



An
Bord
Pleanála

Board Direction
BD-004566-19
ABP-305004-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2019.

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

Attach condition number 3

Reasons and Considerations

Having regard to the form and nature of the material alteration, the submission lodged with the Regularisation Fire Safety Certificate application and the appeal, the reports of the Building Control Authority and the Appellant, and to the recommendation of the reporting Inspector, the Board is not satisfied that it has been fully demonstrated that the material alteration would not result in only one stair being suitable for fire service entry to first floor level. The Board, therefore, considered that it is appropriate to provide an AOV or openable window on the upper floor level of the escape stair located along the front elevation of the building, in order to achieve an adequate level of fire safety, that would comply with Regulation B5 of the second schedule of the Building Regulations 1997-2017.

Board Member:

Date: 20/11/2019

Michelle Fagan