



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FA/17/1572/REV/7D

Appeal by TIO North Docks DAC care of JGA Fire Engineering Consultants of 9 Upper Baggot Street, Dublin in relation to the decision made on the 22nd day of October, 2018 by Dublin City Council to grant subject to conditions a revised fire safety certificate under section 6 (2)(a)(vi) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007, in respect of the sub-division of the office building (formerly Wintertide Office Development) into two office blocks and a hotel. The revisions for the hotel will be submitted under a separate revised fire safety certificate at 91-94 North Wall Quay, Dublin in accordance with plans and particulars lodged with the Building Control Authority:

WHEREAS the said appeal relates to conditions numbers 1, 3 and 7 attached to the decision of the Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the conditions, 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, as amended by section 6 of the Building Control Act 2007, and by Article 40 (2) of the Building Control Regulations, 1997, and based on the Reasons and Considerations set out below, hereby directs the Building Control Authority to attach condition number 1 and the reason therefor and to amend conditions numbers 3 and 7 so that they shall be as follows for the reasons set out

3. A Category L1 fire detection and alarm system to I.S. 3218:2013 shall be provided throughout the proposed development

Reason: To comply with B1 of the Second Schedule to the Building Regulations 1997-2019.

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7. The surface of the designated roof top external escape route is to have the appropriate slip resistance in accordance with the recommendations of BS 8300-1:2018.

Reason: To comply with B1 of the Second Schedule to the Building Regulations 1997-2019.

Reasons and Considerations

Having regard to the proposed height, use and layout of the building, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, to the Technical Guidance Document B (2006) used as the basis for the design and to achieve compliance with the functional requirements of Part B of the Building Regulations and to the report and recommendation of the reporting Inspector, it is considered that, subject to the retention of condition number 1, and the attachment of amended condition number 3 and amended condition number 7 as set out above, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997 – 2019.

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 2019.