Section 177 AE Application

Site Ownership and Selection

Fáilte Ireland

Platforms for Growth

Facility Centre for Water Based Activities

MAGHERABEG

23/05/2024

Contents

1.0 Site Ownership 3

2.0 Selection 8

Project Name	Platforms for Growth – Water Based Activities Facility Centre - Magherabeg
Document title	**Site Ownership and Selection**
Document Revision	**1.0**
Document Prepared by	**Maurice Costello EE**
Document Approved by	**Diarmuid Reilly – Senior Executive Engineer**

1.0 Site Ownership

The proposed site at Magherabeg, Castlegregory, Co. Kerry is contained wholly within Folio KY30135. Owner details outlined below confirms that Kerry County Council is the freehold owner of the lands.

Folio Number	County	Registered Owner
KY30135	Kerry	The County Council Of The County Of Kerry

Land Registry

County Kerry Folio 30135

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured RED as Plan(s) 9A on the Registry Map, situate in the Townland of MAGHERABEG, in the Barony of CORKAGUINY, in the Electoral Division of CASTLEGREGORY. The registration does not extend to the mines and minerals.	From Folio KY28474

Land Cert Issued: No

Collection No.:

Land Registry

County Kerry Folio 30135

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Kerry Folio 30135

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	26-MAY-1988 D1755/88 THE COUNTY COUNCIL OF THE COUNTY OF KERRY of ASHE MEMORIAL HALL, TRALEE, COUNTY KERRY is full owner.

Land Registry

County Kerry Folio 30135

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
~~1~~		~~The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.~~
2		The property herein having been acquired by the registered owner thereof for its statutory purposes is subject to such restrictions against alienation or letting as may be contained to the statutory enactments relating to such property.
3	L.R.350/27594	The property is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved to the Land Commission by its Fiat.

2.0 Selection

Kerry County Council has engaged consultants Malachy Walsh and Partners to undertake an assessment of the Magherabeg site to determine the optimum location for the proposed facility.

Attached is the report from Malachy Walsh and Partners indicating their assessment of facility design and location within the Magherabeg site.

MWP

OPTIONS REPORT

Magherabeg Beach Facility

Kerry County Council

September 2022

Contents

1. Introduction 1
2. Design Concept and Integration 3
2.1 Fáilte Ireland Exemplar Design 3
2.2 Design Aspirations and Strategy 4
2.3 Sustainable Design Approach 6
3. Site Location 7
4. Site Specifics 8
5. Location Options Considered 9
6. Description of Assessment Criteria 10
6.1 Orientation, Visual Impact and Usability 10
6.2 Traffic, Access and Circulation 11
6.3 Site Impact 12
6.4 Engineering Options 12
7. Conclusion 17

Figures

Figure 1 - Proposed Building Plan 1
Figure 2 - MCA Design Visual 1 3
Figure 3 - Magherabeg Beach on Approach from Castlegregory 5
Figure 4 - MCA Design Visual 2 6
Figure 5 - Magherabeg Site Location 7
Figure 6 - Aerial View of the Site 7
Figure 7 - Image Showing Location Options 1-5 9
Figure 8 - Existing Site Features 11
Figure 9 - MCA Design Visual 3 13
Figure 10 - Design Proposal 17

Tables

Table 1 - Site Assessment 16

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Status
23173	23173 6001	E	17/11/2022	JF	DD	IB	PLANNING

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www.mwp.ie

1. Introduction

Magherabeg beach has been selected as part of the 'Platforms for Growth' Fáilte Ireland investment programme. This funding programme is designed to support Fáilte Ireland's strategic imperative of building brilliant visitor experiences. The funding scheme will support Kerry County Council in developing the proposed Magherabeg Beach Facility which is a sustainable water-sports based facility to provide changing, sanitary and meeting facilities for participants engaged in water-based and other sporting activities, supporting local water activity service providers. Providing facilities for water sports-based activities in the area will result in the strengthening of the existing tourism infrastructure and will elevate the appeal of the area.

The proposed beach facility will include indoor toilets, indoor showers, changing facilities, outdoor showers and wash-down area. With the addition of these facilities, it is anticipated that the local water sports business' will no longer be limited in supporting their customers and the visitors to the beach and will be able to provide for a larger and more diverse range of users. Research has proven the health benefits of cold-water swimming, and with the increased popularity in outdoor activity in a post-pandemic world, beaches like Magherabeg are becoming increasingly utilised all year round rather than just during the summer. The increase in popularity in sea swimming and water activities due to their health benefits and enjoyment draws more people to Magherabeg beach. The proposed beach facility will directly support these activities, promoting tourism and healthy living. The proposed development will add comfort for all visitors.

