



An
Bord
Pleanála

Board Direction
BD-011656-23
ABP-313346-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2023.

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

Remove Condition Numbers 11, 17, 18 and 27.

Reasons and Considerations

Having regard to, the nature and layout of the building, the submissions lodged with the Fire Certificate Application and the appeal, the reports of the Building Control Authority and the Appellant, and to the recommendations of the reporting Inspector, the Board considered that;

- the ventilation conditions required for the application of Table 24 of BS9999: 2017 to determine the proposed fire resistance for the elements of structure within the building if two additional floors are added are satisfied,
- Stair 01 is proposed to be an accommodation stair and is not a proposed means of escape,
- the building use is office accommodation, is designed for simultaneous evacuation which does not require lobby protection to lifts, and
- the proposed location of the entrance to the Fire Fighting Stair (Stair 04) is in an open-air location, less than 2m from Shelbourne Lane,

and concluded that Condition Numbers 11, 17, 18 and 27 as set out in the schedule attached to the Fire Certificate granted by the Building Control Authority are unnecessary, as it has been demonstrated that the proposed works would achieve