



Universal Access Statement

**Hodson Bay Waterfront Park,
Hodson Bay, Townland of Barrymore, Co.
Roscommon.**

UNIVERSAL ACCESS STATEMENT

Prepared for:
Roscommon County Council

August 2026



The Hodson Bay Waterfront Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund.

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UNIVERSAL ACCESS STATEMENT (Revision No.1)

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Ref No. 260133

1 Project Description

The proposed development consists of the following elements:

1. Water Sports Pavilion Development: This includes:

- Demolition of the existing water sports building and adjacent public toilet block
- Temporary relocation of the existing Water Sports Facility during the construction period of the Water Sports Pavilion
- Construction of a new 'Water Sports Pavilion', which incorporates the following elements:
 - 1 no. 1-storey café
 - 1 no. 1-storey Water Sports Pavilion building consisting of a briefing/mixed use space, staff canteen, office, storage spaces, changing facilities, showers and toilets
 - 1 no permanent Plaza Canopy Structure
 - 10 no. seasonally dismountable marquee structures providing for changing facilities during the peak tourism season, and multifunctional uses as required during shoulder season
 - 1 no. 1-storey maintenance building
 - External showers and bin stores
 - An enclosed plaza space which can be closed off by 3 no. gates or left open to the public.

2. Marina Redevelopment and Extension: This includes the redevelopment of the existing Waterways Ireland operated marina at Hodson Bay comprising an extension to the existing breakwater and the creation of a jetty extension for boats to berth. The redevelopment and extension consists of:

- Expansion of the existing marina providing for a new floating breakwater secured by guided piles and connected to the existing breakwater structure by a gangway
- Upgrades to the marina utilities to include provision of electricity hook-up, potable water and foul water pump-out for marina users
- Provision of improved access for non-motorised recreational water activities such as canoeing, kayaking and paddle boarding
- Provision of c. 29 no. additional berths, resulting in a total capacity of hosting c. 59 berths for cruisers and visiting watercraft
- Provision of a 1-storey marina pavilion with toilets and showers.

3. Public Realm Upgrades: This includes:

- Construction of a playground, nature observation space, picnic areas, benches, bicycle storage & service areas, sauna pods, wellness meadow, swimming canopy and events spaces
- Development of a continuous promenade pathway along the lakeshore along with secondary connection path

- Provision of extensive natural landscaping to ensure the proposed development integrates with the natural environment, including planting of native trees and shrubs throughout the site
- Provision of a flexible public space to accommodate programmed activities and events while serving a functional amenity for waterfront activities
- Provision of a waterfront promenade pathway to facilitate public access to the waterfront at key public areas with viewpoints incorporating rest area, secondary pathway and suitable public lighting designed to minimise disturbance to wildlife.

4. Active Travel and Site Access Improvements: The proposed development includes:

- Alterations and upgrades to the L2020 Local Road to provide for a 3m wide shared cycle / pedestrian pathway along the length of the L2020 from the N61 National Road junction to the Hodson Bay Marina. Works will include:
 - Reduction of the existing road carriageway width at locations along a section of the L2020 to facilitate the provision of a shared cycle / pedestrian pathway
 - Widening & repurposing of the existing footpath along a section of the western side of the L2020 to form the shared cycle / pedestrian pathway
 - Widening & repurposing of the existing footway along a section of the eastern side of the L2020 to form the shared cycle / pedestrian pathway
 - Upgrade of existing public lighting scheme along the L2020
 - Provision of new road & pedestrian signage to include regulatory, warning, directional, wayfinding & information signage
 - Provision of new road marking
 - Provision of 2 no. bus set down locations adjacent to the Water Sports Pavilion.
- Implementation of traffic calming measures along the L2020 Local Road accessing the site including vertical deflection ramps & raised crossings at key pedestrian crossing locations
- Creation of a pedestrian priority environment resulting in the re-location of 57 no. car parking spaces from the lakefront areas to improve landscape and visual context of the site
- Alterations to existing car parking & provision of new carparking at Hodson Bay to include the following:
 - Provision of 151 no. additional car parking spaces to increase the number of parking spaces to 504 no. spaces.
 - The provision of 30 no. EV (Electric Vehicle) spaces, 28 no. accessible parking spaces, 3 no. bus parking bays, and 3 no. boat trailer parking bays.
 - Provision of safe pedestrian connection to & from carpark areas.
 - Upgrade of existing & provision of new public lighting to carpark areas.
 - Provision of signage & road marking to carparks.