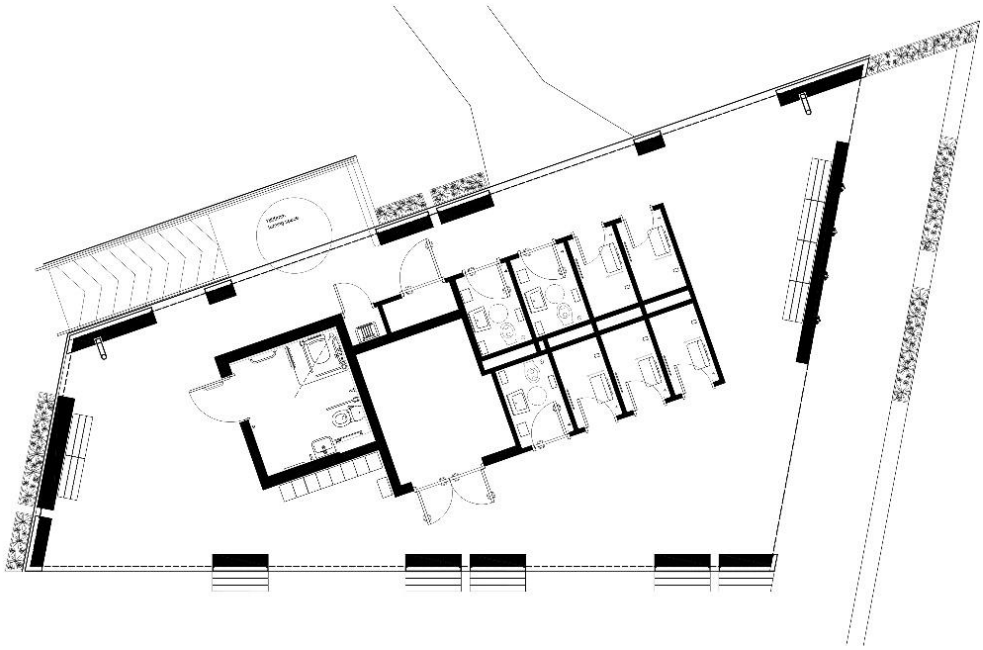

Figure 1 - Proposed Building Plan

Tourism plays a very important role in the Magharees peninsula whose economy relies largely on the summer tourist season. This facility will help service and develop off-season business as it will give appropriate facilities for water sports activists to change and to plan and review their activities. The quality of the visitor experience will be dramatically improved and will remove the need for individuals and families to 'get changed at the boot of the car' or in steel containers, therefore greatly improving the visitor experience.

Magherabeg beach was chosen due to the existing presence of water sports activities in the area, this includes surfing, SUP (stand up paddle boarding), wind surfing, wind foiling, kayaking, water trampolines, water slides and boogie boarding, all provided by a number of water sports business' in the area. The water sports providers

currently do not provide access to showers or wash-down facilities and so the addition of the proposed Beach Facility is highly sought-after and supportive of the local businesses and tourist industry in Magherabeg and Castlegregory.

Fáilte Ireland procured the services of MCA Architects to prepare an 'Exemplar design' for the proposed facility which will be developed at 22 locations across the Country where water-based activities are a key visitor attraction. Fáilte Ireland's Exemplar Design will ensure consistent development and a recognisable national brand. Each Local Authority is responsible for the design development, build and ongoing cleaning and maintenance of the Centres once operational. The Exemplar design does not take into consideration the site-specific surrounding context and conditions. In relation to the Magherabeg site, it is the responsibility of Kerry County Council to develop the detail design in response to the site-specific surrounding context and conditions, in all aspects of the design in compliance with all building and design regulations.

The aim of this report is to examine the location options for the facility building within the Council owned amenity area.

2. Design Concept and Integration

2.1 Fáilte Ireland Exemplar Design

The Fáilte Ireland commissioned MCA Exemplar Design was created based upon a number of clear project aspirations including:

- Structural requirements, robustness, life cycle and reduced maintenance over-time
- Sustainable service provision and low running cost
- Universal access - fully accessible regardless of ability or disability
- An aesthetic design which has a clear relationship to and is complementary of its environs.

Fáilte Ireland require the delivery of a building with a strong brand identity. The exemplar design is representative of this brand identity for national outdoor water-based sports facilities. Key to this brand identity is the final delivery of a public amenity facility meeting a prescribed quality in design for sustainability, material robustness, and visual aesthetic & finish, resulting in a consistent and clearly identifiable finished form. The building will be consistently well maintained, offering a high-quality service provision resulting in a Continuity of Experience.

