# An Bord Pleanála



### BUILDING CONTROL ACTS, 1990 TO 2014

## **Galway County**

#### Building Control Authority Register Reference Number: FS 73/15

An Bord Pleanála Reference Number: 07.FG.0016

**APPEAL** by The Glenlo Abbey Hotel care of Jeremy Gardner Associates of Office 3, Monterey Court, Salthill, Galway in relation to the decision made on the 1<sup>st</sup> day of February, 2016 by Galway County Council to grant subject to conditions a regularisation certificate under section 6 (2)(a)(vii) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007, in respect of modifications made to the restaurant and bedroom wing. Modifications include repurposing several rooms, reducing size of the link to the Abbey and providing a fit out and layout changes to several areas of the hotel. A link has also been constructed to the Pavillion building. All at Glenlo Abbey Hotel, Kentfield, Bushypark, Galway in accordance with plans and particulars lodged with the said Building Control Authority:

**WHEREAS** the said appeal relates to condition number 6 attached to the decision of the said Building Control Authority:

**AND WHEREAS** An Bord Pleanála is satisfied, having regard to the nature of the said condition, 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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to remove the said condition number 6 and the reason therefor.

#### **REASONS AND CONSIDERATIONS**

Having considered the submissions made with the Regularisation Certificate application and the appeal, the extent and nature of the material alterations carried out and the form and layout of the existing building, the Board considered that no new or greater contravention of the Building Regulations arise as a direct result of the material alterations in this instance and, therefore, condition number 6 is not necessary to achieve compliance with the requirements of Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014.

#### 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.

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of