

An
Coimisiún
Pleanála

Direction
CD-020683-25
ABP-319919-24

The submissions on this file and the Inspector's report were considered at a meeting held on 15/09/2025.

The Commission decided as follows:

WHEREAS the said appeal relates only to condition numbers 4 and 17 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 **amend condition number four and delete condition number seventeen** for the following reasons and

Condition 4

The BCA be directed to amend Condition 4 from the Granted Fire Safety Certificate to read as follows:

The building design should comply with Section 22.2 BS 9999:2017.

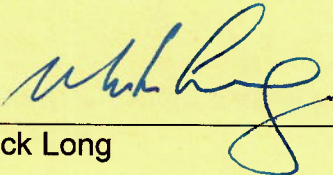
Reason: To comply with Part B of the Second Schedule of the Building Regulations 1997 to 2022.

Condition 17

The BCA be directed to remove Condition 17 from the Granted Fire Safety Certificate.

Planning

Commissioner:


Mick Long

Date: 16/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

In respect of Condition 17, the Commission considered the submissions of the appellant and the BCA where both parties agree that Diagram 46 is an error and has no relevance to the granted Fire Safety Certificate. The Commission decided the building design should comply with Section 22.2 BS 9999:2017.

In respect of Condition 17 the Commission considered the submissions of both the appellant and the BCA and decided that condition number 17 is not required and is to be removed as the design of the service risers set out in the various submissions to the BCA complies with the requirements of BS 9999:2017 and this is not disputed by the BCA.