



An
Coimisiún
Pleanála

Direction
CD-021576-25
ACP-322819-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

The Commission decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Attach Conditions 2 and 6 (with amendments) to read as set out under for the reasons and considerations set out below.

Condition 2

The single stairs in this building serves five floor levels (four storeys over basement) and shall be protected from fire by all of the following:

- i) The protected stairs enclosure shall be a minimum of 60 minute fire resistance.
- ii) Protected lobbies of minimum 30 minute fire resisting construction shall be provided to separate the stairs enclosure from all accommodation (excluding sanitary accommodation or washrooms) at basement, ground, first and second floor levels.
- iii) Any storerooms opening off the stairs shall be enclosed in minimum 30 minute fire resisting construction and be separated from the stairs by a 30 minute fire resisting protected lobby.
- iv) Doors in the protected lobbies and stairs enclosure shall be self-closing FS30S rated fire doorsets.
- v) The protected lobby between the stairs and basement level shall be provided with a permanent vent of 0.05m^2 , or a mechanical equivalent.

Reason: In order to comply with Regulation B1 of Part B (Fire) of the Second Schedule to the Building Regulations 1997 (as amended).

Condition 6

Elements of structure, within the scope of this application, and their supporting structure shall achieve a minimum of 60 minutes fire resistance.

Reason

In order to Comply with Regulation B3 of Part B (Fire) of the Second Schedule to the Building Regulations 1997 (as amended).

Reasons and Considerations

The commission had regard to the drawings and documents submitted with the Fire Safety Certificate Application and appeal and the submissions made in respect of the appeal from the first party and the building control authority. The commission noted the provision of a basement and four upper storeys opening would be served off a single stairs. Having regard to the concept of 'no new or greater contravention' under Article 11 of Building Control Regulation 1997 (as amended), to the guidance provided in Section 1.3.8 (Protected Lobbies and Corridors to Escape Stairways) of Technical Guidance Documents-B 2006 (2020 reprint), and the guidance provided in 7.1.4.1.1. of Technical Guidance Document-B 2024 (regarding a change of use to offices in an existing building) and to the report and recommendations of the reporting inspector, the Commission considered that Condition 2 and 6 as attached by the Building Control Authority to the Grant of Fire Safety Certificate were necessary to satisfy the requirements of Regulation B1 and B3 of Part B (Fire) of the Second Schedule of the Building Regulations. The Commission concluded that it had not been demonstrated by the Appellant in the Fire Safety Certificate Application or appeal documentation that the removal of these Conditions would be warranted. The Commission was therefore satisfied to attach Condition 2 and 6 with amendments as recommended by the reporting inspector and for reasons of clarity.

Planning

Commissioner:

Patricia Calleary

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Date: 16/12/2025