



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: DAC2618636DC

Appeal by Conor Delahunty in relation to the decision made on the 5th day of May, 2026 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, in respect of the proposed construction of the residential block to be known as Block G at Saint Vincent's, Fairview, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to condition number 6 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 condition, 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 amend the said condition number 6 so that it shall be as follows for the reasons set out.

6. Switches, outlets and controls located within the residential cores and common areas (stairs, lobbies, corridors and landlord/tenant area) shall comply with section 1.5.7 of Technical Guidance Document M 2022.

Reason: To make adequate provision for building users to access and use the building and its facilities.

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 Disability Access Certificate application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the appellant in the Disability Access Certificate application and appeal that it is not required for switches, outlets and controls within individual apartments to comply with section 1.5.7 of Technical Guidance Document 2022 in order to meet the requirements of Part M of the Second Schedule to the Building Regulations 1997, as amended. Therefore, the wording of condition number 6 as originally attached by the Building Control Authority to the Disability Access Certificate shall be amended.



Patricia Calleary

Planning Commissioner of An Coimisiún

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

Dated this 16 day of September 2026.

