



An  
Bord  
Pleanála

## Board Direction

**BD-019410-25**

**ABP-321412-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2025.

The Board decided to treat this case by applying the provisions of Article 40(2) of the Building Control Regulations 1997, as amended.

The Board also decided, based on the Reasons and Considerations set out, that the Building Control Authority be directed, as follows:

- **Amend conditions numbers 2 and 3**
- **Omit condition number 8**

### Reasons and Considerations

Having regard to the presented design of the proposed development and the accompanying 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 it has been demonstrated by the appellant in the Disability Access Certificate application and appeal that the works to which the application and appeal relates would, if constructed in accordance with the plans, specifications and particulars submitted, and subject to compliance with the conditions attached, save condition 8 which shall be omitted and Conditions 2 and 3 which shall be amended, comply with the

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

**Board Member:** Patricia Calleary **Date:** 07/04/2025  
Patricia Calleary