

Design Report

New Fáilte Ireland Facility Centre for Water Based Activities and
refurbishment of existing public toilet facilities
at the Killiney DART Station/ Beach Car Park, Station Road, Killiney, Co. Dublin.



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October 2026

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1.0 INTRODUCTION

Dun Laoghaire-Rathdown County Council, in conjunction with Fáilte Ireland, are seeking to develop new changing and toilet facilities with the aim of supporting water sports businesses and organisations. This is part of Fáilte Ireland's national investment programme 'Platforms for Growth: A Programme for Tourism Investment' which will provide grant funding for this facility centre. This scheme will also include the refurbishment of the existing public toilet facilities.

The objective of the scheme is to improve the activity infrastructure in Ireland, thereby ensuring long-term growth in tourism and meeting the needs of the visitor. The project forms one of a family of facility centres along Ireland's coast. The design of the new facility follows that of the Fáilte Ireland exemplar, ensuring a consistent and recognisable national branded facility in all locations throughout the country.

A previous proposed Facility Centre for Water Based Activities scheme at Killiney Beach, Co. Dublin has previously been a subject of a successful Part 8 consultation in 2024, ref. no. PC/TOU/01/24. It has been decided not to proceed with the previous scheme, and this is a proposal for a new scheme at a different site at the Killiney DART Station/ Beach Car Park, Co. Dublin.

The facility will primarily service the needs of participants of on-the-water activities, including surfing, sea kayaking, canoeing, coasteering, wind surfing, stand-up paddle boarding, snorkelling, diving. All the Facility Centres in the Platforms for Growth programme are located at or near to Blue Flag beaches, Green Coast accredited sites, or accredited Blueway sites or well-established destinations for water sports. or well-established destinations for water sports.

The scheme is identified as an important element of the dlr Tourism Strategy – 'From the Mountains to the Sea' aimed at transforming the County into a top tourist destination by 2028.

The project will provide multiple benefits to DLR and its citizens. It is focused on realising the potential to offer high-quality outdoor experiences by providing improved visitor facilities for the Killiney beach. The provision of both a Changing Places WC with shower and a wheelchair accessible WC with shower, will contribute to improved social inclusion and provide access to opportunities that help achieve good physical health and positive mental health and wellbeing for all.

2.0 HISTORICAL CONTEXT

The earliest evidence of bathing activity at Killiney beach dates to 1760 and John Rocque's map which suggests a large building or complex of buildings on Killiney beach to accommodate swimmers and holidaymakers.

At present, a modernist concrete bathing shelter built against the rock face at the northern extremity of Killiney strand still serves as a shelter to swimmers at Whiterock, and other bathing areas along the coast with similar concrete shelters include Seapoint, the Forty Foot, and Sandycove. The lifeguard hut at Killiney beach is located on the reclaimed land adjacent to the existing car park, again a simple concrete structure, whitewashed with a curved roof.



Fig. 1 View of Killiney Strand (1930's) showing the numerous facilities provided along the beach



Fig. 2 Whiterock bathing shelter

3.0 SCOPE OF WORKS

The nature and extent of the proposed development is outlined below. This description should be read in conjunction with the supporting drawings and reports.

3.1 Site & Access

The site is located within and at the northern end of the Killiney DART Station/ Beach car park with the Court Killiney Bay to the west and Station Road, DART line and Killiney beach to the east. The area currently comprises the existing public toilets block, car park area consisting of 87 no. car parking spaces (including 6 no. wheelchair accessible) and 22 no. bicycle stands, existing trees and planting mostly located along the strip of land to the east between the car park and existing building, and Station Road.

The approximate area of the site is 0.3887 Ha.

There are excellent public transport links with the adjacent Killiney DART station.

Killiney beach can be accessed from the north of the site and from the south of the site – both routes lead via underpasses underneath Station Road and DART line. Access at the north end of the site is wheelchair accessible, access from the south is partially stepped and partially ramped.



Fig. 3 Access routes and design considerations.

3.2 Proposed Works

Proposed development consists of a new Fáilte Ireland Facility Centre for Water Based Activities and refurbishment of existing public toilet facilities with associated site works and utility connections.

