



Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FA/18/1326

Appeal by Paddy Jordan care of JFA Fire Engineering Consultants of 9 Upper Baggot Street, Dublin in relation to the decision made on the 20th day of December, 2019 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 alteration /extension to a building: it is proposed to extend the Carrisbrook House Building by the provision of additional floor area (from ground to fourth floor levels) for office use. In addition to this it is also proposed to carry out a number of material alterations and upgrade works within the existing areas, all at Carrisbrook House, Ballsbridge, Northumberland Road, 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 Council:

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 attach the said condition number 11 and the reason therefor:

Reasons and Considerations

Having regard to the proposed use, scale, form and layout of the building, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal and the to the report and recommendation of the Inspector, the Board considered that it has not been adequately demonstrated that there would be no new or greater contravention of Part B1 of the Building Regulations, 1997 to 2019 by virtue of the new layout proposed including the proposal for reliance on Stair No.1 as a means of escape and noting that this escape would be routed through the reception area of the building. In the circumstances, and as a fire fighting shaft has been offered as part of the proposed design, the Board considered that **condition number 11** should remain as it reasonable to require the proposed fire-fighting shaft to comply with Clause 20 of BS 9999:2017 (Code of practice for fire safety in the design, management and use of buildings).

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.

Paul Hyde

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

Dated this day of 2020.