



An
Bord
Pleanála

Board Direction
PL04.RD0027

The submissions on this file were considered at a Board meeting held on 24th October 2017.

The Board decided to allow the appeal and to direct the building control authority to issue a Dispensation from the requirements from Parts M1, M2 and M3 of the Second Schedule to the Building Regulations, 1997 to 2017 for the following reasons and considerations:

Reasons and Considerations

- (a) Having regard to the specific nature, function and use of the building concerned, namely an unmanned control building within an electrical substation compound, which would be accessed infrequently by authorised trained personnel in order to carry out maintenance or emergency response,
- (b) the location of the control building within a secure ESB Networks substation compound where authorised personnel accessing the building would be familiar with the approach routes, and
- (c) the legislative context and supporting guidance contained in Technical Guidance Document M (2010) with respect to the circumstances within which a dispensation might be appropriate,

it is considered that the granting of a dispensation from the requirements of Part M of the Second Schedule to the Building Regulations, 1997 to 2017 is appropriate in this case.

Board Member

Date: 26th October 2017

John Connolly