



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: DAC2516099DC

Appeal by Roger Browne in relation to the decision made on the 2nd day of December 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 in respect of proposed revisions to a previously approved Disability Access Certificate (Reference Number: DAC2405696DC) for a three-storey residential duplex block (to be known as Block Type BZ01) within the Oscar Traynor Road Residential Development at Oscar Traynor Road, 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 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 presented design of the proposed residential development and the accompanying compliance report, to the submissions made in connection with the Revised Disability Access Certificate application and the appeal, and to the report and recommendation of the Planning Inspector, it is considered that the works to which the application relates, if constructed in accordance with the design presented with the application and the appeal, and subject to compliance with the conditions as set out below, would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended.

Conditions

1. The proposed works shall be carried out in accordance with the plans, specifications and other relevant information submitted with the application (as well as any information submitted subsequently by way of additional information), save insofar as may be required by any other condition attached hereto.

Reason: In the interest of clarity.

2. All floor finishes throughout the common circulation areas in the building shall be slip resistant in accordance with Annex C of BS8300-2:2018.

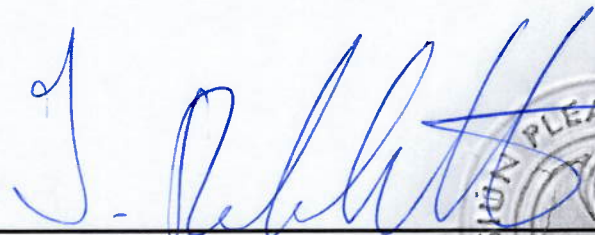
Reason: To provide for people to travel horizontally and vertically within a building conveniently and without discomfort in order to make use of all relevant facilities.

3. Each step nosing throughout the common stair within the building shall incorporate a durable, permanently contrasting continuous material for the full width of the stair on both the tread and the riser. The contrasting material shall extend 50 millimetres to 65 millimetres in width from the front edge of the tread and 30 millimetres to 55 millimetres from the top of the riser and shall contrast visually with the remainder of the tread and riser.

Reason: To help people who are blind or partially sighted appreciate the extent of the stair and identify individual treads.

4. The entrance door to apartment M2AA shall not interfere with the operation/door swing of the bathroom door on the second-floor level.

Reason: To provide for people to travel within a building conveniently and without discomfort in order to make use of all relevant facilities.



Tom Rabbette

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

Dated this 24th day of August 2026