their own properties to provide residential amenity - this was seen as a positive by Louth County Council. As such, the extent of the original brief (to examine existing, derelict buildings for the possibility of restoring them for residential use) was reduced somewhat in scope.

The Linenhall carpark site still provides a unique opportunity to capitalise on the need for community facilities as well as a growing need for housing units (as identified in earlier stakeholder meetings).

Provision of housing units is less reliant on meeting minimum density levels or the maximisation of plot ratio in order to increase housing supply or improve financial viability.

In this context, the site lends itself to a lower-density approach, and, together with the proposed community building, can support the delivery of 7 residential units as part of this part 8 application.

Layouts were drafted in compliance with the Department of Housing Local Government and Heritage's indicative guidance.



'Artistic vision' illustrating accessible housing units, adaptable housing units, independent housing units or universal design housing units on Linenhall Street on the current carpark site



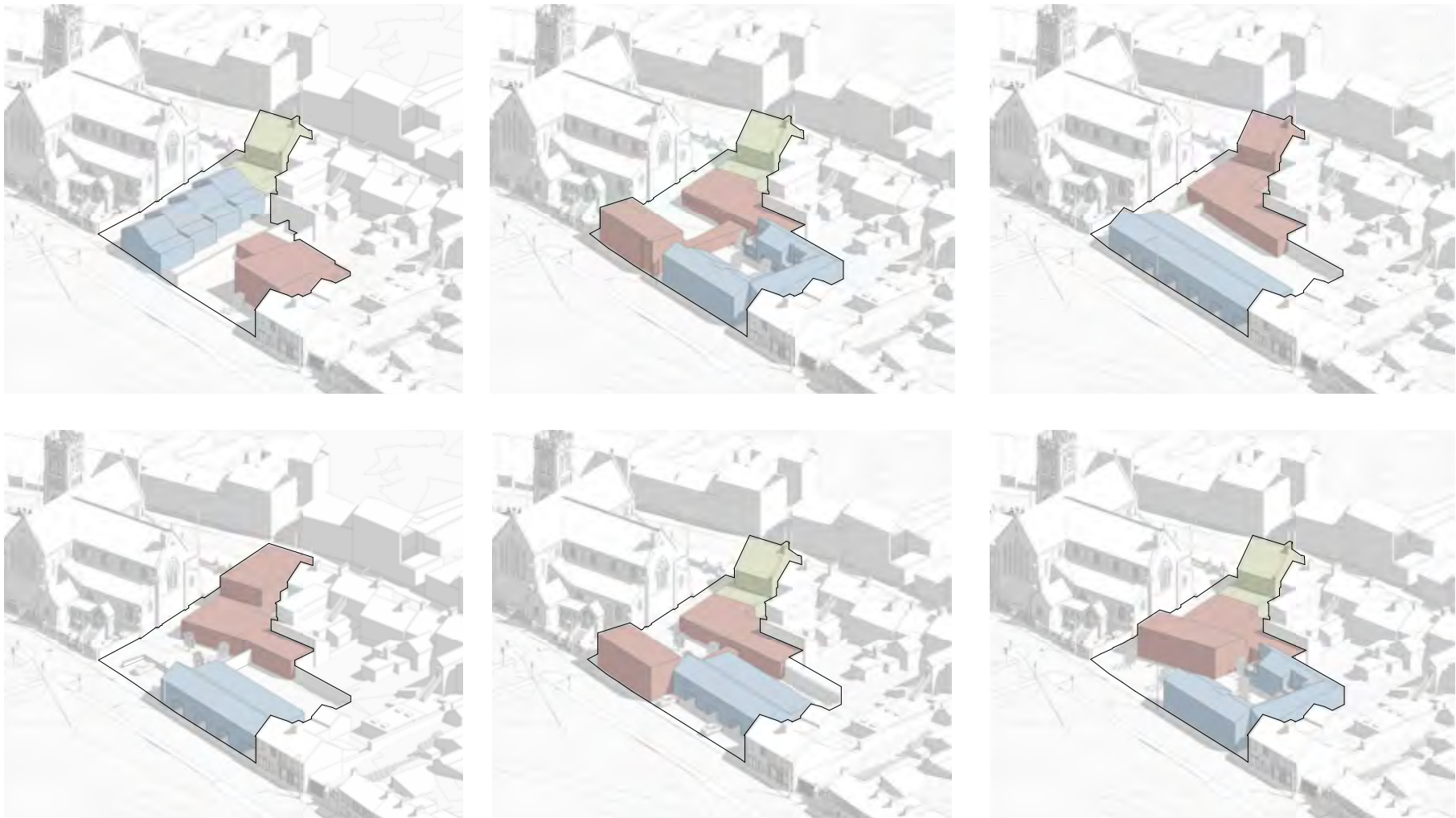
C. 6 no. residential duplex units consisting of 4 no. one bedroom units and 2 no. two bedroom units.

Various massing studies were undertaken to develop the most appropriate response to the site and scale of the existing context.

It was agreed that the housing (coloured in blue on the adjacent diagrams) would be best located by address the street edge along Linenhall Street and that each unit could be served with "own-door" access for both ground and first floor apartments.

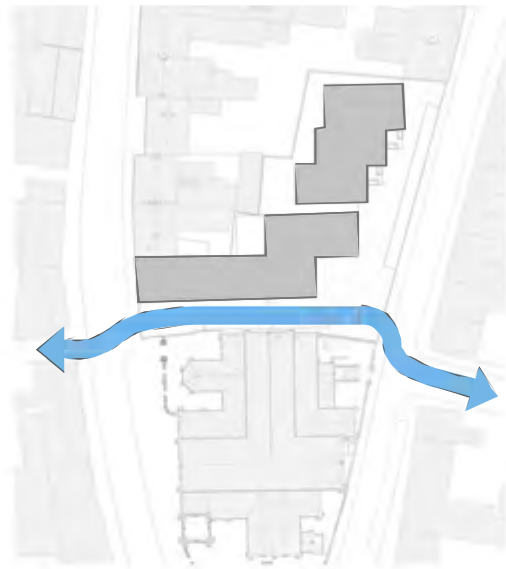
This approach resulted in a more intimate scale that wouldn't dwarf the neighbouring properties and respected the existing character of the area.

The challenge of marrying the scale of the community facility with the residential units was also explored (community facility depicted in red on the adjacent massing diagrams).

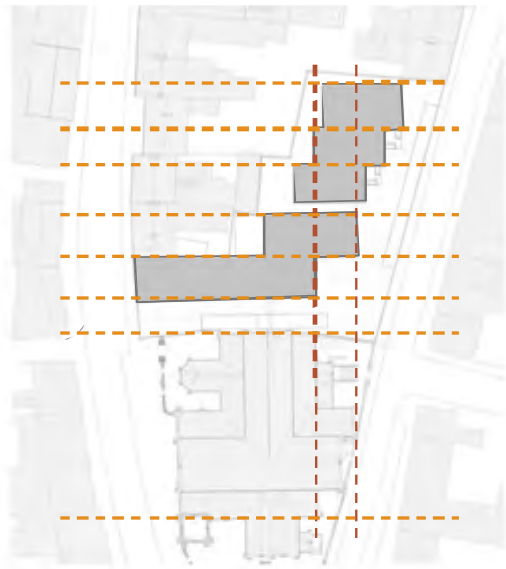


Various massing studies for the housing and community facility at the Linenhall carpark site

Following the establishment of the orientation of the residential units in a east west orientation referencing the existing urban grain. The massing of the residential units and multifunctional community building was further developed in response to the orientation and axis of St. Nicholas Church. The Church departs from the urban grain of the existing context. Aligning the the proposal to the church axis creates a generous public realm and defensible space to the residential units. While activating the northern facade of the church.



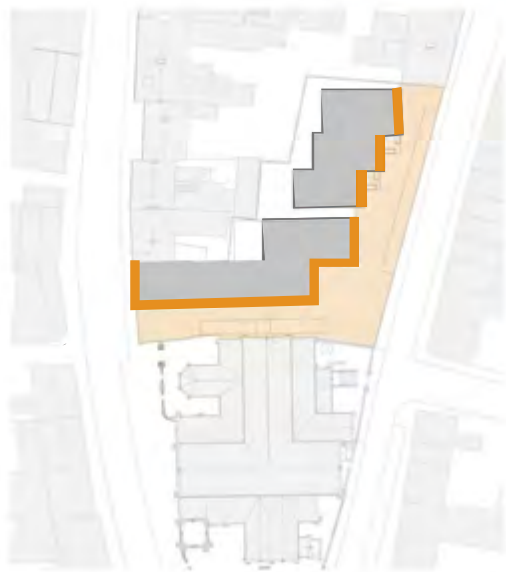
Proposed East West Pedestrian Connection



Proposal aligning with St. Nicholas Church's axis



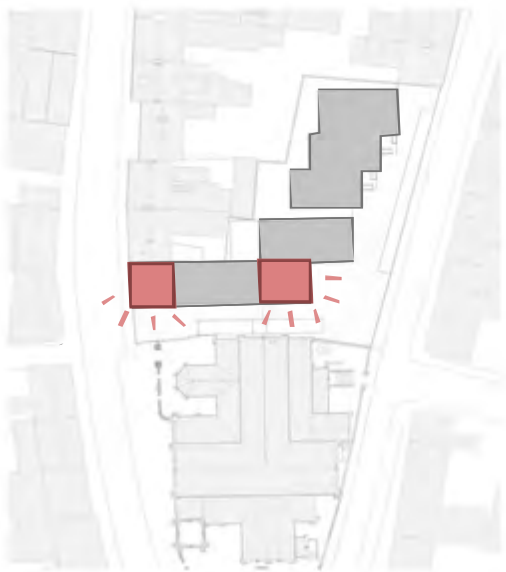
Public space formed at the entrance of the Multifunctional Cultural and Community Hub



