



An  
Bord  
Pleanála

**Board Direction  
FS06D.FS0569**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 27<sup>th</sup> 2018.

The Board decided to allow the appeal, generally in accordance with the inspector's recommendation, and to direct the Building Control Authority as follows:

- Replace Condition 1 as follows:

#### **Condition 1**

The live/work building shall be occupied by a single household. The ground floor office shall not be subject of a separate tenancy, ownership or occupation to the residential levels overhead.

**Reason:**To comply with the provisions of Part B1 of the Second Schedule to the Building Regulations, 1997 to 2017.**Reasons and Considerations:**

- Replace Condition 8 as follows:

#### **Condition No. 8**

The building shall be fitted throughout with a Type LD1 (Grade A) automatic fire detection and alarm system designed, installed and maintained in accordance with BS 5839:Part 6:2013.

**FS06D.FS0569**

**Reason:** To comply with the provisions of Part B1 of the Second Schedule to the Building Regulations, 1997 to 2017.

**Reasons and Considerations**

Having regard to the proposed form and layout of the building and nature of the proposed works, to the submissions lodged in connection with the Fire Safety Certificate Application and the appeal and to the report and recommendation of the reporting Inspector, it is considered that subject to the removal of condition numbers 1 and 8 and attachment of the replacement condition numbers 1 and 8 as set out above that the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B1 (Means of Escape in case of Fire) of the Second Schedule of the Building Regulations 1997 to 2017.

**Board Member**

**Date:** 27<sup>th</sup> February 2018

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Paul Hyde