The design intention of the facility is to complement and enhance existing infrastructure providing facilities for the thriving water sports industry, tourists, and locals to allow for a more accessible and facilitative beach experience.

The prime intention is to add to the visitor experience at Magherabeg beach whilst implementing a minimalistic and low impact design.

The shared facilities will be comprised of toilets, shower facilities (both indoor and outdoor) and equipment washdown facilities into a communal hub which will centralise the visitor experience for the area. Other features will include changing areas; covered meeting space, locker storage, seating and water refill station.

Kerry County Council intend to adhere to the MCA Exemplar design as much as possible for the Magherabeg site.

Figure 2 - MCA Design Visual 1

2.2 Design Aspirations and Strategy

Engineering Approach

The MCA Exemplar Design engineering approach are based on achieving desired standards, incorporating sustainable design solutions, considering the natural environment and habitat, having an economical approach, the use of local and robust materials where possible, ensuring easy maintenance with an intention for long-life span and achieving a pleasant design to include ease of access, high aesthetic qualities and user comfort. Due to the sensitive nature of the site surroundings and complex coastal landscape, special attention will be paid to the geotechnical review of the site area to ensure successful placement of the building structure.

In the final design, sustainability will be the key design priority with continuous consideration for the natural environment and habitat. This will be developed for the preferred option at detailed design stage.

Materials

The design materials tie-in with the colour palette existing on-site to create a natural blend between the surrounding beach landscape and textures in the design. This approach ensures that the design does not take away from the beauty of the location or encroach on its existing use. By studying the material options this allows for the possible use of local materials and materials used in surrounding buildings to blend into the site setting in a seamless and effortless way.

The incorporation of a green roof is a great way of blending in with the grasses, sand dunes, vegetation and hedging existing on-site as well as adding to any possible loss of landscape or habitat.

Minimal Impact Design

The key to providing a considered environmental approach at this site is involving a minimalist low-impact approach through-out the design and construction stages. This allows for the least disturbance possible to existing character, function, landscape, topography, views and environmental integrity of the site. Following a design philosophy of re-using what is already present or, when this is not possible, changing as little as possible, is the best practice when following a minimal impact approach.

Assessing the possible sites to choose one which works with the existing routes through and around the site ensures that no new or unnecessary routes be used both during and post construction. This is primarily to ensure not to disturb any sensitive habitats and untouched land or cause destruction to flora & fauna by trampling of herbaceous vegetation. By maintaining the use of the existing pathways, we can ensure continued avoidance of moving through any sensitive vegetive habitats as well as the protection of the dune, coastal grassland and scrub habitats nearby.

Design-Out Visual Impact

The MCA Exemplar design incorporates many amenities within the one facility yet still embodies minimalism with its discrete footprint and modestly-scaled design. The design achieves this by use of having only one solid core structure which houses the toilet block and indoor showers surrounded by a semi-permeable layer containing sheltered changing areas, locker storage and seating with a final uncovered layer for gathering and meeting space. The minimal use of solid structure and incorporation of permeable layers allows views straight through the design at certain points and embodies an unimposing nature. This gives the presence of a lightweight, open and freely-moveable design on the site.

The view from the road/east is very important as a lot of people visit the beach after happening upon it as they drive-by; perhaps on their way visiting the dingle peninsula, the Magharees or Brandon Bay. Seeing the vast amount of water sports in action is also a huge draw for visitors to the site. Making sure this view is not interfered with by the addition of this proposed beach facility is one of the key elements in the design for the above reason. The view from the caravan parks to the beach is also important to the visitors who stay in the caravan park as well as the locals who do not want to see new infrastructure having a negative impact on the beauty and importance of the area.

