



An
Bord
Pleanála

Board Direction
BD-003589-19
ABP-302555-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th July 2019.

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

- **AMEND Condition No.3 and INSERT condition No.7** as follows

REASONS AND CONSIDERATIONS

In arriving at its decision, the Board had regard to the Fire Safety Certificate application for the construction of a new 5-storey student accommodation building, including the design and details which formed part of the application and the subsequent submissions made in connection with the appeal, and the consultant inspector's report and recommendation.

The Board considered that Condition No.3, as set out in the schedule of conditions attached to the fire certificate granted by the Building Control Authority should be amended and a new condition should be inserted (Condition No.7), both to read as set out below. The Board further considered that, subject to the attachment of the amended Condition No.3 and the insertion of the new Condition No.7, it has been demonstrated that the proposed works, would if constructed in accordance with the design presented, provide adequate means of escape in the case of a fire, and in doing so, would achieve compliance with Part B1 of the second schedule to the Building Regulations 1997-2018.

Amended Condition No.3

The shared living units where the bedrooms are an inner room off the kitchen/living room shall either be provided with a Class 1 sprinkler in compliance with BS 9251:2014 and the cooker hob shall not be located within 1.5m of the escape route from the bedroom or the design shall be amended to comply with Figure 10 of BS 9991: 2015.

Reason: To achieve compliance with Part B1 of the second schedule to the Building Regulations 1997-2018.

Inserted Condition No.7

The INTREO office accommodation at first floor level shall either be separated from residential stair 02 route by way of a vented lobby or alternatively an independent stair shall be provided.

Reason: To achieve compliance with Part B1 of the second schedule to the Building Regulations 1997-2018.

Board Member

Date: 18/07/2019

Stephen Bohan