Active street frontages

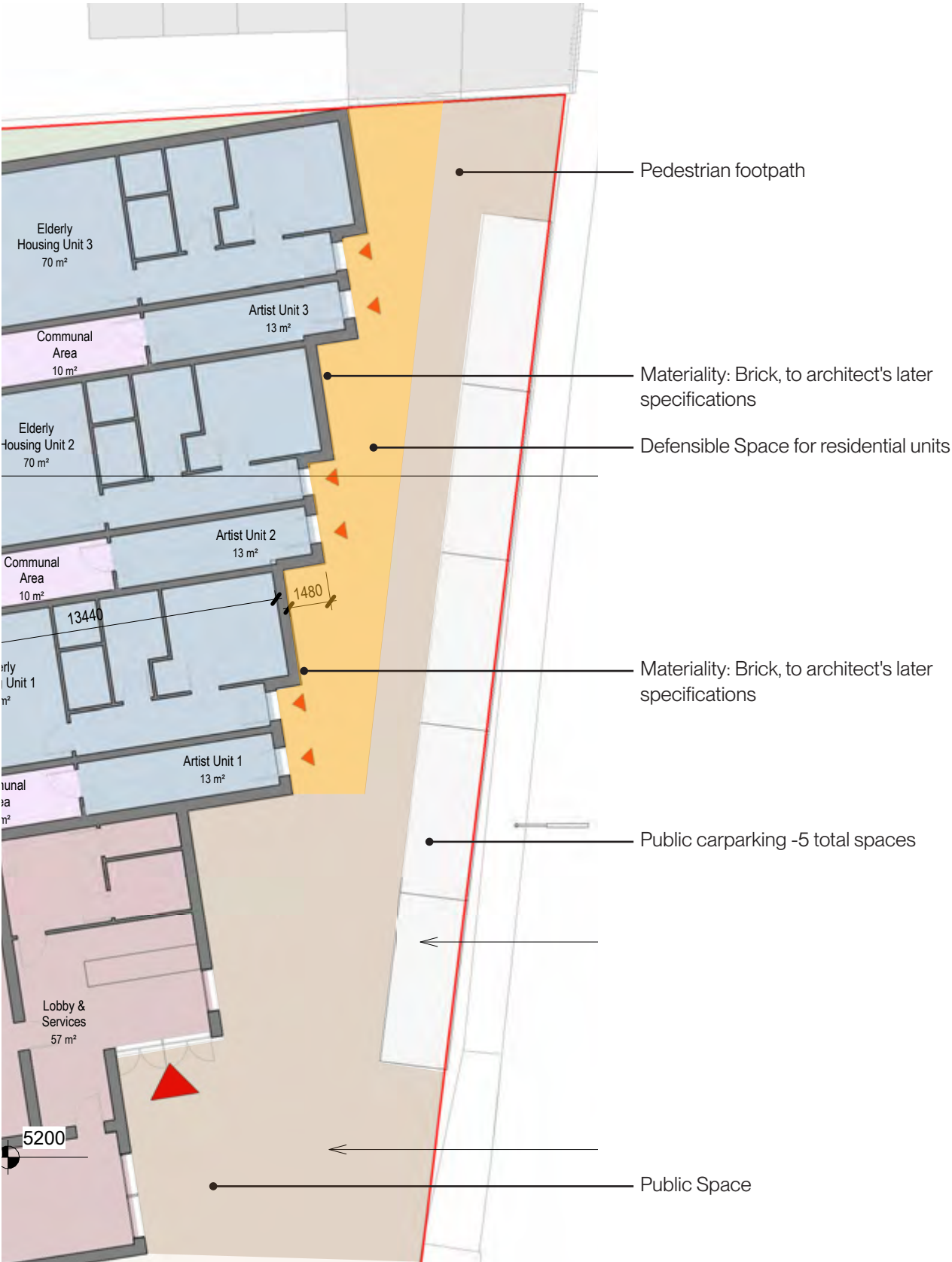


Activating the Northern elevation of St. Nicholas Church



Active corners

C. 6 no. residential duplex units consisting of 4 no. one bedroom units and 2 no. two bedroom units.



Linenhall Street edge

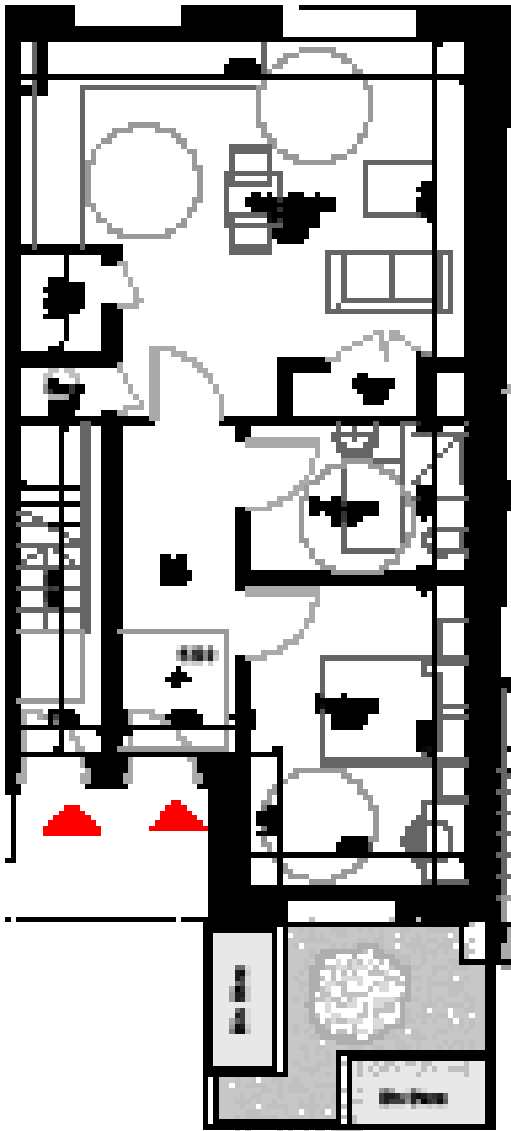
One Bedroom Unit

The proposed development will deliver 4 no. one bed unit, each complying with the Design Manual for Quality Housing. One further one bedroom unit is proposed over the Multifunctional Cultural and Community Hub in a living above the shop unit.

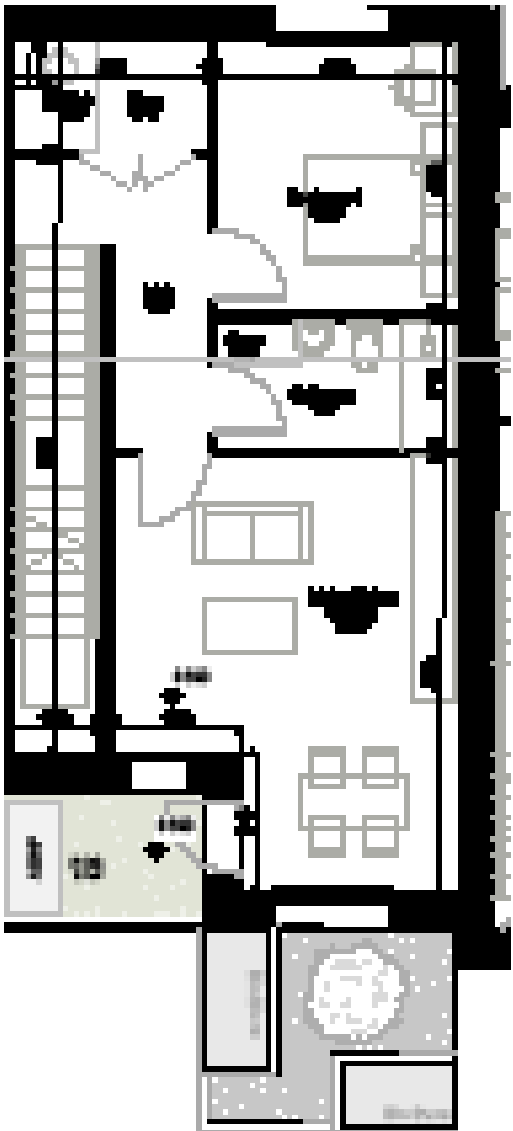
The ground floor units are designed as universally accessible units.

The proposed unit types are:

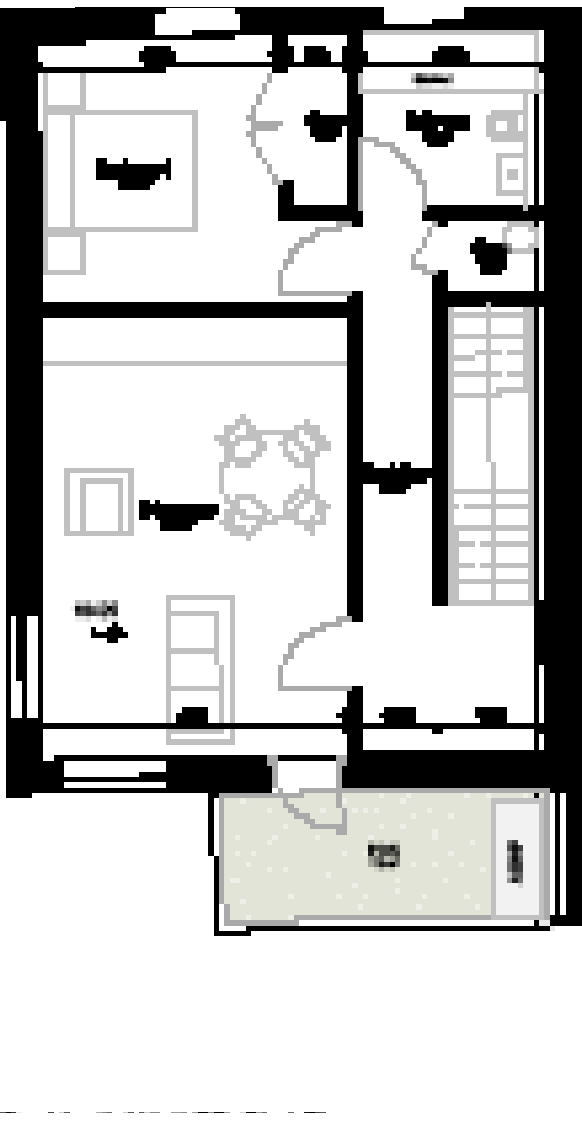
- 5x One Bedroom Units
- 2x Two Bedroom Units



