



# Universal Access Statement

**Sandyford Civic Park  
Sandyford, Co. Dublin.**

## UNIVERSAL ACCESS STATEMENT

Prepared for:  
**DLRCC**

19 December 2025

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## **UNIVERSAL ACCESS STATEMENT** (Revision No.1)

Prepared for:  
**DLRCC**

Prepared by:  
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## 1 Project Description

Dún Laoghaire-Rathdown County Council (DLR), in partnership with the Sandyford Business District, proposes the development of **Sandyford Civic Park**, a new **0.96-hectare civic and recreational urban park** located at the corner of **Corrig Road and Carmanhall Road**, Sandyford, Dublin 18. The project responds to the identified need for high-quality public open space within Sandyford and supports the district's ongoing transformation from a traditional business park into a vibrant, mixed-use urban centre, as set out in the **Sandyford Urban Framework Plan**.

As part of the **EU-funded IB-Green programme**, the development integrates **green-blue infrastructure**, extensive planting, opportunities for sustainable drainage, and measures to mitigate **urban heat stress**. The project prioritises **material reuse and circularity**, with demolition arisings intended for reuse within the park where feasible.

The design for Sandyford Civic Park—being developed by **Urban Agency** (along with an extensive design team; Langan Consultant Engineers, Landscape QS, Malone Group, Donnachadh O'Brien Engineers, O'Herlihy Access Consultancy, Gordon White Associate Engineers) following extensive public and stakeholder engagement—combines a **formal civic square** for events and gatherings with a **softer, biodiverse landscape** for relaxation, play, and passive recreation. The scheme balances hard and soft landscaping, incorporates sculptural and artistic elements, and emphasises sustainability and climate resilience in accordance with **DLR's Climate Action Plan**.

The proposed development includes the following key elements:

- **Demolition of Buildings No. 27 and No. 28, Corrig Road**, with materials reused on-site where possible.
- **Adaptation of Building No. 26, Corrig Road**, into a **covered open sports and recreation structure**.
- A **new amphitheatre** in the north-western portion of the park, providing a partially covered community meeting and event space.
- A **viewing tower integrated into the north-western corner of the park**, designed to act as a visual landmark when viewed from Sandyford Central and Carmanhall Road, and to assist pedestrian orientation and wayfinding.
- A **naturalistic forested edge** along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west.
- A **large central lawn area** providing a flexible green space for informal recreation and community use.
- **Reduction in the width of Corrig Road** to calm traffic speeds, improve pedestrian safety, and enhance the setting of the park.
- **Planted buffering along Corrig Road and Carmanhall Road**, including the **extension of the existing tree line along Carmanhall Road**, to strengthen the green corridor, improve microclimate, and visually define the park edge.
- A **play area catering for a range of age groups**, offering inclusive and accessible play opportunities.
- A **“play along the way” design strategy**, incorporating informal play elements integrated throughout paths, seating, and landscape features.
- A comprehensive **SuDS strategy**, including swales and rainwater retention areas, designed to capture, attenuate, and integrate surface water into the landscape design.

- A **new level crossing at the junction of Corrig Road and Carmanhall Road**, improving pedestrian permeability, safety, and connectivity to the park.
- A **lighting strategy focused on the park perimeter**, with additional lighting provided to sports and recreation facilities, ensuring safety while minimising light spill and protecting biodiversity.
- High-quality paving, seating, accessibility measures, integrated lighting, and enhanced pedestrian connections throughout the park.

On completion, Sandyford Civic Park will function as a **central civic and recreational space** for workers, residents, and visitors, reinforcing local identity, encouraging social interaction, and demonstrating best-practice **climate-responsive urban greening** within a high-density urban district.

## 2 Application of Part M of the Second Schedule of the Building Regulations & Universal Design Good Practice for the Proposed Works

### 2.1 Meeting the requirements of Part M of the Second Schedule of the Building Regulations

The proposed development scheme must meet the requirements of Part M of the Building Regulations. Part M 2022 came into operation on the 1st January 2024 and the requirements of Part M 2022 must be followed subject to certain transitional arrangements. The requirements of Part M 2022 are as follows:

<b>Access and Use</b>	<b>M1</b>	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
<b>Sanitary Facilities</b>	<b>M2</b>	Adequate provision shall be made for people to approach and access an extension to a building.
	<b>M3</b>	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
<b>Changing Places Toilet</b>	<b>M4</b>	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
<b>Non-Application of Part M</b>	<b>M5</b>	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Figure 1 – The requirements of Part M (2022) of the Building Regulations

The Design Team recognises that since the introduction of the Disability Act in 2005, Irish Building Regulations (See Figure 1 above) have been revised with

Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2022 Technical Guidance Document M – Access and Use, or alternatively TGD M 2022.

TGD M 2022 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Building Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2022 states:

“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.

O'Herlihy Access Consultancy have been liaising with the design team during the planning stages of this project and are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2022;
- A minimum of 1 No. access route will be provided to each facility proposed across the site, designed in accordance with Section 1.1 of TGD M 2022;
- Where changes in level are provided, same will comply with Section 1.1.3 of TGD M 2022, for example: provision of passing places, gently sloped routes provided with level landings of 1,800mm long at every 500mm rise (maximum), etc.;
- Where entrance doors and pedestrian gates are provided, same will be designed in accordance with the guidance in Section 1.2 and Table 3 of TGD M 2022;
- Aids to communication will be provided in line with Section 1.6 of TGD M 2022.

## **2.2 Meeting the requirements of Universal Design Good Practice**

Universal design is defined in the Disability Act 2005 as “the design and composition of an environment so that it may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaptation, modification, assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability.”

Universal Design refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability.

The Design Team recognises that Universal Design should be incorporated in a wide range of areas (e.g. sloped access routes, levels, steps, sensory spaces, wayfinding, lighting, contrast etc.) to ensure that the development provides the highest levels of accessibility as possible to all users of the space.

As part of this process the Design Team will ensure that Universal Design is incorporated into the brief and all of the landscaped areas upon completion. We will also ensure that Universal landscape planning and design ensures people with disabilities can better participate in public life and using the public space. We will follow the principles of Universal Design in landscaped areas (e.g. accessible, comfortable, participatory, ecological, legible, multi-sensory, predictable, walkable/traversable) to achieve this.

## 2.1 Design Standards to be implemented

There are a number of national and international good practice resources available to address Universal Design. The Design Team will ensure good practice is embedded throughout the planning, design and construction phases of the project. Design standards and guidance to be considered includes (but not limited to):

- BS8300:2018 – New standard on external environment and approach.
- Building for Everyone – This is the Irish national good practice guideline on Universal Design (Booklet 1 focuses on External Environment, Booklet 9 - Planning).
- Disability Sport Northern Ireland. (2016). Guide 1: Accessible sports facilities design guidelines (2016 edition); Guide 5: Accessible Outdoor Places Design Guidelines (2016 edition).
- Inclusive Design Standards (May 2019) – London Legacy Development Corporation.
- Sport England. (2024). Accessible and inclusive sports facilities guide.

### 3 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2022) Building Regulation, 2022 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access.
5. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
6. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
7. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.