



An
Coimisiún
Pleanála

Direction
CD-020892-25
ABP-322082-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/10/2025.

The Commission decided to exercise the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and decided to direct the Building Control Authority to ATTACH condition numbers 3(a) and 3(d) and the reason therefor and to AMEND condition number 4 so that it shall be as follows for the reason set out.

4. The northern ground floor reception area shall be separated from the ground floor office with a fire-rated lobby/fire doors in accordance with the requirements of the standard lobby protection provided from first to seventh floor level for the northern stairs.

Reason: To ensure compliance with Part B of the Second Schedule of the Building Regulations 1997 to 2023.

Planning

Commissioner:

Patricia Calleary.
Patricia Calleary

Date: 06/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Conditions 3(a) and 3(d)

Having regard to the submissions made in connection with the Fire Safety Certificate application and the appeal and the wider documentation on file, the appellant has not adequately demonstrated compliance with Part B1 and Part B5 of the Building Regulations on the basis that the disabled refuge is reasonably required to be in the fire-resisting enclosure by reference to Part B of the Building Regulations and guidance provided in Annex G of BS 9999: 2017, that was relied on by the appellant.

Condition 4

In relation to condition number 4, in the absence of a protected lobby to the reception area, compliance with Part B1 of Part B of the Building Regulations and guidance relied on in Clause 17.2.7 of BS 9999: 2017 have not been demonstrated for this escape route leading from the northern stairs. In this regard, the commission noted that the reception area forms part of a protected exit passageway that continues from the northern stairs (and this stairs by itself is lobby protected) and as such the reception area is required to be lobby protected to protect the entirety of the escape route.