



An  
Bord  
Pleanála

**Board Direction**  
**BD-011631-23**  
**ABP-312386-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2023.

The Board decided to refuse the appeal, generally in accordance with the Inspector's recommendation, for the Reasons and Considerations set out below:

#### **Reasons and Considerations**

Having regard to the nature and layout of the existing three storey building, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, it is considered that the proposed means of escape from the second floor and roof terrace, which comprises a single unprotected stairway to a floor level that is in excess of 5m above the ground level, and a travel distance in excess of 18m, does not satisfy the requirements of sections 1.2, 1.3 and 1.4 of the TGD-B 2006 and therefore does not comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997 – 2020.

**Board Member**



---

Michelle Fagan

**Date:** 11/01/2023