



An  
Bord  
Pleanála

**Board Direction**  
**BD-011657-23**  
**ABP-313249-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2023.

The Board decided to allow the appeal, generally in accordance with the Inspector's recommendation and to direct the Building Control Authority as follows:

Amend Condition Number 3

***Condition Number 3***

*Stairways and lifts serving residential levels shall terminate at ground floor level and shall be separated from the stairs serving the basement level by a protected lobby or protected corridor in accordance with Section 1.3.7.1 of the Technical Guidance Document B.*

***Reason:*** *To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2019.*

**Reasons and Considerations**

Having regard to the form, use, scale and layout of the building, the submissions lodged with the Fire Certificate Application and the appeal, the provisions of Technical Guidance Document B used as the basis for design and to achieve compliance with the functional requirements of Part B of the Building Regulations, and to the recommendations of the reporting Inspector, it is considered that subject to the attachment of condition number 3 as set out above that the proposed works