



An
Bord
Pleanála

Board Direction
BD-006754-20
ABP-307164-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/10/2020.

The Board decided to allow the appeal, generally in accordance with the Inspector's recommendation, and direct the Building Control Authority to grant the Regularisation Fire Safety Certificate, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the form and layout of the building, the nature and extent of the change of use, and the material alterations proposed, it is considered that, subject to compliance with the conditions set out below, the proposed change of use and material alterations would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997 to 2020.

Conditions

1.	<p>Mechanical ventilation and air conditioning systems shall be in accordance with Section 1.4.11 of Technical Guidance Document B (2006)</p> <p>Reason: To ensure compliance with B1 of the Second Schedule to the Building Regulations 1997-2020.</p>
2.	<p>Fire Safety signs shall be provided in accordance with Section 1.4.13 of Technical Guidance Document B (2006).</p> <p>Reason: To ensure compliance with B1 of the Second Schedule to the Building Regulations 1997-2020.</p>
3.	<p>The proposed fire detection and alarm system shall be designed and installed in accordance with IS 3218:2013 + A1:2019 fire detection and alarm systems</p> <p>Reason: To ensure compliance with B1 of the Second Schedule to the Building Regulations 1997-2020.</p>
4.	<p>The protection of openings and fire-stopping shall be in accordance with Section 3.4 of Technical Guidance Document B (2006)</p> <p>Reason: To ensure compliance with B3 of the Second Schedule to the Building Regulations 1997-2020.</p>

Board Member

Date: 20/10/2020

John Connolly