



An
Bord
Pleanála

Board Direction
BD-006956-20
ABP-307036-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th November, 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:

- Amend Condition 6 as follows:

Condition No.6

A Dry Falling Mains shall be provided along the external courtyard elevation of the building, with a dry riser outlet valve on the open external balcony overlooking the courtyard at Level 5 so that all parts of the new flats are no more than 45m from the nearest dry riser outlet along a route suitable for laying a hose. The fire main shall comply with BS 5306: Part 1: 1998.

Reason

To comply with Part B5 of the Building Regulations, 2006.

REASONS AND CONSIDERATIONS

In arriving at its decision, the Board had regard to the Fire Safety Certificate application and details that formed part of the application, the subsequent submissions made in connection with the appeal and the reporting inspector's report and recommendation.

It is considered that, in relation to the works to the building comprising the conversion of offices to apartments, which are the subject matter of the fire safety certificate application, no alterations are proposed at the lower levels such as would pose any new or greater contravention of Part B1 (Means of Escape) of the Second Schedule to the Building Regulations 1997 to 2020.

Note: The Board noted concerns raised by the Building Control Authority regarding the absence of the 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 fire safety certificate under the Building Control Acts and regulations made thereunder.

Board Member

Date: 17/11/2020

Stephen Bohan