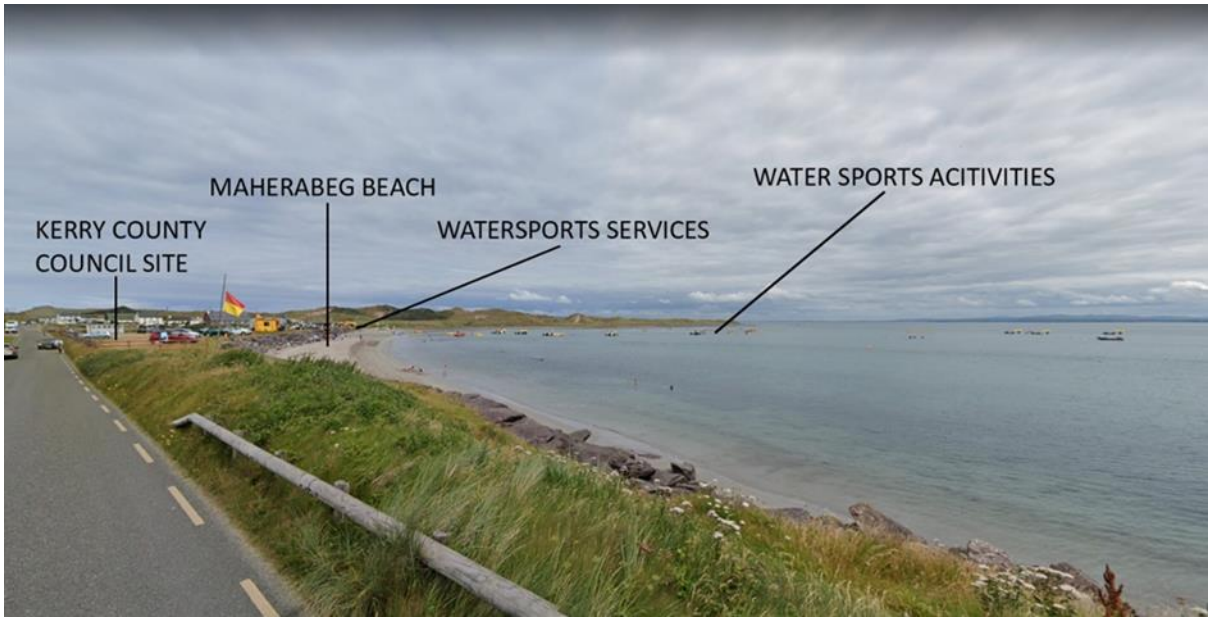

Figure 3 - Magherabeg Beach on Approach from Castlegregory

2.3 Sustainable Design Approach

The factors considered to ensure a sustainable design approach include:

- A short construction period to ensure minimal disruption periods during the construction phase which could possibly affect the existing habitats such as noise pollution and dust/material excess pollution/run-off.
- Use of prefabricated materials such as the proposed concrete panel finishes, rather than materials which require on-site fabrication.
- Active sustainable measures to reduce environmental impact including low-cost water heating on site, electrical power generation and measures to reduce water usage.
- Avoid the use of harmful building products and processes.
- Use of robust materials which offer a long-life assurance to minimise waste, maintenance and wear and tear.
- Use of low energy processes and materials to suppress the carbon footprint of the proposal.
- Use of an intensive green roof, PV panels, ground-source heat pumps and air source heat pumps to create a low-cost, low-energy design.
- Inclusion of water collection from wash-down and exterior shower areas to protect the surrounding areas.
- Considering sites which are removed from the dunes, intertidal sands and untouched grassland in order to protect the extensive and complex dune system in the area.
- Use of natural ventilation and natural lighting to reduce the need for mechanical and electrical features and energy use.

Figure 4 - MCA Design Visual 2

3. Site Location

Magherabeg beach is a blue flag beach located near the village of Castlegregory on the Magharees peninsula, 30km from Tralee. The Magharees Peninsula is a popular tourist destination with a strong emphasis on water sports and outdoor activities. Magherabeg beach is located within a sheltered bay along the broader Dingle peninsula, making it the perfect location for water sports and beach activities with its calm sheltered waters and pristine beach environment.

The intended site of the facility is within the Council owned amenity area adjacent to the beach.

Figure 5 - Magherabeg Site Location

Figure 6 - Aerial View of the Site

4. Site Specifics

Existing Site

The location of the study area consists of the 1.25 acres amenity area under Kerry County Council ownership adjacent to the beach front. This area is outside of the environmental designations. Currently the entire site is used as a non-landscaped amenity area and contains both surfaced and unsurfaced access routes through the site and to the beach. The site contains some benched seating areas, recycling banks and there is an existing demountable toilet block to the north. The remaining areas have been left as it is naturally with grassy areas and sand paths made by constant use of popular routes through and around the site area. While there are no designated parking areas, cars do park on the grassed areas.

The existing activity providers – Splash Sports, Jamie Knox and Waterworld Ltd – operate from demountable units situated on an adjacent privately-owned site. Customers of these providers access the site via the amenity at the north-eastern corner of the site.

Existing Facilities

There is a demountable public toilet unit in the Northwest corner of the site. There is a local shop located across the road on the north-end of the site. The water activity providers are located to the northeast of the site.

Existing Services

Water/Wastewater

The beach is currently serviced by a prefabricated toilet block unit connected to a septic tank and percolation area/soak away. There is no public sewer network in the area, therefore the existing treatment system will be replaced, and a new waste-water treatment system installed to cater for all wastewater from the new facility.