One bed Unit- Ground Floor



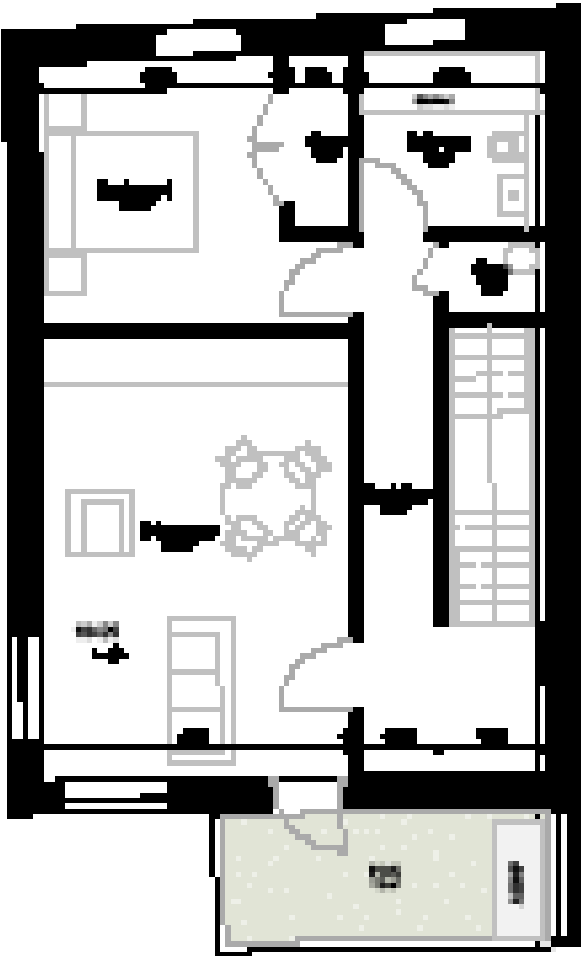
One bed Unit- First Floor



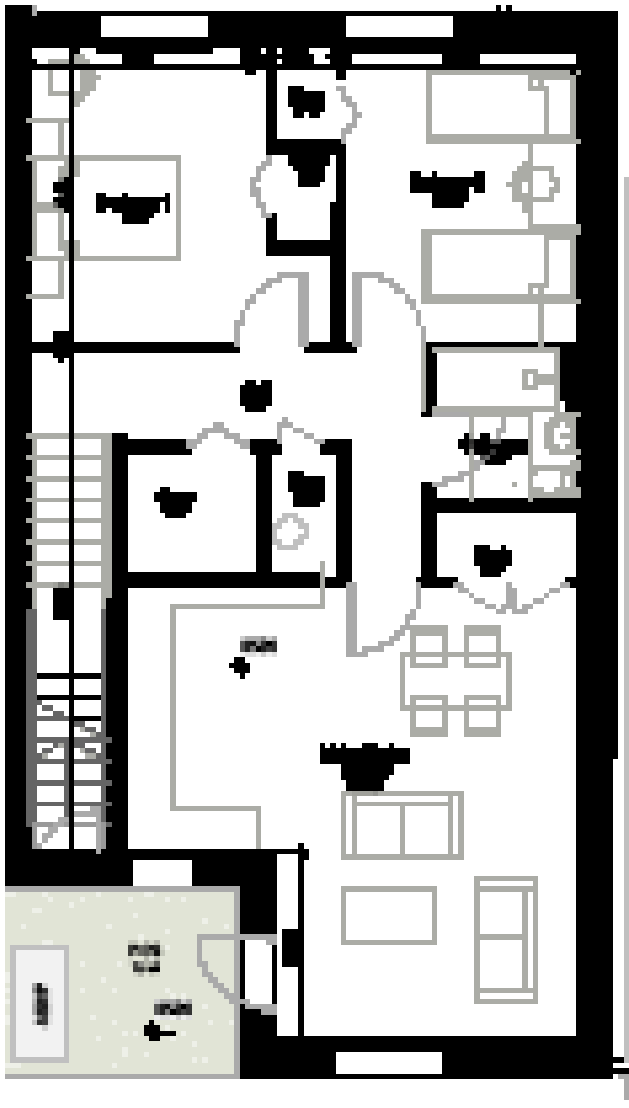
One bed Unit- First Floor Bridge Street

Unit												Living Dining Kitchen				Aggregate Bedroom		Bedroom 01				Bedroom 02				Bathroom		Storage		Private Amenity		Compliance achieved
Level	Number	Occupancy	Type	Area (m²)	Minimum Required Area (m²)	Area over Minimum (m²)	Percentage over Minimum Area	Dual Aspect	Unit Orientation	No Bedrooms	No Occupants	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)	Minimum Room Width (mm)	Aggregate Bedroom Area (m²)	Minimum Req Aggregate Bedroom Area (m²)	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)2	Minimum Room Width (mm)3	Room Area (m²)	Minimum Room Area (m²)5	Room Width (mm)	Minimum Room Width (mm)7	Bathroom Count	Room Area (m²)	Total Area (m²)	Minimum Area (m²)	Balcony Area (m²)	Minimum Area (m²)2	
L00	Unit 1A	1B2P	A	55	45	10	122%	No	E/W	1	2	24.2	23	5900	3300	11.4	11.4	11.4	11.4	2850	2800					1	5.6	3	3	56.7	5	✓
L01	Unit 4C	1B2P	C	51.5	45	6.5	114%	Yes	E/W	1	2	23.2	23	5900	3300	11.5	11.4	11.5	11.4	2850	2800					1	4.8	3	3	5.5	5	✓

Two Bedroom Unit



Two bed Unit- Ground Floor



Two bed Unit- First Floor

Unit												Living Dining Kitchen				Aggregate Bedroom		Bedroom 01				Bedroom 02				Bathroom		Storage		Private Amenity		Compliance achieved
Level	Number	Occupancy	Type	Area (m²)	Minimum Required Area (m²)	Area over Minimum (m²)	Percentage over Minimum Area	Dual Aspect	Unit Orientation	No Bedrooms	No Occupants	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)	Minimum Room Width (mm)	Aggregate Bedroom Area (m²)	Minimum Req Aggregate Bedroom Area (m²)	Room Area (m²)	Minimum Room Area (m²)	Room Width (mm)2	Minimum Room Width (mm)3	Room Area (m²)	Minimum Room Area (m²)5	Room Width (mm)	Minimum Room Width (mm)7	Bathroom Count	Room Area (m²)	Total Area (m²)	Minimum Area (m²)	Balcony Area (m²)	Minimum Area (m²)2	
L00	Unit 3B	2B4P	B	82.5	73	9.5	113%	No	E/W	2	4	30	30	4200	3600	24.8	24.4	11.7	11.4	2950	2800	13.1	13	3350	2800	1	7.2	6.6	6	22.6	7	✓
L01	Unit 6D	2B4P	D	77.5	73	4.5	106%	Yes	E/W	2	4	31.1	30	4200	3600	25.3	24.4	12	11.4	3100	2800	13.3	13	3300	2800	1	3.6	6.6	6	7.9	7	✓

Shadow Study



21.03.2025 9am



21.03.2025 12pm



21.03.2025 6pm



21.06.2025 9am



21.06.2025 12pm



21.06.2025 6pm

The shadow analysis indicates that the predominant source of overshadowing affecting the residential properties to the north is the existing church structure situated to the south of these dwellings. The study confirms that the church generates the majority of the shadowing experienced by the neighbouring properties throughout the assessment period, with the proposed development contributing only a limited increase in overshadowing relative to the existing baseline conditions.

Shadow Study



21.09.2025 9am



21.09.2025 12pm



21.09.2025 6pm



21.12.2025 9am



21.12.2025 12pm



21.12.2025 6pm

Daylighting Study

A daylight assessment has been undertaken to evaluate the levels of natural daylight available within the habitable rooms of the proposed residential units. The assessment has been carried out to ensure that the internal living spaces are designed to achieve a high standard of residential amenity, providing occupants with appropriate access to natural light throughout the year.

Overall, the assessment confirms that the proposed residential units provide a high-quality internal living environment with good access to natural daylight, supporting the comfort, wellbeing, and amenity of future occupants.

The daylight assessment was undertaken using the Average Daylight Factor (ADF) methodology in accordance with BRE guidance. The recommended minimum ADF values are

- 2.0% for kitchens,
- 1.5% for living rooms,
- 1.0% for bedrooms.

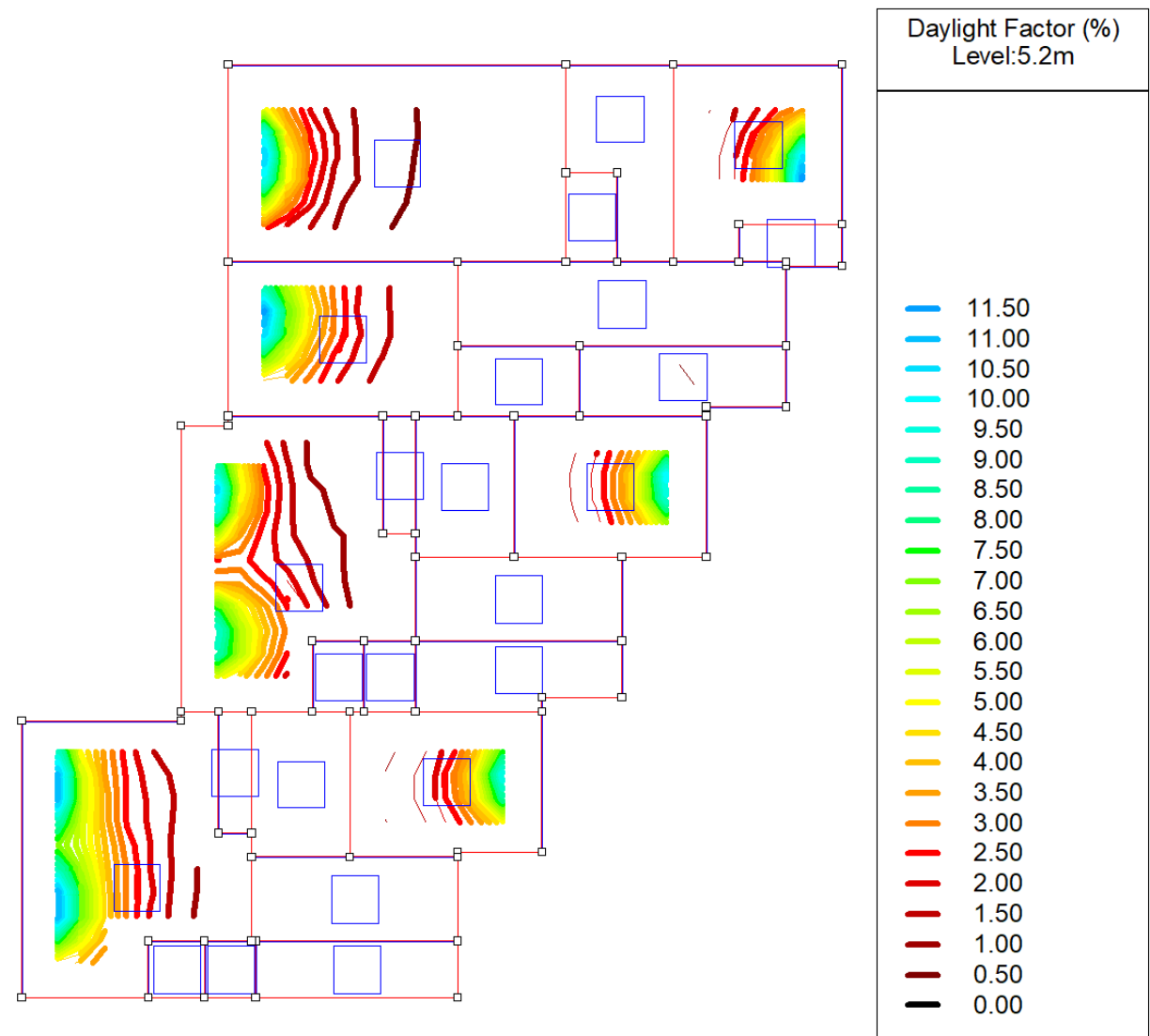
The assessment demonstrates that the proposed residential units achieve the average recommended daylight levels, providing a high standard of internal residential amenity and ensuring adequate access to natural daylight within habitable rooms.

