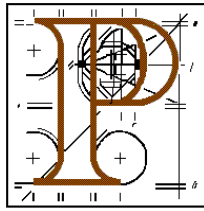


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/15/1530/REV

An Bord Pleanála Reference Number: 29B.FV.0009

APPEAL by Hibernia REIT public limited company care of Maurice Johnson and Partners of The Anchorage, Charlotte Quay, Dublin in relation to the decision made on the 11th day of December, 2015 by Dublin City Council to refuse a revised fire safety certificate under section 6 (2)(a)(vi) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007 in respect of the proposed material change of use from existing live/work units to enterprise office units and associated material alterations at The Observatory, Windmill Lane (South), Dublin:

DECISION: Pursuant to the powers conferred on it by section 7 of the Building Control Act, 1990, as amended by section 6 of the Building Control Act, 2007, An Bord Pleanála hereby allows the appeal and directs the Building Control Authority to issue a revised fire safety certificate in accordance with the said plans and particulars based on the Reasons and Considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the form and layout of the building, the submissions lodged with the revised fire safety certificate application and appeal and the report of the Board's Consultant, it is considered that the works the subject of the proposed revisions to the previously approved fire safety certificate, reference number FA/15/1035, would achieve an adequate level of fire safety that would comply with the requirements of Part B1 (Means of Escape in Case of Fire) of the Second Schedule to 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.