Key points of consideration for the site include drainage works and associated shower and washdown facilities. These have been specifically designed to ensure all greywater is collected and managed appropriately.

Lighting

No external light features are planned for the facility. Natural lighting will be utilised as much as possible through-out the design.

The proposed facility is a daytime usage facility. The only night-time lighting will be for security and safety within the building.

Surface Water Drainage and SUDs

An appropriate surface water drainage design has been integrated into the existing drainage system on site and is shown in the drawings. A green roof is specified to combine water management with green space, resulting in increased amenity and biodiversity.

Ground Conditions

As expected, the dominant subsoil is sand. A detailed site investigation will be required to establish geotechnical parameters.

5. Location Options Considered

Given the scale of the MCA Exemplar design and the size and layout of the existing amenity site, five possible site locations have been identified. These five locations were assessed under the following criteria:

- Orientation, Visual Impact and Usability
- Traffic, Access and Circulation
- Site Impact
- Engineering Issues

The five locations are as outlined in Figure 5 below and are described as follows:

Option 1: located on the northern end of the site along existing access route.

Option 2: located at the top corner of the site close to the beach and at the route used to access the neighbouring water sports businesses.

Option 3: located in the middle ground on the island formed by the surfaced internal access route and in-between the two entrances/exits to the amenity area.

Option 4: located in the middle between options 2 and 5, closer to the foreshore facing onto the beach.

Option 5: located at the far south end of the site away from the routes around the site and from the water sports site, but close to both the road and the beach.

Figure 7 - Image Showing Location Options 1-5

6. Description of Assessment Criteria

6.1 Orientation, Visual Impact and Usability

Orientation

The positioning and orientation of the proposed design was very important when considering a design intention which allows for as minimal an impact to the existing views, landscape and habitat as possible whilst also achieving an aesthetically pleasing and appropriately scaled design and adherence to the MCA design principles.

The MCA design principles propose an open structure with passive supervision and views through from all sides of the structure and views onto the beach from the front of the facility. The placement of the MCA structure within the subject site should take into consideration these design principles.

For the Magherabeg beach facility, the intention is that the facility will be located in an area that least interrupts the view to the beach from the roadside and the caravan park across the road and any private residences in the area. This is an important aspect with respect to both visitors and locals as many passers-by visit spontaneously after it catches their eye from the roadside.

The placement of the structure should work with the existing routes and paths going through the site and allow space for accessible parking and ramped access from the footpath and main pedestrian access zones to the facility.

Visual Impact

Existing and surrounding structures

It is important to ensure the proposed design does not exceed the heights of the neighbouring structures and interfere with the skyline and view that exists, also protecting the existing views of the private dweller adjacent to the site. Obstructing views by disrespecting this guideline would cause visual noise which interrupts the panoramic views of the beach and creates eyesores to an otherwise pristine view. The tallest and closest structure is the private dwelling which reaches about 6.5metres in height, therefore making sure the proposed 4 metre tall (at its highest point) proposal does not exceed it. The proposal was designed with a monopitch roof and permeated façade elements which allow it to blend into the site and surrounding landscape.

The importance of avoiding disturbance to the view of the beach and bay from the road and to avoid breaking the continuous vista of the seascape and beyond to the Water Sports area is crucial for protecting the pristine Magherabeg beach and the success of the Water Sports business'.

Usability

From a usability viewpoint, the facility should be convenient for users of the beach and customers of the water sports providers. To allow ease of access for beach goers, swimmers, surfers and water sports participants to wash off excess sand before entering into the changing facilities. The MCA design includes both external quick-access showers as well as enclosed shower rooms which are located within the core of the design.

As previously mentioned, there are Water Sports services located north of the site which draw crowds of tourists, school trips, other groups and locals. Locating the proposal a short walking distance from these water sports facilities will allow ease of access for customers of the water sports services and beach goers alike, especially for anyone carrying equipment such as boogie boards and surf boards which need to be washed-down with the outdoor shower/wash-down facility.

Figure 8 - Existing Site Features

6.2 Traffic, Access and Circulation

Traffic

Parking in this area is currently uncontrolled and unmanaged and surfaces are unsurfaced. The parking regime works reasonably well apart from the busier summer weekends during the year. It is not intended to formalise or control parking beyond current constraints.

The proposal should be located near one of the existing entrances to the site to avoid the need for extensive roadway/disability access provisions deep into the site, further supporting the design philosophy of minimalistic intervention. This is also to ensure that the implementation of the beach facility proposal will not impact or disturb existing traffic behaviour. Pursuing ease of access for everyone means consideration for disabled access is at the forefront of the design.

