

An
Bord
Pleanála

Board Direction
BD-015345-24
ABP-315221-22

The submissions on this file and the report of the Inspector/Board Consultant were considered at a Board Meeting held on 29/01/2024.

The Board decided to allow the appeal, generally in accordance with the report of the Inspector/Board consultant, for the reasons and considerations set out below and to direct the Building Control Authority as follows:

Amend Condition number 1 as follows:

(See revised Condition No 1 in MCC Fire Service Dept letter dated 20th January 2023).

“The following documentation submitted for this”

and

Remove Condition number 3

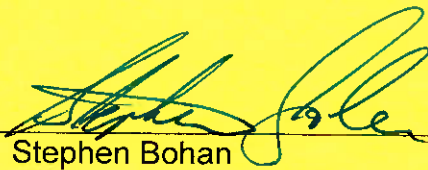
Reasons and Considerations

In respect to Condition 1 it is clear that the appellant submitted Additional Information offering an alternative means of escape and there is no basis for this to be removed as part of an appeal. As acknowledged by the Building Control Authority the wording of Condition 1 could be clearer and it would be appropriate for this to be changed to the wording as recommended by the Building Control Authority.

In respect to Condition 2 the fire detection and alarm system to the common areas is beyond the scope of this application. The appellant is correct that this not an appropriate condition given the scope of the application.

[Note: It was considered that Meath County Council's Fire Service Department have appropriate powers under the Fire Services Act 1981 to serve the appropriate Notice upon the Management Company of the development in regard to their concerns over the fire detection and alarm system to the common areas to the building].

Board Member



Stephen Bohan

Date: 06/02/2024