



Accessibility Planning Report for the mixed use residential development at Belgard Road, Tallaght, Co. Dublin.

Final Draft Report – Rev. 3

Prepared for:
Atlas GP Limited

19th December 2018

Accessibility Planning Report for the mixed use
residential development at Belgard Road, Tallaght, co.
Dublin.

FINAL DRAFT REPORT
(Revision No. 2)

Prepared for:
Atlas GP Limited

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1 Project Description

Atlas GP Limited intend to apply for a 10-year Planning Permission for development at Belgard Gardens, Belgard Square North, Tallaght, Dublin 24 all on a site measuring c. 7.2ha.

The development will consist of a mixed use residential development (total GFA 55,180 sqm) comprising a new urban quarter and streets with 5 no. blocks to provide 438 no. apartment units (including live/work units) and associated amenity facilities, a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade).

The development will consist of the demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Proposed buildings for demolition include 2 – 3 storey Belgard Square (c.11,362 sqm) and associated single storey security hut (c.9 sqm); 3 storey Belgard House (c.9,706 sqm) and associated single storey security hut (c.14 sqm); 2 storey former Unipharm factory (c.7,780 sqm), associated 2 storey office building (c.1,033 sqm) and associated single storey security hut (c.14 sqm).

The proposed development will consist of:

- 5 no. blocks ranging from 4 – 10 storeys comprising a new urban quarter and streets to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1;
- Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block;
- Block B2 to comprise a 403 no. bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm);
- Childcare facility (c.380 sqm) and external playing area (c.242sqm);
- 6 no. retail/commercial units (c.632 sqm in total);
- Security room (c.52 sqm);
- 107 no. car parking spaces below podium (a temporary car park at grade will be provided until such time as the completion of the permanent below podium car park);
- 22 no. car parking spaces at surface level;
- 1,227 no. bicycle parking spaces below podium and at surface level;
- 4 no. semi-private courtyards of c.5,516sqm;
- Public plaza (c.2,366 sqm);
- Public realm & landscaping (c.7,442sqm).

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension) with 2 no. East – West internal streets proceeding east towards Belgard Road (pedestrian access only onto Belgard Road) and proceeding west (to later connect to lands in ownership of SDCC if

required). Works to public roads to include replacement of roundabout with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The proposed development will also include boundary treatments, public lighting, green roofs, solar panels, ESB substations and switch rooms, CHP plant, commercial and residential waste facilities and all ancillary works and services necessary to facilitate construction and operation. The proposed development will also include provision of site boundary protection where required to facilitate development phasing.

2 Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works – Apartments

The proposed mixed-use development and new apartments must meet the requirements of Part M of the Building Regulations. Part M 2010¹ came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements. The requirements of Part M 2010 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.
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 1 The requirements of Part M (2010) 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 2010 Technical Guidance Document M - Access and Use' or alternatively TGD M 2010.

TGD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the 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

¹<http://www.environ.ie/en/Legislation/DevelopmentandHousing/BuildingStandards/FileDownload,24775,en.pdf> and <http://www.environ.ie/en/Publications/DevelopmentandHousing/BuildingStandards/FileDownload,24773,en.pdf>

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”.

The Design Team notes that TGD M 2010 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:

All people regardless of ability can approach and gain independent easy access to the proposed works (e.g. sloped access routes; level access routes, stepped access routes, common area entrances into the apartments, retail units and student accommodation).



People can circulate within the building and use the facilities (e.g. Lifts; Part M compliant stairwells; door design and surface finishes in common areas).



People can access the main facilities provided within the development (e.g. accessible WCs, Residential Lounges, Community and Residential Amenities)



People can access each entrance to the apartments and all entrances to apartments are designed in accordance with section 3.2 of TGD M 2010. People also have access to the main habitable rooms at entry level to each of the apartment units.



A visitable WC is provided at entry level within each of the apartments and this has been designed in accordance with section 3.4 of TGD M2010.

O'Herlihy Access Consultancy have been liaising with the design team throughout 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.

3 References/Bibliography

1. DEHLG (2010) Building Regulation, 2010 Technical Guidance Document M. Disability Access. Department of Environment, Heritage and Local Government, Dublin.
2. BSI (2009), BS 8300: The design of buildings and their approaches to meet the needs of disabled people - Code of practice
3. NDA (2002), Building for Everyone. The National Disability Authority, Dublin.