



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021472-25**  
**ACP-322937-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

The Commission decided to treat the appeal case under Article 40(2) of the Building Control Regulations 1997, as amended and to direct the BCA to remove conditions 3 and 4 for the reasons and considerations set out below.

**Planning**

**Commissioner:**

Patricia Calleary  
Patricia Calleary

**Date:** 03/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the presented design of the proposed amendments to the Existing Service Station 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 requirements set out in conditions 3 and 4 are not necessary in order to meet the requirements of Part M, specifically M1 (Access and Use) of the Second Schedule to the Building Regulations 1997, as amended. Therefore

conditions No. 3 and 4 as originally attached by the Building Control Authority to the Disability Access Certificate are not necessary to demonstrate compliance with the said regulations.