

An
Coimisiún
Pleanála

Commission Order
ABP-322082-25

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

**Building Control Authority Register Reference Number:
SN3025364/FRV2408572DC**

Appeal by Jepview care of Jensen Hughes of 16 Clanwilliam Terrace, Grand Canal Dock, Dublin in relation to the decision made on the 17th day of February, 2025 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 revised fire safety certificate for changes, including the removal of an escape door from the ground floor office, making minor alterations from the ground to the 7th floor, and reintroducing an accommodation stair from the 7th floor to the upper roof level, all at 2 Grand Canal Quay, Dublin in accordance with plans and particulars lodged with the said authority.

WHEREAS the said appeal relates only to condition numbers 3(a), 3(d) and 4 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 Coimisiún 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 condition numbers 3(a) and 3(d) and the reason therefor and to AMEND condition number 4 so that it shall be as follows for the reason set out.

4. The northern ground floor reception area shall be separated from the ground floor office with a fire-rated lobby/fire doors in accordance with the requirements of the standard lobby protection provided from first to seventh floor level for the northern stairs.

Reason: To ensure compliance with Part B of the Second Schedule of the Building Regulations 1997 to 2023.

Reasons and Considerations

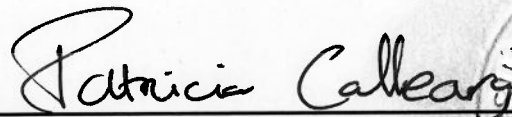
Conditions 3(a) and 3(d)

Having regard to the submissions made in connection with the Fire Safety Certificate application and the appeal and the wider documentation on file, the appellant has not adequately demonstrated compliance with Part B1 and Part B5 of the Building Regulations on the basis that the disable refuge is reasonably required to be in the fire-resisting enclosure by reference to Part B of the Building Regulations and guidance provided in Annex G of BS 9999: 2017, that was relied on by the appellant.

P.C.

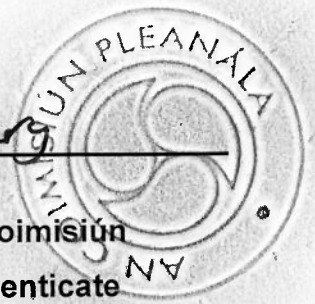
Condition 4

In relation to condition number 4, in the absence of a protected lobby to the reception area, compliance with Part B1 of Part B of the Building Regulations and guidance relied on in Clause 17.2.7 of BS 9999: 2017 have not been demonstrated for this escape route leading from the northern stairs. In this regard, the commission noted that the reception area forms part of a protected exit passageway that continues from the northern stairs (and this stairs by itself is lobby protected) and as such the reception area is required to be lobby protected to protect the entirety of the escape route.



Patricia Calleary

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



Dated this 08 day of October 2025