

An  
Bord  
Pleanála

**Board Direction**  
**BD-009555-21**  
**ABP-309863-21**

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, to allow the Appeal and to direct Building Control Authority to grant the Fire Safety Certificate with the following condition to be attached;

#### **Condition 1**

The applicant shall demonstrate to the satisfaction of the Building Control Authority that the overall occupancy level of 270 persons for first floor public assembly spaces (function rooms and meeting rooms) shall not be exceeded, and shall submit for the written approval of the Building Control Authority, prior to occupation of these spaces, the following;


- a) Preparation and submission of a set of detailed layout drawings for each category of use within the range of uses proposed with supporting capacity analysis in which;
  - Seated area capacity is assessed on the basis of the number of seats or using an appropriate occupancy load factor from the guidance
  - Standing areas are assessed using appropriate occupancy load factors from the guidance
- b) Preparation and submission of a detailed event management plan which details the approved layouts and the protocols being adopted by the hotel management to ensure the permitted occupancy limit of 270 persons will not be exceeded in practice.

**Reason:** To ensure adequate means of escape, in compliance with Part B1 of the Second Schedule to the Building Regulations 1997 - 2020.

**Reasons and Conditions**

Having regard to the size and occupant capacity of the first floor assembly spaces (function rooms and meeting rooms), the capacity of the escape stairs, and the proposed functions to be accommodated, it is considered that the reduction in area of the first floor assembly spaces would not ensure an occupancy limit of 270 persons, and that a detailed event management plan which details approved layouts and protocols to be adopted by the hotel management would ensure the permitted occupancy limit of 270 persons would not be exceeded, and that adequate means of escape, would be provided in compliance with Part B1 of the Second Schedule to the Building Regulations 1997 – 2020.

**Board Member**



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Michelle Fagan

**Date:** 29/11/2021