Access and Circulation

There are existing rough sand paths on-site as a result of heavy use from visitors to the beach over time as well as some tar chip road. An obvious priority would be to locate the proposal in a way which will be aligned with these paths so that the existing function and ways in which the site is used and moved-through does not change. Maintaining the existing flow of the site which runs through to the water sports area would allow for visitors to avoid the roadside and mixing with vehicular traffic. Locating the Proposal in an area within a short walk from the Water Sports services maintains support for these local businesses and their customers.

Currently cars enter the amenity area via either existing entrance and during the busy summer months there is no separation of pedestrian and vehicular traffic.

6.3 Site Impact

The site selection process must involve thorough consideration for avoiding possible adverse effects and habitat damage during the construction phase and post construction phase. The primary site selection of the Kerry County Council owned site was in fact in-itself a mitigation measure as it is located outside of the Special Area of Conservation neighbouring the site. This avoids adding any adverse effects to the existing landscape and habitat to stay in-line with any requirements outlined by the environmental impact assessment of the site. The amenity area already has a high level of human interaction and footfall. Locating the proposed design here will create a focussed area of use with clear access points and routes and avoid the dispersal of human activity across the beach and the misuse of the site. The proposed facility will add control and decrease the possibility of abuse to or exploitation of the site.

6.4 Engineering Options

The main engineering considerations in determining a location with the least risk for a structure in this area are as follows:

- Adequate set back from the coast.
- Consideration of climate change and sea level rise.
- Exposure to high wind load and bad weather
- Good ground conditions
- Coastal flooding risk
- Visual impact
- Risk of erosion combined with rock armour failure at the beach interface

The site has the potential to accommodate a structure in a number of locations in terms of spatial requirements. However, there are several constraints to be considered.

Climate Change, Erosion and Ground Conditions

Setting back the building from the immediate High Water Mark (HWM) and foreshore area is a wise approach, given the effects of sea level rise, increased storm events, risk of erosion and general ground stability. The beach edge is currently protected by rock armour material and the ground behind that structure is primarily a sand-based strata with poor ground bearing capacity and could be subject to erosion and instability over time. In time any foundations or underground services could be undermined if the rock armour line was to be compromised in a storm event or over time as sea level rises.

Wind Loads

Elevationally the land at the shore edge behind the rock armour is somewhat elevated over the beach level so in high wind events there is a higher wind load exposure factor, so this can bring risk to a structure on the water's edge over time. Visually placing a structure adjacent to the beach line and HWM would be imposing on the landscape at this location and could be dominating in this visual view.

High Water Mark

The HWM defines the interface between the land and foreshore area. This line is moving over time due to the forces of erosion, deposition, storm effects and climate change. The Magharees Tombolo is a dynamic system and is subject to natural change, accordingly the conservative approach is to not place any structure in proximity to the coastal edge/HWM. If the structure overlapped or encroached on the HWM it would then also be subject to the Foreshore Licence process which is a difficult procedure.

Figure 9 - MCA Design Visual 3

Site Options Assessment		
Option	**Comments**	**Score**
Orientation, Visual Impact and Usability		
1	Allows for the positioning of the proposal in a way that least affects the view and least disturbs the existing landscape. There is no major visual impact from the road and the caravan park to the site and beach beyond as it is removed from the beachfront. Locating in an area near existing buildings (the private dwelling) means no great adverse change in views or skylines. The cluster of structures at the north end of the site where a two-storey private dwelling sits and a number of caravans as well as the presence of the containers housing the water sports equipment offers the opportunity to situate the proposed facility in an area of existing massing of structures rather than creating a new area of massing. Locating near this presence of existing structures would work to align with the design principals of creating minimal impact by not imposing unnecessary alterations to the site and how it is used and viewed today. This option would involve removing the existing demountable toilet unit. Placing the new facility in the area of the existing toilet unit on-site would mean that no site functions would be changed in the area, only adapted and improved.	5
2	This Option is located near existing structures; however, it does interfere with the existing rough pathways used by visitors to access the water sports site. As it is also closer to the beachfront, it has a greater chance of impacting views. This location would impact on the views from the private dwelling north of the site. As the facility would sit closer to the activity providers here it would be more convenient, but not to a significant degree.	3
3	This location is in the middle of the site looking from the road and beyond and therefore would cause an obstructive interruption to the existing uninterrupted view from the road and caravan park. As it is located further away from the service providers it would be less convenient from a user's viewpoint.	2
4	This location is in a position which would cause visual disturbance to the view of the beach and beyond out to Tralee Bay from the road, private dwellings and caravan park as it sits in the middle-ground of the site and is also very close to the beachfront. Again, as it is located further away from the service providers it is not as convenient for use.	2
5	This location is in a position which would cause visual disturbance to the view of the beach and beyond out to Tralee Bay from the road and caravan park as it sits in the middle-ground of the site and is also very close to the beachfront. Again, as it is located further away from the service providers it is not as convenient for use. It is also in an area not previously touched or used nor where there are existing developments.	2

