An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Fingal County

Building Control Authority Register Reference Number: 16/4081/Reg

An Bord Pleanála Reference Number: 06F.FG.0020

APPEAL by Kimptonvale Limited care of McCrossan O'Rourke Manning Architects of Albert Place West, Harcourt Lane, Dublin in relation to the decision made on the 15th day of July, 2016 by Fingal County 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 regularisation of original fire safety certificate (03/4101) for the addition of eight number additional apartments and the increase in height from four storeys to five storeys of Block 3, Collegewood, Castleknock, 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 Bord Pleanála hereby allows the appeal and directs the Building Control Authority to issue a regularisation certificate, in accordance with the said plans and particulars, based on the reasons and considerations under.

REASONS AND CONSIDERATIONS

Having regard to the submissions made in connection with the Regularisation Certificate application and the appeal, the type of use and layout of the building, the limited height of the building and the provision with regard to fire service vehicle access, along with review of the previous applications and decisions issued with respect to adjacent blocks of similar design, it is considered that the functional requirements of Part B1 (Means of Escape in Case of Fire) and Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations 1997 to 2014 have been satisfied and that the appeal should be allowed.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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

Dated this day of 2016.

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