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Bord  
Pleanála

**Board Direction**  
**BD-002027-18**  
**ABP-302362-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2018.

The Board decided allow the appeal, generally in accordance with the Inspector's recommendation, and to direct the Building Control Authority as follows:

- Grant the Disability Access Certificate, subject to 3 conditions, and for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that, subject to the issue of a Disability Access Certificate with the inclusion of these three Conditions, the development would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2017.

### **Conditions**

1. Any modifications to the shopfront required by Condition No. 2B attached to the original Planning Permission File Ref 2785/13 should ensure that level thresholds are provided from the street and that the two main entrance doors provide an adequate clear width of 1,000mm, in accordance with TGD M 2010 Table 2.

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

2. The new stairs from the Ground Floor retail unit to the Basement below shall be constructed strictly in accordance with the guidance in TGD M 2010, 2.3.4.3, (which refers to 1.3.4, i.e. a maximum rise of 1,800mm per flight).

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

3. The 60 minute protected lobby between the entrance hall to the Apartments and the Bike/Bin Store on the Ground Floor, which is required by Condition No. 1 of the Fire Safety Certificate Reg. Ref. FSC2336/18/7D, shall be constructed strictly in accordance with the guidance in TGD M 2010, 1.2.5 and Diagram 11.

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

**Board Member**

**Date:** 21/12/2018

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Michelle Fagan