



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020432-25**  
**ABP-322185-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 07/08/2025.

The Commission decided to treat this case under Article 40 of the Building Control Regulations 1997, as amended.

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

Omit condition numbers 2, 3 and 4

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 07/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the presented design of the proposed amendments to the Existing Public House and the accompanying compliance report, to the submissions made in connection with the Revised 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 Revised Disability Access Certificate application and appeal that the requirements set out in the above conditions are not required in order to meet the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended. Therefore conditions No.2, 3 and 4 as originally attached by the Building Control Authority to the Revised Disability Access Certificate are not necessary to demonstrate compliance with Part M of the Second Schedule to the Building Regulations 1997, as amended. It is considered that the proposed works if constructed in accordance with the design presented with the application and the appeal, would comply with the requirements of Part M of the second schedule to the Building Regulations (as amended).