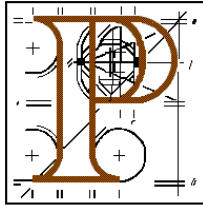


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Wexford County Council

Building Control Authority Register Reference Number: DAC052/17

An Bord Pleanála Reference Number: ABP-300591-18

APPEAL by Windmill Therapeutic Training Unit Limited care of Staples-Owen Limited of M6, Wexford Enterprise Centre, Kerlogue, Wexford in relation to the decision made on the 6th day of December, 2017 by Wexford County Council to refuse a disability access certificate under section 6 (2)(a)(ix) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007 in respect of material change of use to part of an existing building, from a previous garage space of 29 square metres to an office/reception space within an existing building classified as a place of assembly at Sinnott's Place, Wexford Town, County Wexford in accordance with the plans and particulars lodged with the said Building Control Authority:

DECISION: Pursuant to the powers conferred on it by section 7 of the Building Control Act 1990, as amended by section 6 of the Building Control Act 2007, An Bord Pleanála hereby allows the appeal and directs the Building Control Authority to issue a disability access certificate, in accordance with the said plans and particulars, based on the reasons and considerations under and subject to the conditions 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 and layout of the existing building and the nature of the proposed works, and to the submissions made in connection with the Disability Access Certificate application and the 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 internal dimensions of the proposed wheelchair accessible unisex WC and shower room on the ground floor shall be increased to measure 2500 millimetres by 3210 millimetres to allow enough space inside for a turning space of 1800 millimetres by 1800 millimetres to be clear of the inward opening door swing.

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

2. The inward opening door in the WC and shower room on the ground floor shall be used with pivot hinges, in conjunction with an emergency release door stop and bathroom lock, openable from the outside, to allow access in the case of emergency.

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

3. As two accessible WC's are proposed in the building, a choice of layouts suitable for left-hand and right-hand transfer shall be provided.

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

4. An induction loop system shall be installed at the hatch at the office/reception in accordance with BS EN 60118-4. The presence of the induction loop system shall be clearly indicated by the symbol shown in BS 8300 Part 2, Figure 9 both at the approach to and outside the hatch.

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.