



An
Bord
Pleanála

Board Direction
BD-000383-18
ABP-300591-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th May 2018.

The Board decided to direct the Building Control Authority to Grant the Disabled Access Certificate, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Building Regulations 1997 to 2017, Second Schedule, Part M, to the form and layout of the existing building and the nature of the proposed works, and to the submissions made in connection with the DAC application and appeal, it is considered that the works or building to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, and subject to compliance with the conditions as set out below, will comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2017

Conditions

1. The internal dimensions of the proposed wheelchair accessible unisex WC and shower room on the ground floor shall be increased to measure 2500mm x 3210mm to allow enough space inside for a turning space of 1800mm x 1800mm to be clear of the inward opening door swing.

Reason: To facilitate safe and independent use of the building.

2. The inward opening door in the WC and shower room on the ground floor is to be used with pivot hinges, in conjunction with an emergency release door stop and bathroom lock, openable from the outside, to allow access in the case of emergency.

Reason: To facilitate safe and independent use of the building.

3. As two accessible WCs are proposed in the building, a choice of layouts suitable for left-hand and right-hand transfer are to be provided.

Reason: To facilitate safe and independent use of the building.

4. An induction loop system shall be installed at the hatch at the office/reception in accordance with BS EN 60118-4. The presence of the induction loop system shall be clearly indicated by the symbol shown in BS 8300 Part 2, Figure 9 both at the approach to and outside the hatch.

Reason: To facilitate safe and independent use of the building.

Board Member

Date: 29/05/2018

Michelle Fagan