The new Fáilte Ireland Facility Centre for Water Based Activities includes:

- 1 no. accessible Changing Places WC with shower;
- 1 no. wheelchair Accessible WC with shower;
- 2 no. FI WCs;
- 3 no. shower/changing cubicles;
- 1 no. Cleaner's Store;
- 3 no. external showers;
- Sheltered Induction/ Training/ Social Area;
- Lockers and seating.

The refurbished existing public toilet facilities include:

- 6 no. unisex WC cubicles;
- 1 no. unisex Ambulant WC cubicle;
- 1 no. wheelchair Accessible WC.

Also included are associated plant/ mechanical and electrical spaces, solar panels, pedestrian access route, landscaping, and minor changes to number and location of car parking spaces as per the below table:

	Existing	Proposed	Notes
Car parking spaces	87 no.	79 no.	Reduction by 8 no.
including wheelchair accessible	6 no.	--	No change
Bicycle stands	22 no.	22 no.	No change

3.3 Materials & Built Form

The new facility building takes the form of a single storey structure with a flat roof.

The exterior alterations to the existing building include creating new and altering existing door openings to the front of the building to reflect the proposed internal layout changes.



Fig. 4 Proposed material palette showing Dún Laoghaire Baths, Corten steel, and concrete

The proposed material palette for the scheme comprises primarily of concrete; chosen for its appropriateness in the marine environment and for consistency with other Dun Laoghaire-Rathdown County Council developments along the coast.

Corten steel cladding to the front elevation of the new facility together with steel security gates ensure the material palette aligns with the Fáilte Ireland Platforms for Growth branding strategy.

Solar PV (Photovoltaic) panels on the roof will contribute to hot water generation and power requirements of the building.

3.4 Accessibility

The refurbished building and the new Facility Centre are designed to be inclusive in accordance with universal design principles and will be universally accessible to people with disabilities serving needs of all members of the community.

The route to the buildings follows a safe, logical, and clear route along the existing gently sloped path leading from the Killiney DART station to the northern entrance to the Killiney Beach from the car park, which is wheelchair accessible.

There are 6 no. wheelchair accessible car parking spaces available, 3 no. in the existing location at the south end of the car park, and 3 no. car parking spaces relocated from beside the existing public toilet building further south directly beside the new Facility Centre.

The entrances will be clearly identified to promote ease of wayfinding. An Accessible Changing Places WC with shower as well as a Wheelchair Accessible WC with shower will be provided in the new facility.

3.5 Environmental Design

Climate action considerations have informed the design process with the aim of minimising the impact on the environment.

A general policy of minimizing energy usage through design has been employed, reducing dependence on imported energy, and maximizing the use of naturally occurring energy sources, thus reducing running costs.

The building has been sited close to the existing public toilet building to utilize existing facilities (after refurbishment), services and utilities. Retention of 3 no. wheelchair accessible car parking spaces (relocated south to accommodate the new facility) and location close to the Killiney beach northern entrance reduces travel distance for beach users, including wheelchair users. Proximity to the Killiney Dart Station facilitates access via sustainable transport modes.

Key sustainable design components include:

- Existing facilities, services and utilities are being incorporated into design
- Existing building is refurbished to high energy efficiency standards and reused as part of the new development.
- Facility is designed to be permeable meaning spaces will be unheated and naturally ventilated thereby reducing energy consumption.
- Energy efficient production of hot water without the use of fossil fuels.
- Contribution to the hot water generation via Solar PV panels.
- Contribution to the power requirement via Solar PV panels.
- The use of energy efficient led light fittings.

4.0 DEVELOPMENT REQUIREMENTS

4.1 Zoning & Ownership

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is zoned 'A' with objective '*To provide residential development and improve residential amenity while protecting the existing residential amenities*'.

There is no specific public shower use defined in the County Development Plan 2022-2028 (CDP), however, the proposed building falls within permitted in principle '*Community Facility*' – as it provides /meeting/training area – and '*Public Services*' – as it improves public toilet facilities. The proposals do not have adverse effect on the 'A' zone objective.

