



**An
Bord
Pleanála**

**Board Direction
BD-014900-23
ABP-314945-22**

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 Conditions Nos. 1 and 3.

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 the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations. In not agreeing with the Local Authority's requirement to provide sprinklers to the basement car park, the Board considered that, in this instance, the relevant regulations are set out in Technical Guidance Document B.

Board Member


Stephen Brophy

Date: 19/12/2023