

Mooretown Phase 2

Universal Design Statement

Proposed Residential Development
at Rathbeale Road, Swords, Co. Dublin

Part 10 Planning Application - May 2026



Table of contents

1.0	Introduction	3
2.0	Summary of Proposed Development	4
3.0	The 7 Principles of Universal Design	10
	3.1 Equitable Use	10
	3.2 Flexibility in Use	11
	3.3 Simple and Intuitive Use	11
	3.4 Perceptible Information	12
	3.5 Tolerance for Error	13
	3.6 Low Physical Effort	13
	3.7 Size and Space Approach and Use	14
4.0	Conclusion	15

1.0 Introduction

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (ICT).

(Disability Act, 2005)

Deady Gahan Architects have been appointed to produce this Statement of Compliance with Universal Design to accompany the Part 10 Planning Application to An Coimisiún Pleanála for the proposed development of 360 no. residential units consisting of 35 no. 1/2/3 bed apartments, 20 no. Own-door duplex apartments and 305 no. houses (ranging from 2 - 4 bedrooms) in the townland of Mooretown at Rathbeale Road, Swords, Co. Dublin.

There is also a creche positioned centrally along the Link Street. This facility has been strategically placed to ensure accessibility for both residents and the wider community with a 4m wide shared active travel facility linking the proposed development to Phase 01 and the developments currently under construction to the west.

2.0 Summary of Proposed Development

The proposed development has been designed to provide high-quality houses and apartments that will contribute positively to Mooretown and deliver much needed housing to Swords and Co. Dublin. The proposed residential development is located at Rathbeale Road, which is approximately 20 kilometers North of Dublin City Centre.

The housing mix will focus on providing affordable homes for both individuals and families alike and it includes 360 no. residential units comprising:

- 12 No. 1 bed / 2-person apartments (Apt Building)
- 10 No. 2 bed / 3-person apartments (Apt Building)
- 05 No. 2 bed / 4-person apartments (Apt Building)
- 08 No. 3 bed / 5-person apartments (Apt Building)
- 06 No. 1 bed / 2-person apartments (Own Door Apt Units)
- 14 No. 2 bed / 4-person apartments (Own Door Apt/Duplex Units)
- 131 No. 2 bed / 3-person mid townhouses
- 37 No. 2 bed / 4-person semi-detached/ mid & end townhouses
- 28 No. 3 bed / 4-person end townhouses
- 95 No. 3 bed / 5-person detached/ mid, end & corner townhouses
- 01 No. 4 bed / 6-person end townhouses
- 13 No. 4 bed / 7-person semi-detached/ mid townhouses

The proposed scheme of 360 units has a density of 41.0 units/HA considered on a net developable area of 8.77 Ha. There is also a creche positioned centrally along the Link Street.

Connectivity, legibility and permeability are some of the main key themes of the scheme and developments from the wider surrounding area to the local environment. The internal connections within the proposed development will provide easy access from the dwellings to the surrounding

amenities and are a crucial element in providing passive surveillance and promoting active neighbourhoods.

In the local context, the provision for connections from the proposed development to Swords town centre will foster a sense of identity and community for the area. A combined pedestrian and cycle route is provided along the Link Street of the larger site, with connectivity to the adjoining Phase 01 development and onward access to Rathbeale Road. This will ensure that all residents will have easy access to local amenities and cycle routes connecting into Swords Town Centre. As the proposed scheme is designed to create permeable connections with the surrounding context, a range of pedestrian/cycle routes and street connections have been incorporated throughout the layout connecting the proposed site to the wider context.

The open spaces vary with a mix of soft and hard landscaping to further enhance the quality of life in the area. Distinct corner units with individual features address the main corners along the main streets and on the open spaces to provide distinctiveness to the site. The variety and quality of the proposed open spaces support active neighbourhoods within the site as well as promoting connections and integration with the existing settlements of Rathbeale Road and the wider townland of Mooretown for all future residents.



