

An  
Bord  
Pleanála

**Board Direction**  
**BD-018492-24**  
**ABP-318664-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2024.


The Board decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Remove condition number 4

### **Reasons and Considerations**

Having regard to the presented design of the development and the accompanying technical compliance report, to the further submissions made to the BCA in connection with the FSC application, to the initial appeal and the BCA submission to ABP and the appellant's further submission to ABP, it is considered appropriate that the Building Control Authority be directed to remove condition number 4 and the reason therefor. It has been demonstrated that the building, if constructed in accordance with the design presented with the application and appeal, would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended without a sprinkler system.

**Board Member**

  
Mary Henchy

**Date:** 17/12/2024