

Building Control Acts 1990 to 2014

Building Control Authority: Wexford County Council

Building Control Authority Register Reference Number: DRV2517488WX

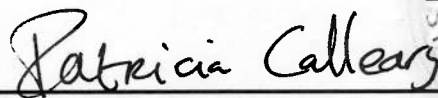
Appeal by Wallaces Kilmore Ventures Limited in relation to the decision made on the 12th day of March, 2026 by Wexford County Council to refuse a revised disability access certificate under section 6 (2)(a)(ix) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007 in respect of change of use from part of private dwelling to form part of an existing retail unit, and material alterations at Crossfarnogue, Kilmore, Kilmore Quay, County Wexford.

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 to allow the appeal based on the reasons and considerations set out below.

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, the submissions made in connection with the revised disability access certificate application and the appeal, and the report and recommendation of the Inspector, it is considered that the change of use and material alterations to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, would fail to comply with the requirements of Part M of the Second Schedule of the Building Regulations 1997, as amended, as there is insufficient information submitted with the application and the appeal, including an absence of clearly annotated drawings of sufficient scale, to determine if the proposed works comply with the requirements of Part M of the Second Schedule of the Building Regulations 1997, as amended. Furthermore, it is considered that the application and the appeal have failed to supply and demonstrate clearly the changes from the original application, as granted, and maintain or demonstrate no less than the minimum requirements of Part M in the proposed building changes. In addition, the conditions attached to the original application DAC0005/15 have not been complied with.



Patricia Calleary

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

Dated this 21st day of July 2026.