

An
Coimisiún
Pleanála

Commission Order
ABP-321501-24

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FRG2105024DC

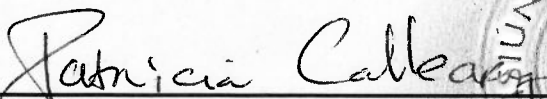
Appeal by Young Workers Activation care of Brian Bourke of Forward Fire Engineering of 16 The Green, Temple Manor, Temple Mills, Celbridge, County Kildare in relation to the decision made on the 22nd day of November 2024 by Dublin City Council to refuse a regularisation certificate under section 6 (2)(a)(vii) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007 in respect of a development at 15 Talbot Street, Dublin in accordance with the plans and particulars lodged with the said Building Control Authority:

Decision

Pursuant to 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, An Coimisiún Pleanála hereby refuses the appeal based on the Reasons and Considerations set out below.

Reasons and Considerations

Having regard to the drawings, documents and compliance report submitted as part of the Regularisation fire safety certificate application, to the appeal documents on file and to the report and recommendation by the Inspector, the Commission is not satisfied that it has been demonstrated by the appellant that the works meet the requirements of Part B1 (Means of Escape in case of fire), noting the deficiencies in the means of escape provisions outlined on the drawings and documents or the requirements of Part B3 -Internal Fire Spread (Structure), because of insufficient detail provided in respect of fire resistance of structural elements and compartmentation. Accordingly, the Commission is not satisfied that it has been adequately demonstrated that the works would meet the requirements of part B (Fire Safety) of the Second Schedule to the Building Regulations 1997, as amended.



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 23rd day of December 2025