Traffic, Access & Circulation		
1	This option creates a safe pedestrian only zone separated from trafficked areas. The facility is located with this pedestrian zone and allows for users of the sports providers access without mixing with vehicular traffic. This allows pedestrians to access sports providers and the beach without mixing with vehicular traffic.	4
2	This option creates a safe pedestrianised zone separated from trafficked areas. The facility is located with this pedestrian zone and allows for users of the sports providers access without mixing with vehicular traffic. This allows pedestrians to access sports providers and the beach without mixing with vehicular traffic. Although this option sits in-line with the existing pathways on site, it does interrupt the existing path used to move from the site to the water sports area. This would cause disturbance to the existing flow of the site and cause congestion by adding the facility to an area currently used for another purpose. This option is also removed from the roadside making it safer for pedestrians but would require more extensive road/disability access infrastructure to feed deeper into the site.	4
3	This option is adjacent to the public road, this requires pedestrians to cross vehicular traffic causing concern for safety. It is also directly aligned with the existing pathways and therefore would cause further disturbance to the current use and circulation around the site.	3
4	While this option is located in-line with the existing pathways and circulation routes, it would require more-extensive addition of road/disability access infrastructure as it is located deeper in the site and is further removed from the road and site entrance points.	3
5	This location is both close enough to the road and removed enough from the road to allow for safety and ease of access. It is possibly further removed from the existing pathways and circulation compared to other options. It is not very aligned with the existing roadside access to provide enough ease of access by car/disability access.	4
Site Impact		
1	This option is located where an existing toilet block is situated and therefore would not cause any change in use. This option is also removed from the beach front ensuring no disturbance to the habitat on the beach or the surrounding waterfront.	5
2	This option is located close to the beachfront and beach embankment, therefore causing possible new disturbance to the land in the immediate vicinity or the beach-land habitat by accumulating visitors in an area closer to the beachfront than needs be.	2
3	This option is in an area which does not currently have high usage other than the near-by recycling bins. Therefore, change of use and addition of pedestrians to an area could cause disturbance to land and trampling of grassland.	3
4	This option is similar to option 2 in that it is located very close to the beachfront and could cause disturbance to the embankment area.	2
5	This option is in an area that is close to the beach front in an area with untouched grassland, therefore it could cause trampling of grass and disturbance to an area not currently of high usage.	1

Engineering Issues		
1	This option is near an existing tar chip road on-site. It is also located near an existing private dwelling which would suggest suitable ground conditions for construction. This location allows for good accessibility due to its alignment with the existing access and circulation on the site. This option is set back from the beach and is closer to the road which would provide protection from coastal winds, erosion, coastal flooding, sea level rise and ground condition issues.	5
2	Instability, subsidence and other ground condition issues could arise at this location due to its proximity to the beachfront and embankment. Locating here would also put the building at risk of exposure to high winds, sea level rise and coastal flooding. Here there is little to no protection from the elements and increased extreme weather events.	2
3	This option is near the existing tar chip road on-site; however, it is further removed from the existing site paths than other options. It is also located in the middle-ground of the site which could cause disturbance to a larger extent of the site during construction than other options. This option is set back from the beach and is closer to the road which would provide protection from coastal winds, erosion, coastal flooding, sea level rise and ground condition issues.	5
4	Instability or ground condition issues could arise at this location due to its proximity to the beachfront and embankment. Locating here would also put the building at risk of exposure to high winds, sea level rise and coastal flooding. Here there is little to no protection from the elements and increased extreme weather events. Access infrastructure would need to be more extensive than other options if used as it is removed from the site entrances.	2
5	Instability or ground condition issues could arise at this location due to its proximity to the beachfront and embankment. Locating here would also put the building at risk of exposure to high winds, sea level rise and coastal flooding. Here there is little to no protection from the elements and increased extreme weather events.	2

Table 1 - Site Assessment

Totals	
Option 1	19
Option 2	11
Option 3	13
Option 4	9
Option 5	9

Scale Reference
1 – Not Suitable
2 - Poor
3 - Feasible
4 - Good
5 – Most Practical

7. Conclusion

After an in-depth assessment of all possible site options within the Kerry County Council owned site, we would propose that the optimal location and most suitable site for the proposed Magherabeg Beach Facility is the location at Option 1, shown previously.

