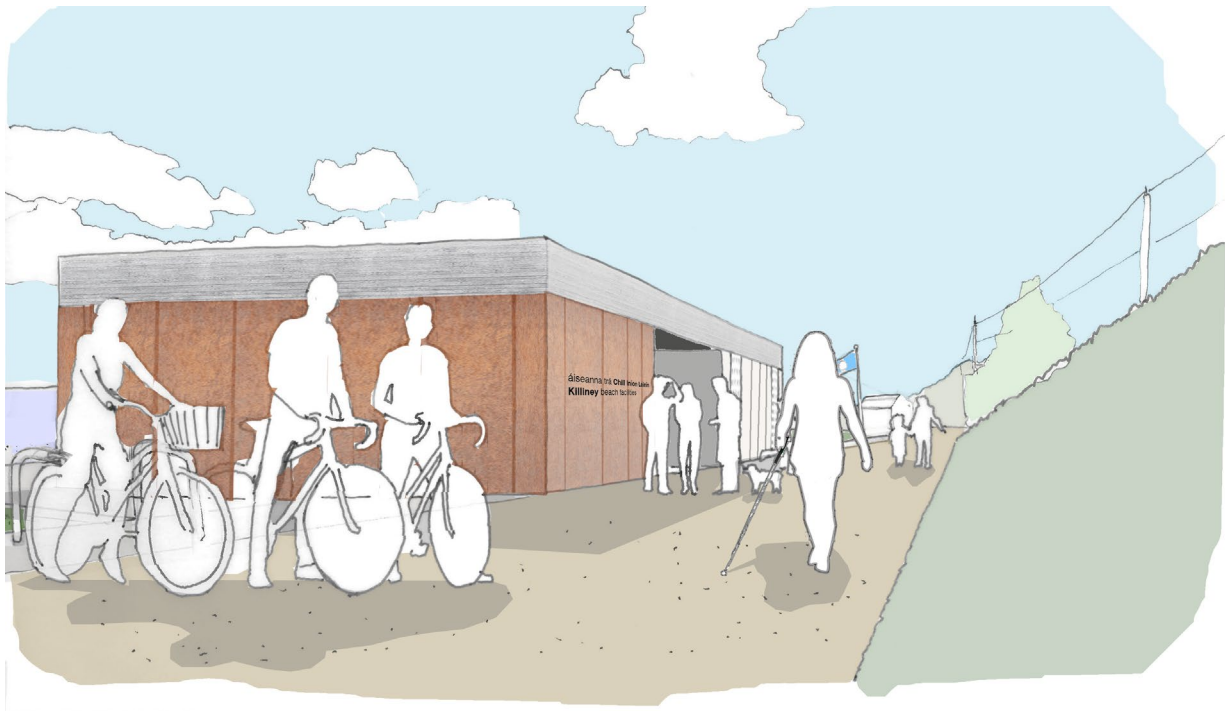


Design Report:

