



Leopardstown Road

Proposed Residential Development

Leopardstown Road, Dublin 18

Planning Submission –
Universal Access Statement
February 2025



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Project Team:

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| Applicant | Dún Laoghaire-Rathdown County Council |
| Architect | Reddy Architecture + Urbanism |
| Planning Consultant | Hughes Planning & Development Consultants |
| Engineer (Civil and Traffic) | TENT Engineering |
| Engineer (Mechanical and Electrical) | Fallon Design M&E Engineering |
| Landscape Architects | Rónán MacDiarmada & Associates Ltd. |
| LVIA & Daylighting and Sunlight | 3D Design Bureau |
| Waste Consultant | AWN |
| Arboricultural Consultant | CMK Horticulture + Arboriculture ltd |
| Fire Safety Consultant | Jensen Hughes |
| Ecological Consultant | Altemar Limited |

INTRODUCTION

This document demonstrates how the proposed Residential Development application complies with the principles of Universal Design, as 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.”

The scheme has been designed with reference to the following documents:

- Building for Everyone, a Universal Design Approach (National Disability Authority)
- Universal Design Guidelines for Homes in Ireland (National Disability Authority)
- Technical Guidance Document M - Access and use 2022 (Department of Housing, Local Government and Heritage)

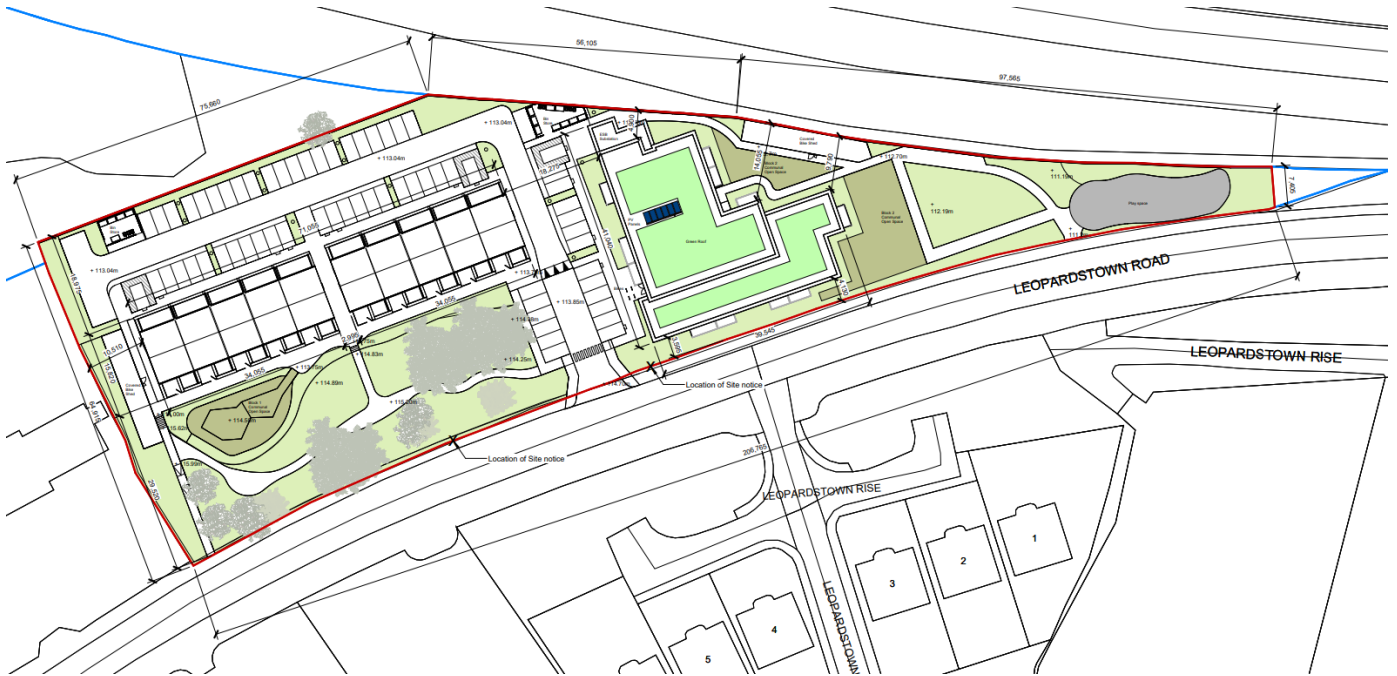
The statutory requirement to procure a disability access certificate will be undertaken to demonstrate compliance with Technical Guidance Document Part M 2022. The paragraphs below are set out as per that document. As there are no extensions to existing buildings included in this planning application, section M2 of TGD Part M is not referenced in this document.

