

PLANNING APPLICATION ARCHITECT'S REPORT

Changing Places Bathroom

Garrykennedy, Co. Tipperary

For

Tipperary County Council

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**Ailtirí Architects,
Anglesea Street, Anglesea House,
Clonmel.**

Tel: 052 6128966
Fax: 052 6180690
Email: info@aittiri.ie

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1. Introduction

Ailtiri Architects have been engaged for Architectural Services by DRA Consulting engineers to develop a Changing Places Facility at Garrykennedy, Co. Tipperary. The development comprises the construction of a new single-storey extension to an existing sanitary services building.

2. Site Location

The proposed location of the Changing Places Facility forms part of the wider development of Garrykennedy Inner harbour to bring the facility up to the required standard to enhance the offering available in the Garrykennedy area.

The site is located within the development boundary of Garrykennedy Development Plan and is zoned as "Amenity space" under the Tipperary County Development Plan 2022 – 2028.



Figure 1 - Site Location Map

3. Project Scope

3.1 Project Brief – Changing Places Facility

The initial project brief comprised of the following;

1. Part M Compliant Changing Places Facility

‘A Changing Places Toilet is an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench, and optional shower with adequate space for use by persons with a range of abilities who may require assistance’ (Technical Guidance Document M, 2022).

The requirement to provide Changing Places facilities in public buildings was introduced in the 2022 Amendment to Part M of the Building Regulations. The Changing Places facility at Garrykennedy Inner Harbour is intended to complement the existing Sanitary Facilities and thereby provide an increased level of access to a wider population.

Changing Places facilities offer larger sanitary facilities that address the sometimes complex needs of people for whom other sanitary accommodation are inadequate. They enable people with complex care needs to take part in everyday activities such as travel, shopping, family days out or attending a sporting or cultural event. This includes people using larger motorised wheelchairs. In addition, some neurodiverse people may also benefit from Changing Places Toilets as there is more space provided, and excessive noise can be avoided. Changing Places facilities differ significantly from ‘Accessible’ facilities in that they are primarily designed to cater for people and their carers, rather than being used independently. A Changing Places facility goes beyond a conventional wheelchair-accessible toilet in that it includes additional assistive technology of a hoist, height adjustable adult-sized changing bench, and peninsular toilet (toilet has enough space on both sides for assistants). Changing Places facilities provide disabled people and assistants with more space and the right equipment to take care of personal hygiene, in safety and comfort.

There are several benefits from providing Changing Place facilities including:

- Increased participation in society: Providing access to a Changing Places Toilet benefits a disabled person by preventing exclusion from society and promoting community engagement and participation. It also benefits family members and personal assistants / carers, who may assist the disabled person.
- Improved hygiene and dignity for users: Changing Places Toilets prevent people from having to use the floor of toilets as a space to change, which is inadequate, unsafe, undignified, and unsanitary.
- Business benefits: Organisations that provide Changing Places Toilets can benefit from a wider range of people visiting their business and increased customer satisfaction.

4. Site Characteristics

4.1 Existing Building

The existing public toilets on the site are to remain with a single storey extension housing a single Changing Places facility to the east.

5. Description of the Proposed Works

5.1 New Building

The proposed works comprises the construction of a new single-storey Changing Places facility to the east side of the existing structure.

5.2 Proposed Areas

The proposed Changing Places Facility comprises the following;

- Changing Places Facility – 13.5m²

Please refer to the Architectural drawings for detailed proposals.

