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Universal Access Statement

Residential Development

Former DELL EMC premises, Innishmore, Ballincollig, Cork

February 2026

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Meitheal Architects

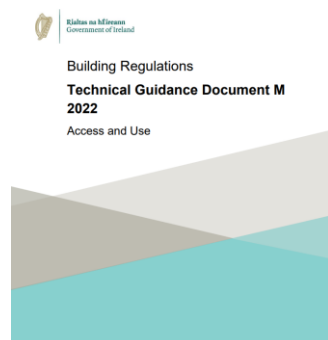
On behalf of:

Castle Peak Properties Limited

Table of Contents

0.0	DESCRIPTION OF PROPOSED DEVELOPMENT	5
0.1	EQUITABLE USE - UNIVERSAL DESIGN STANDARDS	6
0.2	FLEXIBILITY OF USE	8
0.4	STANDARDS AND GUIDELINES USED IN THE DESIGN OF THIS DEVELOPMENT	11

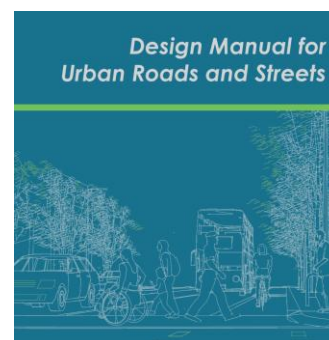
This Universal Access Statement outlines how the proposed development has been designed to provide inclusive and equitable access for all users. The design is guided by relevant statutory requirements and best-practice guidance, including Technical Guidance Document M – Access and Use 2022, the Universal Design Guidelines for Homes in Ireland, CEUD’s *Buildings for Everyone* (2012), DMURS, and BS 8300-2 (2018), ensuring accessibility is embedded throughout the scheme.



Building for Everyone: A Universal Design Approach

All booklets from the Building for Everyone series:

- Booklet 1 - External environment and approach
- Booklet 2 - Entrances and horizontal circulation
- Booklet 3 - Vertical circulation
- Booklet 4 - Internal environment and services
- Booklet 5 - Sanitary facilities
- Booklet 6 - Facilities in buildings
- Booklet 7 - Building types
- Booklet 8 - Building management
- Booklet 9 - Planning and policy
- Booklet 10 - Index and terminology





Proposed site layout plan – Proposed development in wider context

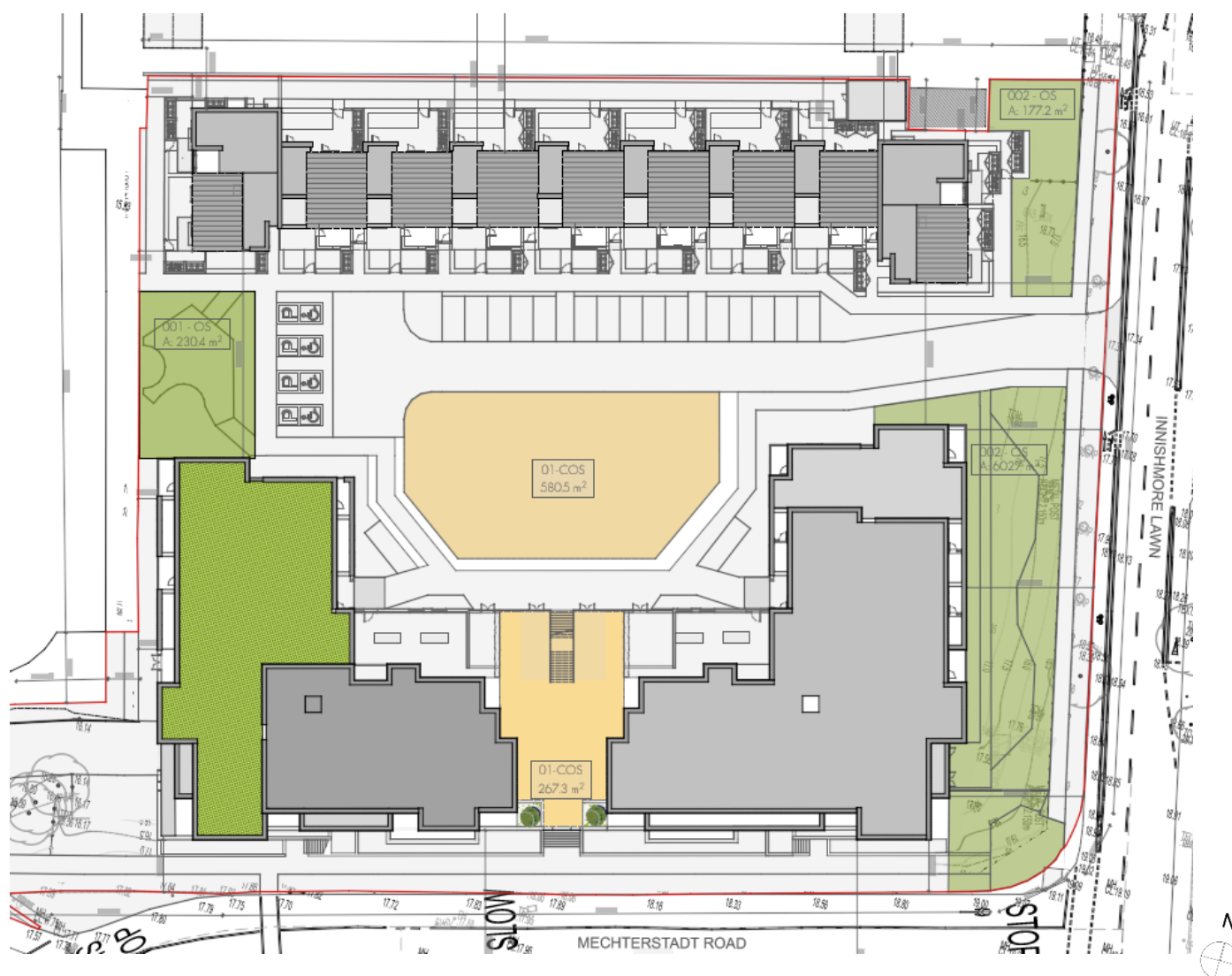
Extract from drawing no. 231064-MA-ZZ-00-DR-A-1004-P07 Proposed Site Layout Plan (Roof - 1_500)