Facility Centre for Water Based Activities at Killiney Beach



dlr Ailtirí
dlr Architects
31/05/2024

Contents

0.1 LIST OF PART 8 DOCUMENTS3

0.2 LIST OF FIGURES4

1.0 INTRODUCTION5

2.0 HISTORICAL CONTEXT6

3.0 SCOPE OF WORKS9

3.1 Site & Access..... 9

3.2 Proposed Works..... 10

3.3 Materials & Built Form 11

3.4 Accessibility 12

3.5 Environmental Design..... 12

4.0 DEVELOPMENT REQUIREMENTS13

4.1 Zoning & Ownership 13

4.2 Policy 13

4.3 County Development Plan Objectives..... 15

4.4 Protected Structures..... 18

4.5 Appropriate Assessment 18

4.6 Environmental Impact Assessment Report..... 18

4.7 Flood Risk Assessment..... 19

4.8 Ecological Impact Assessment 19

5.0 CONCLUSION20

0.1 LIST OF PART 8 DOCUMENTS

	Architectural Pack
01	Site Location Plan 1914-DLR-ZZ-ZZ-DR-A-1000 @1:2000 on A3
02	Existing Site Plan 1914-DLR-ZZ-ZZ-DR-A-1101 @1:500 on A3
03	Proposed Site Plan 1914-DLR-ZZ-ZZ-DR-A-1102 @1:500 on A3
04	Proposed Ground Floor Plan 1914-DLR-ZZ-00-DR-A-1110 @1:100 on A3
05	Proposed Sections 1914-DLR-ZZ-ZZ-DR-A-2100 @1:100 on A3
06	Proposed South and North Elevations 1914-DLR-ZZ-ZZ-DR-A-3100 @1:100 on A3
07	Proposed West Elevations (facility open/closed) 1914-DLR-ZZ-ZZ-DR-A-3101 @1:100 on A3
08	Proposed East Elevations (facility open/closed) 1914-DLR-ZZ-ZZ-DR-A-3102 @1:100 on A3
09	Existing Context Elevations 1914-DLR-ZZ-ZZ-DR-A-3110 @1:500 on A3
10	Proposed Context Elevations 1914-DLR-ZZ-ZZ-DR-A-3111 @1:500 on A3
11	Artist's Impressions 1914-DLR-ZZ-ZZ-DR-A-8100 @NTS on A3
12	Design Report
	Civil & Structural Pack
13	Proposed services foul, surface water & water supply layout GK22104-C100 @1:300 on A1
14	Proposed building drainage connections GK22104-C101 @1:50 on A1
15	Standard details sheet 1 GK22104-C102 @NTS on A1
16	Standard details sheet 2 GK22104-C103 @NTS on A1
17	Drainage Design Report
18	Substructure Foundation Report
	Environmental Pack
19	Screening for Appropriate Assessment
20	Ecological Impact Assessment
21	EIA Screening Report
22	Flood Risk Assessment
	Notices
23	Newspaper Notice
24	Site Notice
	Determinations
25	AA Screening Determination
26	EIA Screening Determination

0.2 LIST OF FIGURES

Fig. 1 Artist's impression of proposed development from Killiney beach looking towards Killiney Hill .	5
Fig. 2 John Rocque's map of 1760 showing a Bath House on Killiney beach	7
Fig. 3 The White Cottage in 1932	7
Fig. 4 Derelict site at the White Cottage today	8
Fig. 5 View of Killiney Strand (1930's) showing the numerous facilities provided along the beach.....	8
Fig. 6 Whiterock bathing shelter.....	8
Fig. 7 Artist's impression of proposed development from DART line at night	9
Fig. 8 Artist's impression of proposed development looking south from Killiney beach parking	10
Fig. 9 Proposed material palette showing Dún Laoghaire Baths, concrete, Corten steel, pebble	11
Fig. 10 Artist's impression of external seating, shower area, and main entrance from existing path	12
Fig. 11 Artist's impression of induction taking place in covered induction area	15



Fig. 1 Artist's impression of proposed development from Killiney beach looking towards Killiney Hill

1.0 INTRODUCTION

In conjunction with Fáilte Ireland, a need has been identified for a Facility Centre for Water Based Activities at Killiney beach. This project is part of an investment initiative from Fáilte Ireland called 'Platforms for Growth' which will provide the funding for this facility centre. 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.

This location has strategic importance to Irish tourism in the Dún Laoghaire-Rathdown and the broader Dublin and east coast area which stands to gain international competitive advantage with the proposed development. The facility will build on the current offering at Killiney beach and ignite further tourism opportunities. The selection of this site is grounded on consumer research of visitors and operator expectations.

The Facility Centre will primarily service the needs of participants of on-the-water activities, including surfing, sea kayaking, canoeing, coastering, 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.

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 at Killiney beach. The provision of both a Changing Places shower room with WC 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 from 1760 and John Rocque’s map which indicates a Bath House to the north end of Killiney beach in the same location as the property now known as the White Cottage. This bathhouse was on the property of the nearest house of significance which was then called Roxborough (now Killiney Castle Hotel), residence of Captain Edward Maunsell, High Sheriff of County Dublin at the time. The size indicated on the map suggests that this was a large building or complex of buildings. Since then, a number of structures have been built on Killiney beach to accommodate swimmers and holidaymakers.