| | | |
|----------------------------------|-----------|---|
| Access and Use | M1 | Adequate provision shall be made for people to access and use a building, its facilities and its environs. |
| | M2 | Adequate provision shall be made for people to approach and access an extension to a building. |
| Sanitary Facilities | M3 | If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension. |
| Changing Places Toilet | M4 | 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. |
| Non-Application of Part M | M5 | 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 01 – The requirements of Part M (2022) of the Building Regulations

PROPOSED DEVELOPMENT

The proposed development will consist of 80 no. residential units together with associated infrastructure including open space and car/cycle parking and is a mixture of duplexes and apartments in 2 no. blocks ranging in height from three to six stories



Proposed Site Plan

APPLICATION OF PART M OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS FOR THE PROPOSED WORKS

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”.

The design team during the planning stages of this project are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- Disabled accessible parking spaces are provided at grade. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2022.
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2022
- Adequate access routes are provided from all designated car parking facilities to the main entrances of the building serving the vertical circulation cores. The routes will be designed in accordance with Section 1.1.3 of TGD M 2022, with 1800mm x 1800mm level landings provided at all accessible entrances
- All common area entrances to the building are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2022
- Internal corridors, floor finishes and doors within communal areas are designed in accordance with Section 1.3 of TGD M 2022 with 1800mm turning areas are provided at adequate intervals throughout each building's common area
- At least 1 No. passenger lift and 1 No stair suitable for ambulant disabled people is provided in a vertical circulation cores serving all floors within the building. The lifts are designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2022 and stairs in accordance with Section 1.3.4.3 of TGD M 2022. Refer to drawings for further details which indicate the location of lifts and stairs within the Blocks
- All communal facilities within or surrounding the building are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2022;
- All apartments are designed to meet the guidance in Section 3 of TGD M 2022 (e.g. 1200mm x 1200mm level landings at apartment entrances and 800mm wide doors at to apartment entrances)

The Design Team notes that TGD M 2022 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

- Independently accessible means of approach to the accessible entrances of the building and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2022. (level access route, gently sloped access routes, pedestrian crossings, etc.)
- Entrances to the proposed building will be independently accessible and avoid segregation based on a person's level of ability in accordance with Section

1.2 of TGD M 2022. (accessible entrance doors - glazed, manual, entrance lobbies, etc.)

- Other facilities within the proposed communal areas will be accessible and usable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2022. (switches, outlets and controls, etc.)
- People will be able to travel horizontally and vertically, within the building conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2022. (Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)
- Adequate aids to communication will be provided within the common areas to ensure people can independently access and use the building and its facilities in accordance with Section 1.6 of TGD M 2022. (signage, visual contrast, lighting, audible aids, etc.)
- Apartments within the development will be designed in accordance with Section 3 of TGD M 2022, ensuring that they provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, accessible WCs suitable for visitors, etc

REFERENCES

- DEHLG (2022) Building Regulation, 2022 Technical Guidance
- Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin S.I. No. 608/2022 - Building Regulations (Part M Amendment) Regulations 2022
- NDA (2002), Building for Everyone. The National Disability Authority