



An
Bord
Pleanála

Board Direction
BD-017823-24
ABP-318078-23

WHEREAS the said appeal relates only to condition number two 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 the said condition** and the reason therefor:

Reasons and Considerations

Having regard to the presented design, to the submissions lodged in connection with the Fire Safety 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 that the inclusion of sprinklers is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022). Accordingly, the works proposed would, if otherwise carried out in accordance with the design, achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended.

Board Member

Patricia Callear
Patricia Callear

Date: 09/10/2024