An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/15/1488

An Bord Pleanála Reference Number: 29B.FS.0517

APPEAL by Design and Crafts Council of Ireland care of F.C.C. Fire Cert Limited of Archway House, Northbrook Road, Ranelagh, Dublin in relation to the decision made on the 21st day of January, 2016 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 for material alterations to ground floor level only within the existing protected structure known as Saint Andrew's Church, Suffolk Street, Dublin:

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

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REASONS AND CONSIDERATIONS

The Board considered that the applicant had not adequately identified, in particular; by submitting floorplans of the existing layouts, the scope of the works falling within the application, had not addressed the material change of use from public café to library, or the implications in respect of means of escape of the removal of stairs providing access from the ground floor to this area, had not demonstrated that the proposed new use at ground floor level does not give rise to a new or greater contravention of the requirements of Part B, Section Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014 in respect of open balcony escape overhead and had not justified the limitation of the area of the Fire Safety Certificate application to an area of the ground floor only. The applicant, therefore, has failed to show compliance with Part B, Section B1 of the Second Schedule of the Building Regulations 1997 to 2014.

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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