



An
Bord
Pleanála

Board Direction
BD-001567-18
ABP-300553-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2018.

The Board decided to allow the appeal, generally in accordance with the Inspector's recommendation, and to direct the Building Control Authority as follows:

- Retain Condition 5
- Amend Condition 6 as follows:

Condition 6

The proposed Fire Brigade Footpath from Beech Hill Road shall be a minimum 1100mm in clear width. The access gateway shall not be less than 900mm in clear width.

Reason: To provide comply with the requirements of Part B5 of the Second Schedule to the Building Regulations 1997-2017.

Reasons and Considerations

Having regard to the design of the proposed development which comprises a new 4-storey office building, to the details which were submitted with the Fire Safety Certificate application to the Building Control Authority, to the submissions lodged in connection with the application and appeal, and to the report and recommendation of the Inspector, it is considered that Condition number 5 as set out in the conditions

attached to the fire certificate granted by the Building Control Authority, is a reasonable requirement and should remain. It is further considered that subject to the amendment of Condition number 6 that safe and expedient access for the Fire Service to the building from Beech Hill Road can be achieved.

Board Member

Date: 08/11/2018

Michelle Fagan