

An
Coimisiún
Pleanála

Commission Order
ACP-323795-25

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: DAC2514112DC

Appeal by Irish Life Assurance PLC in relation to the decision made on the 9th day of September, 2025 by Dublin City Council to grant subject to conditions 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 for proposed works consisting of an office fitout at lower ground floor to fourth floor level of a building located at 74-75 Lower Baggot Street, Dublin.

WHEREAS the said appeal relates to condition number 2 attached to the decision of the said Building Control Authority:

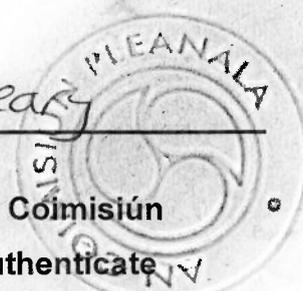
AND WHEREAS An Coimisiún Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Coimisiún Pleanála, in exercise of 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, and by Article 40 (2) of the Building Control Regulations, 1997, and based on the Reasons and Considerations set out below, hereby directs the said Building Control Authority to remove the said condition number 2 and the reasons therefor.

Reasons and Considerations

Having regard to the provisions of Part M of the Second Schedule of the Building Regulations 1997, as amended, the nature and layout of the proposed works, and the submission made in connection with the application and the appeal, it is considered that the existing turnstiles were previously granted a disability access certificate (DAC 2001020DC) and also comply with appropriate guidance set out in BS 8300-2:2018, Design of an accessible and inclusive built environment, which is referenced in Technical Guidance Document Part M 2022.

The commission was satisfied that the works comprising material alterations to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, and compliance with remaining conditions attached, would comply with the requirements of Part M of the Second Schedule of the Building Regulations 1997, as amended.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 3rd day of March 2026.