

An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/16/1325

An Bord Pleanála Reference Number: 29B.FS.0551

APPEAL by Adston Construction care of Michael Slattery and Associates of 19 Windsor Place, Lower Pembroke Street, Dublin in relation to the decision made on the 21st day of October, 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 a 38 bed extension of the Ardmore Lodge Nursing Home, Finglas Road, Tolka Valley, 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.

REASONS AND CONSIDERATIONS

Having regard to the proposed use, form and layout of the building, to the submissions lodged with the Fire Safety Application and the appeal, to the dependent nature of the proposed occupants, to the required strategy for progressive horizontal evacuation, to the proposed height of the building, to the proposed Structural Insulation Panels (SIPs) method of construction using combustible materials, to the requirements of Technical Guidance Document B, Fire Safety and in particular to paragraph 3.2.5.1 [Compartment floors in residential (Institutional) buildings] thereof, and to the report and recommendations of the reporting Inspector, the Board is not satisfied that the proposed works would achieve an adequate level of fire safety that would satisfy the functional requirements of Part B3 (Internal Fire Spread- Structure) of the Second Schedule of the Building Regulations 1997 to 2017.

