



An
Bord
Pleanála

Board Direction
BD-010987-22
ABP-310628-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2022.

The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Attach condition number 2.

Remove condition number 4

Reasons and Considerations

Having regard to the form and nature of the conditions, the submissions lodged with the Fire Safety Certificate Application and the Appeal, the reports from the Building Control Authority and the Appellant and to the report and recommendations of the reporting inspector and in particular the issues raised by the Building Control Authority, the Board is satisfied that it has been fully demonstrated that Condition 2 should be retained, and that Condition 4 should be removed.

In deciding to remove condition 4 which required the stairs to be a protected stairs, the Board had regard to the fact that fire and smoke curtains are to be provided around the kitchen, that the bottom of the stairs is located immediately adjacent to an exit which opens to the outside, to the fact that there will be less than 50 people at first floor level, that the first floor and ground floor will be provided with a mist

sprinkler system and that there is an additional alternative exit for the ground floor of the building. On this basis the Board concurred with the Inspector that it was appropriate to remove condition 4.

Note: The Board noted that the Inspector had referred to Condition No.1 in the assessment and within the conclusion/recommendation but was satisfied on the basis on the information on the file and in the assessment that this was an error and that Condition 2 was the condition being appealed by the applicant and addressed in the assessment.

Board Member:

Maria Fitzgerald
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Date: 18/07/2022