



An
Bord
Pleanála

Board Direction
BD-006918-20
ABP-307035-20

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

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 condition number 3

Reasons and Considerations

Having regard to the form and layout of the building, the nature of the proposed works, the submissions lodged in connection with the Regularisation Fire Safety Certificate application and the appeal, the history of approvals for Fire Safety Certificates and the recommendation of the reporting Inspector, the Board considered that the subject matter of the Fire Safety Certificate application applies to works comprising an extension to level 4 and level 6 office spaces, and that no alterations have been carried out at the lower levels that would cause a new or greater contravention of the Part B (Fire Safety) of the second schedule of the Building Regulations 1997 to 2017, and therefore, the attachment of Condition No. 3 is not warranted.

Board Member:

Date: 13/11/2020

Michelle Fagan

Note: The Board noted concerns raised by the Building Control Authority regarding the absence of a dry rising main to the stairway serving the basement levels. The Board agreed with the Inspector that the Local Authority have statutory powers that would permit them to pursue their concerns through the appropriate course and that this is a matter outside of the Board's consideration of the Regularisation Fire Safety Certificate under the Building Control Acts and regulations made thereunder.