In the latter part of the 1800s seawater baths were maintained at a small cottage (known as the White Cottage) on Killiney beach belonging to Ayesha Castle, then called Victoria Castle. The cottage was later extended to include an indoor dance hall and tea rooms standing out over the beach on pillars. Seven single-roomed chalets were built to the side of the cottage in the early 1920s which were rented out to holidaymakers. A long building above the chalets served as a self-catering kitchen, where guests would cook their meals on several cookers.

Killiney beach also had a number of beach huts positioned above the high-water mark for swimmers to change in. Both sexes weren’t allowed to swim at the same time, with men restricted to early morning bathing. The chalets continued to be let out until the mid-1950s, when people’s holiday patterns changed; the dances also ceased. Tea and sandwiches continued to be served at the weekends during the summer season until the mid-1980s.

The Northern extremity of Killiney strand is known as Whiterock Beach which features a modernist concrete bathing shelter built against the rock face. This whitewashed structure still serves as a shelter to swimmers at Whiterock. 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. 2 John Rocque's map of 1760 showing a Bath House on Killiney beach



Fig. 3 The White Cottage in 1932



Fig. 4 Derelict site at the White Cottage today



Fig. 5 View of Killiney Strand (1930's) showing the numerous facilities provided along the beach



Fig. 6 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.

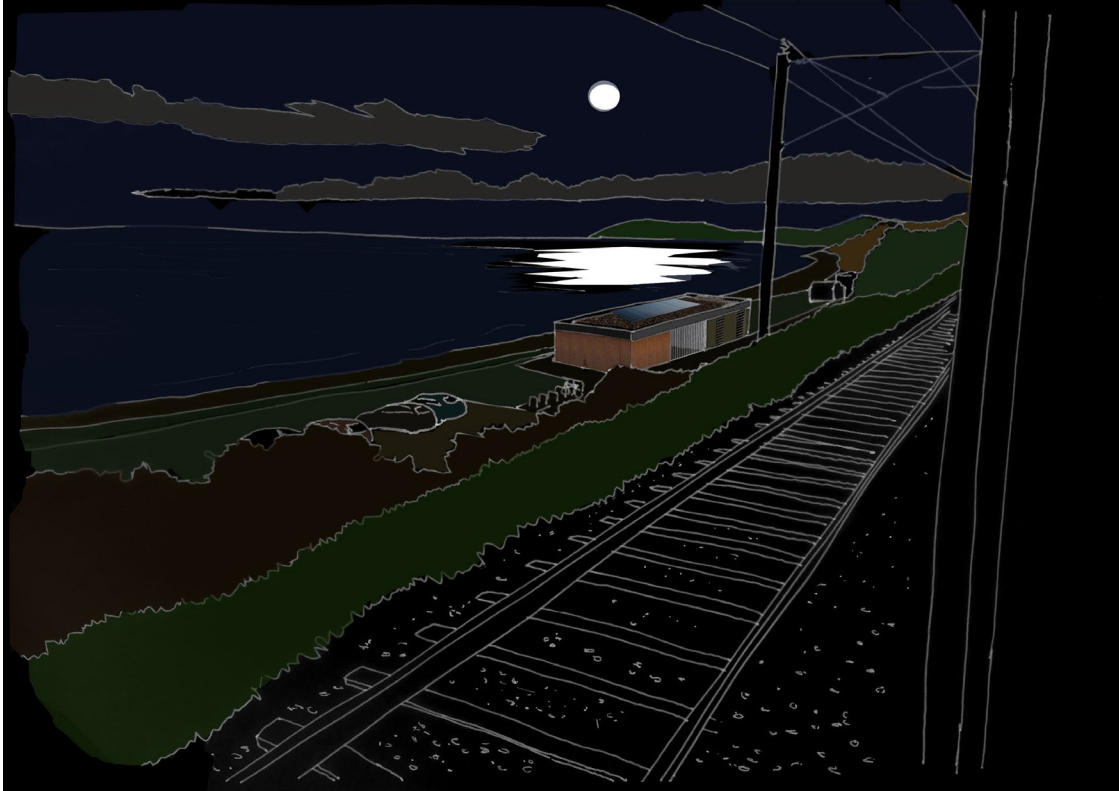


Fig. 7 Artist's impression of proposed development from DART line at night

3.1 Site & Access

The site is located on Killiney beach next to the beach car park adjacent to Strathmore Road and the site area is 0.31 hectares. The site is a predominantly grassland area of made ground above the beach and protected from the sea by gabions.

