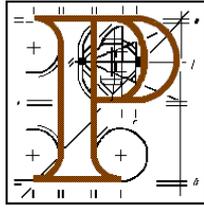


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Galway City

Building Control Authority Register Reference Number: FS 86/15

An Bord Pleanála Reference Number: 61.FS.0515

APPEAL by Eyre Square Management care of Jeremy Gardner Associates of Office 3, Monterey Court, Salthill, Galway in relation to the decision made on the 22nd day of September, 2015 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 the upgrading of the Management Suite including the provision of a new mezzanine floor at the Management Suite, Eyre Square Shopping Centre, Eyre Square, Galway in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition number 2 attached to the decision of the Council:

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 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 the said condition number 2 and the reason therefor:

REASONS AND CONSIDERATIONS

Having considered the submissions made with the Fire Safety Certificate application and the appeal together with the report of the Inspector, the extent and nature of the alterations proposed and the form and layout of the existing building, the Board considered that no new or greater contravention of the Building Regulations arises in this instance and, therefore, condition number 2 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 2016.