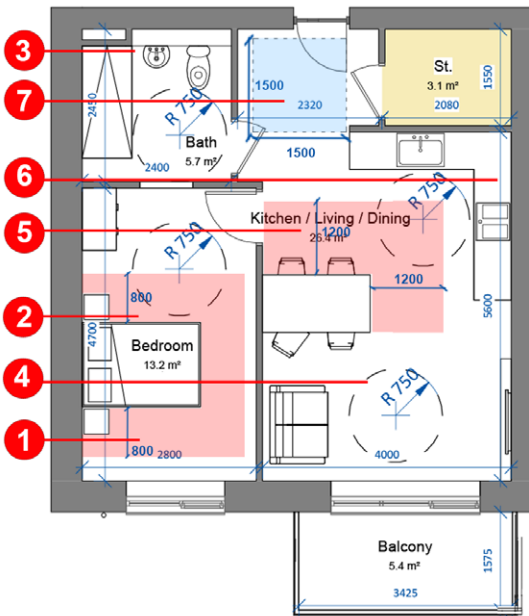
Accessible units that implement the key principles from the Universal Design Guidelines for Homes in Ireland document, have been incorporated into the scheme in order to ensure an inclusive development is created. These units take the form of 35no. 1/2/3 bed Apartments and 6no. 1 bed own-door access Ground Floor Apartment units. These units have been developed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within units. The Universal Design bathrooms have also been designed for future adaptability and will include below floor drainage with a capped drainage point to allow for installation of a level access shower. The location of the units allows for ease of access and approach, while being integrated within the community in close proximity to nearby amenities. The 41no. Universal Design units equate to 11% of the total units proposed ensuring that *'Objective DMSO37 - Age Friendly Housing'* in the Fingal Development Plan 2023-2029 is also met (minimum of 10% required).



