



Building Control Acts 1990 to 2014

Building Control Authority: Galway City Council

Building Control Authority Register Reference Number: FS 27/20

Appeal by Galway City Museum care of Jeremy Gardner Associates Limited of Office 3, Monterey Court, Salthill, Galway in relation to the decision made on the 7th day of April, 2020 by Galway City Council to grant subject to conditions a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007, in respect of material alterations and extension to building. It is proposed to construct a new three-storey extension to the existing Comerford House at Spanish Arch, Galway City. The existing Comerford House is to be repurposed to provide exhibition space for the display of small scale artefacts at Galway City Museum, Spanish Parade, Galway in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to conditions numbers 1 and 4 attached to the decision of the Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the conditions, 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 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 delete conditions numbers 1 and 4 and the reasons therefor.

Reasons and Considerations

Having regard to the form, use and layout of the building, and the nature of the proposed works, to the submissions lodged 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 conditions numbers 1 and 4, as set out in the schedule attached to the Fire Certificate granted by the Building Control Authority are unnecessary, as it has been demonstrated that the adoption of a pressurisation system in the stair enclosures is acceptable, that lobbies are not required for compliance with BS 9999:2017, and that the proposed works would achieve an adequate level of fire safety that would comply with Part B1 (Means of Escape in case of fire) of the Building Regulations, 1997 to 2006, as amended.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.