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Statement of Compliance with Principles of Universal Design

SMR-XX-XX-SH-JFA-AR-P7004

Proposed Residential Development at Summerhill Rd,

Dunboyne, County Meath

Solkerry Ventures Ltd.
August 2026

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0.0 Proposed Development

The proposed development will consist of a Large-Scale Residential Development comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works.

The development shall comprise:

a) Construction of 248 no. residential units as follows:
   - 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden.
   - 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies.
   - 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces.
   - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm).

b) 1 no. childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm).

c) Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the creche facility) and a total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces).

d) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;

e) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228).

f) All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatments including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.

1.0 Application of Part M to the Proposed Development

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, which the requirements are shown below:

Part M - The Requirement

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

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- TGD Part M Access & Use (2022)

The Design Team for the proposed development at Summerhill Rd, Dunboyne, County Meath, recognise that since the introduction of the Disability Act in 2005, Irish Building Regulations have been revised with Universal Design in mind and the comprehensive technical guidance document known as the Building Regulations Technical Guidance Document M 2022 Access and Use (TGD Part M) is in place.

TGD Part 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 Part 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".*

2.0 Design Team Approach to Access & Use Requirements

During the preparation of the design for the residential development at Summerhill Road, Dunboyne, County Meath, the design team have worked to ensure that all requirements of Part M have been considered both internally and in the design of the approach and movement through the site. The preference has continually been to ensure universal access in the first instance and ensure equal access via alternative means where this is not possible due to existing site conditions.

The Design Team notes that TGD Part M 2022 demonstrates 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 that all people, regardless of their age, size, disability or ability can enjoy equally the spaces that we design and build.

Key examples to this approach are demonstrated below:

- Access routes provided through and around the development are designed to meet the guidance in Sections 1.1 and 3.1 of TGD Part M 2022 where applicable.

- All entrances to the dwellings are designed in accordance with the guidance in Section 3.2 of TGD Part M 2022;

- Entrances to dwellings are designed to meet the guidance in Section 3.2.2 of TGD Part M 2022 including 1200mm by 1200mm level landing at the main entrances and 800mm wide entrance doors.

- An accessible WC, suitable for visitors, is provided in line with Section 3.4.2 of TGD Part M 2022, with a visitable WC provided at entry level or where there is no habitable room at that level, on the same level as the living room. Each has been designed in accordance with Diagram 36/37 of the TGD.

- 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 Part M 2022.

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

3.0 Principles of Universal Access for the Proposed Development

EXTERNAL ENVIRONMENT AND APPROACH

We aim to provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, avoiding segregated routes as far as possible, in accordance with Section 1.1 of TGD Part M 2022.

INDEPENDENTLY ACCESSIBLE ENTRANCES

We aim to create entrances to apartment blocks and public buildings that are independently accessible and avoid differentiation and segregation of disabled people, in accordance with Section 1.2 of TGD Part M 2022.

HORIZONTAL AND VERTICAL CIRCULATION

We aim to enable people to travel horizontally and vertically within the proposed buildings easily and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2022. (e.g. Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)

SANITARY FACILITIES

We aim to ensure that independently accessible sanitary facilities that meet the needs of people with a wide range of abilities are available in accordance with Section 1.4 of TGD Part M 2022.

FACILITIES IN BUILDINGS

We aim to ensure that all facilities within a building will be accessible and useable, and that all facilities will be designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2022. (e.g. access control, switches, outlets and controls, etc.)

ADEQUATE AIDS TO COMMUNICATION

We aim to provide adequate aids to communication within the common areas of apartment blocks and in public facilities as appropriate to ensure people can independently access and use the buildings and these facilities in accordance with Section 1.6 of TGD M 2022. (e.g. signage, visual contrast, lighting, audible aids, etc.)

DESIGN OF APARTMENTS

We aim to ensure that all apartments within the development will be designed in accordance with Section 3 of TGD M 2022, and that they will provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, and visitable accessible WCs.

The architectural design statement details how the proposed design takes into consideration the objectives set out in the Meath County Council Development Plan, as follows:

SH POL 7 **-**To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.

SH OBJ 22 **-** The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

References:

1. DEHLG (2022) Building Regulation, 2022 Technical Guidance Document M Access and Use

2. DEHLG & NDA (2011) Access – improving the accessibility of Historic Buildings and Places

3. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access

4. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice

5. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice

6. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.

7. Centre for Excellence in Universal Design (2015), Universal Design Guidelines for Homes in Ireland