



An
Coimisiún
Pleanála

Direction
CD-020902-25
ACP-322261-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/10/2025.

The Commission decided in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to attach the said conditions numbers 1 and 2 and the reasons therefor:

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 07/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design for the material alterations 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 Condition number 1 and Condition number 2 as originally attached by the Building Control Authority to the fire safety certificate are reasonably necessary to satisfy the requirements of Part B, specifically B1 (Means of escape in case of fire) and B5 (Access and facilities for

the fire service) of Technical Guidance Document Part B 2006. The Commission concluded with respect to these conditions that it has not been demonstrated by the appellant in the fire safety application and appeal documentation that the proposed compensatory measures are sufficient to deem the proposal to meet the requirements of the Building Regulations without the relevant conditions.