

An  
Bord  
Pleanála

**Board Direction**  
**BD-019486-25**  
**ABP-319849-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2025.

The Board decided to treat this case under the provisions of Article 40 of the Building Control Regulations, 1997, as amended.

Amend condition number three to read as follows:

**Condition No. 3**

The proposed Bin Store at Ground Floor Level shall not be permitted.

**Reason**

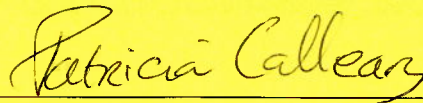
To comply with Part B of the Second Schedule to the Building Regulations 1997, as amended.

**Reasons and Considerations**

Having regard to the presented design of the extension and material alteration to a previously approved building and the accompanying technical compliance report, to the submissions made 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, by reference to the guidance provided in Technical Guidance Document Part B (2006 + A1 2020), the Board was satisfied that the Building Control Authority be directed to amend Condition No. 3 and the reason therefor. The Board

was further satisfied that, subject to the attachment of the amended Condition No. 3, it has been demonstrated that the subject works, 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.

**Board Member:**



Patricia Calleary

**Date:** 17/04/2025