



An
Bord
Pleanála

Board Direction
BD-015351-24
ABP-315378-22

The submissions on this file and the report of the Inspector/Board Consultant were considered at a Board Meeting held on 06/02/2024.

The Board decided to allow the appeal, generally in accordance with the report of the Inspector/Board consultant, for the reasons and considerations set out below and to direct the Building Control Authority as follows:

Remove Condition number 2

Reasons and Considerations

Having regard to the form and nature of the condition, the submission lodged with the Fire Safety Certificate Application and the Appeal, the reports from the BCA and the Appellant and to the report and recommendations of the reporting inspector and in particular the issues raised by the BCA, the Board considered that the basement design complies with the requirements of Technical Guidance Document B and that the BCA should have considered the application within the provisions of TGD B and given that the BCA have produced no specific non-compliance with the Dun Oir application and have largely confined their submission to the inadequacy of TGD B in addressing basement car parks, the Board is satisfied that it has been fully demonstrated that the condition should be removed.

Board Member


Stephen Bohan

Date: 06/02/2024