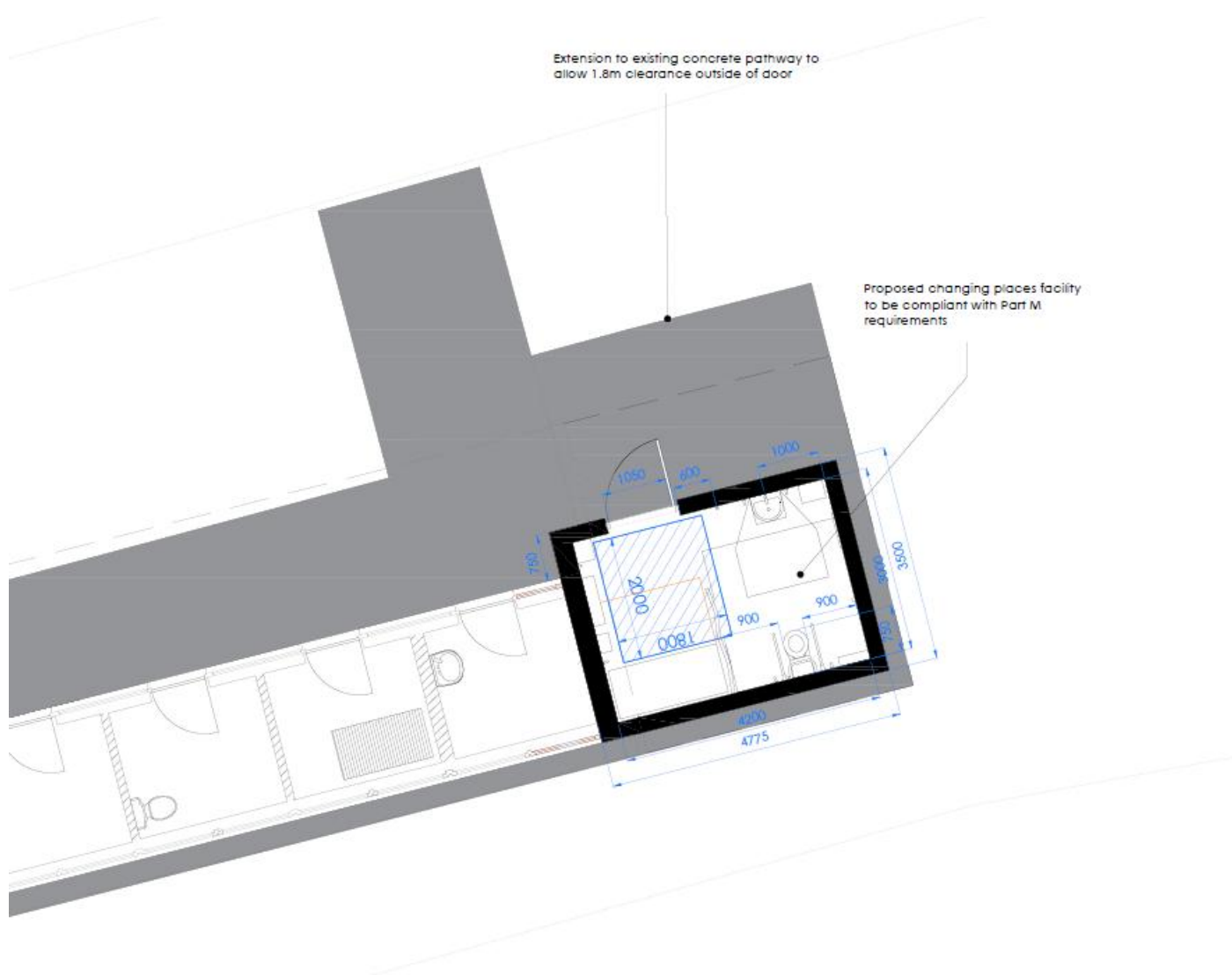
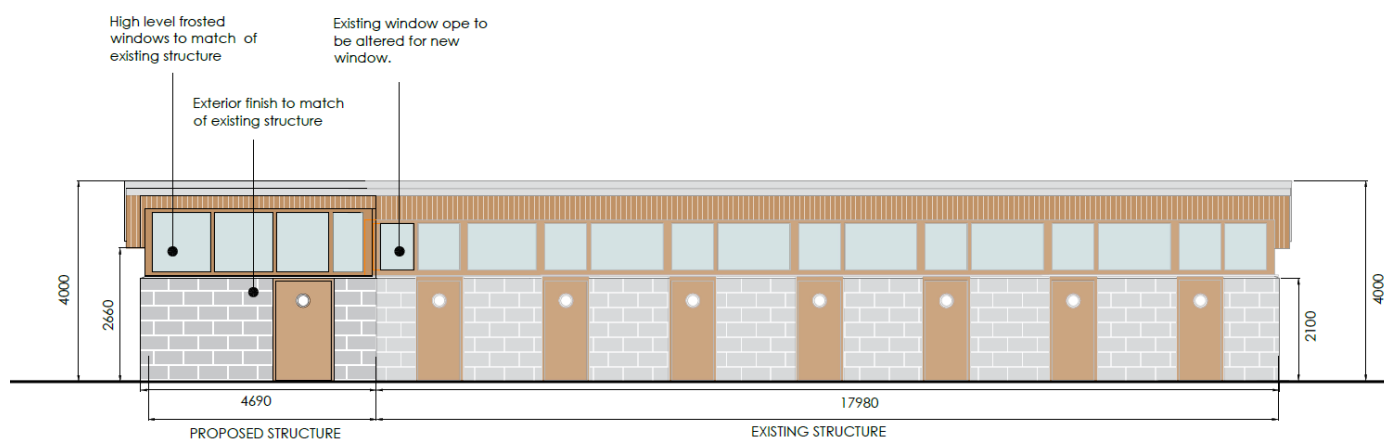