Calculation Summary:				
Room ID	Room Name	Daylight Factor		
		Min	Ave	Max
LV000003	Bedroom 1	1.20%	3.30%	11.50%
LV000005	Hall	0.50%	0.70%	0.90%
LV000007	Living/Dining Kitchen	0.30%	1.60%	10.90%
LV00000A	Bathroom	0.00%	0.00%	0.00%
LV00000B	Bedroom 1	1.10%	3.50%	10.20%
LV00000C	Store	0.00%	0.00%	0.00%
LV000008	Stair	0.70%	0.70%	0.70%
LV00000D	Store	0.00%	0.00%	0.00%
LV000001	Stair	0.40%	0.60%	0.90%
LV00000E	Store	0.00%	0.00%	0.00%
LV000010	Bedroom 1	0.90%	3.20%	9.90%
LV000011	Bathroom	0.00%	0.00%	0.00%
LV000002	Store	0.00%	0.00%	0.00%
LV000012	Store	0.00%	0.00%	0.00%
LV000013	Stair	0.50%	0.70%	0.80%
LV00000F	Hall	0.20%	0.30%	0.50%
LV000009	Hall	0.20%	0.30%	0.50%
LV00001F	Bathroom	0.00%	0.00%	0.00%
LV000016	Living / Dining Kitchen	0.60%	1.90%	9.30%
LV000017	Hall / Stairs	0.00%	0.00%	0.00%
LV000019	Bedroom 1	0.50%	2.40%	9.60%
LV00001A	Bedroom 2	0.50%	2.10%	9.80%
LV00001D	Bathroom	0.00%	0.00%	0.00%
LV00001E	Bedroom 1	0.50%	2.70%	9.80%
LV000000	Hall / Stairs	0.00%	0.00%	0.00%
LV000021	Store	0.00%	0.00%	0.00%
LV00001B	Living / Dining Kitchen	0.50%	1.80%	9.30%
LV000022	Store	0.00%	0.00%	0.00%
LV000024	Hall / Stairs	0.00%	0.00%	0.00%
LV000023	Bathroom	0.00%	0.00%	0.00%
LV000025	Bedroom 1	0.60%	3.00%	9.80%
LV00002A	Attic	0.00%	0.00%	0.00%
LV000027	Attic	0.00%	0.00%	0.00%
LV000026	Attic	0.00%	0.00%	0.00%
LV000004	Store	0.00%	0.00%	0.00%
LV000028	Bathroom	0.00%	0.00%	0.00%
LV000015	Living/Dining Kitcehn	0.60%	2.90%	10.70%
LV000029	Store	0.00%	0.00%	0.00%
LV000014	Living/Dining Kitchen	0.70%	4.00%	11.30%
LV00002B	Store	0.00%	0.00%	0.00%
LV000006	Bedroom 2	1.00%	3.40%	11.70%
LV00002C	Store	0.00%	0.00%	0.00%
LV000018	Store	0.00%	0.00%	0.00%
LV00002D	Store	0.00%	0.00%	0.00%
LV00001C	Store	0.00%	0.00%	0.00%
LV00002E	Store	0.00%	0.00%	0.00%
LV000020	Store	0.00%	0.00%	0.00%
LV00002F	Living/Dining Kitchen	0.30%	2.00%	17.40%

Bedrooms				
LV000003	Bedroom 1	1.20%	3.30%	11.50%
LV00000B	Bedroom 1	1.10%	3.50%	10.20%
LV000010	Bedroom 1	0.90%	3.20%	9.90%
LV000019	Bedroom 1	0.50%	2.40%	9.60%
LV00001A	Bedroom 2	0.50%	2.10%	9.80%
LV00001E	Bedroom 1	0.50%	2.70%	9.80%
LV000025	Bedroom 1	0.60%	3.00%	9.80%
LV000006	Bedroom 2	1.00%	3.40%	11.70%

Living/Dining				
LV000007	Living/Dining Kitchen	0.30%	1.60%	10.90%
LV000016	Living / Dining Kitchen	0.60%	1.90%	9.30%
LV00001B	Living / Dining Kitchen	0.50%	1.80%	9.30%
LV000015	Living/Dining Kitchen	0.60%	2.90%	10.70%
LV000014	Living/Dining Kitchen	0.70%	4.00%	11.30%
LV00002F	Living/Dining Kitchen	0.30%	2.00%	17.40%

Daylighting Study



Gound Floor Daylighting Factor



First Floor Daylighting Factor



'Artistic vision' illustrating accessible housing units, adaptable housing units, independent housing units or universal design housing units on Linenhall Street on the current carpark

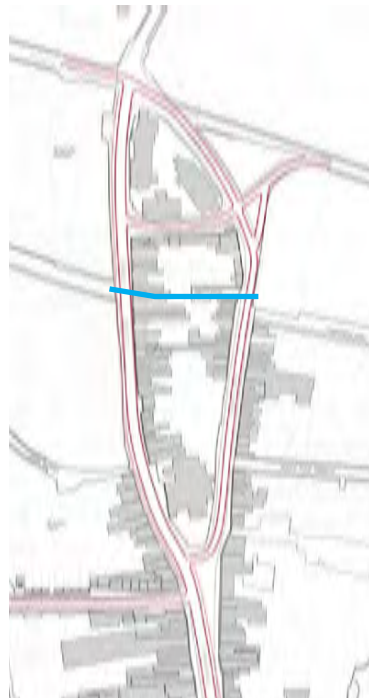
D. Meeting House Lane & Proposed East-West pedestrian connection

Central to the original project brief of: creating viable, safe pedestrian linkages through the urban site via backlands and under-utilised, privately owned plots, this proposal exploits a single plot on Bridge Street (No.27), which facilitates a physical connection to Meeting House Lane at the east of the block.

It became apparent from an early stage of the project that full plot development by property owners had increased (on foot of the Phase 1 works). Consequently, the design team were restricted in the creation of north-south pedestrian routes within the urban block - as originally intended.

Meeting House Lane presents an opportunity to create a safe, pedestrian-friendly link through the block, into Meeting House Lane and creates a new, direct route to the Peace Part from Bridge Street (and beyond). The proposed link generates a new desire line from Castletown Road through to Linenhall Street.

Less intrusive than forging a north-south route through various plots, the proposal will attempt to minimise intrusion through the stone wall at the end of Meeting House Lane via an archway.



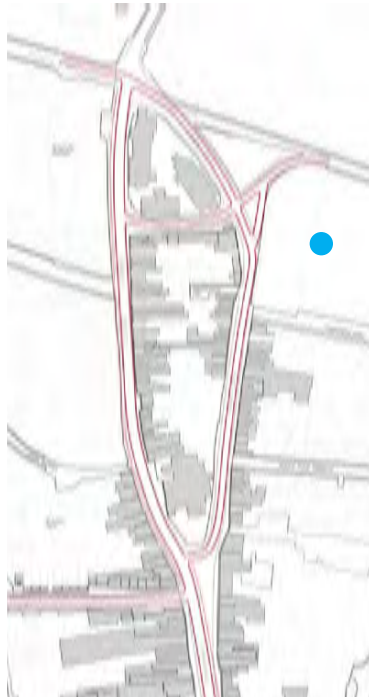
'Artistic vision' illustrating the new pedestrian linkage from Bridge Street through to Meeting House Lane and the Peace Park

E. Rejuvenation of the Peace park

The Peace Park (formally the Fairgreen) held fairs, various events and the circus was a regular attraction to the area. The Peace Park was renovated as part of the centenary commemoration of the 1916 Easter Rising to serve as a place of contemplation for the community.

The Phase 1 works removed the slip road to Linenhall Street (which bisected the open green space in this area previously). This increased park area presents an opportunity to rejuvenate the park and address community concerns.

Three options outline a do-minimum option of an additional pathway, improved accessibility and new planting. The second option creates more routes through the park creating more sub-spaces to create different atmospheres in the Park. The third option focuses on a sensory garden creating spaces for individuals with additional needs.



'Artistic vision' illustrating the new improvements to the Peace Park

E. Rejuvenation of the Peace park



MAIN ENTRANCE TO PARK FROM TOWN CENTRE
INTRODUCE NEW ENTRY POINTS TO MATCH THE NATURAL CIRCULATION THROUGH THE SITE



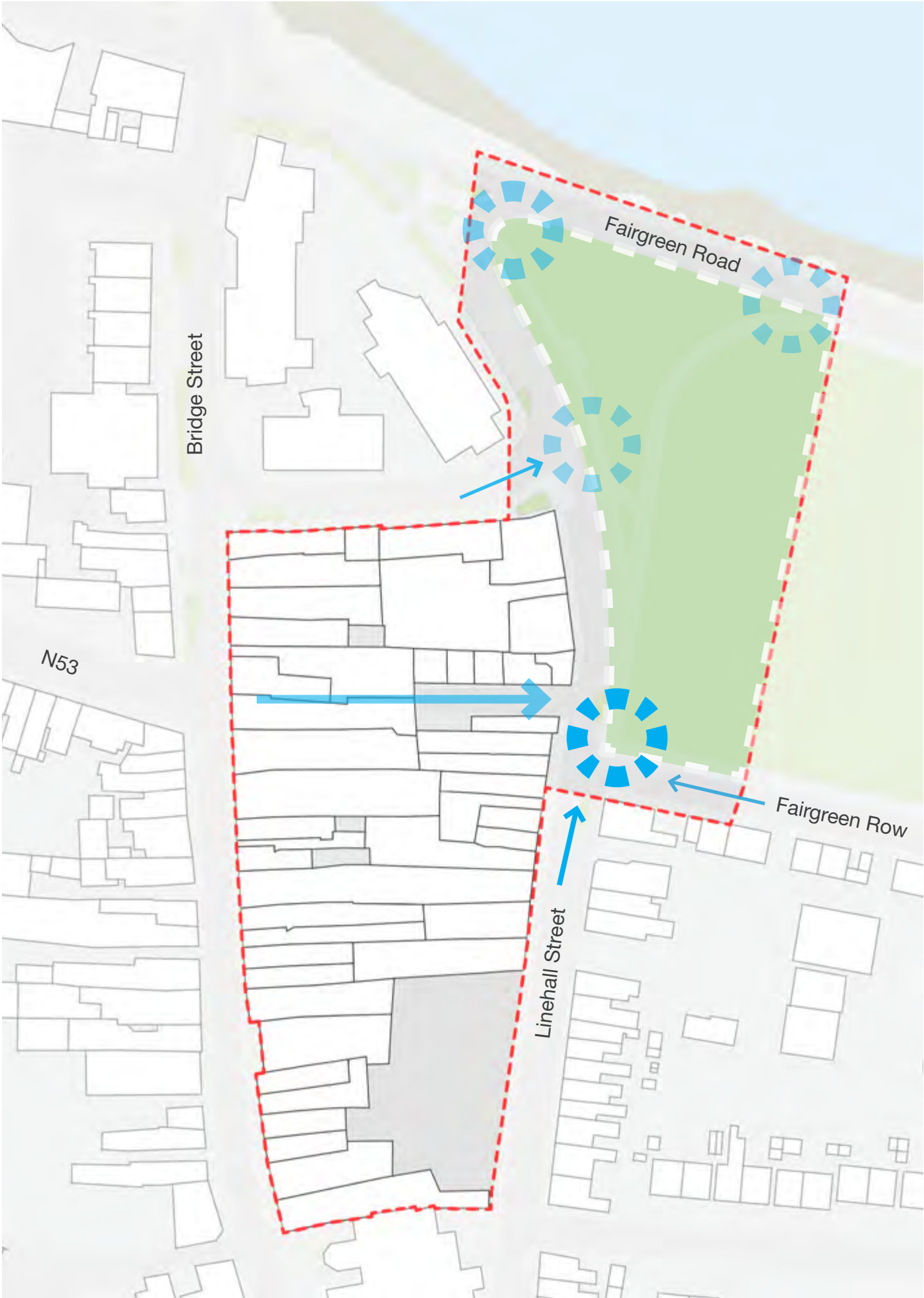
NEW ENTRY POINT TO BE INTRODUCED AS PART OF PHASE 1 WORKS, PEACE PARK CORRESPOND



