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**Board Direction**  
**BD-011584-22**  
**ABP-313751-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2022.

The Board decided to allow the appeal generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and to direct the Building Control Authority to grant a Disability Access Certificate.

Omit condition numbers 4 and 6.

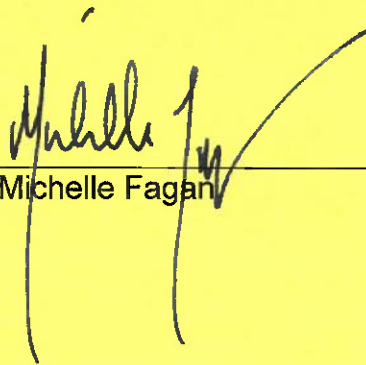
### **Reasons and Considerations**

Having regard to the provisions of the Building Regulations 1997 to 2019, Second Schedule, Part M, to the form and layout of the proposed building, the nature of the activities to be facilitated, and the submissions made in connection with the Disability Access Certificate application, the appeal and the report and recommendation of the reporting Inspector, it is considered that, the requirement to provide 1200mm wide passageways between filing furniture would be unwarranted having where the specific nature of the activity could not be reasonably undertaken by a person with limited mobility or by a wheelchair user.

Furthermore, in light of clarification regarding the intention not to provide changing facilities, it is considered that the omission of a condition to provide for the changing facilities to be accessible is reasonable.

The proposed development would, subject to compliance with the conditions set out in the Disability Access Certificate, comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2019.

**Board Member**



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Michelle Fagan

**Date:** 16/12/2022