



An
Bord
Pleanála

Board Direction
BD-015757-24
ABP-317295-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2024.

The Board decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Attach Condition 3

Reasons and Considerations

Having regard to the presented design of the development and the accompanying technical compliance report, to the submissions made in connection with the Revised Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that, by reference to Clause 14.1.6 of BS 9991 or Clause 14.3.2e of BS 5588: Part 1: 1990, ancillary accommodation should not be served off a single common stairway, the Board was satisfied that the Building Control Authority be therefore directed to attach condition number 3 and the reason therefor. The Board was further satisfied that, subject to the attachment of the conditions, including condition number 3, it has been demonstrated that the building, if constructed in accordance with the design

presented with the application and appeal, would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended.

Board Member Patricia Calleary **Date:** 07/03/2024
Patricia Calleary