

An  
Bord  
Pleanála

**Board Order**  
**ABP-321412-24M**

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**Building Control Acts 1990 to 2014**

**Amendment of Board Order**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: DAC2404501DC**

**Development Concerned:** Demolition of all existing building and construct a nine-storey building over a basement level including two number commercial units and 188 number apartments. The apartments will consist of 20 number studio units, 79 number one-bedroom units and 89 number two-bedroom units, all at Davitt Road, Dublin.

**WHEREAS** the Board made a decision, in relation to the above-mentioned development by Order dated the 14<sup>th</sup> day of April 2025:

**AND WHEREAS** it has come to the attention of the Board that the Order made in respect of this case on the 14<sup>th</sup> day of April 2025 should be clarified using section 146A(1) of the Planning and Development Act 2000, as amended, to reflect that the appeal relates to a Disability Access Certificate and that conditions numbers 2 and 3, which the Building Control Authority have been directed to amend, shall be read as set out below:

**AND WHEREAS** the Board considered that the clarification of the above-mentioned matter would not result in a material alteration of the terms of the Board's decision:

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**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the matter the subject of this amendment:

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that conditions numbers 2 and 3 and the reason therefor shall be as follows:

2. Appropriate signage shall be provided at the entrance to the basement car park, directing people to the pedestrian entrance doors in the building and prohibiting pedestrians from using the vehicular ramp.

**Reason:** To provide an independently accessible route to a building and in the interest of clarity.

3. Doors in general use, opening outwards onto external circulation routes or access routes, shall have appropriate guarding on each side and tapping rails with their undersides 150 millimetres (maximum) above ground level to provide cane detection.

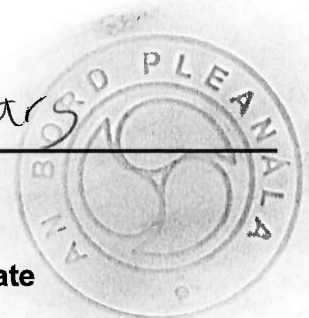
**Reason:** To reduce the risks to people with vision impairment.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 22 day of May 2025.