IMPROVE EXISTING THRESHOLD TO PEACE PARK BY CONSIDERING LOCATION OF MONUMENT



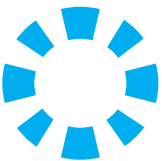
INTRODUCE NEW ENTRY POINT TO ENCOURAGE USE OF THE SPACE



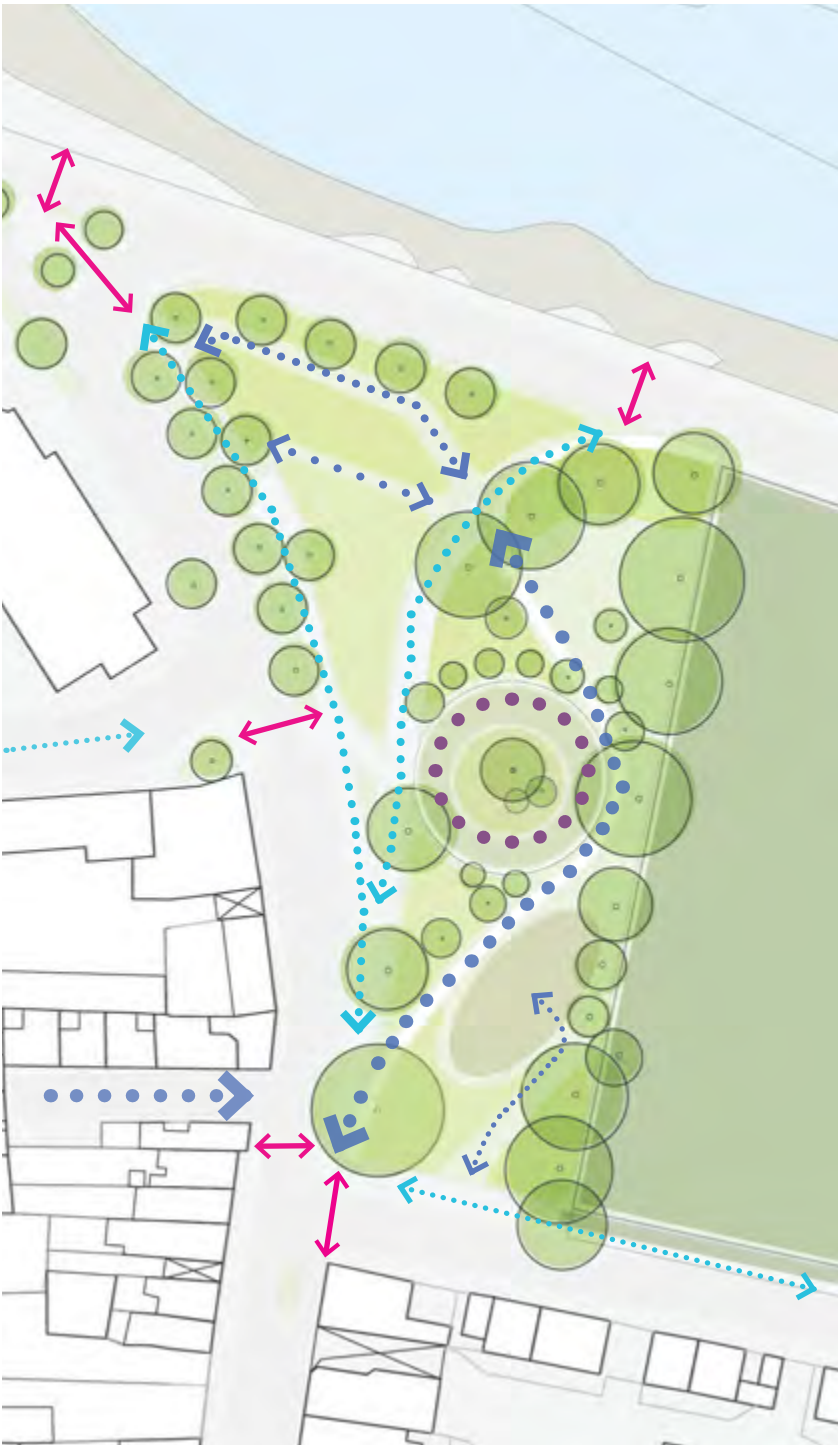
E. Rejuvenation of the Peace park



ENTRY POINTS



GATEWAYS INTO THE PARK



PEDESTRIAN CIRCULATION



EXISTING/INTRODUCED ROUTES
PROPOSED CIRCULATION ROUTES
CROSSING POINTS



SUB-SPACES

- ① PEACE PARK
- ② PLAY SPACE
- ③ PLANTING BUFFER
- ④ OPEN AMENITY LAWN
- ⑤ WILDFLOWER PLANTING



Linenhall Carparking Impact.

7.

Parking impact



The potential loss of the Linenhall Carpark was raised as a concern by local residents. The carpark is well used by the community particularly for early morning mass, long term parking for staff in the area and for access to shops.

Any loss of parking will be contentious in the area and this will be met with wide community resistance through the planning observation period.

Louth CoCo are mindful of the government's long-term strategy to encourage active travel and minimising the impact of vehicular use in towns and cities across the country, however we cannot ignore the ageing demographic of the area and those with special accessibility requirements.

Phase 1 Parking

The Phase 1 works (now complete) provide a total of 45 parking spaces, representing a net gain of 12 spaces.

