



An  
Bord  
Pleanála

## Board Order 06F.FS.0564

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### Building Control Acts 1990 to 2014

**Building Control Authority: Fingal County Council**

**Building Control Authority Register Reference Number: FSC/330/17**

**Appeal** by David and Mary Grant care of Colm Traynor and Associates of Archway House, Northbrook Road, Ranelagh, Dublin in relation to the decision made on the 24<sup>th</sup> day of May, 2017 by Fingal 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 material alterations to the first floor function room at the Carnegie Court Hotel, North Street, Swords, County 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 layout of the hotel building and potential occupancy levels within it, the submissions made in connection with the Fire Safety Certificate application and the appeal and to the report and recommendation of the reporting Inspector, it is considered that the applicant has failed to furnish sufficient justification for the proposed removal of escape stairs number 8 and its replacement with additional usable floorspace. The proposed material alterations would not comply with the requirements of Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2017.

## **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.

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

Dated this      day of      2017