



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: DRV2510847DC

Appeal by Ardcourt Limited and Clapton Limited care of O’Herlihy Access Consulting of Guinness Enterprise Centre, Taylor’s Lane, Dublin in relation to the decision made on the 27th day of June, 2025 by Dublin City Council to refuse a revised 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 for alterations to the layouts made during construction at 11 Old Naas Road, Bluebell, Dublin.

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 Coimisiún Pleanála hereby refuses the appeal based on the Reasons and Considerations set out below.

P.C.

Reasons and Considerations

Having regard to the presented design drawings of the proposed amendments to the existing buildings and the accompanying compliance report, to the submissions made in connection with the revised Disability Access Certificate (DAC) application and the appeal, and to the report and recommendation of the Commission's appointed inspector, it is considered that the information provided in connection with the application and appeal lacks clarity and does not contain the level of detail necessary to enable the Commission to assess the appeal and to determine whether the said works or building (with revisions proposed) would, if constructed in accordance with the said plans and other particulars, comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 11th day of June 2026.

