



An  
Bord  
Pleanála

**Board Direction**  
**BD-007032-20**  
**ABP-306643-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

The Board decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 1 as follows

#### **Condition number 1**

The fire-fighting shaft shall be configured in accordance with the principles contained in Figure 21(a) of BS 9999:2017, including specifically the provision of a direct connection between the fire-fighting stairway and the fire-fighting lift, and the removal of any direct connection between the foyer/reception and the passageway from the fire-fighting stairway.

**Reason:** To demonstrate compliance with Part B1 (Means of Escape) to the Second Schedule to the Building Regulations 1997-2020.

Replace condition number 2 as follows

**Condition number 2**

All external-escape stairs and external-disabled refuges shall be provided throughout with weather protection.

**Reason:** To demonstrate compliance with Part B1 (Means of Escape) to the Second Schedule to the Building Regulations 1997-2020.

**Reasons and Considerations**

Having regard to the ground-floor layout, whereby the foyer/reception area connects directly with the fire-fighting stairway and the fire-fighting lift lobby, and as the fire-fighting lift can only be accessed via the reception/foyer area, the attachment of an amended condition number 1, requiring the reconfiguration of the fire-fighting shaft so as to demonstrate compliance with Part B1 of the second schedule to the current Building Regulations, is considered reasonable.

It is further considered reasonable to require the external-escape stairs, including their disabled refuges, to be protected against the weather elements reflected in an amended condition number 2, in order to demonstrate compliance with Part B1 of the second schedule to the current Building Regulations.

**Board Member:**

**Date:** 25/11/2020

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Paul Hyde