

An
Bord
Pleanála

Board Direction
BD-015635-24
ABP-316171-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

The Board decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Remove condition numbers 3 and 4 and attach new condition, condition 3 to read as follows:

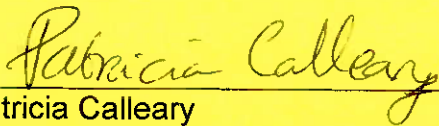
Accessible changing, showering and WC facilities for independent use shall be provided within the ground floor extension, at a location close to the communal separate-sex changing facilities, in accordance with section 1.4.3.5 of Technical Guidance Document M, 2010 (TGD: M 2010). This shall be in the form of a self-contained accessible shower and changing room incorporating an accessible WC in accordance with Diagram 21 of TGD:M 2010.

Reason: In order to comply with Part M of the second schedule to the Building Regulations 1997, as amended.

Reasons and Considerations

Having regard to the presented design of the development and the accompanying technical compliance report, to the submissions made in connection with the Disability Access Certificate application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that the works 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, including the removal of conditions numbers 3 and 4 and the attachment of a new condition as set out above, will comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Board Member


Patricia Calleary

Date: 29/02/2024