

Universal Access Statement for Proposed LRD at Whitestown Way, Tallaght



(Issue.01)

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1. Project Description

The proposed development principally comprises the construction of a mixed-use development in

- 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.
- The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east;
- 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking;
- hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments;
- sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground. Ancillary Residential / Communal Areas - Ancillary amenity spaces in the form of a small lounge area and a communal storage area at 2nd floor level within Block B is provided. A post room is also provided at lower ground level within Block A. In addition, spacious entrance lobbies are provided at entrance level for both blocks.

1. Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirements of Part M of the Building Regulations.

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

The Design Team recognises 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 Technical Guidance Document M – Access and Use, or alternatively TGD M 2022.

TGD M 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 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:

- 3no. Disabled accessible parking spaces are provided at grade with an additional 2 accessible spaces in the undercroft carpark
These bays are designed to meet the guidance In 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;
- Where pedestrian crossings are proposed throughout the site they will meet the guidance in Section 1.1.4 of TGD M 2022;
- Adequate access routes are provided from all designated car parking facilities to the main entrances of the apartment blocks serving the vertical circulation cores of each. 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 apartment all Blocks 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 of all Blocks are designed in accordance with Section 1.3 of TGD M 2022 with 1800mm turning areas 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 core of each apartment the Blocks serving all floors within these buildings. 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 apartment Blocks are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2022;
- Apartment Blocks 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 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 apartment blocks 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 apartment blocks 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. (refreshment facilities, switches, outlets and controls, etc.)
- Independently accessible sanitary facilities, where provisioned, that meet the needs of people with a wide range of abilities, will be provided within the proposed works in accordance with Section 1.4 of TGD M 2022. (wheelchair accessible)
- People will be able to travel horizontally and vertically, within apartment blocks 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 of apartment blocks to ensure people can independently access and use the buildings and their facilities in accordance with Section 1.6 of TGD M2022. (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.*
- *Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.*
- *Architectural Heritage Protection - Guidelines for Planning Authorities(2004) – Chapter 18 – Improving Access;*
- *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*

