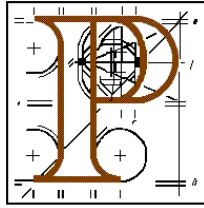


An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/15/1498/REV

An Bord Pleanála Reference Number: 29B.FV.0010

APPEAL by An Post care of Jeremy Gardiner Associates of 66 Lower Baggot Street, Dublin in relation to the decision made on the 22nd day of February, 2016 by Dublin City Council to grant 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 proposed material alterations to the lower ground and ground floor level due to changes to the design occurring during the design process at the General Post Office, O'Connell Street Lower, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to condition number 3 attached to the decision of the said Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said condition, 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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to remove the said condition number 3 and the reason therefor and to attach a new condition also numbered 3 so that it shall be as follows for the reason set out:

3. The glazed screen enclosing the orientation space shall extend (in toughened glass) up to ceiling level across its full width.

Reason: To improve the containment of any smoke within the orientation space, in the early stages of a fire that might occur within that space.

REASONS AND CONSIDERATIONS

Having regard to the submissions made in connection with the revised Fire Safety Certificate application and the appeal, the previously approved fire safety designs (FSC1870/14/REV and FSC1470/14), and considering the functional requirements under Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014, the Board considered that the proposed alteration of the relevant area from the previously approved retail/ticket office/cloaks usage to use as an orientation space would not give rise to any new or greater contravention of Part B1, and in particular, would not give rise to a diminution of the (previously approved) protection of escape routes from the ground floor and lower ground floor exhibition spaces, and, therefore, condition number 3 should be removed and replaced with an amended condition number 3 as set out above.

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.