5. Ancillary works: The proposed development includes all associated and ancillary development and works including:

- Site clearance, boundary treatments, associated public lighting, bin storage, hard and soft landscaping, site drainage upgrades including SuDS measures, connections to existing utilities to include foul and surface water drainage, water supply, electrical & telecommunications networks.
- Boundary treatments involve upgrades to the existing golf course boundary safety netting (between 3m to 20m in height) and fencing in sections where the boundary is altered to accommodate the proposed development and maintain public safety.

2 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. Part M 2022 came into operation on the 1st January 2024, and the requirements of Part M 2022 must be followed subject to certain transitional arrangements. The requirements of Part M 2022 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Sanitary Facilities	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.
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 – 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 2022 Technical Guidance Document M – Access and Use, or alternatively TGD M 2022.

TGD 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 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”.

O'Herlihy Access Consultancy have been liaising with the design team during the planning 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. For example:

- A minimum 5% of the total amount of car parking spaces provided will be accessible car parking spaces in line with Section 1.1.5 of TGD M 2022, where development plan is silent. 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 of TGD M 2022;
- Adequate access routes are provided from all designated car parking facilities to the main entrance of the water sports pavilion building and café, designed in accordance with Section 1.1 of TGD M 2022, with 1,800mm by 1,800mm level landings provided at all accessible entrances;
- Internal corridors, floor finishes and doors within communal areas are designed in accordance with Section 1.3 of TGD M 2022 with 1,800mm turning areas provided throughout each building's common area;
- A number of accessible sanitary facilities are proposed across the development, including wheelchair accessible unisex WC at each location. All sanitary facilities will be provided and fitted out in accordance with Section 1.4 of TGD M 2022;
- 1 No. Changing place toilet will be provided on the ground floor of the water sports pavilion building, which will be fitted out in accordance with Section 1.4.10 of TGD M 2022;
- Other sanitary facilities (e.g. cubicles for ambulant disabled people, enlarged cubicles, etc.) are also adequately provisioned within each of the locations in accordance with Section 1.4 of TGD M 2022;
- All communal facilities within the development are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2022.

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 and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2022. (e.g. level access routes, gently sloped access routes, ramped access routes, stepped access routes, pedestrian crossings, etc.)

Entrances to the proposed buildings 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. (e.g. accessible entrance doors - glazed, manual, power-operated - entrance lobbies, etc.)

People will be able to travel horizontally through the development and within the water sports pavilion and café, conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2022. (e.g. Reception areas, internal doors, corridors, internal lobbies, 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. (e.g. wheelchair accessible unisex WCs, wheelchair accessible shower/WC, Changing Places Toilet, etc.)

Other facilities within the proposed communal areas will be accessible and useable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2022. (e.g. refreshment facilities, switches, outlets and controls, etc.)

Adequate aids to communication will be provided within the common areas to ensure people can independently access and use the buildings and their facilities in accordance with Section 1.6 of TGD M 2022. (e.g. signage, visual contrast, lighting, audible aids, etc.)

Figure 2 – Universal Access Strategy

3 References

1. DEHLG (2000) Building Regulation, 2000 Technical Guidance Document M. Access for people with disabilities. Department of Environment, Heritage and Local Government, Dublin.
2. DEHLG (2022) Building Regulation, 2022 Technical Guidance Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.
3. Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.
4. Architectural Heritage Protection - Guidelines for Planning Authorities (2004) – Chapter 18 – Improving Access.
5. BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.
6. BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.
7. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.
8. Sport England (2024), Accessible and Inclusive Sports Facilities: Part D – Changing and Toilet Provision. Sport England, London.