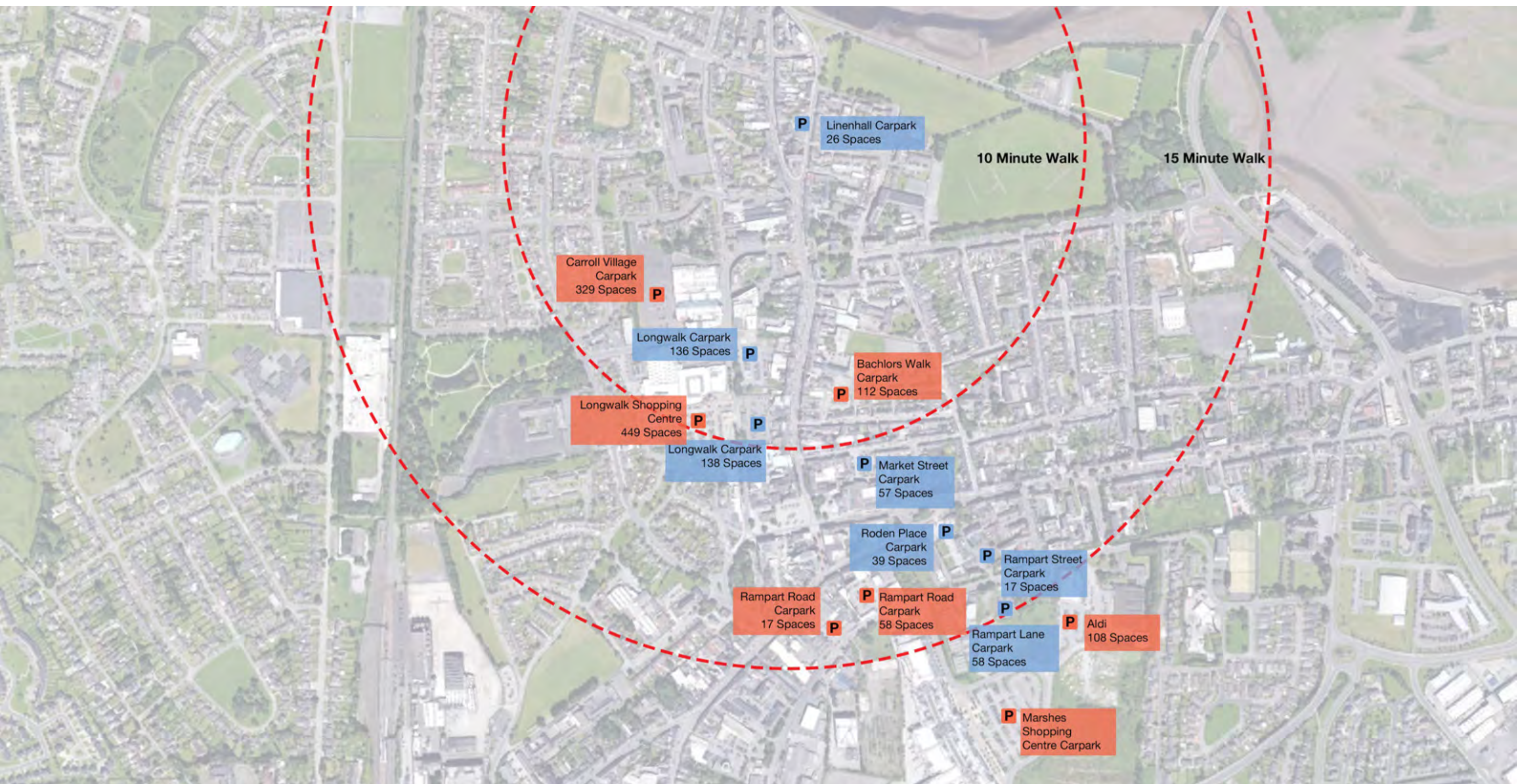
Phase 2 strategy

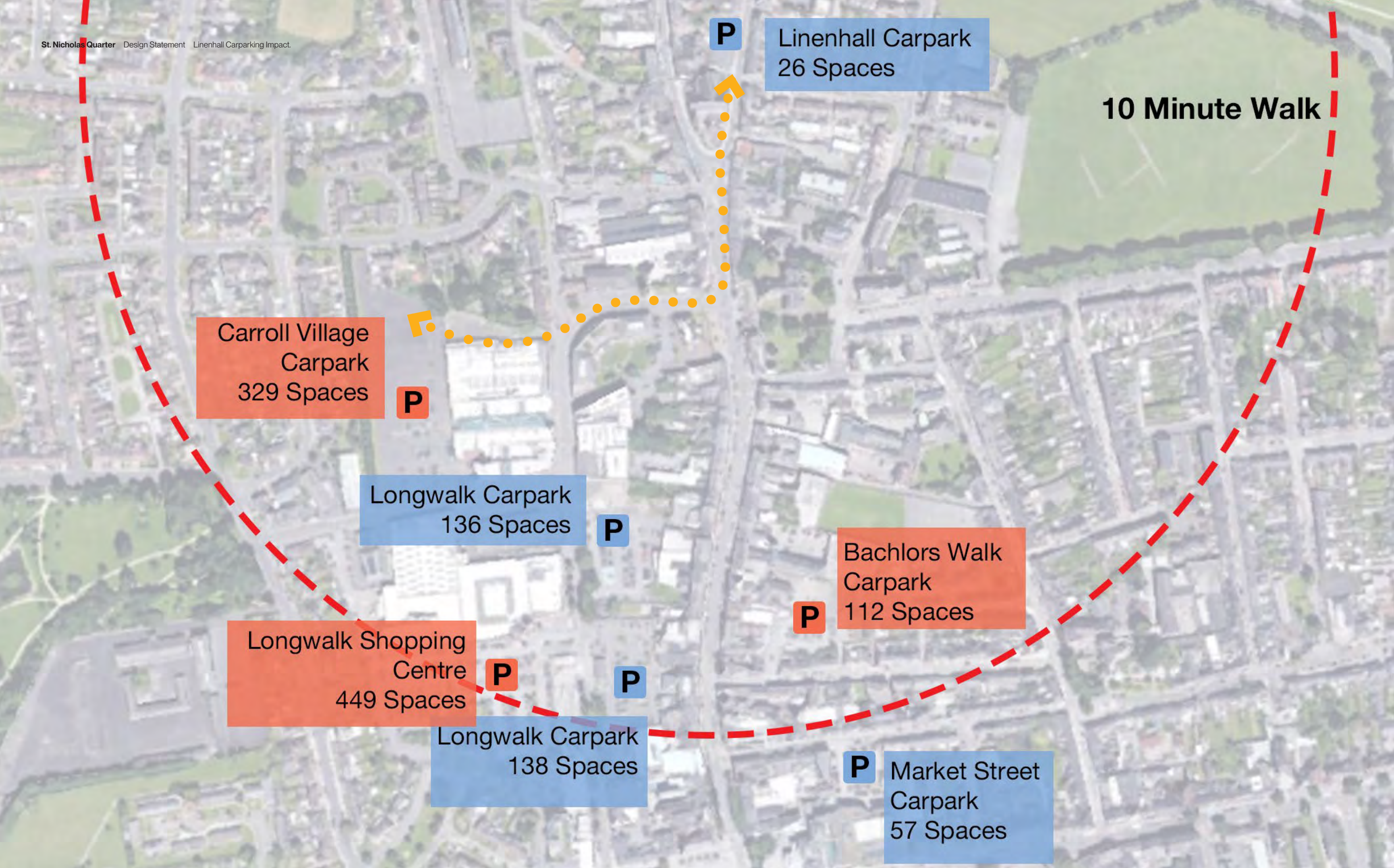
The proposed Phase 2 East-West pedestrian connections will improve permeability and access to carparking spaces located on adjoining streets.

As illustrated below:

- There are circa. 1,164 carparking spaces within a 10 minute walk to the site.
- 246 further spaces within a 15 minute walk.
- 1,708 further spaces within a 20 minute walk.
- This relates to dedicated carparking (not on-street parking).
- Dedicated, on-street parking is proposed directly adjacent to the age-friendly housing units with 1no. parking bay designed for accessible wheelchair use



