

An Bord Pleanála



BUILDING CONTROL ACTS, 1990 TO 2014

Dublin City

Building Control Authority Register Reference Number: FA/15/1581/REV

An Bord Pleanála Reference Number: 29B.FV.0011

APPEAL by Targeted Investment Opportunities PLC care of G. Sexton and Partners Limited of Deise House, Link Road, Railway Square, Waterford in relation to the decision made on the 21st day of March, 2016 by Dublin City Council to grant subject to conditions 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 a proposed seven storey office building including basement car park at Block 14 C1, Hanover Quay, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to conditions numbers 1, 3, 10 and 11 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 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, 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 conditions numbers 10 and 11 and the reasons therefor and to amend the said conditions numbers 1 and 3 so that they shall be as follows for the reasons set out:

1. A Type L3X fire detection and alarm system, designed, installed and commissioned in accordance with IS 3218 2013 shall be provided in the building.

Reason: To comply with Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014.

3. Doors on escape routes shall comply with Section 1.4.3.2 of Technical Guidance Document B with respect to door fastenings and with Section 1.4.3.3 of Technical Guidance Document B with respect to direction of opening.

Reason: To comply with Part B1 (Means of Escape in Case of Fire) of the Second Schedule of the Building Regulations 1997 to 2014.

REASONS AND CONSIDERATIONS

Having regard to the form and layout of the building, to the submissions lodged in association with the submitted revised Fire Safety Certificate application and the appeal and to the report and recommendation of the appointed Inspector, the Board considered that, subject to the attachment of revised conditions numbers 1 and 3 as set out above, and notwithstanding the deletion of conditions numbers 10 and 11, together with conditions numbers 2, 4, 5, 6, 7, 8 and 9 of the Building Control Authority, the proposed building would achieve an adequate level of fire safety that would comply with the requirements of Part B (Fire Safety) of the Second Schedule of 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.