Figure 2 - Proposed Floor Plan

5.3 Elevation Treatment

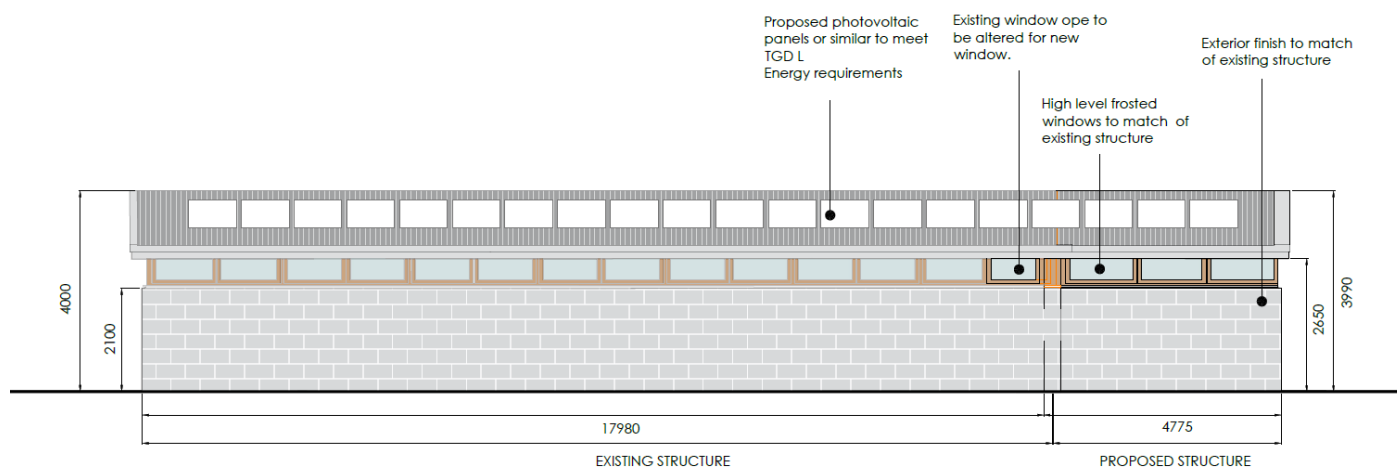
The choice of materials and treatment of the elevations enable the proposed building to read as an extension of the existing structure. External materials and finishes comprise of stone cladding, frosted glass high-level windows and a metal roof system. The overall form, layout and massing of the Changing Places Facility is responsive to and respectful of the existing sanitary services structure.



Proposed North (Front) Elevation

Scale 1:100

Figure 3 -View from North



Proposed South (rear) Elevation

Scale 1:100

Figure 4 - View from South

6. Appendix A – Architectural Drawings