



An
Bord
Pleanála

FSC Report – Addendum Report

ABP-319919-24

Appeal v Refusal or Appeal v
Condition(s)

Appeal to two conditions attached to a
granted Fire Safety Certificate

Development Description

Proposed construction of a 15-storey
office and commercial development
above a Basement Car park.

Building Control Authority Fire Safety

FSC 1224/24/7D

Certificate application number:

(SN3008376/FSC2204278DC/7DN)

Appellant

Mr. Mark Polychronakis

Agent

Mr. Paul Keogh, Director, Jensen
Hughes

Building Control Authority:

Dublin City Council

Inspector

Eamon O Boyle

Introduction– Addendum Report

An Bord Pleanála (ABP) have requested an Addendum Report to my previous report. This addendum report should be read in conjunction with this Inspector's original report. The original report comprised two recommendations. The board requested that an addendum report should be provided containing a full assessment of the appealed conditions numbers 4 and 17 attached to the fire safety certificate for the proposed development at 2 Grand Canal Quay Dublin 2.

Assessment of Condition 4

Condition 4: *Hydrants are to be provided in accordance with the requirements of Diagram 46 of TGD-B 2006 (Reprint 2020).*

Reason: To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2022.

The Appellant and the Building Control Authority both correctly agree that there is **no** Diagram 46 in Technical Document B 2006 (reprint 2020). The Building Control Authority confirm in their submission that this was a typographical error and that the condition should be removed. I consider it proper that this condition was appealed as having this condition attached to the Granted Fire Safety Certificate would have required the Appellants to comply with the requirements of a diagram that is not included in the referenced Technical Guidance Document.

The appellant has confirmed compliance with the relevant part of BS 9999:2017 (reproduced in Appendix A of my report).

Since the appellants comply with the relevant provisions of BS 9999:2017, the requirements of Part B of the Second Schedule of the Building Regulations are thereby satisfied.

Assessment of Condition 17

Condition 17: *All service risers containing electrical services shall be fire stopped both horizontally and vertically.*

Reason: To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2022

The submission of the Building Control Authority states that the appellant was proposing to fire stop service risers both horizontally and vertically on the basis of an e-mail received on

the 31 May 2024. The Building Control Authority assumed based on the confirmation received on the 31st of May 2024 that it was the intention of the appellant to fire stop horizontally and vertically. The Appellant proposes to comply with Section 37. 2.2 of BS 9999 :2017.

Based on the appellants intention to comply with section 37 point 2.2 of BS 9999 I consider that they are in compliance with the Part B of the Second Schedule of the Building Regulations The requirement of condition 17 is superfluous.

Recommendation

I recommend to the Board that conditions 4 and 17 should be removed.

Eamon O Boyle

Inspector

Chartered Engineer

21 August 2025