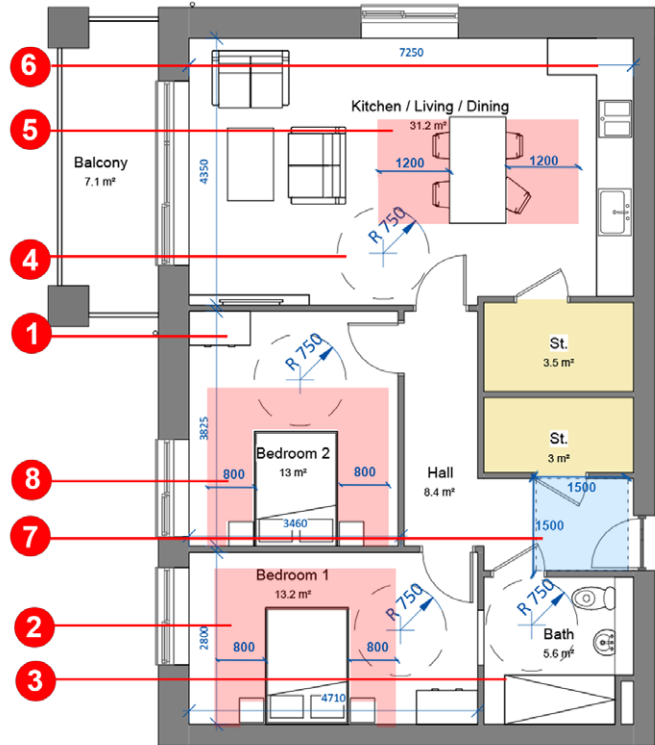
Universally Designed Unit Type H

Universal Design Standards - Key Design Principles

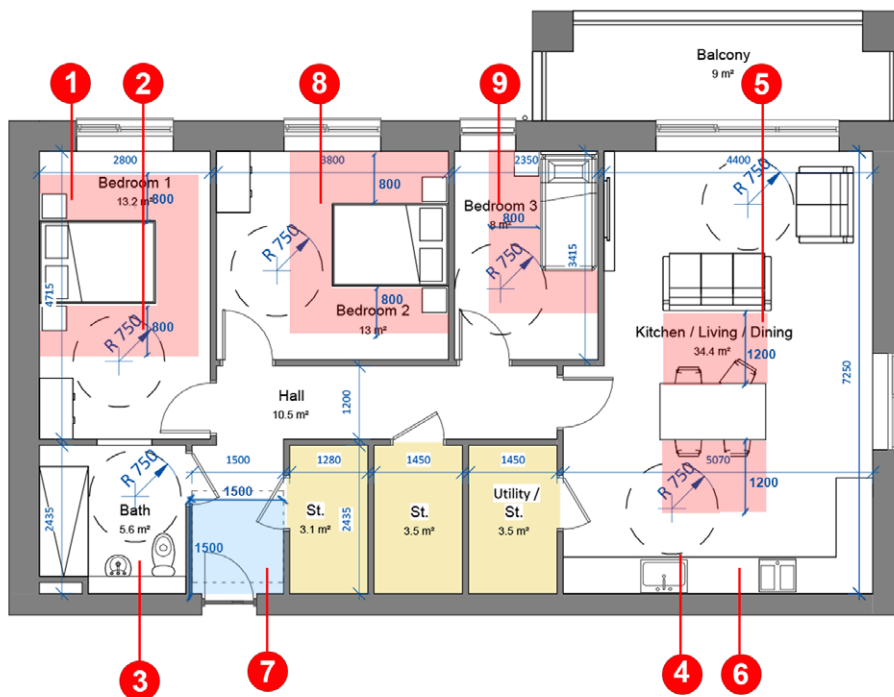
1. 800mm zone around all sides of bed.
2. Min 13 sq.m bedroom with 1500 x 1500mm turning circle.
3. Accessible bathroom (min 2100 x 2400mm) with possible future link to bedroom 1.
4. 1500mm - 1800mm turning circle in living room.
5. 1200 x 1200mm clear space beside at least two dining chairs.
6. L-shaped kitchen to allow 1500mm turning circle.
7. 1500 x 1500 clear space at apartment entrance.
8. Double bedroom >13 sq.m.
9. Single bedroom >8 sq.m.



