



Statement of Compliance with Principles of Universal Design

RAT-XX-XX-DR-JFA-AR-P7005

Proposed Residential Development at

Ballybin Road, Ratoath, Co Meath

Marshall Yards Development Company Ltd.

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0.0 Proposed Development

The proposed development is at a site with a total area of 5.48 hectares principally located at Main Street/R125 and Ballybin Road, Ratoath, Co. Meath. The total site contains a proposed residential development site with an area of 3.66 hectares (bisected by a proposed realigned Ballybin Road) and a proposed infrastructural development site with an area of 1.82 hectares (principally for road and related works, water services and open space amalgamation). The site is generally bound by: Fox Lodge Woods and Fox Lodge Manor to the west and north; existing agricultural lands and residential development to the north and east; existing Ballybin Road and Moulden Bridge to the east; and Main Street/R125 and Jamestown Road/L1016 to the south. The site also incorporates parts of: the existing Ballybin Road (north and west of Moulden Bridge), Main Street/R125, Jamestown Road/L1016 and green open space in Fox Lodge Manor.

The proposed development principally consists of the demolition of 2 No. dwellings (594 square metres gross floor area combined) and 1 No. agricultural shed (988.7 square metres gross floor area) and the construction of 141 No. residential dwellings with a gross floor area of 12,428 square metres in buildings of 2 No. and 3 No. storeys. The dwellings include 117 No. houses (57 No. 2-bed, 52 No. 3-bed, 7 No. 4-bed and 1 No. 5-bed) and 24 No. maisonette/duplex units (18 No. 1-bed and 6 No. 3-bed).

The development also proposes a reconfiguration of the road layout at the south (Main Street/R125 and Jamestown Road/L1016) and east (Ballybin Road) of the site. Specifically, it is proposed to demolish/remove the existing 5-arm roundabout and to replace same with a new 4-arm signalised junction and reconfigured access to the existing Ratoath Childcare site. The new junction arrangement will facilitate a proposed realignment of the southern section of the existing Ballybin Road (approximately 172 metres) as the northern arm of the new signalised junction and a revised entrance for the existing dwelling to the north-east of the site at Ballybin Road (known as 'Fox Lodge Farm', Eircode A84 KF97). The proposed road infrastructure works also include: road markings, traffic signals, traffic signage, footpaths and cycle infrastructure.

The development also proposes:

- 2 No. new multi-modal accesses onto the proposed realigned Ballybin Road to serve the bisected residential site;
- 2 No. pedestrian accesses onto Main Street/R125 and 1 No. pedestrian access onto the realigned Ballybin Road;
- Relocation of existing eastbound bus stop at Main Street/R125 approximately 130 metres to the west;
- Repurposing of the closed section of Ballybin Road as a pedestrian/cycle greenway;
- Internal roads and footpaths;
- 228 No. car parking spaces;
- Cycle parking spaces;
- Hard and soft landscaping, including public open space, communal amenity space and private amenity space (as rear gardens and terraces/balconies facing multiple directions);
- Demolition of the wall at the north-west corner of the site interfacing with Fox Lodge Manor and the amalgamation of existing public open in the estate and proposed public open space;
- Boundary treatments;
- Public lighting;
- Rooftop PV panels;
- 2 No. ESB sub-stations; and
- All other associated site and development works above and below ground.

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 arrangements 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 Ballybin Rd, Ratoath, Co 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 Ballybin Road, Ratoath, Co 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 2010, 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.

4.0 Universal Design

The Centre for Excellence in Universal Design and National Disability Authority published the Universal Design Guidelines for Homes in Ireland in 2015 with a view to raising awareness and inspiring people to think differently about the benefits of Universally Designed homes and the potential opportunity to address some of the global challenges society faces by future-proofing our homes through embracing Universal Design thinking.

The goal of the Universal Design Guidelines are to provide homes which are more adaptable to additional needs that one may encounter throughout their lives, enabling people to stay in their homes as they age and should they encounter disability.

Some Local Authorities have adopted these standards, generally requiring a proportion of units meet the guidance for homes within the Universal Design Guidelines for Homes in Ireland. The Meath County Development Plan 2021-2027 includes SH OBJ 22 which states as an objective:

"To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the 'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority)."

Key examples of how this is included within the proposed design are demonstrated below:

- In UD Homes the kitchen is open plan with a minimum of 1500mm between worksurfaces reducing barriers to movement in the living space
- UD Homes are all dual aspect ensuring pleasant sunny spaces throughout the day
- UD Homes have larger double bedrooms at 12 sqm, which can accommodate a 1500mm turning circle
- Where stairs are provided in a UD home a landing has been included and the overall pitch reduced enabling people to move more freely.
- Bathrooms in UD Homes have been designed to accommodate a wheelchair transfer space in accordance with the guidance, including having outward opening doors.

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