

An
Coimisiún
Pleanála

Commission Order
ABP-321019-24

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FSC2400879DC

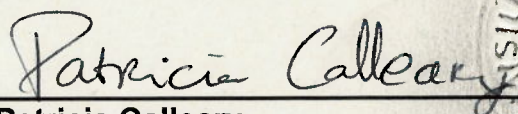
Appeal by Richard Moyles care of Ryan and Associates of 31/32 Fitzwilliam Square, Dublin in relation to the decision made on the 11th day of September, 2024 by Dublin City Council to refuse a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 in respect of a fire safety certificate for the material change of use from flats/bedsits to B&B rooms with other material alterations, all at 20/21 Denmark Street, Dublin.

Decision

Pursuant to the powers conferred on it by section 7 of the Building Control Act, 1990, An Coimisiún Pleanála hereby refuses the appeal based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the presented design of the building and the compliance report, to the submissions made 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 not been demonstrated by the applicant, in the fire safety application and appeal, that the material alterations and material change of use that are proposed would, if constructed in accordance with the design presented, meet the requirements of Part B1 of Technical Guidance Document B - Fire Safety 2006 (2020 Reprint) (TGD:B 2006), specifically because of the inadequate means of escape proposed for the situation of a building greater than 10 metres in height and contains a basement and that rooms from all upper levels are proposed as to be served by a single escape stair without lobby protection. Accordingly, provisions of Section 1.3.3 or 1.3.8.2 of TGD: B 2006 are not met and hence the requirements of Part B1 (means of Escape) of Part B (Fire Safety) of TGD: B are not met.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 23 day of July 2025.