There are excellent public transport links with the adjacent Killiney DART station. To the south of the site, there is pedestrian access via an existing footpath that extends northwards from the DART station. There is a surface pay-and-display car park, operated by Dún Laoghaire-Rathdown County Council, at the DART station on Station Road. Pedestrian access from the northern end of the Killiney DART station carpark is under an arched bridge.

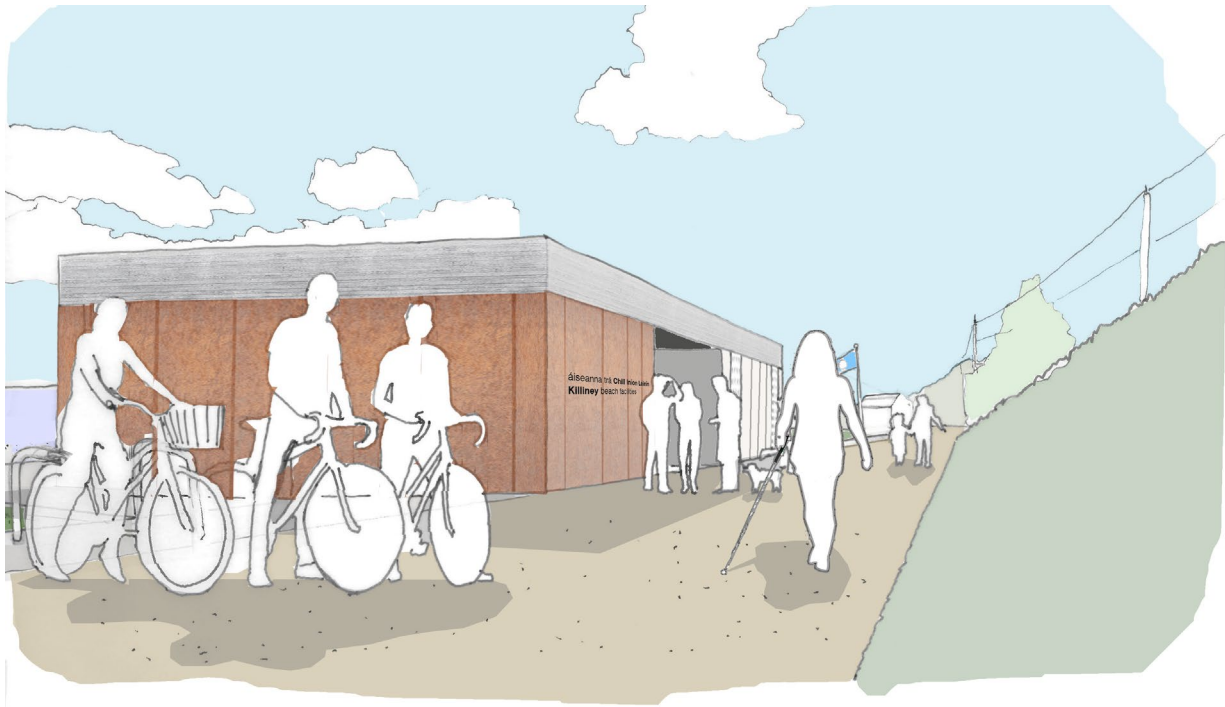


Fig. 8 Artist's impression of proposed development looking south from Killiney beach parking

3.2 Proposed Works

The proposed development consists of a single-storey, flat roofed building with associated site works and utility connections. The Facility Centre for Water Based Activities includes 1 no. Accessible Changing Places shower room with WC; 1 no. wheelchair Accessible WC with shower; 3 no. WCs; 5 no. shower/changing cubicles; 4 no. external showers; sheltered demonstration space; storage space; seating, lockers and a drinking fountain. Also included are associated plant / mechanical and electrical spaces, solar panels, bicycle parking (with bicycle repair stand) and external paved terrace areas.

