

An  
Bord  
Pleanála

**Board Order**  
**ABP-313486-22**

---

**Building Control Acts 1990 to 2014**

**Building Control Authority: Dublin City Council**

**Building Control Authority Register Reference Number: FSC2106574DC**

**Appeal** by Ardstone Homes care of Jensen Hughes of 16 Clanwilliam Terrace, Grand Canal Dock, Dublin in relation to the decision made on the 7<sup>th</sup> day of April, 2022 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 five-storey apartment block, Block D, Sandford Road, Dublin in accordance with plans and particulars lodged with the said authority.

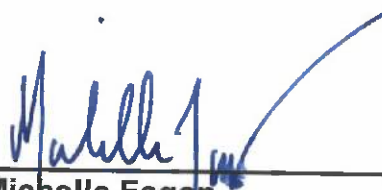
**WHEREAS** the said appeal relates only to condition number 2 attached to the decision of the Building Control Authority,

**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, as amended, and by Article 40 (2) of the Building Control Regulations 1997, as amended, and, based on the reasons and considerations set out below, hereby directs the said authority to remove condition number 2 and the reason therefor.

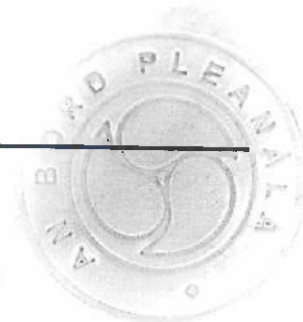
## Reasons and Considerations

Having regard to the form, use and layout of the building, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and the report of the Inspector, it is considered that condition number 2, as set out in the schedule of conditions attached to the Fire Safety Certificate granted by the Building Control Authority, notwithstanding the reduced perimeter access, is unwarranted by reason of the proposed provision of a Dry Riser in accordance with BS 9991, and that, subject to compliance with the other conditions set out in the Fire Safety Certificate, would provide an adequate level of fire safety and would comply with Part B5 (Access Facilities for the Fire Services) of the Second Schedule of the Building Control Regulations 1997, as amended.



**Michelle Fagan**

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



Dated this *20<sup>TH</sup>* day of *January* 2023.