



An
Coimisiún
Pleanála

Direction
CD-022400-26
ACP-323989-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12/08/2026.

The Commission decided to allow the appeal and direct the BCA to issue a DAC, generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning

Commissioner:

Date: 21/08/2026

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design of the proposed residential development 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 Planning Inspector, it is considered that the works to which the application relates, if constructed in accordance with the design presented with the application and the appeal, and subject to compliance with the conditions as set out below, would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Conditions

1. The proposed works shall be carried out in accordance with the plans, specifications and other relevant information submitted with the application (as well as any information submitted subsequently by way of additional information), save insofar as may be required by any other condition attached hereto.

Reason: In the interest of clarity.

2. All floor finishes throughout the common circulation areas in the building shall be slip resistant in accordance with Annex C of BS8300-2:2018.

Reason: To provide for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities.

3. Each step nosing throughout the common stair within the building shall incorporate a durable, permanently contrasting continuous material for the full width of the stair on both the tread and the riser. The contrasting material shall extend 50 millimetres to 65 millimetres in width from the front edge of the tread and 30 millimetres to 55 millimetres from the top of the riser and shall contrast visually with the remainder of the tread and riser.

Reason: To help people who are blind or partially sighted appreciate the extent of the stair and identify individual treads.

4. The entrance door to apartment M2AA shall not interfere with the operation/door swing of the bathroom door on the second-floor level.

Reason: To provide for people to travel within a building conveniently and without discomfort in order to make use of all relevant facilities.