



An  
Bord  
Pleanála

**Board Direction  
FV. 29B.FV0013.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 2<sup>nd</sup> 2017.

The Board decided to refuse the appeal, and to direct the Building Control Authority to attach condition 1

**Reasons and Considerations:**

The Board considered, that it had not been demonstrated in the appeal that it was appropriate to rely on BS5588 in respect of provision of ventilation to the Gym at upper basement level and that the proposed variations from the recommendations of TGDB had not been justified in the appeal and that the proposed arrangement was insufficient to ensure compliance with part B5 of the second schedule of the Building regulations 1997 to 2013.

In deciding not to accept the inspector's recommendation the Board considered that given the area of the proposed gym exceeds the 200m<sup>2</sup> limit as set out in Section 5 of TGDB for unventilated basements a separate ventilation system is required.

Board Member: \_\_\_\_\_ Date: 2<sup>nd</sup> March 2017.  
**Paul Hyde**