



An
Coimisiún
Pleanála

Direction
CD-022237-26
ACP-323144-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/06/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 04/06/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design drawings of the proposed amendments to the existing buildings and the accompanying compliance report, to the submissions made in connection with the revised Disability Access Certificate (DAC) application and the appeal, and to the report and recommendation of the Commission's appointed inspector, it is considered that the information provided in connection with the application and appeal lacks clarity and does not contain the level of detail necessary to enable the Commission to assess the appeal and to determine whether the said works or building (with revisions proposed) would, if constructed in accordance with the said plans and other particulars, comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Note:

Any future Revised DAC application should be accompanied by scaled drawings containing clear and legible annotations and compliance dimensions, identifying the site layout and building layouts that were approved on foot of the original Disability Access Certificate. Revisions proposed as part of a revised DAC application should be clearly identified on a set of drawings, prepared to the same scale, to allow a comparison to be made between the approved layouts and the revisions proposed ensuring consistency of detail across drawings.

All amendments proposed as part of any Revised DAC application should be clearly marked up on the drawings and clearly detailed in the application and compliance report so that they align with each other. Where compliance with specific provisions and diagrams of TGD Part M are proposed, the drawings should show how the provisions will be achieved. This shall include, but shall not be limited to, details relating to access, circulation, levels, dimensions, gradients and such specific information so as to demonstrate compliance with the relevant provisions of TGD: Part M (relevant edition) and consequently with Part M of the Building Regulations. In this regard, generic statements of intended compliance with specific provisions of the Technical Guidance Document (Part M) are not sufficient and should instead be backed up by relevant marked up, annotated and clearly dimensioned drawings.

The Inspector has provided examples, which are not exhaustive, of the inconsistencies arising with the current application. These would need to be addressed in any future revised DAC application.