

An
Bord
Pleanála

Board Direction
BD-017293-24
ABP-318744-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

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, would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Conditions

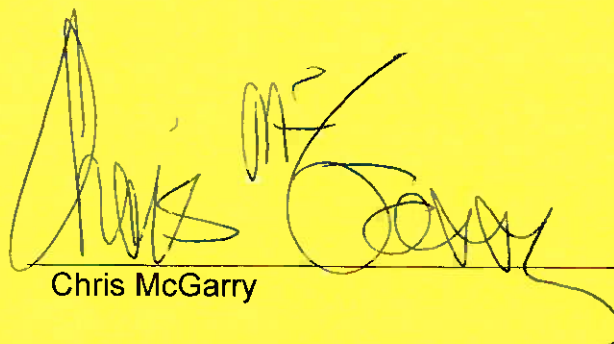
1. The change of use shall be carried out in accordance with the plans, specifications and other relevant information submitted with the application to the Building Control Authority and further information received by the Building Control Authority on 07/11/2023.

Reason: In the interest of clarity.

2. The corridor width on first floor should be a minimum of 1200mm unobstructed. A corridor or passageway should be wide enough to allow people to pass each other, taking into account common activities and mobility aids such as people pushing buggies or walking frame, carrying luggage or using crutches... (a) The unobstructed clear width should be at least 1200 mm. Elements such as columns, radiators and fire hoses should not project into this corridor width in accordance with Section 1.3.3.3 and Diagram 12 of the TGD:M2022.

Reason To comply with Part M of the Second Schedule to the Building Regulations 1997, as amended.

Board Member



Chris McGarry

Date: 22/08/2024