



An
Bord
Pleanála

**Board Direction
29B.FS0541**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th November 2016.

The Board decided to refuse the appeal, and to direct the Building Control Authority to retain condition No.4 on the Fire Safety certificate for the following reasons and considerations.

Reasons and Considerations:

The board considered, on the basis of the documentation submitted with the application and appeal, and taking the report of the inspector into consideration, that, notwithstanding that this is an existing building and a protected structure, that it had not been shown that the solution to the issue of ensuring satisfactory level of fire detection proposed by the applicant was satisfactory in terms of approximation to a code compliant new building, and the Board was therefore not satisfied that the proposal, without attachment of condition 4, would achieve a satisfactory level of fire safety to meet the requirements of part B1 of the second schedule of the Building Regulations 1997-2014.

In deciding not to accept the Inspector's recommendation to amend Condition 4 the Board considered that the condition as it stood was satisfactory to achieve an adequate level of fire safety.

Board Member: _____ Date: 18th November 2016
Michael Leahy