



An
Bord
Pleanála

Board Direction
BD-004145-19
ABP-303026-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2019.

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

- Retain Condition 1
- Amend Condition 3 as follows:

Condition 3

A Category L1 fire detection and alarm system to IS 3218:2013 is to be provided throughout the proposed development

Reason : To comply with B1 of the Second Schedule to the Building Regulations 1997-2017.

- Amend Condition 7 as follows:

Condition 7

The surface of the designated roof top external escape route is to have the appropriate slip resistance in accordance with the recommendations of BS 8300-1:2018.

Reason: To comply with B1 of the Second Schedule to the Building Regulations 1997-2017

Reasons and Considerations

Having regard to proposed height, use and layout of the building, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, to the Technical Guidance Document B (2006) used as the basis for the design and to achieve compliance with the functional requirements of Part B of the Building Regulations and to the report and recommendation of the reporting Inspector, it is considered that subject to the retention of condition number 1, and the attachment of amended condition number 3 and amended condition number 7 as set out above, that the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the second Schedule of the Building Regulations 1997 - 2017

Board Member

Date: 07/10/2019

Michelle Fagan

Note: All correspondence received by the Board was considered in making its determination.