



An  
Bord  
Pleanála

**Board Direction**  
**BD-014805-23**  
**ABP-314174-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2023.

The Board decided, generally in accordance with the reporting inspector's recommendation as follows:

**WHEREAS** the said appeal relates only to condition number 2 and 3 attached to the decision of the Building Control Authority:

**AND WHEREAS** An Bord Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to amend condition number 2 and 3 and the reasons therefor:

#### **Condition No.2**

Lifts No.s 1, 2 and 4 shall comply with Section 1.3.4.2 (Passenger lift details) of Technical Guidance Document (TGD) Part M 2010 and shall include the specific requirements:

- (a) Lift 1 shall have minimum internal car dimensions of not less than 2000mm wide x 1400mm deep.
- (b) Lifts 2 and 4 shall have minimum internal car dimensions of not less than 1100mm wide x 1400mm deep.
- (a) Lift 3 (proposed to be used exclusively by staff for goods and services only) shall have minimum internal car dimensions of not less than 1100mm wide x 1400mm deep.

**Reason:** To comply with Section 1.3 (Circulation within buildings other than dwellings) of Part M1 (Access and Use) of Part M of the Building Regulations.

### **Condition No. 3**

Signage shall be provided in the two car park areas to direct visitors to the main entrance at Exit/Entry 1 and to make it clear that Exit/Entry 8 is to be used for access to the Leisure Centre only. The access routes shall be clearly identifiable and well lit.

**Reason:** To comply with Section 1.1 (Approach to buildings other than dwellings) and Part M1 (Access and Use) of Part M of the Building Regulations.

### **Reasons and Considerations**

Having regard to the provisions of the Building Regulations 1997 as amended, 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 attached to the Disability Access Certificate, and the amended conditions 2 and 3 set out, will comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

**Board Member**

*Patricia Calleary*

**Date:** 07/12/2023

Patricia Calleary