



24004-AR-UDS

UNIVERSAL DESIGN STATEMENT

PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT

AT KILDALKEY ROAD, TRIM, COUNTY MEATH

Applicant: Loughglynn Developments Limited

JUNE 2026

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1.0 INTRODUCTION

This Universal Design Statement has been prepared by O'Daly Architects to accompany the Large-Scale Residential Development (LRD) planning application for a proposed residential development at Kildalkey Road, Trim, Co. Meath.

Universal Design is defined under the Disability Act 2005 as:

“the design and composition of an environment so that it may be accessed, understood and used to the greatest practicable extent by all people regardless of their age, size, ability or disability.”

The proposed development has been designed having regard to the principles of Universal Design, inclusive access and usability for all potential residents and visitors. The design approach seeks to ensure that the proposed development can be safely and conveniently accessed, understood and used by the widest possible range of people regardless of age, mobility level or physical ability.

The proposed development has also been designed having regard to:

- Building Regulations Technical Guidance Document Part M – Access and Use (2022);
- Universal Design Guidelines for Homes in Ireland;
- Design Manual for Urban Roads and Streets (DMURS);
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024);
- Building for Everyone – National Disability Authority;
- Meath County Development Plan 2021–2027.

This Universal Design Statement sets out the overarching approach to inclusive design, accessibility and usability adopted in the preparation of the proposed development at planning stage. The principles outlined within this statement have informed the site layout, movement strategy, dwelling design and public realm proposals. Detailed compliance with the Building Regulations, including Technical Guidance Document Part M – Access and Use (2022), will continue to be developed and coordinated as part of the detailed design and construction stages of the development.

2.0 PROPOSED DEVELOPMENT

The proposed development comprises a Large-Scale Residential Development (LRD) on lands at Crowpark (1st Division), Kildalkey Road, Trim, Co. Meath.

The scheme provides a total of 183 residential units, comprising 127 houses and 56 apartments. The housing mix includes 19 no. detached 4-bedroom houses, 9 no. semi-detached/end-terrace 4-bedroom houses, 4 no. detached 3-bedroom houses, 43 no. semi-detached/end-terrace 3-bedroom houses, and 52 no. mid-terrace 3-bedroom houses, with building heights from 2 to 2 ½ storeys. The apartment element comprises 56 no. units in two blocks of up to four storeys, including 16 no. one-bedroom and 40 no. two-bedroom units.

The development also includes a crèche facility, new vehicular and pedestrian accesses from Kildalkey Road.

The proposal provides for associated infrastructure and site works, including landscaping, public and communal open space, internal streets and footpaths, car and bicycle parking, bin stores, private open space, boundary treatments, plant and waste management areas, utility infrastructure and a foul sewer connection to the existing network adjoining the OPW offices on Jonathan Swift Street, to be delivered beneath the River Boyne and Trim Pitch & Putt.

2.1 Requirements / Standards & Proposed Provisions

SH OBJ 22 in the Meath County Development Plan sets out the requirements for **Age Friendly Lifetime Adaptable Homes**, as follows:

The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Lifetime Adaptable Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

Section 11.5.29 in the Meath County Development Plan also sets out guidance relating to the provision of Age Friendly Lifetime Adaptable Homes, specifying that:

Applicants for residential development should consider the incorporation of homes suitable for older persons within proposed schemes and homes should include the age friendly principles taken from the Ten Universal Design Features in a Lifetime Adaptable and Age Friendly Home, published by Age Friendly Ireland. These set out that an Age Friendly Home should include the following features:

- 1. Is well-connected to local amenities*
- 2. Is connected to the outdoors*
- 3. Is easy to move about in*
- 4. Is easy to approach and enter*
- 5. Has a guest bedroom*
- 6. Has accessible and adaptable toilets and bathrooms*
- 7. Are energy and cost efficient*
- 8. Has good technology systems*
- 9. Has good security systems*
- 10. Has easy-to-use fittings and fixtures*

There is a total of 183 residential units proposed. SH OBJ 22 requires a provision of between 15% (27 units) and 30% of proposed residential units to be Lifetime Adaptable Age Friendly Units. The proposed provision is 40 no. units which equates to 21.86% of the overall number of residential units, comfortably within the required range.

The proposed apartment buildings are lift-served and accommodate the 40 no. Lifetime Adaptable Age Friendly Homes. These units have also been designed to incorporate the 10 Universal Design Features to provide high quality accessible accommodation capable of meeting changing occupant needs over time.

Refer to the following Architectural drawings that outline conformity with requirements:

Dwg. No.	Description
24004-AR-143	Lifetime Adaptable Age Friendly Units and Universal Design (UD) Units Identification Plan
24004-AR-305	Apartment Block "A" Age Friendly & Universal Design Floor Plans
24004-AR-315	Apartment Block "B" Age Friendly & Universal Design Floor Plans



Apartment Type 2A
Unit No.'s 133, 141, 149 & 157
2 bedroom 4 Person - Area 79.82m²

Example of Age Friendly & Universal Design Compliant Floor Plan (from dwg. 24004-AR-305)

SH OBJ 24 in the Meath County Development Plan sets out the requirements for **Universal Design Approach** for Social Housing units, as follows:

Meath County Council recognises the importance of social inclusion and will require 30% of social housing to be fully accessible and built with a universal design approach which will mean that the property will be flexible and can be changed as needed over the course of the occupants lifetime.

There is a total of 183 residential units proposed. There is a 10% of overall residential units requirement for provision of Social Housing (part of the 20% Social and Affordable Housing Part V requirement) and this equates to 18.3 units (10% of 183 units). SH OBJ 24 requires a provision of between 30% of Social Housing units to be designed with a Universal Design approach which equates to 5.49 units (minimum requirement).

