# FORRESTON
## BLARNEY

**Phase 2**

Ringwood Largescale Residential
Development, Shean Upper, Blarney, Co. Cork

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Universal Access Statement

December 2025

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BLR-2-02-SW-XXX-RP-CCK-AR-602

## 0.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This planning application is made on behalf on Clockstrike Ltd for the proposed LRD and second phase of the Development at Ringwood, Shean Upper, Blarney, Co Cork.

The proposed development will consist of a largescale residential development (LRD), representing Phase 2 of development in the Blarney East / Ringwood Expansion Area, and comprising the construction of (i) 323 no. residential dwellings comprising of 157 no. terraced, end-of-terrace, and detached houses; 52 no. duplexes provided in 5 no. 3-storey buildings; and 114 no. apartments provided in 2 no. 5-storey buildings (ii) a primary care centre, over 2 stories and 1,724sqm in area, incorporating GP services (iii) the refurbishment and redevelopment of existing farm outbuildings for conversion to a retail/pharmacy use, 80sqm in area, and café/restaurant use, 380sqm in area; (iv) a new access roadway into the site from the R617 with associated pedestrian and cyclist infrastructure, which will form the 1st phase of the proposed Stoneview Access Link Road, (v) a new signalised junction on the R617 road which will provide a single lane approach to the west and a two lane approach to the east, comprising one lane for through traffic on the R617 and a right turn lane for traffic turning into the site, and associated footpath improvements and cycle lane provision (vi) a new signalised junction on Station Road that reflects the junction permitted under the Phase 1 LRD scheme (Reg. Ref. 2443031) (vii) private, communal, and public open spaces and hard and soft landscaping, boundary treatments and amenity areas, including a new wetland public amenity area, (viii) drainage works and nature-based SuDS measures (ix) foul sewer infrastructure, including 1no. pump station, the diversion of existing foul and water sewers and other new network works, (x) car parking, including EV charging points, bicycle parking, and motorcycle parking bays (xi) 2no. substations all associated ancillary site, drainage and development works.

The planning application is accompanied by an Environmental Impact Assessment Report (EIAR).

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

The proposed development scheme must meet the requirement of Part M of the Building Regulations. TGD Part M – Access and Use (2022) came into operation on the 1st January, 2024 and subject to certain transitional arrangement the requirements of Part M 2022 must be followed. In general, this document applies to works, or to a building in which a material change of use takes place, where the works commence or change of use take place on or after 1 January 2024. Technical Guidance Document M – Access and Use, dated 2010, also ceases to have effect from that date.

Part M of the Second Schedule to the Building Regulations, (as amended), provides as follows:

### a. The requirements of Part M (2022) of the Building Regulations

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

The Design Team for the proposed development at Ringwood, Shean Upper, Blarney, Co Cork, recognise 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".***

During the production of the planning drawings, we have liaised with the other members of the design team during the various design 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, and we list below some examples:

- Adequate access routes are provided through and around the development from the development centre. Each of the routes provided through and around the building are designed to meet the guidance in Section 1.1 of TGD M 2022;

- A minimum 5% of the total amount of car parking spaces will be provided as accessible car parking spaces in line with TGD M 2022. 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 TGD M 2022;

- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the apartment blocks and primary care centre. All are designed in accordance with section 1.1 of TGD M 2022 with 1800x1800mm level landings provided at all accessible entrances;

- Stepped access routes, suitable for ambulant disabled people, will be provided to each upper floor duplex entrances in accordance with the guidance in section 1.1.3.5 of TGD M 2022;

- All entrances to the apartment blocks, primary care centre and the restaurant / retail are designed in accordance with the guidance in section 1.2 of TGD M 2022;

- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guidelines as set out in Section 1.3 of TGD M 2022;

- In the case of the apartments and primary care centre the passenger lifts and stairs provided in the vertical circulation cores are suitable for ambulant disabled people

serving all floors within the building. The Lifts will be in accordance with the guidance in section 1.3.4.2 of TGD M 2022 and the stairs in accordance with section 1.3.3 of TGD M 2022;

- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2022;

- Apartments and Duplexes are designed to meet the guidance in section 3 of TGD Part M 2022 (e.g. 1200mm by 1200mm level landing at apartment entrances and 800mm wide doors at entrances to the apartments);

- An accessible WC, suitable for visitors, is provided at entry level within each apartment, house, and duplex unit. Each has been designed in accordance with Section 3.4 of TGD Part M 2022.

- Accessible sanitary facilities will be provided, where appropriate, in the commercial buildings including primary care centre and restaurant. These will be fitted out in accordance with Section 1.4 of TGD M 2022;

- All public convenience switches and sockets provided within the buildings will be adequately accessible and be in accordance with Section 1.5.7 of TGD M 2022.

- Signage, both external and internal to buildings, will be adequately accessible and designed in accordance with Section 1.6.3 of TGD M 2022 and Section 12 of BS8300-2:2018.

**The Design Team notes that the TGD Part M 2022 is the minimum guidance to show compliance with the requirements of Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and the development as a whole and are committed to ensuring this: Creating an environment that can be used by all people, regardless of their age, size, disability or ability.**

**b. Universal Access Strategy and Principles for the Proposed Development at Ringwood, Shean Upper, Blarney, Co Cork ,**

## A EXTERNAL ENVIRONMENT AND APPROACH

**To provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, in accordance with Section 1.1 of TGD Part M 2022.**

## B INDEPENDENTLY ACCESSIBLE ENTRANCES

**To provide entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability, in accordance with Section 1.2 of TGD**

## C HORIZONTAL AND VERTICAL CIRCULATION

**The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2022.**

## D SANITARY FACILITIES

**The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, in accordance with Section 1.4 of TGD Part M 2022.**

## E FACILITIES IN BUILDINGS

**The objective is to ensure that all facilities within a building are accessible to and useable and that they are designed and constructed to facilitate active participation where appropriate, in accordance with Section 1.5 of TGD Part M 2022.**

## F ADEQUATE AIDS TO COMMUNICATION

**The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities, in accordance with Section 1.6 of TGD Part M 2022.**

## G APARTMENTS AND DUPLEX UNITS

**The objective is to provide an adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing accessible WC's suitable for visitor's etc, in accordance with Section 3.0 of TGD Part M 2022.**

## 3.0 STANDARDS AND GUIDELINES USED IN THE DESIGN OF RINGWOOD, BLARNEY.

**The Development is required and designed to provide compliance with the following:**

- **The Building Regulations 1997 – 2022. Specifically Technical Guidance Document Part M (Access & Use).**

- **The Cork City Development Plan 2022-2028**

- **Age Friendly Ireland Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Homes.**

- **The National Disability Authority in Ireland (NDA) - Building for Everyone**

- **The National Disability Authority in Ireland (NDA) – Principals of Universal Design**

- **BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment.**

**Codes of Practice**

- **BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice**

- **DMURS – Design Manual for Urban Roads and Streets.**