

An
Bord
Pleanála

**Board Order
ABP-312386-22**

Building Control Acts 1990 to 2014

Building Control Authority: Mayo County Council

Building Control Authority Register Reference Number: FSC2106694MO

Appeal by Anthony Gill care of The Old Post Office, Main Street, Crossmolina, County Mayo in relation to the decision made on the 13th day of December, 2021 by Mayo County Council to refuse a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 for material change of use, material alteration and extension to a roof terrace on second floor at Main Street, Crossmolina, County Mayo:

Decision

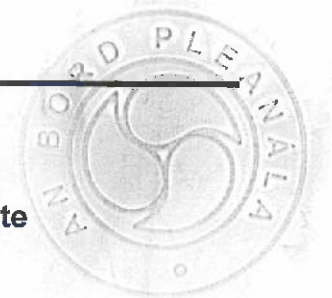
Pursuant to the powers conferred on it by section 7 of the Building Control Act, 1990, An Bord Pleanála hereby refuses the appeal based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to, the nature and layout of the existing three-storey building, the submissions lodged in connection with the Fire Safety Certificate application, and the appeal, it is considered that the proposed means of escape from the second floor and roof terrace, which comprises a single unprotected stairway to a floor level that is in excess of five metres above the ground level and a travel distance in excess of 18 metres, would not satisfy the requirements of sections 1.2, 1.3 and 1.4 of the Technical Guidance Documents B, 2006, and would not, therefore, comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997 – 2020.



Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this *18th* day of *January* 2023.

