



An  
Bord  
Pleanála

**Board Direction**  
**BD-002663-19**  
**ABP-303079-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2019.

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

Remove Condition number 2.

### **Reasons and Considerations**

Having regard to the proposed form and layout of the building, and the 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 Condition No. 2, as set out in the schedule of conditions attached to the fire certificate granted by the Building Control Authority is unnecessary as it has been demonstrated that the recommendations contained in Section 9.5.2: BS 9991:2015 are achievable through the provision of a protected stairway enclosure and an LD1 fire detection and fire alarm system in accordance with IS:3218:2013 in relation to maisonettes numbers 8 and 9 and that these proposals provide adequate internal planning for means of escape which in turn

demonstrates compliance with Part B of the second schedule to the Building Regulations 1997-2017.

**Board Member:**

**Date:** 22/03/2019

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Michelle Fagan