0.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This planning application is made on behalf on Castle Peak Properties Limited for the proposed Development at Former DELL EMC premises, Innishmore, Ballincollig, Cork.

The subject site is a total 1.00 hectares in area with a net developable area of 1.00 Ha. The proposal includes a mix of apartments and duplex apartments—totalling 130 residential units— arranged in a layout that achieves an efficient use of the site while providing high levels of residential amenity and strong connections to the surrounding context. The development lands consist of an existing two storey building, formerly inhabited by DELL, to be demolished and removed from the site.

The proposed development includes 2 no. apartment block buildings totalling 108 apartments; 52 no. 1-bedroom apartments, 56 no. 2-bedroom apartments, 4 no. number 1-bedroom Duplex units, 9 no. 2-bedroom Duplex units and 9 no. 3-bedroom Duplex units. There are 4 no. 1-bedroom Universal Design units included as part of the apartment blocks.



The proposed development provides 18% open space, facilitated through an internal open courtyard intended for the use of future residents.

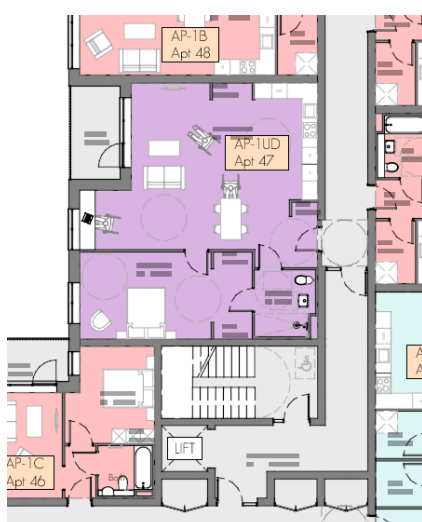
Proposed site layout plan – communal and public open space. – Extract from Architectural Design Statement – 10.1 Public & Communal Open Space Strategy.

0.1 EQUITABLE USE – UNIVERSAL DESIGN STANDARDS

The design provides for user/ users with a wide range of abilities & mobility. There are a wide range of unit types provided in the proposed development to cater for all possible inhabitants/ users. The intention is to make this proposed development appealing and functional for all residents. Each maisonette building has various one bed units with own door access on ground floor level, with two bedroom units above fully compliant with part M access through an own door setting also as per the Technical Guidance Document M – Access and Use 2022. There are a number of high quality landscaped spaces for public open space, with a variety of usages possible throughout.



Accessible parking & high quality landscaped areas – Extract from drawing no. 231064-MA-ZZ-00-DR-A-1005-P10 Proposed Site Layout Plan (Roof - 1_200)



Throughout the apartment blocks there are 4 no. Universal Design apartments, which are designed with standards for a user with further mobility needs.

Apartment layouts not labelled as 'Universal Design' are still capable of being adapted in the future if needed, with minor changes being needed to convert the apartment layouts into fully function Universal Design Units.

Apartments have been designed with reference to both the 'Universal Design Guidelines for Homes in Ireland' and CEUD's 'Buildings for everyone: A Universal Design Approach 2012'.

Internal apartment layout – Universal Design – Extract from drawing no. 231064-MA-ZZ-00-DR-A-1013-P12 Proposed Lower Ground Floor Plan - Site Plan



Artist representation (Meitheal Architects) – road view of proposed development



Artist representation (Meitheal Architects) – Aerial view of proposed development – Landscaped areas



All the public amenity spaces are accessible and useable by all and all dwellings and ground floor apartments with own door access, are accessed at ground floor via a Part M compliant access route from the parking space to the front door.

Parking layout to serve the apartment blocks is located at lower ground floor level, with access to part M stairs and lift access to the upper floors.

0.2 FLEXIBILITY OF USE

The proposed residential development provides a diverse range of accommodation types designed to respond to varying household needs and lifestyles. These include, own-door duplex apartments (1 & 2 bed units), incorporating fully accessible ground-floor units, and a selection of shared-access apartments arranged within two apartment blocks. All dwellings are designed in full compliance with the requirements of Building Regulations Technical Guidance Document M – Access and Use 2022.