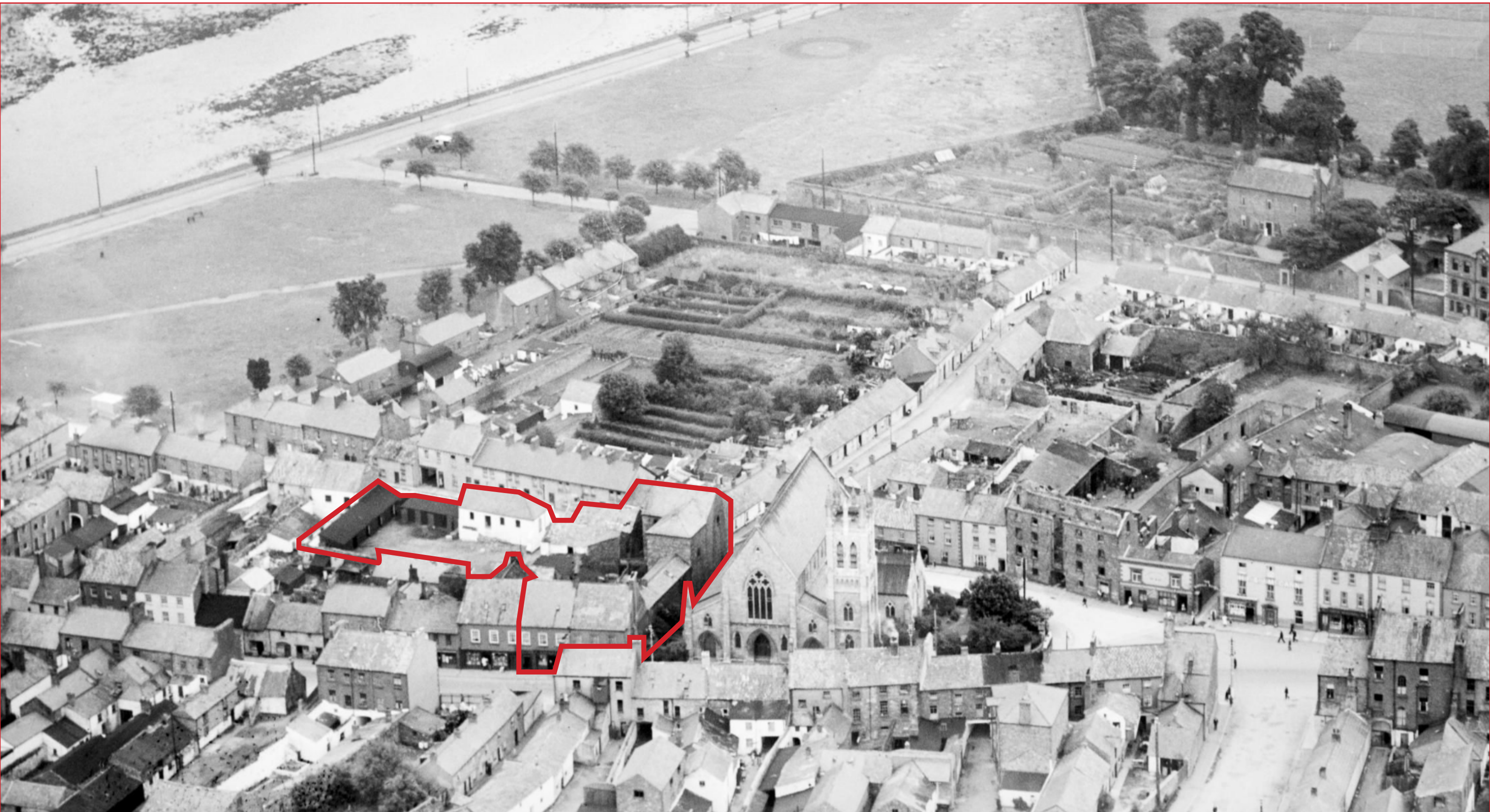




DEVELOPED PROPOSALS

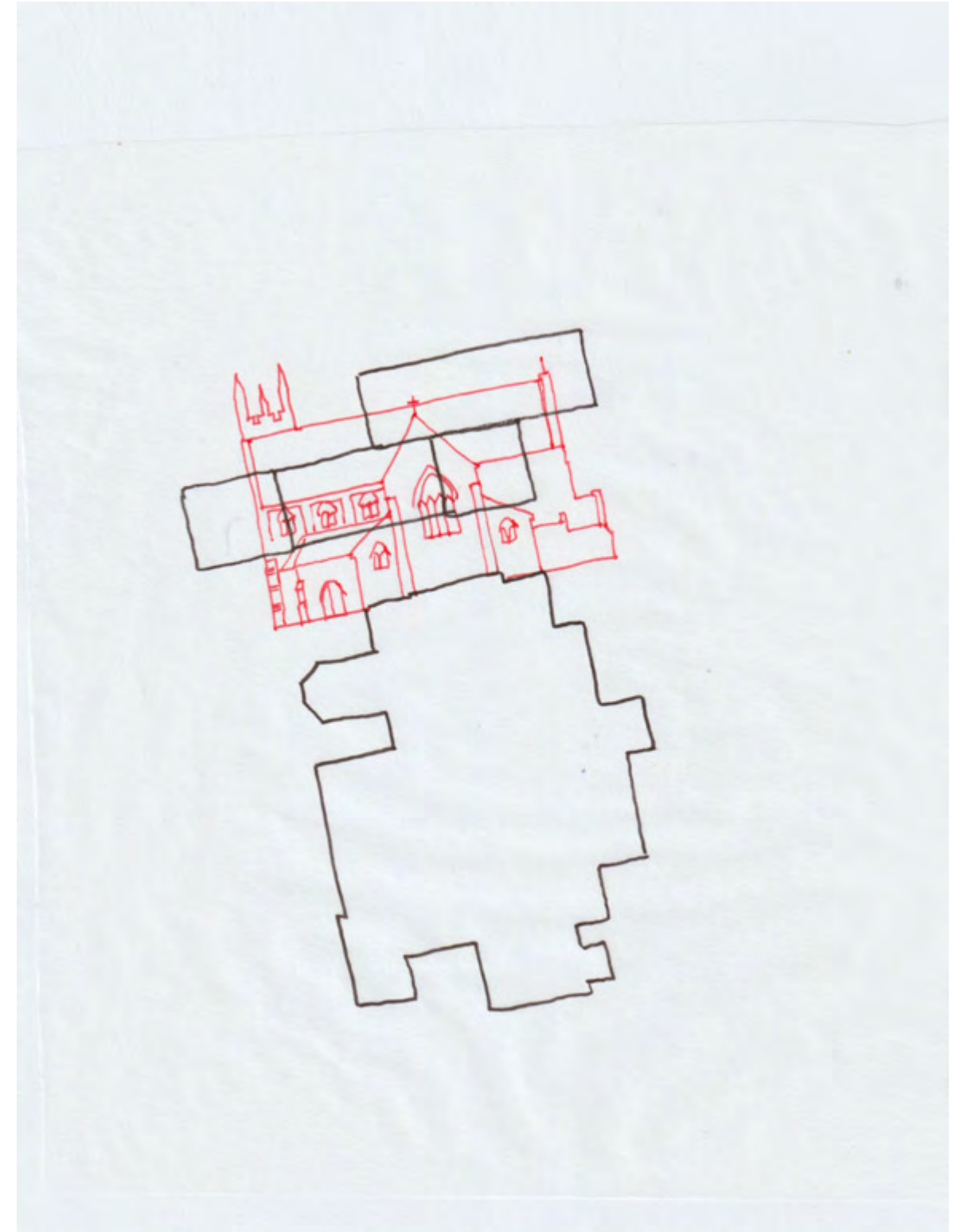
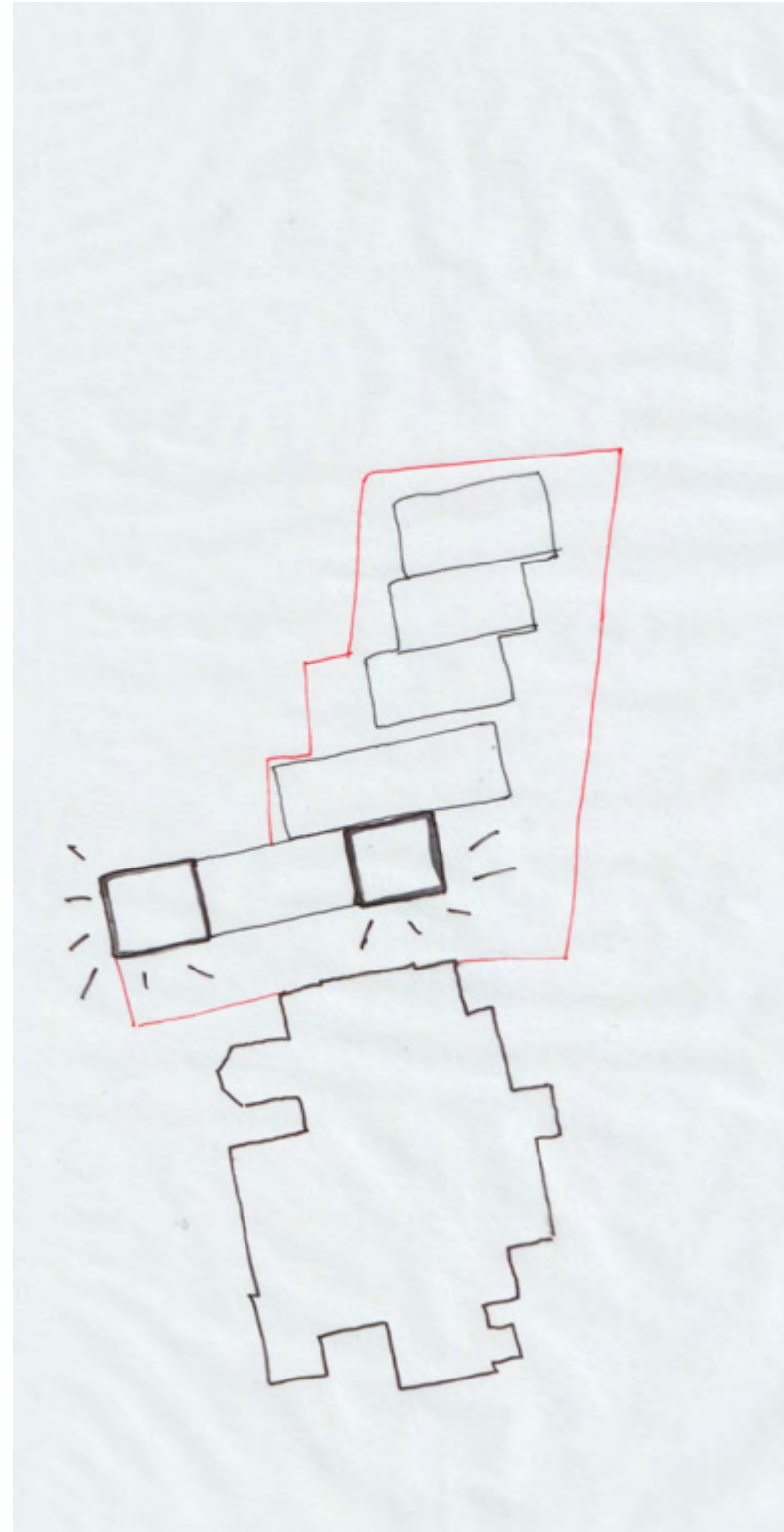
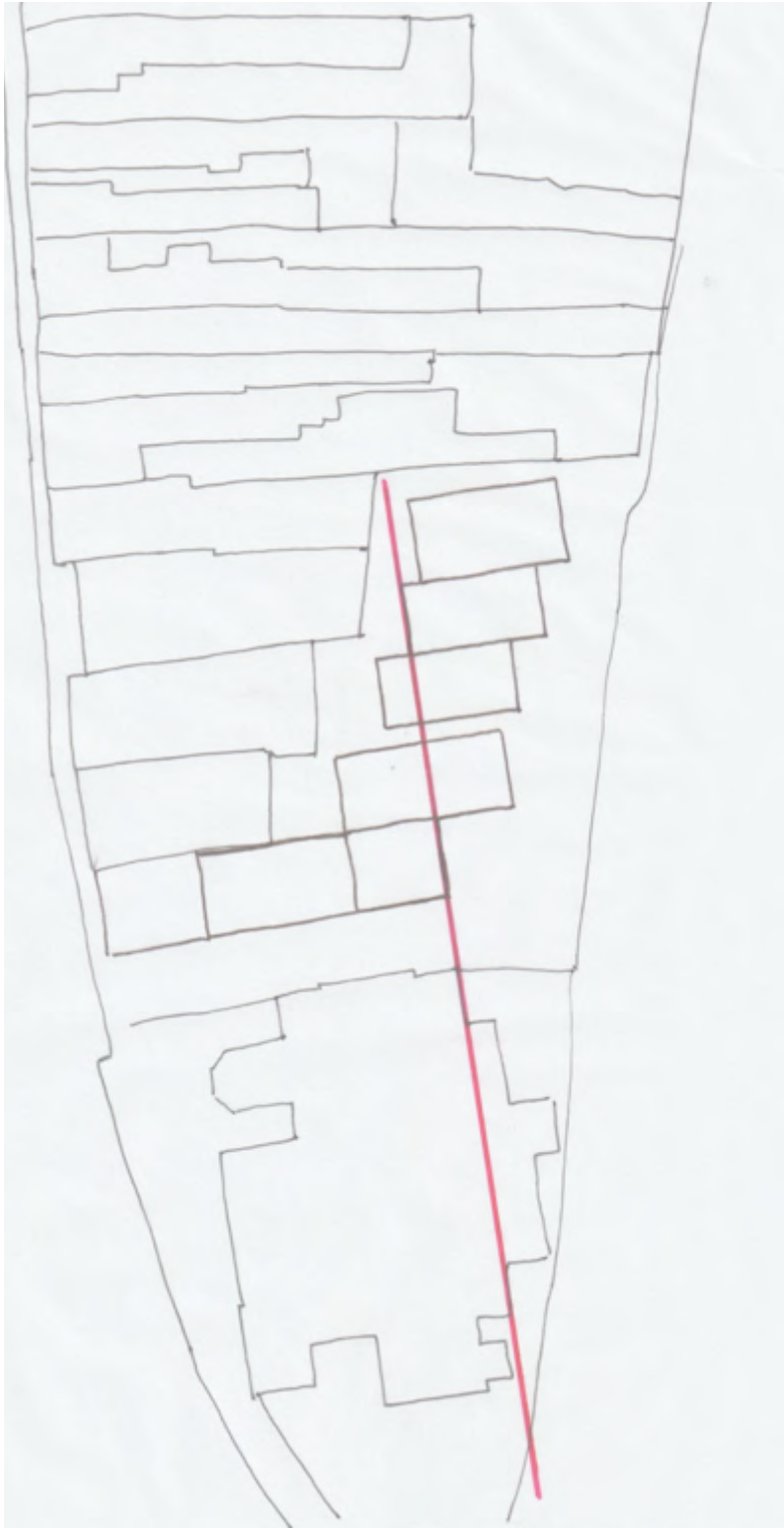
8.

Massing / Texture / Colour



Aerial photograph of St. Nicholas' Church with the Fairgreen in the background (circa. 1933)

Emerging site response





Punctuation / Colour





PRECEDENT

9.





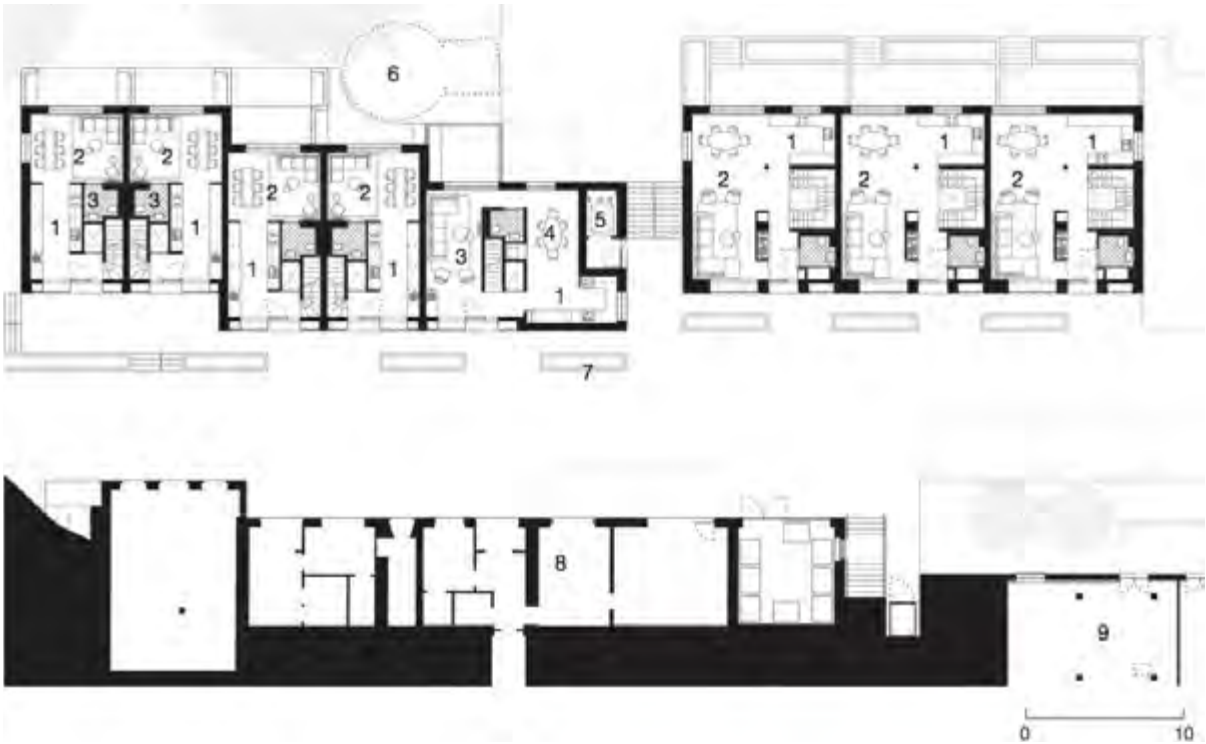
Enniskerry - Aughey O' Flaherty Architects



