



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Donegal County Council

**Facility Centre for Water Sports Activities and Downings
Beach Access Improvement Works, Crocknamurleog,
Downings, Co. Donegal.**

Rehabilitation Schedule

December 2025



1. Introduction

Donegal County Council, in partnership with Fáilte Ireland, is proposing to develop a Facility Centre for Water Sports Activities and safety improvement works to the access lane to Downings beach in Crocknamurleog, Downings, Co. Donegal. This Rehabilitation Schedule has been produced to comply with Reason for Determination 5.1 of the Maritime Area Consent 240039 (MAC) issued by the Maritime Area Regulatory Authority (MARA) on 3rd December 2025.

2. Site Location

The proposed Facility Centre for Water Sports Activities development is located at the southern end of the existing public carpark, owned & maintained, by Donegal County Council, in the centre of Downings village in Co. Donegal. The existing narrow access to the Blue Flag beach in Downings extends from the southern end of the carpark. The site is well used by beachgoers, residents and seasonal visitors. The site is bounded by the Downings Bay Hotel to the east, a family resource centre to the northwest with existing caravan park facilities to the southeast and west.

3. Proposed Development

The Facility Centre for Water Sports Activities will consist of a single-storey building based on Fáilte Ireland's Exemplar Design for similar facilities being proposed and developed along the west and south coast of Ireland. The facility centre building will be fully accessible, offering a changing places room, disabled toilet, public toilets, showers, changing rooms, secure storage, induction space and external washdown provision. Public realm improvement works are also proposed to enhance the carpark and create a segregated pedestrian footpath through the carpark from the centre of the village through to the beach. The proposed development will also involve the demolition of the existing public toilet block to the north of the carpark.

The existing access to Downings beach currently consists of a narrow sand covered lane approx. 3m wide shared between pedestrians and vehicles. The proposed improvement works involve the construction of retaining walls on the west and east of the existing lane of varying heights formed using stone filled gabion baskets. This will create space for the construction of a 2m wide pedestrian footpath separated from a 3m wide vehicle lane by a suitable barrier to improve pedestrian safety to and from the beach.

Donegal County Council will own and maintain the completed infrastructure. The Council possess experience in the management, maintenance and rehabilitation of similar infrastructure along the coast of County Donegal. The Council also has the statutory authority and financial resources to ensure the infrastructure is managed in an orderly and compliant manner to ensure the long-term viability, maintenance and rehabilitation of the infrastructure.

4. Preliminary Rehabilitation Plan

This document serves as a Preliminary Rehabilitation Plan as per the obligations on the holder of Maritime Area consent (MAC) as set out in the Maritime Area Planning Act 2021. The Final Rehabilitation Plan shall be developed, on receipt of planning approval from An Coimisiún Pleanála, by the local authority in consultation with the appointed contractor following the completion of construction works associated with the Facility Centre for Water Sports Activities and Downings beach access lane improvement works. The Final Rehabilitation Plan will comprehensively detail the operational, maintenance, rehabilitation and where necessary, demolition requirements for the infrastructure.

As such, the contents of this Preliminary Rehabilitation Plan are indicative and subject to modification, based on planning approval, final design specifications, construction conditions and post installation assessments.

In addition, a Construction Environmental Management Plan for the installation and construction works has been prepared at the design phase of the project, prior to the commencement of construction, the appointed contractor will be responsible for preparing the final Construction Environmental Management Plan.

Upon Substantial Completion the final Construction Environmental Management Plan will be incorporated into the contractor's Safety File, ensuring it serves as a reference document for the long-term rehabilitation and maintenance of the infrastructure. The Final Rehabilitation Plan shall be aligned with the principles set out in the final Construction Environmental Management Plan and all relevant consents, licences and regulatory approvals. An Ecological Clerk of Works may be required during the rehabilitation work, subject to site specific environmental considerations.

5. Regulatory Compliance

All rehabilitation works must be conducted in strict accordance with the appointed contractor's Safety File. This document shall be consulted to ensure all environmental impacts, risk assessments, mitigation measures and statutory approvals are duly considered and adhered to.

The Safety File will incorporate a full record of the final Construction Environmental Management Plan, which must be reviewed, adopted and where necessary adapted during the infrastructure's operational, maintenance and rehabilitation phases. Furthermore, all works must comply with the applicable consents, licences and regulatory conditions and where required the engagement of an Ecological Clerk of Works shall be mandated to oversee environmental compliance.

6. Demolition Specialist

The preparation and submission of a comprehensive Rehabilitation/Demolition Plan shall be the sole responsibility of the appointed contractor or their specialist demolition sub-contractor in consultation with the local authority. The final Construction

Environmental Management Plan and Safety File will be made available to the appointed contractor for consideration in the preparation of the demolition methodology.

7. Environmental Management

It is anticipated that all environmental management methodologies required for the Final Rehabilitation Plan shall be in accordance with the Contractors Construction Environmental Management Plan and relevant environmental regulations.

8. Operation and Management Plan

It is anticipated that the appointed contractor for the construction of the proposed Facility Centre for Water Sports Activities and improvements to the Downings beach access lane will be required to provide details of the decommissioning processes within the Operation and Maintenance Manual included within the Safety File provided to Donegal County Council upon Substantial Completion of the works.

The Operation and Maintenance Manual will be required to include details of any layout plans, temporary work drawings and method statements outlining the building and access lane construction process and any other relevant information deemed necessary for their safe demolition.

It shall be the responsibility of the appointed contractor or their specialist demolition sub-contractor to thoroughly review all relevant documents and incorporate into their methodology.

9. Design Life

The proposed Facility Centre for Water Sports Activities will be designed to have an expected design life of 60 years (i.e. greater than the 45 years of the MAC period).

The proposed improvement works to the Downings beach access lane will be designed to have an expected design life of 50 years (i.e. greater than the 45 years of the MAC period).

10. Proposed Programme of Rehabilitation

The proposed programme for the rehabilitation of the Facility Centre and beach access improvement works will be agreed with the appointed contractor prior to the execution of the works.

11. Proposed Rehabilitation Date

It is not anticipated that the rehabilitation programme would commence within the 45-year period of the Maritime Area Regulatory Authority MAC consent.

12. Estimated Cost of Replacement

The proposed facility centre is expected to remain in service for its full 60 years design life, with regular maintenance and upkeep as required. The estimated cost of replacement, as of December 2025, is €1.2 million. This estimate does not allow for inflation.

The proposed beach access improvement works are expected to remain in service for its full 50 years design life, with regular maintenance and upkeep as required. The estimated cost of replacement, as of December 2025, is €150,000. This estimate does not allow for inflation.

13. Expected Timelines for Authorisation

Should rehabilitation of the infrastructure be required, Donegal County Council will commence applications / authorisations permitting the Rehabilitation Programme in advance of the programme being required to be implemented.

14. Section 96(2) of the Maritime Area Planning Act 2021

a) The decommission of infrastructure:

As described in Section 6 - Demolition Specialist above.

b) The removal of infrastructure:

As described in Section 6- Demolition Specialist above.

c) The partial removal of infrastructure:

As described in Section 6 - Demolition Specialist above.

d) The re-use of infrastructure for the same or other purpose:

N/A it is not anticipated that the facility centre or beach access improvement works will be reused elsewhere.

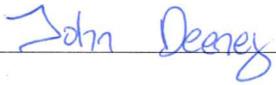
e) The burying or encasing on infrastructure:

N/A it is not anticipated that the facility centre or beach access improvement works will be buried or encased.

f) The removal of any deposited or waste material:

Removal off site to licenced landfill / waste disposal facility.

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