



An  
Bord  
Pleanála

**Board Direction**  
**BD-007018-20**  
**ABP-306227-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2020.

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

- Amend condition number 2 as follows:

2. Common lobbies between stairways and dwelling units throughout the development shall be provided with a smoke control system in accordance with recommendations set out in Section 14.1.3 of BS9991: 2015 and other applicable recommendations in Section 14 and Annex A of BS 9991: 2015. The applicant shall submit a technical submission to the Building Control Authority for their written approval in respect of the smoke control system option proposed, demonstrating compliance with the applicable recommendations in Section 14 and Annex A of BS9991:2015.

**Reason:** To Comply with Part B of the Second Schedule to the Building Regulations 1997 to 2017

- Attach further condition as follows:

4. The common fire detection and alarm systems shall be in accordance with the recommendations set out in Section 1.4.14 of Technical Guidance Documents : Part B - 2006 (2020 reprint), where the system design installation and

commissioning shall be in accordance with the requirements of IS 3218: 2013 and in accordance with the particular recommendations of Section 1.4.14.4 – Buildings containing flats or maisonettes, Technical Guidance Documents - Part B 2006 (2020 reprint).

**Reason:** To comply with Part B of the Second Schedule to the Building Regulations 1997 to 2017.

### **Reasons and Considerations**

Having regard to the proposed form, use and layout of the building, and the submissions lodged in connection with the Fire Safety Certificate application, the appeal, the provisions of Technical Guidance Document B 2006 (2020 Reprint) used as the basis for design and to achieve compliance with the functional requirements of Part B of the Building Regulations, and the report and recommendation of the reporting inspector, it is considered that subject to, an amended condition number 2 as set out above, and the attachment of a new condition as set out above, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule of the Building Regulations 1997 to 2017.

**Board Member:**

**Date:** 25/11/2020

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Michelle Fagan