



An  
Bord  
Pleanála

**Board Direction**  
**BD-002596-19**  
**ABP-302961-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2019.

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

- Amend condition No. 1
- Omit condition Nos 2 and 3

#### **Condition 1**

The works are to be constructed in accordance with the revised plans and revised report submitted on the 8<sup>th</sup> of October and 11<sup>th</sup> of October 2019, comply with Part M of the Second Schedule to the Building Regulations 1997 to 2017, and are to include the following amendments;

- a) The landing at the top of the ramp at Exit 3, shall be increased to at least 1800mm wide and 1800mm long and to be clear of any door swings or other obstructions.
- b) Clear width at access door to ground floor gym to be increased to at least 900mm.
- c) The wheelchair accessible WC shall be increased in area to allow for 1800mm x 1800mm turning space, and shall comply with Diagram 15a of Part

M of the Technical Guidance Documents – Access and Use, Building Regulations 2010.

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

**Reasons and Considerations**

Having regard to the submissions lodged in connection with the Disability Access Certificate for the material change of use of a ball alley to a multi-purpose community building and material alterations which would provide an extension to the existing gym at first floor level, to the appeal, and to the report and recommendation of the reporting Inspector, to the form and layout of the existing building, and to the nature of the proposed works, it is considered that subject to the amended condition number 1 and omission of conditions numbers 2 and 3, it is considered that the works proposed would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997-2017.

**Board Member**

**Date:** 14/03/2019

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Michelle Fagan