M'CORM
ARCHITECTURE
AND URBAN DESIGN

No 1 Grantham Street Dublin 8
T: +01 478 8700
E: arch@mcorm.com
MCORM.COM



UNIVERSAL ACCESS STATEMENT

LARGE-SCALE RESIDENTIAL DEVELOPMENT OF
C2 Lands At Southgreen, Co. Kildare
On behalf of
Pousterle Limited.

Ref: 25001
March 2026

DRAFT VERSION FOR REVIEW	**ISSUED 31.01.2026**	**CL**	*Development description to be updated for consistency across consultants*
REVISED VERSION FOR FINAL REVIEW	**ISSUED 02.03.2023**	**CL**	*Development description to be updated for consistency across consultants* *Date updated to "February 2026"* *No reference to Universal Design (Building for Everyone)*
FINAL VERSION FOR APPLICATION	**ISSUED 04.03.2023**	**CL**	

INTRODUCTION
UNIVERSAL ACCESS STATEMENT

This Universal Access Statement has been prepared in support of a full planning application by Pousterle Limited (the applicant), submitted to Kildare County Council for a residential development within the C2 Lands North of Kildare Town at Southgreen, Co. Kildare.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development, on a site of approximately c.6.138 HA, consists of:

1. 146 no. residential units comprising:

   · 136 no. houses (7 no. 2-bed houses; 102 no. 3-bed houses; and 27 no. 4-bed houses);

   · 8 no. own-door apartments (5 no 1-bed & 3 no. 2-bed); and

   · 2 no. own-door duplex apartments (2 no. 3-bed).

2. The development will also consist of a crèche (161 sq.m. + 60 sq.m. play area; capacity for 39 no. pre-school going age children).

3. The development will also consist of the provision of landscaping and amenity areas within the residential development; two significant public amenity areas located centrally and to the south are proposed within residential development, which includes two large public open spaces, playgrounds / equipped play areas, landscape features which are designed to complement the contours within the site. The provision of pedestrian / cyclist routes is proposed east west at the north of the site connecting Old Road to Southgreen Road which will also give access/connection to future amenity lands to the north. A further cycle/pedestrian route is also proposed to the adjacent southern ring road, residential developments and surrounding areas, comprising of: 1 no. connections which provides routes back into Kildare Town The provision of a new vehicular / pedestrian / cyclist access points to the proposed residential development off the Southgreen Road; and a vehicle and cycle parking for the residential development, crèche and strategic amenity parkland within the site.

The application site is located north of Kildare Town, bounded to the north by agricultural fields; to the south by the recently constructed Southern Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties. The application site forms part of the C2 lands within the development plan, which are within the applicant's landholding, envisages the development of 6.138HA of C2 zoned land, in addition to a creche building proposed within the aforementioned residential area located on the eastern boundary of the development.

M'CORM Architecture & Urban Design
No.1 Grantham Street,
Dublin 8,
D08A49Y, Ireland.

Tel: 01-4788700

Fax: 01-4788711
E-Mail: arch@mcorm.com

SECTION 1 - EQUITABLE USE

The design provides for persons/ users with a wide range of abilities and the intention is to make the design appealing to all end users/ residents. There are a wide variety of unit types within the estate to cater for this. There is a of variety of high quality landscaped open spaces provided for within the development, with a variety of uses proposed. All the amenity spaces are accessible and useable by all.

All dwellings and ground floor apartments with own-door access have Part M compliant access routes from the parking space to the front door. Access to all parts of the site is provided for all users.

SECTION 2 - FLEXIBILITY IN USE

The residential accommodation offers a wide variety of layouts for different preferences and uses, including 2 - storey houses, own-door apartments, and duplexes. The development also provides for a creche to serve the new residential community.

These layouts cover conventional 2 storey housing of different styles and character and a range of own-door apartments and duplexes, in compliance with TGD Part M. These are as follows:

7 main house types are proposed and 2 variants depending on which of the 2-character areas and configurations designed (these vary in form and are detached, terraced & semi-detached), achieving an overall total of 136no. houses.

10 own-door apartments disposed as ground and first floor dwellings in 1no. 2/3-storey block (A), which is located on the eastern boundary within the scheme at a prominent location at the request of kCC within the stage II opinion within character area 1.

The crèche facility is designed within Block A at secondary main entrance and gateway of the scheme, off Southgreen Road, having full regard on TGD Part M and enhancing the variety and inclusivity of the architectural fabric proposed.

