



An  
Bord  
Pleanála

## Board Order 29B.FS.0565

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### Building Control Acts 1990 to 2014

### Building Control Authority: Dublin City Council

### Building Control Authority Register Reference Number: FA/17/1017/7D

**Appeal** by IBAT Limited care of Pro-Fire and Design Limited of Unit W9B, Tougher Business Park, Naas, County Kildare in relation to the decision made on the 24<sup>th</sup> day of May, 2017 by Dublin City Council to grant subject to conditions 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 in respect of proposed material alterations at third floor level to an existing five-storey educational centre at 60-63 Dawson Street, Dublin in accordance with plans and particulars lodged with the said authority:

**WHEREAS** the said appeal relates only to conditions numbers 2 and 3 attached to the decision of the Building Control Authority:

**AND WHEREAS** An Bord Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to delete the said conditions numbers 2 and 3 and the reasons therefor, and to attach a new condition number 2 so that it shall be as follows for the reason set out:

2. The new inner Lecture Room 11 shall be provided with escape routes to Stair 1 and Stair 5 without the need to pass through an access room or alternatively the occupancy of the Lecture Room shall be limited to 20 persons. Revised details in this regard shall be submitted to and agreed in writing with the Building Control Authority prior to commencement of works.

**Reason:** To provide for adequate means of escape from the inner Lecture Room 11.

## **Reasons and Considerations**

Having regard to the type of use and layout of the building, the submissions made in connection with the Fire Safety Certificate application and the appeal, it is considered that, subject to the removal of conditions numbers 2 and 3 and to the attachment of a replacement condition for the removed conditions, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule of the Building Regulations 1997-2017.

