



An  
Bord  
Pleanála

**Board Direction**  
**BD-007258-21**  
**ABP-307290-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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 1 and remove condition number 4

### **Reasons and Considerations**

Having regard to the form, use and layout of the building, and the nature of the proposed works, to the submissions lodged in connection with the Fire Safety Certificate Application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that Condition numbers 1 and 4, as set out in the schedule attached to the Fire Certificate granted by the Building Control Authority are unnecessary, as it has been demonstrated that the adoption of a pressurisation system in the stair enclosures is acceptable and that lobbies are not required for compliance with BS 9999:2017, and that the proposed works would achieve an adequate level of fire safety that would comply with Part B1 (Means of Escape in case of fire) of the Building Regulations, 1997 to 2006 as amended.

**Board Member:**

**Date:** 12/01/2021

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Michelle Fagan