



An
Bord
Pleanála

Board Direction
BD-004997-20
ABP-303481-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2020.

The Board decided to refuse the appeal in respect of condition no 11, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed use, scale, form and layout of the building, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal and the to the report and recommendation of the Inspector, the Board considered that it has not been adequately demonstrated that there would be no new or greater contravention of Part B1 of the Building Regulations by virtue of the new layout proposed including the proposal for reliance on Stair No.1 as a means of escape and noting that this escape would be routed through the reception area of the building. In the circumstances, and as a fire fighting shaft has been offered as part of the proposed design, the Board considered that **Condition No.11** should remain as it reasonable to require the proposed fire-fighting shaft to comply with Clause 20 of BS9999:2017 (Code of practice for fire safety in the design, management and use of buildings).

Board Member

Date: 22/01/2020

Paul Hyde