

An
Coimisiún
Pleanála

Direction
CD-021438-25
ABP-322358-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

The commission decided on a 2:1 majority vote to direct the Building Control authority to attach condition number 5 and the reason therefor for the following reasons and considerations.

DRAFT WORDING FOR ORDER

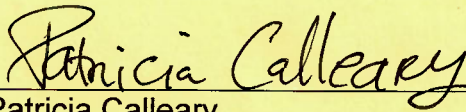
Reasons and Considerations

Having regard to the fire safety certificate application and the appeal, it is considered that the Deposit Return Scheme room is an ancillary room requiring fire separation from the remainder of the building in accordance with Clause 15.2 and Table 11 BS 5588-11:1997 (while withdrawn, is still referenced in TGD:B and therefore continues to be of relevance and is referenced by the applicant/appellant in the appeal documentation) on the basis that the room may constitute a place of special fire risk within the meaning of Technical Guidance Document B 2006 (reprinted 2020) (TGD:B) and BS 5588-11:1997. Accordingly, the Commission decided that the Building Control Authority be directed to attach condition number 5 and the reason therefor to demonstrate compliance with Part B of the Second Schedule of the Building

Regulations 1997, as amended, specifically Section B1: Means of Escape in Case of Fire and Section B3: Internal Fire Spread (Structure).

Planning

Commissioner:


Patricia Calleary

Date: 01/12/2025