The existing gently sloped path between the car park and beach provides the circulation route to and from the new facility centre. Pedestrian and bicycle traffic will follow this route which leads users directly to the building which is fully accessible to the public. The new building has been designed to sit into the surrounding landscape and is sited on an elevated area of made ground above the beach protected from the sea by gabion baskets.

3.3 Materials & Built Form

The building takes the form of rectilinear pavilion with a flat roof to minimise height and sit comfortably in the beach side environment.

The building will have a clear form made up of one smaller volume and a larger more permeable one. The material palette of concrete and Corten steel is clearly assigned, one to each volume.



Fig. 9 Proposed material palette showing Dún Laoghaire Baths, concrete, Corten steel, pebble

The proposed material palette for the scheme comprises primarily 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 northern portion of the facility together with steel security gates ensure the material palette aligns with the Fáilte Ireland Platforms for Growth branding strategy. The permeable design seeks to allow the passage of air and light through the building, thus ensuring a bright, open interior that facilitates passive surveillance and ease of cleaning.

Solar PV (Photovoltaic) panels on the roof will contribute to hot water generation and power requirements of the building and a pebble roof finish will relate the building to the shingle and gravel shore of Killiney Beach.

The potential for a green roof to the facility will be investigated at detailed design stage however any green roof must be so designed to ensure any potential negative ecological impacts are avoided.

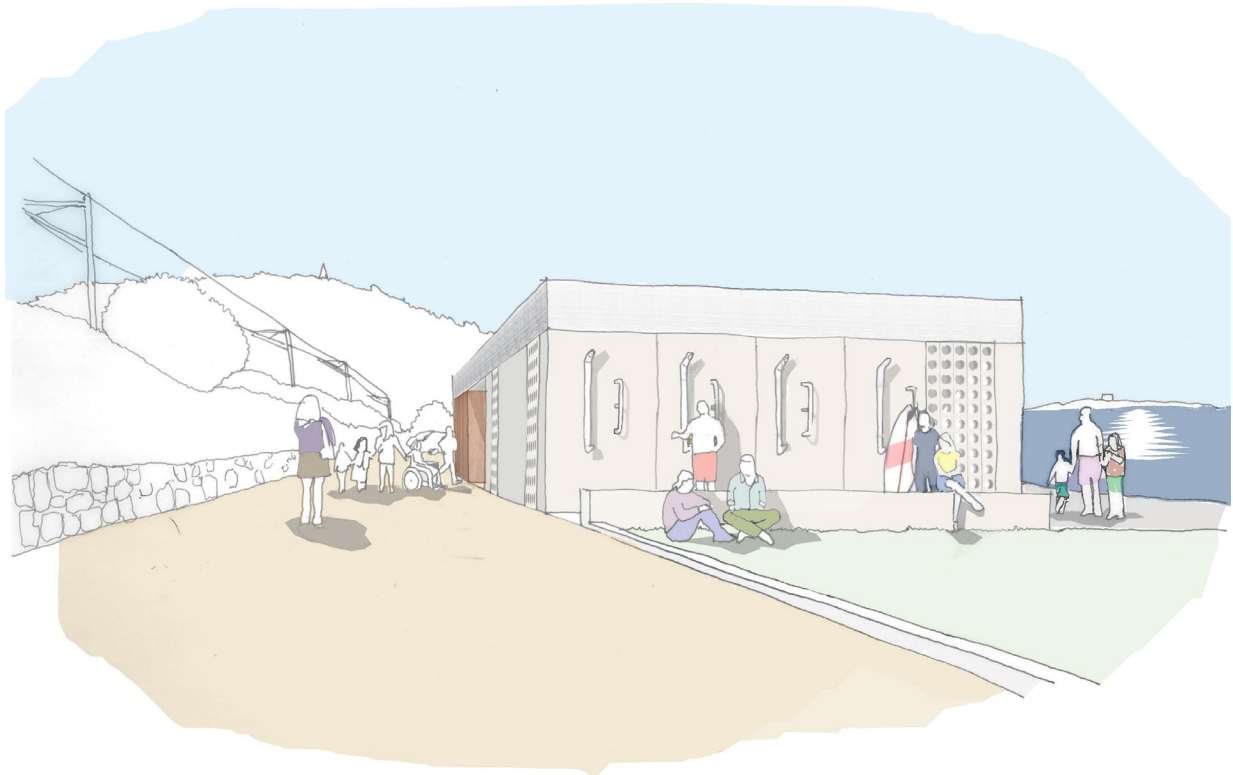


Fig. 10 Artist's impression of external seating, shower area, and main entrance from existing path