The actual proposed Part V provision (20% Social and Affordable) is 40 no. units, therefore the actual proposed Social Housing provision is 20 no. units (half the Part V provision). 30% of the proposed Social Housing provision equates to 6 no. units. There are 16 no. of the Social Housing units in apartment block A (see drawing no. 24004-AR-305) that are fully Universal Design (UD) compliant, significantly in excess of the minimum requirement.

3.0 UNIVERSAL DESIGN STRATEGY

The overall design strategy for the development has been guided by the objective of creating a residential environment that is accessible, inclusive and easy to use for all residents and visitors.

The proposed development incorporates:

- a clear and legible street hierarchy;
- connected pedestrian and cyclist routes throughout the site;
- accessible entrances and circulation routes;
- accessible parking provision;
- level or gently sloping pedestrian approaches where feasible;
- high quality and accessible public open spaces;
- lift access to apartment buildings;
- adaptable apartment layouts;
- and safe, overlooked and attractive communal areas.

The proposed streets and public realm have been designed generally in accordance with the principles of DMURS with an emphasis on pedestrian movement, traffic calming and ease of navigation.

Footpaths and pedestrian crossing points are designed to facilitate convenient and safe movement throughout the development. The development layout provides strong visual connections and passive surveillance to streets and open spaces, assisting orientation and user comfort.

Accessible parking spaces are distributed throughout the development in close proximity to building entrances and communal facilities (*refer to Architectural Drawing No. 24004-AR-145 Car Parking & EV Charging & Bicycle Parking Identification Site Layout Plan*).

The proposed public open spaces are connected by accessible pedestrian routes and are designed to be usable and enjoyable by residents of all ages and abilities (*refer to Architectural Drawing No. 24004-AR-123 Public Open Space Catchment Plan*).

4.0 APPLICATION OF THE PRINCIPLES OF UNIVERSAL DESIGN

4.1 Equitable Use

The proposed development has been designed to provide an environment that is accessible and usable by the widest possible range of residents and visitors.

Accessible routes are integrated throughout the development and provide access to residential units, apartment buildings, open spaces and communal facilities. The development avoids unnecessary segregation of users and seeks to provide a consistent and inclusive approach to access and movement throughout the site.

The proposed apartment buildings are served by lifts and include adaptable and universally designed units integrated throughout the buildings. These units are designed as part of the overall residential development and are not externally distinguishable from other residential units within the scheme. This approach supports inclusive living, promotes dignity and independence for occupants and avoids the unnecessary identification or segregation of potentially vulnerable residents.

The overall layout of the development has also had regard to principles of passive surveillance and secure place-making. Streets, pedestrian routes, communal areas and public open spaces are generally overlooked by surrounding dwellings and apartment buildings, contributing to a safe, legible and well-supervised residential environment.

Public open spaces, pedestrian routes and communal areas are designed to be accessible and welcoming to all users.

4.2 Flexibility in Use

The proposed development includes a range of dwelling types and sizes suitable for a variety of household types and life stages.

The apartment buildings include Lifetime Adaptable Age Friendly Homes designed to accommodate changing occupant needs over time. These units incorporate principles of adaptability and accessibility to support long-term occupation and ease of use.

Internal layouts have been designed to provide functional and practical living environments with adequate circulation space and accessible sanitary facilities in accordance with the requirements of TGD Part M.

4.3 Simple and Intuitive Use

The layout of the development has been designed to provide clear and legible movement routes throughout the site.

The street hierarchy, building positioning, open spaces and pedestrian connections assist orientation and wayfinding for residents and visitors.

The development provides direct pedestrian connections between residential units, open spaces, cycle routes and communal facilities. Entrances to apartment buildings and dwellings are clearly identifiable and easily accessible.

4.4 Perceptible Information

The proposed development incorporates clear and understandable movement routes, identifiable entrances and appropriate visual definition between pedestrian and vehicular areas.

Changes in surface treatment, landscaping and public realm design assist wayfinding and contribute to legibility throughout the development.

Lighting, signage and surface treatments will assist accessibility and safe movement throughout the scheme.

4.5 Tolerance for Error

The proposed development has been designed to promote pedestrian safety and minimise potential conflicts between vehicles, cyclists and pedestrians.

Traffic calming measures, pedestrian crossing points and passive surveillance contribute to a safe and secure environment for residents and visitors.

Public open spaces and pedestrian routes are generally overlooked by surrounding dwellings, contributing to natural surveillance and user safety.

4.6 Low Physical Effort

The proposed development has been designed to facilitate convenient and comfortable movement throughout the site.

Pedestrian routes are designed to minimise steep gradients where possible and provide direct connections between homes, open spaces and communal facilities.

Apartment buildings are served by lifts providing convenient access to upper floor accommodation.

Accessible parking spaces are located in close proximity to entrances and circulation routes.

4.7 Size and Space for Approach and Use

The proposed residential units and communal areas have been designed having regard to the requirements of TGD Part M.

Accessible entrances, circulation areas and sanitary facilities are incorporated throughout the development.

The adaptable apartment units have been designed to provide enhanced accessibility and usability standards and are capable of accommodating changing occupant requirements over time.

Public open spaces and communal areas are designed to provide adequate circulation space and accessibility for all users.

5.0 CONCLUSION

The proposed development has been designed having regard to the principles of Universal Design and inclusive access.

The proposed scheme provides an accessible and legible residential environment incorporating connected pedestrian routes, accessible public realm design, lift-served apartment buildings, adaptable residential accommodation and usable public open spaces.

The development will provide a high-quality residential environment capable of being accessed, understood and used by the widest possible range of people regardless of age, ability or mobility level.