



An
Bord
Pleanála

Board Direction
BD-004530-19
ABP-304491-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2019.

The Board decided, generally in accordance with the Inspector's recommendation, to refuse the appeal in respect of Condition Number 1 and to allow the appeal in respect of Conditions Number 2, 4, 5 and 8, and to direct the Building Control Authority as follows:

- Omit Conditions Number 2, 4, 5 and 8
- Attach Condition Number 1

Reasons and Considerations

In arriving at its decision, the Board had regard to the Fire Safety Certificate application for material alterations to the existing ground and first floor of an amusement 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.

In respect of **Condition No.1**, the Board considered it to be reasonable that this condition would remain in order to define the extent of the application and in the interest of clarity.

In respect of **Condition No.2**, having regard to the nature and relationship of the cash box and office work spaces, including their limited size when taken individually and in combination, and to the proposal for the provision of an automatic smoke detection linked to the alarm system, it is considered that the proposed arrangement would be sufficient to demonstrate compliance with Part B1 of the Second Schedule of the Building Regulations 1997-2019.

In respect of **Conditions No.4, 5 and 8**, the provision of Stair No.1 has been previously approved by the Building Control Authority and the current works do not present any new or greater contravention of Part B1 (Means of Escape in case of fire) of the Building Regulations 1997-2019. Therefore, these three conditions are not warranted in order to meet the relevant guidance contained in Technical Guidance Document: Part B 2006 and, accordingly, to demonstrate compliance with Part B1 of the Second Schedule of the Building Regulations 1997-2019.

Board Member

Date: 15/11/2019

John Connolly