



An  
Bord  
Pleanála

**Board Direction**  
**BD-018900-25**  
**ABP-318953-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

The Board decided to treat this case under Article 40 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 to Remove condition number five.

### **Reasons and Considerations**

Having regard to the presented design of the development and the accompanying technical compliance report, and to the further submissions on file, it is considered appropriate that the Building Control Authority be directed to remove condition 5. As condition 6 outlines the requirement for a sprinkler system in the residential areas of the building, condition 5 is not required. 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 the provision of a sprinkler system in the basement car park.

**Board Member**

*Patricia Calleary*  
Patricia Calleary

**Date:** 12/02/2025