1 BED EXAMPLE - 1 BED 2 PERSON

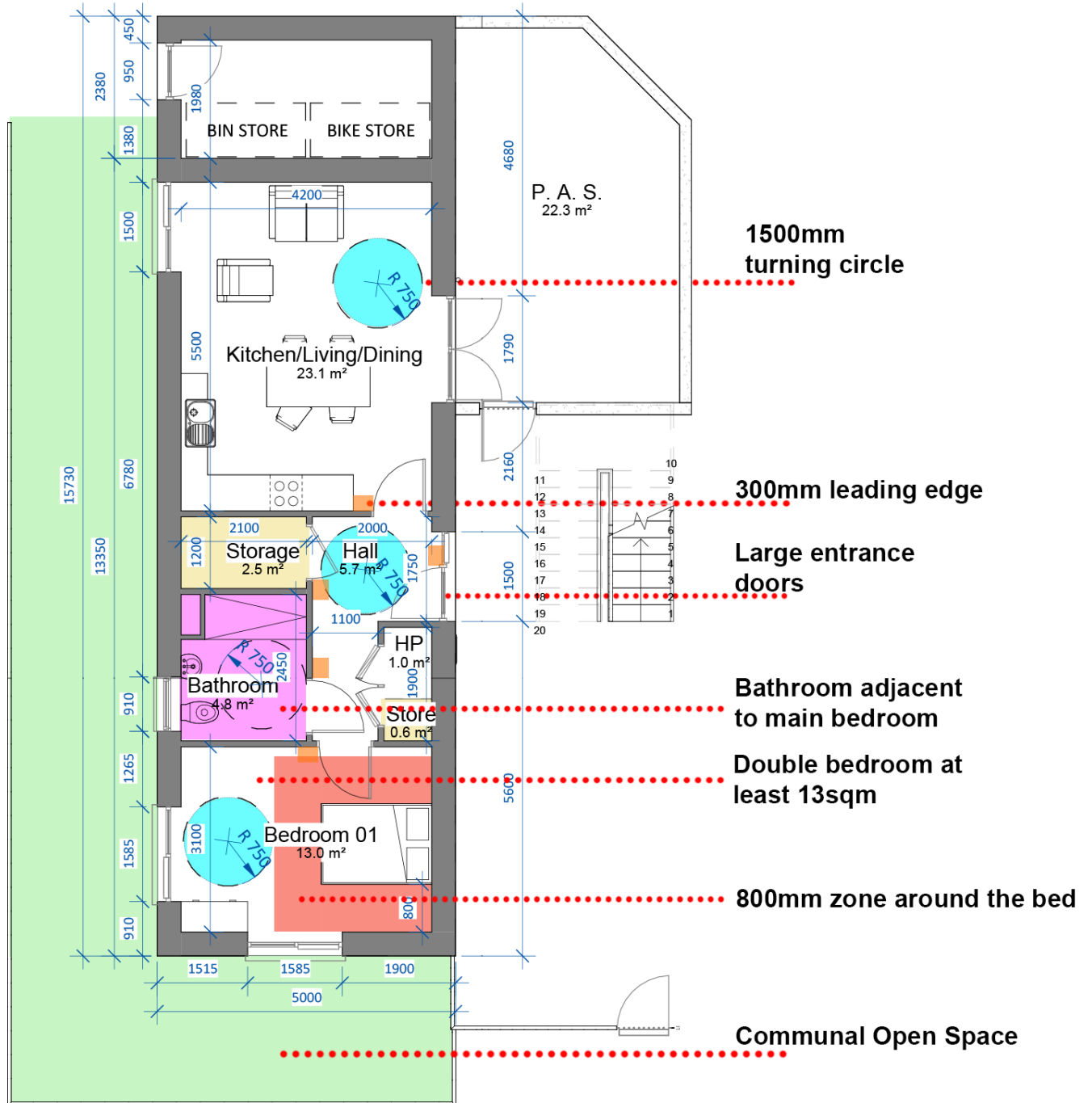


2 BED EXAMPLE - 2 BED 4 PERSON



3 BED EXAMPLE - 3 BED 5 PERSON

Unit Type H GF Apartment - Universal Design Standards



3.0 The 7 Principles of Universal Design

Care has been taken in the design of the proposed development to address each Principle of Universal Design. Each Principle has been addressed below and references the Technical Guidance Documents Part M regarding Access and Use.

3.1 Equitable Use

The design is useful and marketable to people with diverse abilities.

Guidelines:

- 1a. Provide the same means of use for all users: identical whenever possible; equivalent when not.
- 1b. Avoid segregating or stigmatising any users.
- 1c. Provisions for privacy, security, and safety should be equally available to all users.
- 1d. Make the design appealing to all users.

DESIGN APPROACH

- The same means of access to buildings within the scheme is provided around the development where possible.
- The majority of dwellings are accessed via the ground floor and are designed to provide Part M compliant access via front door for visitors.
- Roughly half of dwelling houses are provided with in curtilage car parking, with the other half provided as off curtilage car parking located in close proximity to the front door.
- The apt/duplex units with own door access at the ground floor and the apartment building with communal circulation cores, are designed to provide Part M compliant access and have the car parking located nearby.
- The majority of the streets and footpaths are designed in accordance with TGD Part M: Min 1:20 gradient pathways with tactile and visual aids at street crossing and seating and rest areas which assist with passive security.
- External amenity spaces have been designed in order to appeal to all users and in accordance with TGD Part M.
- The creche and apartment block are situated along the Link Street that is currently under construction in Phase 01. These have been placed in a central location and overlook the 4m wide shared active travel facility to allow for convenient accessibility for the development and the wider community.

3.2 Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Guidelines:

- 2a. Provide choice in methods of use.
- 2b. Accommodate right- or left-handed access and use.
- 2c. Facilitate the user's accuracy and precision.
- 2d. Provide adaptability to the user's pace.