The scheme offers a broad mix of dwelling sizes and configurations, ensuring flexibility and choice. This diversity supports a wide demographic, accommodating residents of different ages and abilities, and enables both downsizing and upsizing within the community as household circumstances evolve over time.

0.3 APPLICATION OF PART M OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS FOR PROPOSED WORKS.

The proposed development scheme must meet the requirements of Part M of the Building Regulations. TGD Part M – Access and Use (2022) came into operation on the 1st January, 2012, and subject to certain transitional arrangement, the requirements of Part M 2010 must be followed, which the requirements are shown below:

a. The requirements of Part M (2022) 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 2 – The requirements of Part M (2022) of the Building Regulations

The Design Team for the proposed development at Former DELL EMC premises, Innishmore, Ballincollig, Cork recognise 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 2022 Technical Guidance Document M – Access and Use, or alternatively TGD M 2022.

TGD M 2010 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 2010 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”.

During the production of the planning drawings, we have liaised with the other members of the design team during the various design stages of this project and are satisfied that the proposed works will meet the requirements of Part M of the second schedule of the Building Regulations and we list below some examples:

Adequate access routes are provided through and around the development from the development centre. Each of the routes provided through and around the building are designed to meet the guidance in Section 1.1 of TGD M 2022;

- A minimum 5% of the total amount of car parking spaces will be provided as accessible car parking spaces in line with TGD M 2022. These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2022.
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in section 1.1 TGD M 2022;
- Adequate access routes are provided from all associated car parking facilities to the main entrances of each building and vertical circulation cores of the Apartment blocks. All are designed in accordance with section of TGD M 2022 with 1800x1800mm level landings provided at all accessible entrances;
- Stepped access routes, suitable for ambulant disable people, will be provided to each upper floor duplex entrances in accordance with the guidance in section 1.1.3.5 of TGD M 2022;
- All entrances to the apartment blocks are designed in accordance with the guidance in section 1.2 of TGD M 2022;
- Internal corridors, floor finishes and doors within communal areas will satisfy the relevant guide lines as set out in Section 1.3 of TGD M 2022;
- In the case of the apartments the passenger lift and stairs provided in the vertical circulation cores are suitable for ambulant disabled people serving all floors within the building. The Lifts will be in accordance with the guidance in section 1.3.4.2 of TGD M 2022 and the stairs in accordance with section 1.3.3 of TGD M 2022;
- All communal facilities within or surrounding apartment blocks are designed to be accessible to meet the needs of all users in accordance with guidance in TGD Part M 2022;

The Design Team notes that the TGD Part M 2022 is 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 this: Creating an environment that can be used by all people, regardless of their age, size, disability or ability.

b. Universal Access Strategy and Principles for Former DELL EMC premises, Innishmore, Ballincollig, Cork

A. EXTERNAL ENVIRONMENT AND APPROACH

To provide independently accessible means of approach to the entrances and circulation to both the buildings and around the development, in accordance with Section 1.1 of TGD Part M 2022.

B. INDEPENDENTLY ACCESSIBLE ENTRANCES

To provide entrances to buildings that are independently accessible and avoid segregation based on a person's level of ability, in accordance with Section 1.2 of TGD.

C. HORIZONTAL AND VERTICAL CIRCULATION

The objective is for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities, in accordance with Section 1.3 of TGD Part M 2022.

D. SANITARY FACILITIES

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities, in accordance with Section 1.4 of TGD Part M 2022.

E. FACILITIES IN BUILDINGS

The objective is to ensure that all facilities within a building are accessible to and usable and that they are designed and constructed to facilitate active participation where appropriate, in accordance with Section 1.5 of TGD Part M 2022.

F. ADEQUATE AIDS TO COMMUNICATION

The objective is to provide adequate aids to communication to ensure people can independently access and use a building and its facilities, in accordance with Section 1.6 of TGD Part M 2022.

G. APARTMENTS AND DUPLEX UNITS

The objective is to provide an adequate means of approach to the main entrance of a dwelling to facilitate visitors from a point of access as well as providing accessible WC's suitable for visitor's etc, in accordance with Section 3.0 of TGD Part M 2022.

0.4 STANDARDS AND GUIDELINES USED IN THE DESIGN OF THIS DEVELOPMENT

- The Development is required and designed to provide compliance with the following:
- The Building Regulations 1997-2019, Specifically Technical Guidance Document Part M (Access & Use)
- Cork City Council Development Plan – Non-Residential Development requirement for 5% Part M compliant parking.
- Cork City Development Plan 2022-2028.
- Age Friendly Ireland Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home
- The design team has been guided in its approach from preliminary design stage by the following documents:
- The National Disability Authority in Ireland (NDA) - Building for Everyone
- The National Disability Authority in Ireland (NDA) – Principals of Universal Design
- BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External Environment.

Codes of Practice

- BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 1: Buildings – Code of Practice
- DMURS – Design Manual for Urban Roads and Streets.