



An  
Bord  
Pleanála

**Board Direction**  
**BD-001053-18**  
**ABP-300849-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th of September 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:

- Replace Condition 3 as follows:

**Condition 3**

- a. The staircase enclosures in Cores A and B shall be designed to conform to the recommendations in Clause 50 of BS9991 including E1120 rating for the walls enclosing the staircase, FD60S rated self-closing doorsets between the common lobbies and the stairs, and the dry riser landing valves to be located within the staircase enclosure.
- b. Access to the stairs at ground level of Core B shall accord with Figure 34(a) of BS9991, to include vented lobbies between the route to the stairs and the ground floor residences.
- c. The fire tender access roadway, as indicated on the Basement and Ground Floor drawing No. A1/3524/1/3A shall conform to Table 5.2 of the Technical Guidance Document B 2006 for Pump appliances.

Revised particulars demonstrating compliance with the foregoing shall be submitted to and agreed in writing with the Building Control Authority.

**Reason:** To comply with Requirement B5 of the Second Schedule to the Building Regulations 1997-2017.

- Remove Condition 4

### **Reasons and Considerations**

Having regard to the proposed form and layout of the building, and 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 subject to the removal of condition number 3 and attachment of the replacement condition number 3 as set out above, and the removal of condition 4, that the application of BS999:2015 is appropriate and the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations 1997 to 2017.

**Board Member**

**Date:** 04/09/2018

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Michelle Fagan