



An
Bord
Pleanála

**Board Direction
PL29D.DS0062**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th March 2018.

The Board decided to direct the Building Control Authority to Grant the Disabled Access Certificate, for the following reasons and considerations, and subject to the following conditions.

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 conditions as set out below, will comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2017.

Conditions

1. The clear unobstructed width of the two front and one rear entrance doors to the ground floor retail units to be 1000 mm or greater.

Reason: To facilitate universal access to the two retail units in compliance with building regulation requirement M1

2. The entrance door to the rear of the units to be of accessible power-operated type in accordance with the guidance at section 1.2.4.3 of the 2010 edition of the technical guidance document to Part M of the building regulations. A 1500mm by 1500mm clear level landing shall be provided at the top of the approach ramp clear of any door swing.

Reason: To facilitate universal access to the rear entrance of the retail units in compliance with building regulation requirement M1.

3. The layout of the bathroom in the first floor apartment to be modified to provide an accessible WC in accordance with the guidance at section 3.4.2 of the 2010 edition of the technical guidance document to Part M of the building regulations.

Reason: To facilitate universal use of the building in compliance with building regulation requirement M1.

4. The switches and sockets in the first floor apartment to be installed in accordance with the guidance at section 3.5.2 of the 2010 edition of the technical guidance document to Part M of the building regulations.

Reason: To facilitate universal use of the building in compliance with building regulation requirement M1.

5. The ground floor disabled wc, changing and shower area to be provided with accessible sanitary, shower and changing fittings and accessories as shown in diagram 21 of the 2010 edition of the technical guidance document to Part M of the building regulations.

Reason: To facilitate universal use of the building in compliance with building regulation requirement M1.

Board Member

Date: 26th March 2018

Michelle Fagan