The site is within the O/O Objective area which states 'No increase in the number of buildings permissible'. However, the O/O zoning objective states that '*Small scale, sensitive infill development may be considered in these areas on suitable sites where such development would not detract from the character of the area either visually or by generating traffic volumes that would cause potential congestion issues which would, in turn, necessitate road widening or other significant improvements.*' The proposals include such a development and is not expected to generate traffic volumes that would cause potential congestion issues.

4.2 Policy

The development at Killiney DART Station/ Beach car park will tie in with the relevant national and regional policy. It also aligns with the following specific policies as outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The Development Plan sets out an approach centred on the core principle of sustainability with a focus on creating vibrant, liveable, climate resilient communities. There is a "*focus on coastal amenities which are an integral part of the unique character of the county*"¹. The development plan is consistent with both the 'National Planning Framework' (2018) (NPF) and the 'Regional Spatial and Economic Strategy' (2019) (RSES).

This proposed development supports the NPF's National Strategic Outcome No.7: Enhanced Amenity & Heritage. This aligns with the county plan policy objective NPF1– National Planning Framework: "*It is a Policy Objective of the Council to ensure consistency with and support the achievement of the National Strategic Outcomes and National Policy Objectives of the National Planning Framework.*"² The RSES strategy to support economic opportunity is enforced by this proposed development.³ The latent opportunities of Killiney beach are exploited through improvement the beach facilities to support tourism and local water sports operators.

The Development Plan's main objective "*to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations*"⁴ is supported by these proposed works.

¹ p.v, Curran, F. Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

² p.11, Ibid

³ P.12 Ibid

⁴ p.2, Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

The overarching vision of the Development Plan is underpinned by five Strategic County Outcomes which permeate all its policy objectives.⁵

Objective 1. Creation of a Climate Resilient County

The proposed development supports local residents' enjoyment of local amenities. In addition, the facility is powered by renewable energies.

Objective 2. Creation of a Compact and Connected County

With this development, existing public transport links are utilised, and existing amenities are capitalised on through the improvement of on-site amenities.

Objective 3. Creation of a Network of Liveable Towns and Villages

The development enriches the liveability of the DLR county by enabling greater enjoyment of the coastal activities.

Objective 4. Creation of an Inclusive and Healthy County

This project supports inclusivity by improving accessibility to the beach and the sea and it promotes healthy outdoor activities.

Objective 5. Creation of a Vibrant Economic County

The facility centre provides the facilities required for water sports operators to provide an improved experience for the Killiney beach users. The centre will also provide a competitive advantage in terms of tourism and shore gaps in the existing visitor offering.

4.3 County Development Plan Objectives

It is supported by following County Development Plan 2022-2028 (CDP) policies:

Policy Objective PHP5: Community Facilities

This development supports *"the provision, improvement and expansion of accessible, inclusive and multifunctional community facilities that respond to the identified needs of existing and future populations"*, proposed to provide such facilities *"centrally within the communities they serve"* and *"accessible by walking, cycling and public transport"*.

⁵ p.17, Ibid

Policy Objective PHP15: Healthy County Plan

This development supports "access to opportunities that help achieve good physical health and positive mental health and wellbeing."⁶

Policy Objective PHP17: Changing Places Toilets

The facility centre provides for a Changing Places WC with shower, changing and showering facility close to the Killiney beach. This is consistent with RPO 9.12 of the RSES, enhancing the health, safety, comfort, and dignity of people who may need extra support and additional equipment during personal care tasks.

Policy Objective T14: Coastal Cycling Infrastructure Objective

Specific Local Objective Map 7 Cabinteely/Killiney/Sallynoggin, No.18:

*"To promote the development of the Sutton to Sandycove Promenade and Cycleway as a component part of the National East Coast Trail Cycle Route and also the Dublin Bay trail from the boundary with Dublin City up to the boundary with Co. Wicklow. Any development proposal will protect and enhance public access to the coast where feasible."*⁷

This project enhances this proposed route, providing a destination and facilities for users of the future cycleway.

Policy Objective T31: Accessibility

*"It is a Policy Objective of the county development plan to support suitable access for people with disabilities, including improvements to transport, streets and public spaces. Accessibility primarily concerns people with reduced mobility, persons with disabilities, older persons and children. (Consistent with RPO 9.1 and 9.10 of the RSES)."*⁸

This proposed development supports this objective with the provision of new wheelchair accessible toilets and showers, and ensuring retention of 3 no. wheelchair accessible car parking spaces in close proximity to the facilities.