DESIGN APPROACH

- The proposed development provides for a wide variety of house and apartment types including: 2/3/4 bed detached/ semi-detached/ townhouse units and 1/2/3 bed apartment units.
- Each of these unit types are compliant with the Building Regulations, in particular TGD Part M Access and Use and TGD Part D Materials and Workmanship.
- Houses and apartments have been designed to provide for adaptability as resident requirements change over time. Provisions include for:
 - Level access or gently sloping (max 1:20) is provided from car parking space to front door
 - The majority of living rooms are located at entrance level
 - Two storey houses are designed to allow for horizontal and vertical extension for the provision of additional space if so required
 - Internal spatial design is such as to provide adequate space for wheelchair turning and all units have an accessible WC.
 - The universal design bathrooms have been designed for future adaptability and will include below floor drainage with a capped drainage point to allow for installation of a level access shower.

3.3 Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Guidelines:

- 3a. Eliminate unnecessary complexity.
- 3b. Be consistent with user expectations and intuition.
- 3c. Accommodate a wide range of literacy and language skills.
- 3d. Arrange information consistent with its importance.
- 3e. Provide effective prompting and feedback during and after task completion.

- Pedestrian and cycle routes throughout the development provide direct connectivity between destination points on desire lines. Particularly important are the connections of this internal network with the pedestrian/cycle paths of the adjacent developments around the site.
- The majority of pedestrian and cycle routes are provided with a gradient of less than 1:20. All streets and footpaths are DMURS compliant.
- A clear street hierarchy provides a consistent appreciation of place and way finding.
- Node houses and apartment buildings that well address the corners are situated at prominent positions to provide landmark points to assist way finding.
- The entrance doors are easily located with familiar features such as front doors with side vision panels and recessed entrance ways.
- Each unit is designed in such a way as to eliminate unnecessary complexity. Typical layouts are designed in order to promote easy access to each unit and intuitive navigation within.
- Each apartment with own door access has defined entrances to provide clearly established ingress points.

3.4 Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Guidelines:

- 4a. Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- 4b. Provide adequate contrast between essential information and its surroundings.
- 4c. Maximise "legibility" of essential information.
- 4d. Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).
- 4e. Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

- A selection of different coloured surfaces and sections of raised tables have been introduced to the design to clearly identify hazards such as street crossing, the variations will be visual and tactile.
- Variation in materials, architectural expressions and colours assist in providing legibility between the different character areas and the neighbourhoods.
- Clear signage will assist in way finding and be provided in compliance with TGD Part M.

3.5 Tolerance for Error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

Guidelines:

- 5a. Arrange elements to minimise hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
- 5b. Provide warnings of hazards and errors.
- 5c. Provide fail safe features.
- 5d. Discourage unconscious action in tasks that require vigilance.

- Different coloured surfaces and sections of raised tables have been introduced to clearly identify hazards such as street crossing and level changes.
- The streets have been designed in accordance with DMURs to aid in traffic calming and the use of Shared Surfaces increase pedestrian priority within the development.
- Landscaping is used to minimise risk at embankments.

3.6 Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Guidelines:

- 6a. Allow user to maintain a neutral body position.
- 6b. Use reasonable operating forces.
- 6c. Minimise repetitive actions.
- 6d. Minimise sustained physical effort.

- Pedestrian routes have been designed to minimise gradient and mitigate the requirement of extensive excavation/change of levels.
- All pedestrian routes are provided with a gradient of less than 1:20 to ease accessibility and to reduce fatigue.
- The majority of units have parking provided within its curtilage or in close proximity to allow for easy access to the unit.
- All duplex apartments are designed with Part M ambulant compliant stairs to minimise sustained physical effort while accessing the units.

3.7 Size and Space Approach and Use

Appropriate size and space are provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Guidelines:

- 7a. Provide a clear line of sight to important elements for any seated or standing user.
- 7b. Make reach to all components comfortable for any seated or standing user.
- 7c. Accommodate variations in hand and grip size.
- 7d. Provide adequate space for the use of assistive devices or personal assistance.

- Each unit has been designed in accordance with TGD Part M and allow for easy access and use both internally and externally.
- All open spaces will be provided with public seating in order to appease all users.

4.0 Conclusion

The proposed residential development has been designed so that it can be accessed, understood and used by the widest possible extent of people, regardless of their age, size, and ability. This includes buildings, houses, apartments, streets, footpaths, pedestrian routes and open spaces.