



An
Coimisiún
Pleanála

Direction
CD-020073-25
ABP-320817-24

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 26/06/2025.

The Commission decided to treat this case Article 40 of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to:

Omit Condition 2

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 26/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design, 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 it has been demonstrated by the appellant that the provision of a second (alternative) escape stair is not a requirement that is necessary to demonstrate compliance with

Technical Guidance Document B - Fire Safety (2006, reprinted 2022 and that is the relevant edition of the technical guidance in respect of the current appeal) or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore Condition 2 as originally attached by the Building Control Authority to the Fire Safety Certificate is not necessary.