



An
Coimisiún
Pleanála

Direction
CD-020283-25
ABP-321019-24

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

The Commission decided to refuse the fire safety certificate, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Patricia Calleary

Patricia Calleary

Date: 21/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the presented design of the building and the compliance report, to the submissions made 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 not been demonstrated by the first party appellant in the fire safety application and appeal that the material alterations and material change of use that are proposed, would if constructed in accordance with the design presented meet the requirements of Part B1 of Technical Guidance Document B - Fire Safety 2006 (2020 Reprint) (TGD:B 2006), specifically because of the inadequate means of escape proposed for the situation of a building greater than 10m in height and contains a basement and that rooms from all upper levels are proposed

as to be served by a single escape stair without lobby protection. Accordingly, provisions of Section 1.3.3 or 1.3.8.2 of TGD: B 2006 are not met and hence the requirements of Part B1 (means of Escape) of Part B (Fire Safety) of TGD: B are not met.