

An  
Coimisiún  
Pleanála

Commission Order  
ABP-320817-24

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**Building Control Acts 1990 to 2014**

**Building Control Authority: Fingal County Council**

**Building Control Authority Register Reference Number: FSC2400579FL**

**Appeal by** Blanche Development Limited care of Michael Slattery Associates of 19 Windsor Place, Lower Pembroke Street, Dublin in relation to the decision made on the 20<sup>th</sup> day of August 2024 by Fingal County 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 residential development at blocks J and K, Blanchardstown Town Centre, Coolmine, Dublin in accordance with plans and particulars lodged with the said authority:


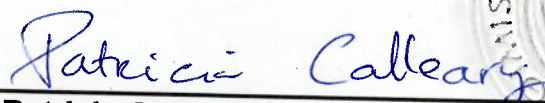
**WHEREAS** the said appeal relates only to condition number 2 attached to the decision of the Building Control Authority:

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

**NOW THEREFORE** An Commission 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 delete the said condition number 2 and the reason therefor:

## **Reasons and Considerations**

Having regard to the presented design, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the appellant that the provision of a second (alternative) escape stair is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022 and that is the relevant edition of the technical guidance in respect of the current appeal) or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore Condition 2 as originally attached by the Building Control Authority to the Fire Safety Certificate is not necessary.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 02 day of July 2025.