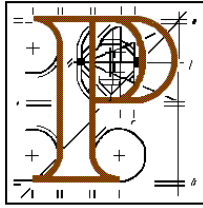


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dún Laoghaire-Rathdown County

Building Control Authority Register Reference Number: 16/8045

An Bord Pleanála Reference Number: 06D.FS.0538

APPEAL by Adston Construction care of Michael Slattery Associates of 19 Windsor Place, Lower Pembroke Street, Dublin in relation to the decision made on the 25th day of May, 2016 by Dún Laoghaire-Rathdown County 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 a proposed extension and minor material alterations to the existing nursing home at Dalkey Lodge Nursing Home, Ardbrough Road, Dalkey, County Dublin in accordance with the plans and particulars lodged with the said authority:

DECISION: Pursuant to the powers conferred on it by section 7 of the Building Control Act, 1990, An Bord Pleanála hereby allows the appeal, based on the Reasons and Considerations set out below, and directs the Building Control Authority to grant a fire safety certificate in accordance with the said plans and particulars and subject to the condition set out under.

REASONS AND CONSIDERATIONS

Having regard to the submissions made in connection with the Fire Safety Certificate application and the appeal, the type of use and layout of the building with regard to the strategy of progressive horizontal evacuation (with significant levels of fire resisting sub-compartmentation in the extension), the provision of a sprinkler system to BS EN 12845 in the extension, the provision of two firefighting shafts with dry rising mains and the extent of fire appliance vehicle access provided, it is considered that the proposed works would comply with the 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.

CONDITION

- (a) The dry riser inlets for Stair 1 and Stair 2 shall be located together at or in the vicinity of the external wall of Stair 1, in a location that is visible from the fire service vehicle access roadway.
- (b) Suitable signage shall be provided clearly indicating each dry riser inlet relevant to its corresponding stair.
- (c) Stair 1 and Stair 2 shall each be provided with suitable external signs indicating the relevant stair number.
- (d) Suitable as-constructed details of the fire service vehicle access routes, firefighting stairways, dry riser inlets and outlets shall be submitted to the Dublin Fire Brigade Chief Fire Officer on completion of the works.

Reason: To make adequate provision for fire service facilities and to comply with the 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.

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.