



An  
Bord  
Pleanála

**Board Direction**  
**BD-005335-20**  
**ABP-304319-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th of September 2018.

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

- Remove Conditions No. 1 and 16
- Attach Condition No. 3
- Attach Conditions No. 2 and 12, revised as follows:

**Condition No. 2 (Revised)**

Provide self-closing devices for bedroom fire doorsets which may include a swing free device which releases on smoke detector activation.

**Reason:** To comply with the Second Schedule to the Building Regulations, 1997-2019.

**Condition No. 12 (Revised)**

The escape stairs serving the upper storeys are to be designed and constructed so that any landing has a width not less than 2800mm and a depth clear of obstructions not less than 1950mm in accordance with Section 1.3.4 of TGD B 2006, as amended. Alternatively, the developer may propose landing dimensions to cater for the intended mode of evacuation. Any such proposal shall be submitted to, and agreed in writing with, the Building Control Authority in advance of the works being completed and in advance of the occupation of the building.

**Reason:** To comply with the Second Schedule to the Building Regulations, 1997-2019.

## Reasons and Considerations

Having regard 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, subject to the removal of conditions no. 1 and 16, the revision of conditions no. 2 and 12 as set out above, and the attachment of all other Building Control Authority conditions, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B1 (Means of Escape) of the Second Schedule to the Building Regulations 1997 to 2019.

**Board Member**

**Date:** 06/03/2020

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John Connolly