

An
Coimisiún
Pleanála

Direction
CD-020167-25
ABP-320588-24

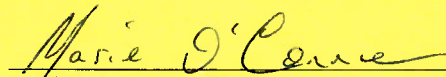
The submissions on this file and the Inspector's report were considered at a meeting held on 08/07/2025.

The Board decided to treat this case under section 40(2) 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, as follows:

Remove condition number 2

Planning

Commissioner:


Marie O'Connor

Date: 09/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design of the new residential 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 appellant's chosen basis for design BS 1991:Part 1:1990, the Commission was satisfied that the Building Control Authority be directed to remove condition number 2 and the reason therefor. The Commission was further satisfied that, subject to the

removal of condition number 2, it has been demonstrated that the subject works, if constructed in accordance with the design presented with the application, would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended, subject to the retention of the remaining 17 number conditions attached to Fire Safety Certificate FSCC 212/25 by the Building Control Authority.