The overall summary of dwelling types is set out below:

Type		BED SPACES	UNIT AREA M²	Quantity
	HOUSE TYPES			
A	4 Bed - Semi-Detached	7	131.6	12
A1	4 Bed - Semi-Detached – Gable entry	7	133	2
B	3 Bed – Mid-Terrace (1 no. Part V)	5	117.6	44
B1	3 Bed - End Terrace (1 no. Part V)	5	117.6	42
B2	3 Bed – End Terrace – Gable entry	5	117.6	6
C1	3 Bed – Semi-Detached Wide-Frontage (3 no. Part V)	**5**	**117.4**	**10**
D	4 Bed - Semi-Detached Wide-Frontage	7	138.4	5
D1	2 Bed – Detached Wide-Frontage	7	138.4	5
D2	4 Bed - Semi-Detached Wide-Frontage (1 no. Part V)	7	138.4	1
D3	4 Bed - Semi-Detached Wide-Frontage	7	138.4	1
E	2 Bed – Semi-Detached (2 no. Part V)	4	99.6	2
E1	2-Bed – End Terrace (4 no. Part V)	4	99.6	4
F	2-Bed – Semi-Detached Wide-Frontage	4	110	1
G	4 Bed - Detached Wide-Frontage	8	183.4	1

	TOTAL HOUSES			136
	APARTMENT/DUPLEX TYPES			
H	1 Bedroom Own-Door Apartment (Ground Floor)	2	60.5	2
H1	1 Bedroom Own-Door Apartment (Ground Floor)	2	49	1
H2	1 Bedroom Own-Door Apartment (Ground Floor)	2	49	2
H3	2 Bedroom Own-Door Apartment (First Floor)	3	90.5*	2
H4	2 Bedroom Own-Door Apartment (First Floor)	3	90.5*	1
H5	3 Bedroom Own-Door Apartment (First Floor)	5	115.4*	2
	TOTAL OWN-DOOR APARTMENTS/DUPLEXES			**10**
	OVERALL TOTAL			**146**

**These areas do not include private access ambulant stairs to upper-level units.*

OVERALL RESIDENTIAL MIX

1-BEDs: 3.4%
2-BEDs: 6.8%
3-BEDs: 71.2%
4-BEDs: 18.5%

Please refer to Architect's HQA and planning drawings for further information on the residential accommodation provided.

SECTION 3-

SIMPLE AND INTUITIVE USE

The language of the design is simple, clearly identifying distinctions between public and private domains (different material finishes), simple features to identify access points (e.g. porches/material changes) and clear visual (physical) links into and around the site.
Internally dwellings have simple and familiar layouts to easily navigate.
Designated parking is being provided for in close proximity to step down/ specific need accommodation as identified in section 1 above as well as the crèche.

SECTION 4-
PERCEPTIBLE INFORMATION

Tactile paving will be used in the detail design of the landscaping to identify road crossings and other hazards. Material selection for the crèche and residential buildings will ensure that visual contrast is provided for as required by Part M TGD.

The nature and layout of the scheme, clear visual and physical linkages to and from the main public spaces as well as the Leixlip Town Centre should simplify wayfinding within the development.

SECTION 5-
TOLERANCE FOR ERROR

Tactile paving will be used to warn users of road crossings and other hazards. The raised traffic tables, road alignment and landscaping provide traffic calming as well as a safe low speed environment for all.
Given the clear visual linkages within the estate to the primary amenities, both inside and out, differentiating various aspects/ parts of the development.

SECTION 6-
LOW PHYSICAL EFFORT

Access around the site is facilitated by means of low gradient pedestrian routes, all a minimum of 2 metres clear width, without significant alteration of the topography. Access to all public and semi-public spaces is via these routes. Pedestrian and cycling routes across the northern & southern boundaries have been carefully integrated into the topography proposed and designed according to principles previously outlined. Please refer to Landscape Architect's reports and drawings accompanying this application for further information.
Car parking is predominantly provided for within the curtilage of houses reducing travel distances and ensuring adequate passive surveillance and maintenance of the same.

Own-door apartments and duplexes (Block A) have designated parking spaces surrounding the central public open space integrated within the overall street design, including a 1 universal parking space.

Ambulant stairs are provided as required for access to upper-level own-door duplexes and apartments.

SECTION 7-
SIZE AND SPACE FOR APPROACH AND USE

All entrances are provided with clear approaches and access routes in compliance with TGD Part M.

Reference Documents -

- DoELHG (2010) Building Regulation, Technical Guidance Document Part M, Access and Use
- BS 8300, The design of buildings and their approached to meet the needs of people with disabilities - Code of practice