



An  
Bord  
Pleanála

**Board Direction**  
**BD-011624-23**  
**ABP-313486-22**

The submissions on this file and the Inspectors report were considered at a Board meeting held on 05/01/2023.

The Board decided to allow the appeal, for the reasons and considerations set out below and to direct the Building Control Authority as follows:

Remove Condition number 2

#### **Reasons and Considerations**

Having regard to the form, use and layout of the building, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report of the Inspector, it is considered that Condition number 2 as set out in the schedule of conditions attached to the Fire Certificate granted by the Building Control Authority, notwithstanding the reduced perimeter access, is unwarranted by reason of the proposed provision of a Dry Riser in accordance with BS 9991, and that subject to compliance with the other conditions set out in the Fire Certificate, would provide an adequate level of fire safety and would comply with Part B5 (Access Facilities for the Fire Services) of the Second Schedule of the Building Regulations 1997 to 2017.

Board Member

  
Michelle Fagan

Date: 09/01/2023