3.4 Accessibility

The Facility Centre has been 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 entrance will be clearly identified to promote ease of wayfinding. The route to the Facility Centre follows a safe, logical, and clear route along the existing gently sloped path between the car park and the beach. An Accessible Changing Places Shower Room with WC as well as a Wheelchair Accessible WC will be provided in the facility.

3.5 Environmental Design

Climate action considerations have informed the design process with the aim of minimising the impact on the environment. The permeable nature of the building contributes to an open and inviting environment that will enhance health and wellbeing of its users. 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 Killiney Dart Station to facilitate access via sustainable transport modes and additional cycle parking will be provided adjacent to the facility.

Key sustainable design components include:

- 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 panels.
- Contribution to the power requirement via solar 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 not subject to zoning.

The neighbouring lands are subject to zoning Objective A, which seeks 'to provide residential development and improve residential amenity while protecting the existing residential amenities'.

It is noted that the subject lands are privately owned. Dún Laoghaire-Rathdown County Council have a 99 year lease on the lands and are in receipt of a letter from the landowner giving consent to undertake this Part 8 development.

4.2 Policy

This development at Killiney beach 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 Council County Development Plan 2022-2028 (adopted 21st April 2022).

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

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

² p.11, Ibid

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.

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 when operating from Killiney beach. The centre will also provide a competitive advantage in terms of tourism and shore gaps in the existing visitor offering.

