



An
Bord
Pleanála

Board Direction
BD-003802-19
ABP-304090-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th August 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 Regularisation Application with the following condition attached:

Condition No.1

In all flats with galleries the main kitchen cooking appliances should be located at least 3m away from the escape route from the gallery level. A main kitchen cooking appliance is a cooking appliance with a fixed connection to the flat's gas or electric energy infrastructure (e.g.an oven and/or hob).

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

REASONS AND CONSIDERATIONS

In arriving at its decision, the Board had regard to the Regularisation Certificate application for the material alterations to the existing building which contains 3 stories above ground floor and one basement, including the design and details initially submitted and the subsequent submissions made in connection with the application and appeal, and to the consultant inspector's report and recommendation, it is considered that subject to condition number one as set out

above, that the proposed works would achieve an adequate means of escape that would comply with the requirements of Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2017.

Board Member

Date: 16/08/2019

Stephen Bohan