



An  
Bord  
Pleanála

**Board Direction**  
**BD-004325-19**  
**ABP-303579-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2019.

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

- Grant the fire safety certificate for the reasons and considerations set out below.

### **Reasons and Considerations**

In arriving at its decision, the Board had regard to the Fire Safety Certificate application for the construction of the proposed building, including the design and details that formed part of the application, the subsequent submissions made in connection with the appeal and the reporting inspector's report and recommendation. The Board noted the methodology used for the measurement of the top floor of the building which it considered to be reasonable in light of more recent technical guidance.

The Board considered the fire strategy put forward, including the proposal to incorporate one firefighting shaft, a firefighting stair, compartment construction between all office tenancies within the building and other measures for means of escape and fire detection, to collectively meet the guidance set out in BS9999: 2017 and in turn meet the requirements of Part B of the second schedule to the Building Regulations 1997-2018.

**Board Member**

**Date:** 22/10/2019

---

Stephen Bohan