

Date of issue: 25/09/2023

BCMS Reference No: DAC2305403DC

Submission No: 4009343

Description: Cherry Orchard Community Childcare centre extension, The development will consist of a new 208sqm single-storey extension to the south of the existing childcare facility containing additional classrooms and associated service spaces. The building is to be clad in timber with a standing seam metal roof to match existing and to include a glazed canopy over connecting walkway to the existing building.

At: 25 Croftwood Crescent, Dublin

Disability Access Certificate Application: DECISION TO GRANT WITH CONDITIONS

Dear Rachel Galvin,

Dublin City Council Having considered the above application to the extent to which the design of the building or works complies with the requirements of Part M of the Second Schedule to the Building Regulations 1997-2014, and having due regard to any dispensation or relaxation in respect of, or which is relevant to, the works or building to which the application relates. This certificate is **GRANTED** subject to the attached conditions.

Condition 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.

Condition 2: Accessible entrances shall meet or exceed the requirements of Sections 1.2.3 & 1.2.4 of TGD Part M 2010.

Reason: To provide entrances to buildings that are independently accessible and to avoid segregation based on a person's level of ability.

Condition 3: The wheelchair accessible unisex WC shall be provided in accordance with the requirements of Section 1.4.5 of TGD Part M 2010 including the arrangement of all fittings relative to each other.

Reason: To provide independently accessible sanitary facilities that meet the needs of people with a wide range of abilities.

Yours sincerely,

Pat Nestor
BUILDING CONTROL OFFICER
Dublin City Council

Advice Note:

Building owners and facilities managers should be mindful of management issues highlighted in Section 0.12 of TGD Part M 2010. These issues include:

- Arranging furniture appropriately;
- Keeping circulation routes clear, facilities clean, equipment (lifts, communication aids, etc.) functioning;
- Carrying out maintenance audits on a regular basis;
- Conducting staff training and awareness campaigns on people's specific needs and the use of assistive equipment in buildings e.g. maintenance of induction loops, hoists and other assistive devices;
- Putting a detailed emergency action plan in place to ensure safe egress for all persons in the event of an emergency;
- Procurement of accessible goods and services (furniture and security services, etc.);
- Providing pre- visit information regarding access to the building on the organisation's website;
- Providing information on the accessibility features of the building to occupants, in order to allow for effective management procedures to be put in place.

For further guidance on managing buildings for accessibility, please refer to the following, which is a non- exhaustive list;

- a) "Building for Everyone: A Universal Design Approach ", published by the National Disability Authority.

- b) “Access Handbook Template”, a tool to help manage the accessibility of the built environment, published by the National Disability Authority.
- c) BS8300-1:2018, Design of an Accessible and Inclusive Built Environment. *External Environment*. Code of Practice published by the British Standards Institution.
- d) BS8300-2:2018, Design of an Accessible and Inclusive Built Environment. *Buildings*. Code of Practice published by the British Standards Institution.

NOTE: An appeal against a decision of a Building Control Authority may be made to An Bórd Pleanála, 64 Marlborough Street, Dublin 1 (Tel: 01-858 8100; LoCall 1890 275 175).

AN APPEAL SHALL

- (a) be in writing
- (b) state in the name and address of the appellant
- (c) state the subject matter of the appeal
- (d) state in full the grounds of appeal and the reasons, considerations and arguments on which they area based
- (e) be accompanied a fee of €500.00
- (f) be made within a period of one month beginning on the day of the decision of the building control authority on an application