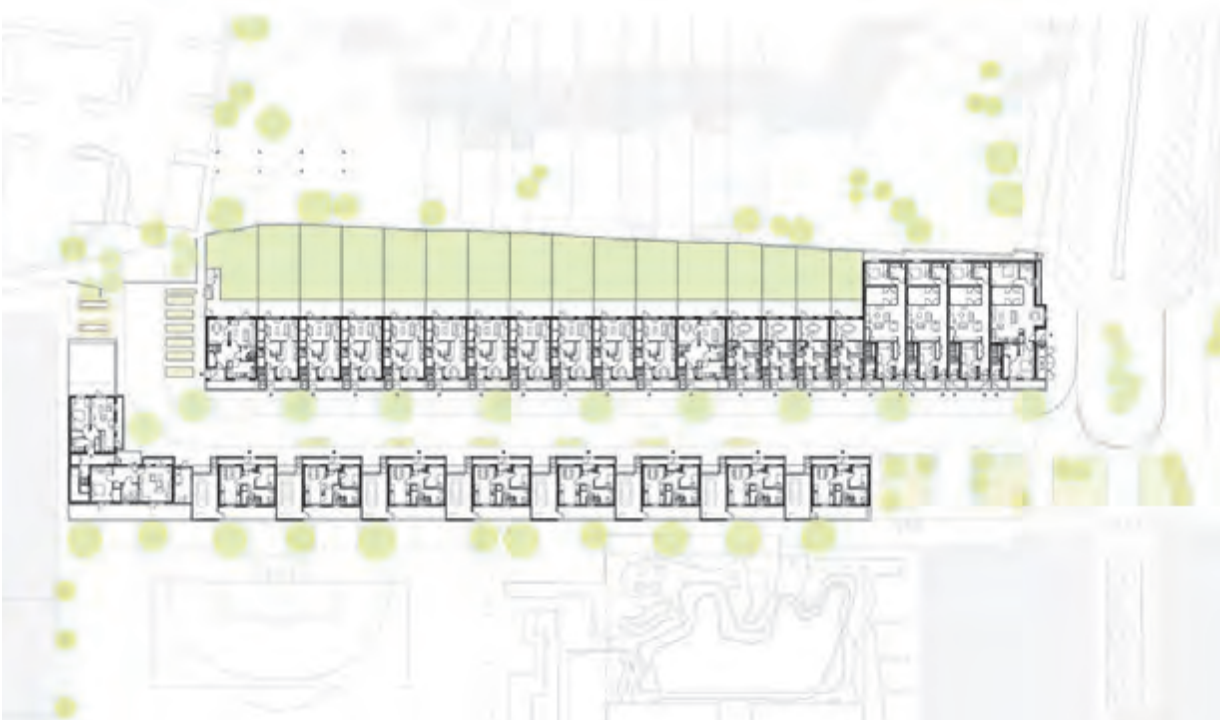
Purser Gardens- DTA Architects



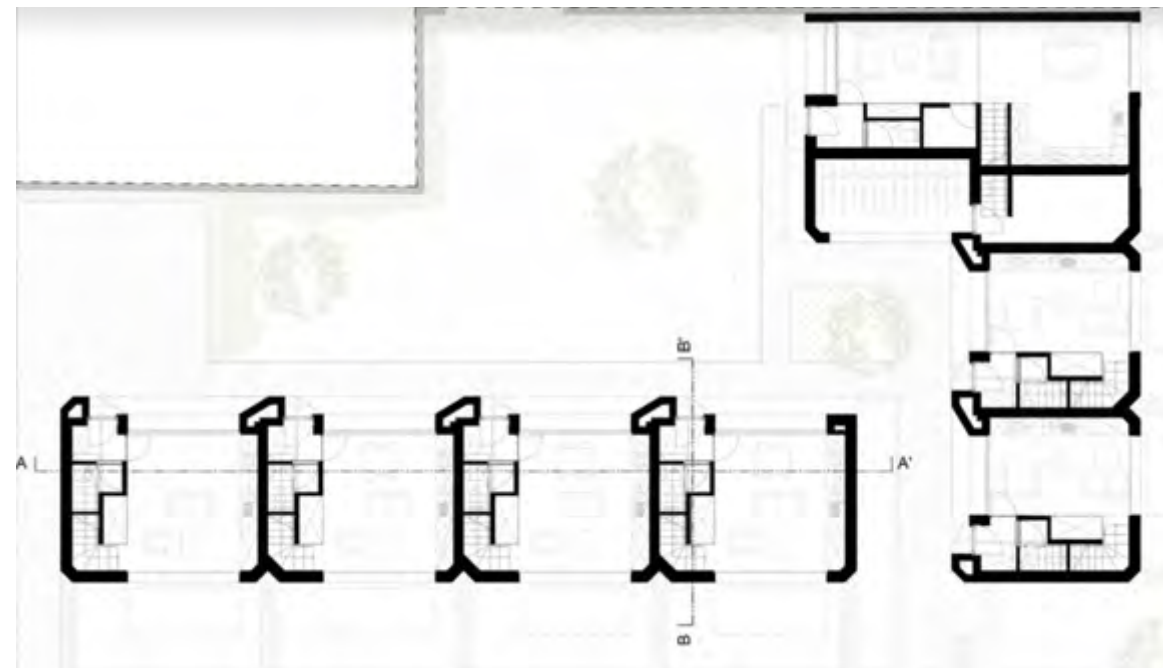
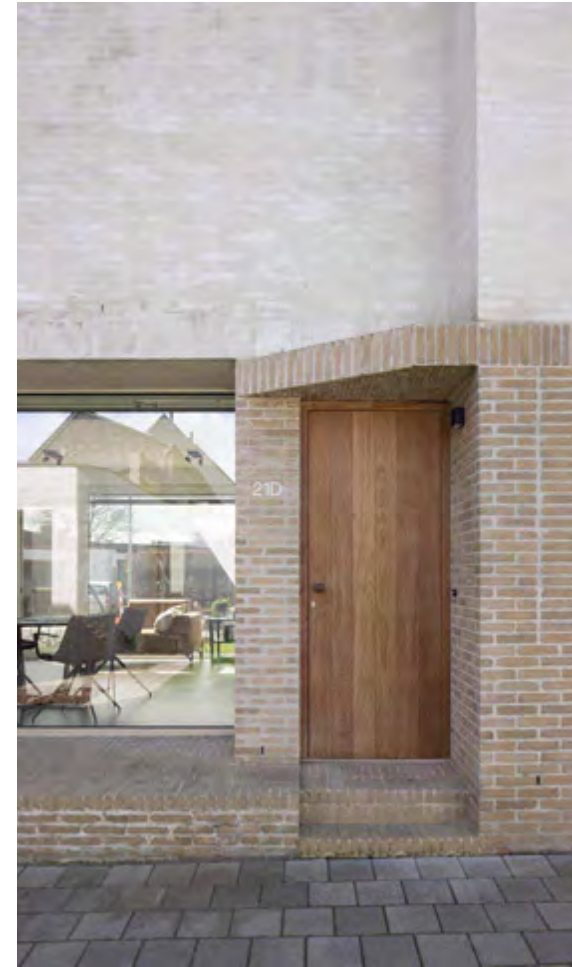
Wildernesse Mews- Morris and Company



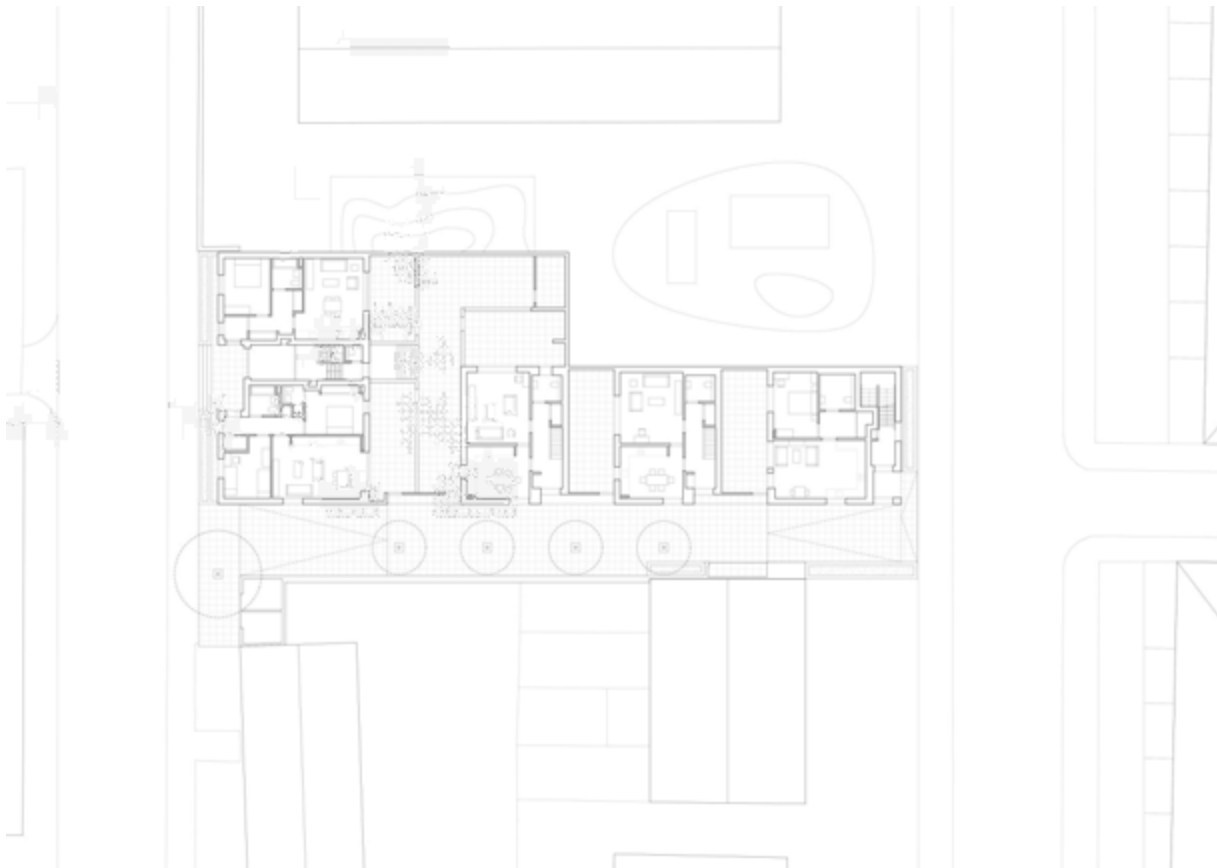
Dujardin Mews- MacCreanor Lavington



Ten Boomgaard- WE- S Architecten



Mandeville Street - Al Jawad Pike



APPENDICES

10.