Policy Objective E17: Tourism and Recreation

"It is a Policy Objective to co-operate with the appropriate agencies in promoting sustainable tourism and securing the development of tourist and recreation orientated facilities in the County. Furthermore, the Council will promote the implementation of the Dún Laoghaire-Rathdown Tourism Strategy & Marketing Plan 2017–2022 and any subsequent update thereof."

*"The Council will support the development of accessible and inclusive tourism."*⁹

⁶ p.80, Ibid

⁷ p.330, Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

⁸ p.118, Ibid.

⁹ p.136, Ibid.

This proposed development supports these objectives and all five strategic objectives of the Dún Laoghaire-Rathdown Tourism Strategy & Marketing Plan 2017–2022.

Objective 1:

Enhance journey, sense of arrival and information at key arrival points to raise awareness of what is on offer to encourage visitors to stay, explore and return.

Objective 2:

Connect and raise awareness of the network of key visitor experiences from the coast, the mountains, the towns and villages and connect the network of visitor destinations where possible.

Objective 3:

Develop a suite of signature experiences – activities, products and programmes – to showcase the unique characteristics of the destination, meet the needs of its target markets and substantiate the overall brand proposition.

Objective 4:

Collaborate with key stakeholders to develop an integrated tourism offer and effectively address key challenges to support the on-going growth and development of the tourism industry.

Objective 5:

Implement a new Marketing Strategy for the DLR proposition, leveraging the Destination Dublin brand to enhance awareness of the visitor experiences and attract more tourists to the County.

Policy Objective GIB9: Beaches and Bathing Areas

*"It is a Policy Objective to promote the use of certain beaches and bathing areas for amenity and recreational use, and to continue to develop the County's beaches and Bathing Areas in co-operation with local and environmental interest groups."*¹⁰

This proposed development supports this objective.

Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking

*"It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16)."*¹¹

¹⁰ p.166, Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

¹¹ p.186, Ibid.

This proposed development facilitates greater engagement with the sea through water sports and improves facilities for general beach users.

Policy Objective OSR11: Water-Based Sports

"It is a Policy Objective to support and encourage water-based sports and maritime leisure activities along the coast."¹²

This proposed development supports this objective.

Specific Local Objective SLO130 for the area aims to ensure that development within this objective area does not *'have a significant negative impact on the environmental sensitivities in the area including those identified in the SEA Environmental Report'*, and also that it *'does not significantly detract from the character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements.'*

The proposed development is not expected to have a significant impact on the environmental sensitivities in the area. Also, as mentioned above, the development is not expected to generate significant increase in traffic volumes.

Specific Local Objective SLO30:

"To ensure that development within this objective area does not (i) have a significant negative impact on the environmental sensitivities in the area including those identified in the SEA Environmental Report, and/or (ii) does not significantly detract from the character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements."

The proposed development has been carefully sited and designed to ensure it does not have significant negative impact on the environmental sensitivities in the area.

The proposed development is located adjacent to the main arrival points to Killiney Beach and is not expected to generate additional traffic volumes on a scale that would necessitate significant improvements. On this basis, the proposed development supports this objective.

4.4 Protected Structures

There is a national monument adjacent to the site, to the west and outside the site boundary. This structure is the three-gun battery forming part of Martello Tower No. 7 at Tara Hill, Killiney Road. It's reference on the ASI Sites and Monuments Record (SMR) is DU026-012. The impact of the proposed development is considered negligible on this adjacent monument.

¹² p.191, Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

4.5 Appropriate Assessment Screening Report

Traynor Environmental Ltd. were procured to produce an Appropriate Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report, included in the documentation.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that the proposed project is not likely to have significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

4.6 Environmental Impact Assessment Screening Report

Traynor Environmental Ltd. were procured to produce an Environmental Impact Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Environmental Impact Assessment and has submitted a report, included in the documentation.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an EIAR is not required in this instance.

5.0 CONCLUSION

It is considered that the proposed development will provide improved accessible public toilet and shower facilities, and water sports facilities required to provide an improved experience for the Killiney beach users. Having regard to the Objective A zoning of the site, it is considered that the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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