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Bord  
Pleanála

**Board Direction  
PL29D.DS0063**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> 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. A level landing at least 1500 mm x 1500 mm clear of any door or gate swing to be provided immediately in front of the main entrance door. The threshold to this door to have a maximum height of 15 mm with exposed edges chamfered or pencil rounded.

**Reason:** To facilitate universal access to the building in compliance with building regulation requirement M1.

2. The main entrance door to have a minimum effective clear width of 900 mm.  
**Reason:** To facilitate universal access to the building in compliance with building regulation requirement M1
  
3. The layout to be modified so that the WC can be accessed without the need to go through the Tea area.  
**Reason:** To facilitate universal access to the building in compliance with building regulation requirement M1
  
4. The layout of the WC to be modified to provide a wheelchair accessible unisex WC with a minimum turning space of 1500 mm x 1500 mm (refer to TGD-M Diagram 15b).  
**Reason:** To facilitate universal access to the building in compliance with building regulation requirement M1
  
5. The layout of the tea station to be modified per TGD-M Diagram 28 to provide a minimum turning space of 1500 mm x 1500 mm in front of the counter outside of any circulation route.  
**Reason:** To facilitate universal access to the building in compliance with building regulation requirement M1

**Board Member**

**Date:** 26<sup>th</sup> March 2018

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Michelle Fagan