Orientation and Visual Impact

The advantages of this option include it's discrete setting in the north-end of the site where it is orientated along the existing pathways and routes through the amenity area. This setting allows for the proposal to sit in an unintrusive manner on the site in the area where the existing toilet block is situated and in the vicinity of the private dwelling and across from the local shop. Locating in areas of existing massing and use results in no change of use and minimal change in appearance.

Traffic, Access & Circulation

The existing amenity area site has a pre-established circulation route and so movement through it that can continue to be used without disruption. Option 1 sits where one of the main existing site routes lies. Continuing the use of existing pedestrian pathways on site allows for greater safety and avoidance of mixing with vehicular traffic. Option 1 is located in a preferable area due to its proximity to the existing northern entrance on site and would allow for easy implementation of disabled parking and access with minimal intervention.

Site Impact

Possibly the most important advantage of the Option 1 site is that it already has an existing function and use in the form of the existing prefabricated toilet block. By locating the proposal at this specific site locale, there would be no change in use; instead, the existing function would be improved and added to.

Engineering Issues

The proposed location of the new facility is set back from the coastal edge and within an area that can better accommodate the structure and that offers a safe buffer from the threats of erosion, climate change and sea level rise. It also provides an area where the structure sits well in the landscape as much as is possible in this coastal setting.

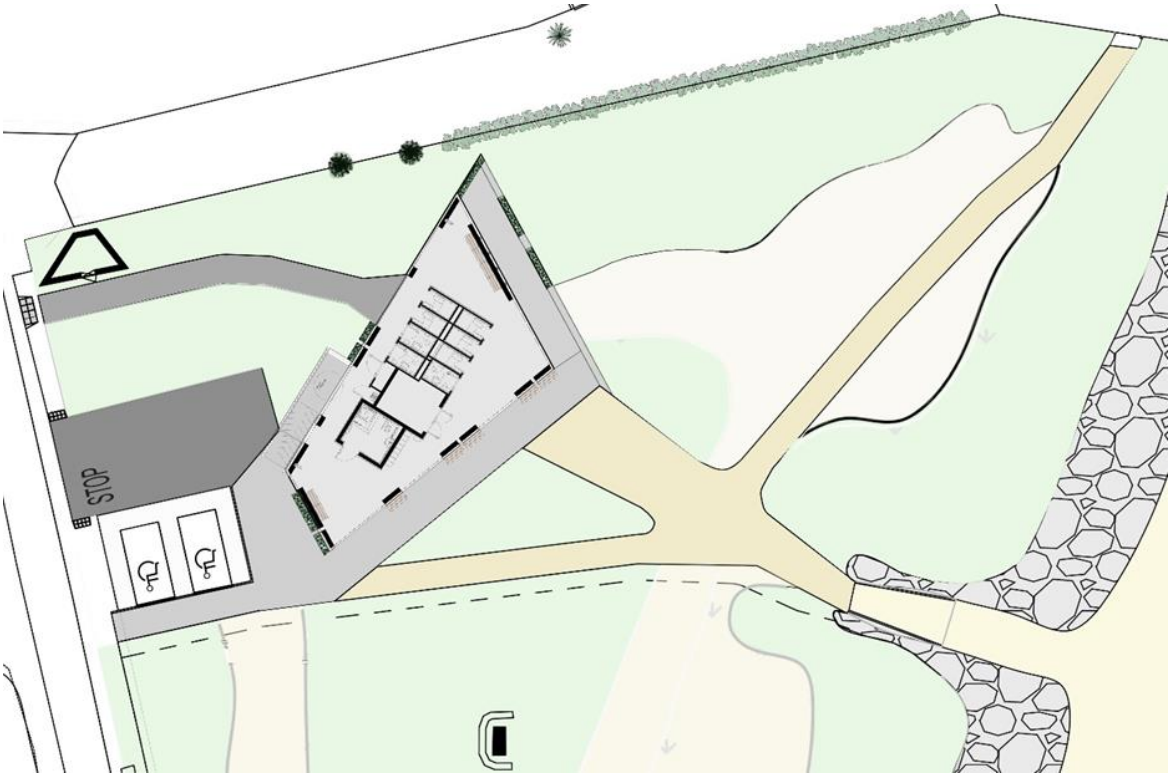

Figure 10 - Design Proposal

References

Figures 2, 4 and 9: CGI's courtesy of MCA Architects.

Figure 3: Google Maps (edited).