



An  
Bord  
Pleanála

**Board Direction**  
**06S.DS0061**

The submissions on this file were considered at a Board meeting held on 27th February 2018.

The Board decided to direct the Building Control Authority to Grant the Disabled Access Certificate with amendments to the Conditions appealed as set out below.

### **REASONS AND CONSIDERATIONS**

Having regard to the provisions of the Building Regulations 1997 to 2017, Second Schedule, Part M, to the form, size and layout of the existing building, the scope and nature of the proposed works, and to the submissions made in connection with the DAC application and appeal, it is considered that the works or building to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, and subject to compliance with the amended conditions as set out below, will comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2017.

#### **Condition 3:**

Doors should not open outwards towards a corridor in a major access route or escape route. Acceptable alternatives would be (a) install recessed doors so that when fully open, they do not project into the corridor space as per the guidance in Section 2.3.3.3 of TGD M 2010; (b) install inward opening doors using pivot hinges, in conjunction with an emergency release door stop and bathroom lock operable from the outside Any door to sanitary accommodation should be capable of being opened in an emergency if a person inside has fallen against it and is unable to

move, or (c) install sliding doors. No matter what solution is selected the floor areas of the accessible unisex WC/changing/showering facilities should not be less than those recommended in TGD M 2010.

Reason: To facilitate safe and independent use of the building.

**Condition 4:**

The proposed wheelchair accessible unisex WCs shall have a minimum turning space of 1800mm x 1800mm as per the guidance in Section 1.4.3.1 and Diagram 15a of TGD M 2010.

If inward opening doors are to be used with pivot hinges, in conjunction with an emergency release door stop and bathroom lock openable from the outside then the floor area inside the accessible unisex WCs should be increased to ensure that 1800mm x 1800mm turning spaces will be provided, clear of the door swing.

Reason: To facilitate safe and independent use of the building.

**Condition 7:**

Accessible toilet, changing and showering facilities, in accordance with the guidance in Sections 2.0 and 2.4 of TGD M 2010, shall be provided in the proposed gym area on Level 1 on the same basis as such facilities are provided for use by able bodied people. Changing/showering/WC facilities should be available for persons with disabilities without the need to leave the gym area to use these facilities. If impracticable to include them in both the male and female changing areas an individual accessible changing/showering/WC facility should be provided within the gym area.

Reason: To facilitate safe and independent use of the building.

Board Member: \_\_\_\_\_ Date: 5th March 2018  
Michelle Fagan