

An
Bord
Pleanála

Board Direction
BD-018748-25
ABP-319294-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2025.

The Board decided as follows:

WHEREAS the said appeal relates only to condition number one attached to the decision of the Building Control Authority,

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted,

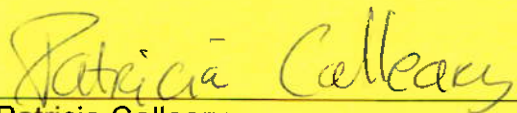
NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990, as amended and by Article 40 (2) of the Building Control Regulations, 1997, as amended, and based on the reasons and considerations set out below, hereby directs the said authority to **delete condition number one** and the reason therefor:

Reasons and Considerations

Having regard to the original fire safety certificate application and subsequent appeal, the Board was satisfied that the appellant has demonstrated that there is no requirement for the basement car park to be sprinkler protected to comply with Technical Guidance Document B - Fire Safety (2006, reprinted 2022).

Therefore, condition number one as originally attached by the Building Control Authority to the fire safety certificate is not necessary to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.

Board Member


Patricia Calleary

Date: 27/01/2025