



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FA/16/1446

Appeal by Euronext care of Maurice Johnson and Partners of The Anchorage, Charlotte Quay, Dublin in relation to the decision made on the 21st day of March, 2018 by Dublin City Council to grant subject to conditions a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 in respect of a material change of use/extension to a building: new four-storey over single basement level extension of The Armoury located to the rear (north) of the building linked to ground, first and second floor levels of 24 to 28 Anglesea Street by three-storey over basement link building with rooftop amenity terrace. The existing Armoury building was a museum and its use is being changed to office at The Armoury Building and 24 to 28 Anglesea Street, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition number 11 attached to the decision of the 21st day of March, 2018:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of 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 based on the reasons and considerations set out below, hereby directs the said authority to amend the said condition number 11 so that it shall be as follows for the reason set out:

Condition 11:

Suitable signage should be provided outside the main entrance at Foster Place stating “Dry riser inlet inside” or similar suitable wording, and a floor plan to be provided adjacent to the dry riser inlet in the main entrance lobby at Foster Place, with suitable information to clearly identify the dry riser inlet locations and the location and route from the internal inlet to the Stair 2 enclosure.

Reason: To provide adequate facilities for the fire service and to ensure compliance with the requirements of Part B5 of the Second Schedule to the Building Regulations 1997-2017.

Reasons and Considerations

Having regard to the proposed change of use from museum to office and the proposals for a four-storey over basement extension, to the design and details which were submitted with the Fire Safety Certificate application to the Building Control Authority, to the submissions lodged in connection with the application and appeal, to the level of fire service vehicle access available, to the provision of the internal dry rising main and inlet arrangements, to the level of access available from outside the building to Stair 2, and to the report and recommendation of the Inspector, it is considered that subject to the amendment of condition number 11, the functional requirements of Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations 1997 to 2017 are complied with.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.