

**Planning Application**  
**For**  
**Proposed Residential Development**  
**The Former Cork Warehouse Company Site**

**Project Reference: 21055**

**Revision Ref: P02**

**Date Issued: 21/03/2022**

**Prepared by: C+W O'Brien Architects**

**With support from:**

**Planning Consultant:** HW Planning Consultants

**Transport Planning:** Arup Consulting Engineers

**Civil/structural Engineer:** Arup Consulting Engineers

**M&E Engineer:** Arup Consulting Engineers

**Landscape:** Park Hood Landscape Architects

**Fire/DAC Consultant:** Arup Consulting Engineers

**Environmental consultant:** Arup Consulting Engineers

**Daylight & Sunlight consultant:** Arup Consulting Engineers

**Waste Management Consultant:** Arup Consulting Engineers

## 1. Description of the proposed Development

The proposed development will consist of the demolition of all existing structures and the construction of a strategic housing development of 190 no. apartments in a building ranging in height from single to 12 storeys.

The proposed development makes provision for 3 no. café/restaurant units, 2 no. retail units, a creche and supporting tenant amenity facilities at ground floor level and includes 64 no. 1 bedroom apartments, 106 no. 2 bedroom apartments and 20 no. 3 bedroom apartment on the upper levels.

The proposed development also provides for outdoor amenity areas, landscaping, public realm works on Marquee Road and Centre Park Road, car parking, bicycle stores and shelters, bin stores, ESB substation, plant rooms and all ancillary site development works.

Vehicular access to the proposed development will be provided via Marquee Road.

## 2. Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

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

### 3. Statement of Intent

The proposed development will comply with the requirements of Technical Guidance Document Part M of the Building Regulations and it follows the principle of Universal Design.

Universal design is defined in the Disability Act 2005:

1. The design and composition of an Environment so that it may be accessed, understood and used
  - i. To the greatest possible extent,
  - ii. In the most independent and natural manner possible,
  - iii. In the widest possible range of situations, and
  - iv. Without the need for adaptation, modification, assistive devices or specialized solutions, by any persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability.

The design of the proposal not only follows the guidance on the minimum level of provision set out in the Technical Guidance Document M (TGD M), but also explored further provisions which aim to achieve greater accessibility throughout both within the scheme and provision for the immediate surrounding.

Additionally, the development takes into account the follow:

“Buildings should be designed so that they are easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life. It is important for designers to take all of the users of buildings into account throughout the design process in order to avoid the creation of a built environment that excludes certain groups from participating in normal everyday activities.”

A DAC application (Disability Access Certificate) will be submitted to the local BCA (Building Control Authority) as part of the post planning process. The requirements of the application as and any additional requirements will be implemented in full in the course of construction of the proposal.