



An
Bord
Pleanála

Board Direction
BD-008167-21
ABP-307142-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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

Attach condition number 4

Reasons and Considerations

Having regard to the open nature of the stairs enclosure, the proximity of the disabled refuge space to the ground floor entrance and the improbability of occupants needing fire service or management assistance to escape given the absence of a lift serving the upper floors, it is considered that condition number 3 is unwarranted.

Having regard to the protected entrance hallways which form part of the protection of the common escape route from other apartments, it is considered that condition number 4 is justified in this instance and should be attached to the Fire Safety Certificate.

Board Member:


Michelle Fagan

Date: 13/05/2021