



An
Bord
Pleanála

Board Direction
BD-004366-19
ABP-304728-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2019.

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

Remove conditions number 1, number 2, number 3 and number 6.

Attach further condition as follows:

New condition

The existing window to the first floor toilets overlooking Quay Street shall be retained, with an openable section to provide an unobstructed clear open area of at least 0.33 m² with a minimum width and height of 450 mm. The opening section should be capable of remaining in the position which provides this minimum clear open area. The bottom of the window opening should be not more than 1100 mm and not less than 800 mm above the floor.

Reason: To comply with the provisions of Part B of the second schedule to the Building Regulations, 1997 to 2019

Reasons and Considerations

Having regard to the Regularisation Fire Safety Certificate application, the appeal, to the provisions of Technical Guidance Document B, and to the recommendation of the reporting inspector, and given that the stairs is serving sanitary facilities, with

limited occupancy loading, the Board is satisfied that subject to the removal of condition numbers 1, 2, 3 and 6, and the attachment of a new condition as set out above, that the proposed works would achieve an adequate level of fire safety and would comply with the requirements of Part B of the Second Schedule of the Building Regulations 1997 to 2019.

Board Member:

Date: 25/10/2019

Michelle Fagan