³ P.12 Ibid

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

⁵ p.17, Ibid

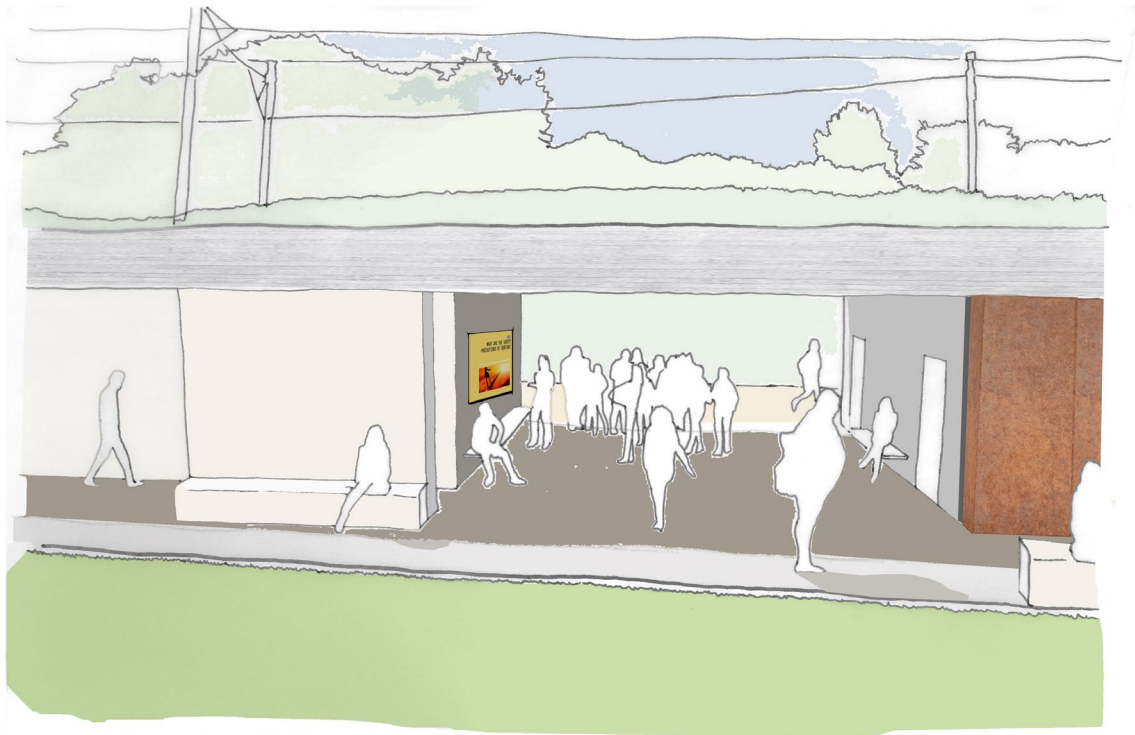


Fig. 11 Artist's impression of induction taking place in covered induction area

4.3 County Development Plan Objectives

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, changing and showering facility on the 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 for users of the future cycleway, including the provision of new bicycle parking directly adjacent to the proposed building.

⁶ p.80, Ibid

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

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 2 no. new wheelchair accessible car parking spaces adjacent to the proposed building.

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

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.

⁸ p.118, Ibid.

⁹ p.136, Ibid.

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 facilities people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16)."¹¹

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 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 single-storey flat roof structure and considered material palette will not detract from the area visually. The facility 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.

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

¹¹ p.186, Ibid.

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

On this basis, the proposed development supports this objective.

4.4 Protected Structures

There is a national monument adjacent to the site, to the northwest and on the opposite side of the Iarnród Éireann embankment, outside the site boundary. This structure is a battery and its 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.

4.5 Appropriate Assessment

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). JBA Consulting Ltd. have reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report, included in Part 8 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.

Therefore, it has been concluded that an Appropriate Assessment is not required for these proposed works.

4.6 Environmental Impact Assessment Report

Section 93 of the Planning and Development Regulations 2001 (as amended) outlines the instances in which an Environmental Impact Assessment Report is required. Environmental assessment is a procedure that ensures that the environmental implications of decisions are considered before such decisions are made. The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

An Environmental Impact Assessment screening determination in relation to the proposed development has been made by Dún Laoghaire-Rathdown County Council in accordance with Section 120 (4) and Schedule 7 of the Planning & Development Regulations, 2001 (as amended).

The decision has been informed by information contained in the Environmental Impact Assessment Screening Report prepared by JBA Consulting Ltd. on behalf of the Council having regard to the characteristics of the proposed development, in relation to size, the accumulation with other existing development, any associated demolition works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

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.

4.7 Flood Risk Assessment

JBA Consulting carried out a Flood Risk Assessment for the site. The assessment concluded that at present day some overtopping will occur at the site location but the total volumes are within risk thresholds for vehicles or humans (minimal overtopping). It was found that overtopping does become a greater risk to potential users of the site in the climate scenarios and potential mitigation measures were suggested in the future. The severity of wave overtopping is also sensitive to changes in the beach profile and monitoring is recommended. It is noted that the inclusion of the building itself does not increase the risk of overtopping at this location.

4.8 Ecological Impact Assessment

JBA Consulting carried out an Ecological Impact Assessment in relation to the proposed development. The report concludes: The proposed development project has been shown to potentially impact a number of different Annex I-associated habitats, Dalkey Coastal Zone and Killiney Hill pNHA; Killiney bay and habitats with high local importance (treelines and scrub) and faunal groups (ground-dwelling mammals; aquatic mammals; bats; breeding and wintering birds; fish and terrestrial invertebrates), whose ecological importance is of high local level in the context of this proposed site.

The report identifies a series of mitigation measures and the conclusion goes on to state ... provided that the development is constructed in accordance with the mitigation measures outlined above, there will be no significant impacts alone or in-combination with other projects and plans, as result of the development and associated works on the ecology and local species of the area and on any designated conservation sites.

Given the scale of this development, the local ecology, including mammals, bats, birds and invertebrate species and the connected ecology including the marine habitats and faunal groups, will continue to exist through the retained ecological function of the site associated with the operational phase of this project.

5.0 CONCLUSION

It is considered that the proposed development will provide improved facilities for water sports at Killiney beach. The subject site is not zoned. Having regard to the Objective A zoning of the neighbouring lands, 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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