

An
Bord
Pleanála

Board Direction
BD-009553-21
ABP-309670-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2021.

The Board decided generally in accordance with the Inspector's recommendation, and based on the Reasons and Considerations set out below, that the Building Control Authority be directed, as follows:

- Remove conditions number 1 and 3
- Attach condition number 4

Reasons and Considerations

Having regard to the guidance set out in Technical Guidance Document B, the mitigation measures being proposed in relation to the break-out areas, the nurse's bases and the reception area, it is considered that the provision of sprinkler protection is not warranted and that Condition number 1 is, therefore, unnecessary.

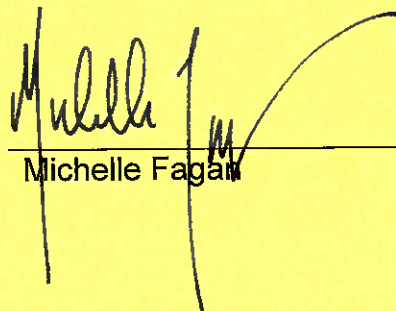
Having regard to the guidance set out in Technical Guidance Document B, the nature, scale and use of the proposed development, the provision of alternative horizontal escape routes suitable for bed movement from the bariatric rooms, it is considered that the requirement for evacuation lifts, and for the lifts not to be located in the same protected area/stairway as set out in Condition number 3 is not warranted.

Having regard to the provision of occupant limit notices on rooms that are capable of accommodating more than 20 people, and where a single escape route is

accommodated as set out in Condition number 4, it is considered that such signage would not detract from the ambience of the development, and that it is reasonable to require the erection of such signage, and that Condition number 4 should be attached.

The Board is satisfied that the removal of Conditions number 1 and 3, and the attachment of Condition number 4, and subject to compliance with the other conditions set out in the Fire Safety Certificate, that an adequate level of fire safety would be provided that would comply with the Second Schedule of the Building Regulations 1997 to 2017.

Board Member



Michelle Fagan

Date: 29/11/2021