



An
Bord
Pleanála

Board Direction
BD-001043-18
ABP-300857-18

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 1 as follows:

Condition 1

- a. The fire appliance access routes shall conform to Table 5.2 of Technical Guidance Document B 2006 without encroaching on landscaping features or parking within the site and shall be demonstrated as such by means of a vehicle swept track analysis and detailed site plans showing road surfaces, levels and all landscaping features.
- b. A fire hydrant shall be provided in the courtyard in a position accessible to the fire service.

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

- Replace Condition 2 as follows:

Condition 2

The route from staircases A and B to open air at Lower Ground Floor Level shall be modified to conform fully to BS9991:2015.

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

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 attachment of revised conditions numbers 1 and 2 as set out above, together with condition 3 of the Building Control Authority, that the application of BS9991:2015 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

Michelle Fagan