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Prepared by CWPA Planning & Architecture

**Coolquay, Co. Dublin**

# UNIVERSAL ACCESS STATEMENT

**Proposed Development in the Village of Coolquay.**

**Prepared on behalf of Breffni Asset Holdings Ltd.**

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### Quality Assurance – Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

Date of Preparation	Prepared By	Checked By	Approved By
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## 1.0 Introduction

CWPA Planning & Architecture have been retained by our client Breffni Asset Holdings Ltd. to prepare this Universal Access Statement (UAS) for the consideration of An Bord Pleanála in respect of the proposed SHD development located on lands at Coolquay, Co. Dublin.

This UAS demonstrates how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design, to encourage access and use of the development regardless of age, size, ability or disability.

## 2.0 Policy Context

Legislation introduced and covered by Part M of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S. I. No.513 of 2010) aims to foster an inclusive approach to the design and construction of the built environment. The following requirements shown in Fig 1 must be followed and will be taken into account in this development.

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	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.
	M4	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 - Requirements of Building Regulations, Part M (2010), Source: Building Regulations (2010)

In addition, the principles of Universal Design, which 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 adaption, 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”*, have been incorporated into the design of this project and will be carried through at construction stage.



## 3.0 Proposed Development

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The proposed development site extends to an area of c. 153,710 m<sup>2</sup> (15.37 Ha) with a residential site development area of 101,130 m<sup>2</sup> (10.113 Ha) and will consist of:

1. *The construction of 173 no. detached, semi-detached and terrace residential units (125 no. 3-bed dwelling units of 13,285.6 m<sup>2</sup>, 17 no. 4-bed dwelling units of 2177.2 m<sup>2</sup>, 17 no. senior living units of 1006.9 m<sup>2</sup> and 14 no. duplex units of 1,244.6 m<sup>2</sup>).*
2. *Provision of 362 no. surface car parking spaces, including accessible spaces, electric vehicle charging points and 56 no. bicycle parking spaces (42 no. resident and visitor spaces for duplex units and 14 no. spaces associated with supporting commercial development).*
3. *Provision of a two-storey mixed-use building of c. 656.96 m<sup>2</sup> GFA providing for retail and commercial units, associated car and bicycle parking and a dedicated landscaped plaza.*
4. *The provision of a two-storey childcare facility of c. 567.7 m<sup>2</sup> GFA with capacity for in the order of 102 no. children with associated car and bicycle parking and dedicated secure open play area.*
5. *Provision of a community centre of c. 353.12 m<sup>2</sup> GFA with associated car and bicycle parking and dedicated hard and soft landscaping areas.*
6. *Provision of Class 2 public open space of c. 22,670 m<sup>2</sup> (22.41 % of residentially zoned area), communal open space of 767.8 m<sup>2</sup> and Class 1 public open space of c. 4.91 Ha on adjoining RU "Rural" zoned lands forming a multifunctional biodiversity park.*
7. *Vehicular access to the development site will be via a new vehicular entrance on the R130 to the north and via 2 no. new vehicular entrances on the L-7200-0 to be upgraded as part of this strategic housing development application.*
8. *Road widening and improvement works are also proposed to the existing road network bounding the subject site including the provision of c. 602.5 meters of pedestrian and cycleways.*
9. *Provision of internal roads and pathways, hard and soft landscaping and boundary treatments, pumping station, plant, solar panels, attenuation tank and related SUDS measures, signage, public lighting and all associated site development and excavation works above and below ground necessary to facilitate the development.*

*The total gross area of the development is 17,714.3 m<sup>2</sup> with a net residential density c.17.47 units per hectare.*

### 3.1 The Site

The design team for this proposed development is committed to ensure that its design and composition is such that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability.

The overall development site is approximately 15.37 Ha in area. Pedestrian and vehicular access to the site will be from the R130 regional road to the west and from the local roads to the north and south. Existing roads fronting the site will be widened and improved to provide improved vehicular, pedestrian, wheelchair and cycle access to the subject site. The existing lands within the site are



relatively flat with a vertical rise of approximately 2.5m from south to north representing an average gradient of 1/220. The proposed development has been designed to generally remain within these vertical limits and there is no proposal to introduce additional height or reduction in ground levels.

Within the proposed development site, public roads, footpaths and other surfaces have been designed to provide independently accessible means of approach to the accessible entrance(s) and circulation around the buildings and amenity spaces. Measures taken at the design stage of the project consist, inter alia, of the following:

- External surfaces will be firm, smooth, durable, level or gently sloped or ramped as necessary to accommodate the widest range of abilities.
- External surfaces will generally be slip resistant and footpaths will be dished at appropriate locations.
- Where external steps are provided, they will be designed to be used by ambulant disabled people and will incorporate tactile warning surfaces and suitably designed handrails.
- Barriers, restrictions or other hazards that peoples encounter on access routes will be restricted in number.
- Projecting features which may present hazards, will be avoided or hazard protection will be provided where unavoidable.
- Tactile warning paving will be provided where there is a risk of people with visual impairment walking into a vehicular route.
- The overall development will be well lit and adequate signage will be provided.
- Pedestrian crossings will be provided which will incorporate tactile paving and dropped kerbs in accordance with “Good Practice Guidelines on Accessibility of Streetscapes”.
- Designated parking spaces (exclusively for the use of holders of a disabled person’s parking permit) will be provide on a proportional basis where on-site car parking is being provided within the development.
- Drainage gratings and channels will be positioned to minimise the risk of trapping canes or wheelchair wheels.
- The minimum clear width between walls, upstands, kerbs will 1.5m and passing places will be provided for wheelchair users.



## 3.2 Buildings within the Development

Buildings within the proposed development, both dwellings and buildings other than dwellings, will be designed and constructed to ensure that, regardless of age, size or disability will be accessible and usable and new dwellings will be visitable. Building design measures, including design of dwellings and buildings other than dwellings, have been guided by the “Technical Guidance Document M – Access and use” as published by the Minister of the Environment, Heritage and Local Government under article 7 of the Building Regulations 1997 and take account of, inter alia, the following:

### **Approach to buildings**

Access routes, level access routes, gently sloped access routes, ramped access routes, stepped access routes, handrails, pedestrian crossings, car-parking and setting down areas.

### **Access to Buildings**

Accessible entrances, accessible entrance doors, accessible glass doors, accessible manual doors, accessible power operated doors, low energy swing doors, entrance lobbies.

### **Circulation within buildings**

Horizontal features, reception areas, internal doors, corridors and passageways, internal lobbies, vertical features provision, lifts, stairs, passenger lift details, stairs suitable for ambulant disabled people, internal ramps, handrails, circulation/horizontal/vertical circulation within dwellings.

### **Sanitary Facilities**

Wheelchair accessible unisex WC's, WC cubicles, urinals, accessible bathrooms/shower rooms, changing/showering facilities, accessible WC and WC in smaller dwellings.

### **Other Facilities**

Audience and spectator facilities with/without fixed seating, refreshment facilities, sleeping accommodation, switches/sockets/outlets and controls

### **Aids to communication**

Signage, visual contrast, lighting audible aids.

The design team for this proposed SHD development located on lands at Coolquay, Co. Dublin, is committed to achieving a development which will be universally accessible to all in compliance with the principles of Universal Design regardless of age size, ability or disability.



## 4.0 References

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- DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin
- DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice
- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice
- NDA (2002), Building for Everyone. The National Disability Authority, Dublin