



An
Bord
Pleanála

Board Direction
BD-004974-20
ABP-304155-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

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

Amend condition number 1 as follows

Condition 1

An additional dry riser inlet valve to serve the riser in Stairs No.3 shall be provided in front of the hotel along Prospect Hill at a point adjacent to the gates leading to the rear of the building. Revised drawings incorporating this inlet shall be submitted to and agreed in writing with the Building Control Authority prior to commencement of the development.

Reason: To comply with the requirement of B5 of the second schedule to the Building Regulations 1997-2019.

Reasons and Considerations

In arriving at its decision, the Board had regard to the Fire Safety Certificate application 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.

It is considered with the amendment of Condition No.1 whereby an additional riser inlet valve is specified as a requirement to serve the riser in Stairs No.3, it is considered that the proposed arrangement would be sufficient to demonstrate compliance with Part B5 of the Second Schedule of the Building Regulations 1997-2019.

Board Member:

Date: 20/01/2020

Michelle Fagan