



An
Coimisiún
Pleanála

Direction
CD-022329-26
ACP-324179-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16/07/2026.

The Commission decided to refuse to allow the appeal against the Building Control's decision to refuse to grant the revised Disability Access Certificate, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Patricia Callear
Patricia Callear

Date: 16/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of Part M of the Second Schedule of the Building Regulations 1997, as amended, the nature and layout of the proposed works, the submissions made in connection with the revised disability access certificate application and the appeal, and the report and recommendation of the Inspector, it is considered that the change of use and material alterations to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, would fail to comply with the requirements of Part M of the Second Schedule of the Building Regulations 1997, as amended, as there is

insufficient information submitted with the application and the appeal including an absence of clearly annotated drawings of sufficient scale, to determine if the proposed works comply with the requirements of Part M of the Second Schedule of the Building Regulations 1997, as amended. Furthermore, it is considered that the application and the appeal have failed to supply and demonstrate clearly the changes from the original application, as granted, and maintain or demonstrate no less than the minimum requirements of Part M in the proposed building changes. In addition, the conditions attached to the original application DAC0005/15 have not been complied with.