

An
Coimisiún
Pleanála

Direction
CD-020503-25
ABP-322168-25

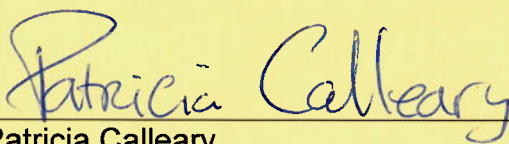
The submissions on this file and the Inspector's report were considered at a meeting held on 19/08/2025.

The Commission decided to treat this case under Article 40 of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to:

Omit condition number 9

Planning

Commissioner:


Patricia Calleary

Date: 19/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design of the new extension and material alterations to the existing residential care 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, Technical Guidance Document B, the Commission was satisfied that the Building Control Authority be directed to remove Condition No. 9 and the reason therefor. The Board was further satisfied that, subject to the removal of Condition No. 9, 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 11 no. Conditions attached to Fire Safety Certificate FSC/058/25 by the Building Control Authority.