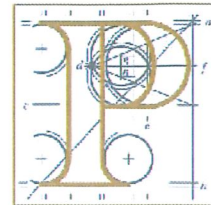


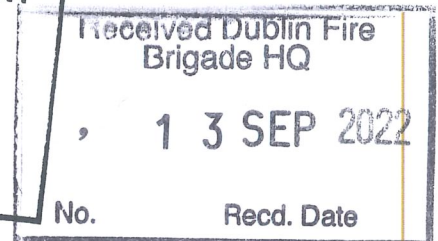
**Our Case Number:** ABP-314483-22

**Planning Authority Reference Number:** 3007817



An  
Bord  
Pleanála

Dublin City Council South  
Dublin City Council  
Planning Department  
Civic Offices  
Wood Quay  
Dublin 8  
D08 RF3F



**Date:** 31 August 2022

**Re:** The previously approved development at 45-47 Cuffe Street, Dublin 2 is a nine storey over basement office building comprising office accommodation at all upper levels and basement level, with a public cafe at ground floor level. The proposed development has been subject to two previous Fire Safety Certificate applications (FA/20/1242 & FSC1070/22/REV).

This application proposes an alternative design to addresses Conditions 5 & 7 FSC1070/22/REV incorporating the following material alterations:

- 1) The rearrangement of the plant area and the introduction of a universal accessible toilet at basement (52m<sup>2</sup>)
- 2) The introduction of a new Fire Brigade access corridor at Ground Floor level (29m<sup>2</sup>)
- 3) The removal of a of a light well for the ventilation of the basement (5m<sup>2</sup>) – see section 27.2.3 for further information.

45-47 Cuffe Street, Dublin 2

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Building Control Acts, 2007 to 2014, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within fourteen days:-

1. A copy of the application.
2. Copies of any plans, documents, particulars, evidence or further information received or obtained from the applicant.
3. Copies of any reports prepared by or for the building control authority in relation to the application.
4. A certified copy of the decision of the building control authority in respect of the application and a copy of the notification of the decision.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

5. Copies of any previous decisions affecting the same site or relating to similar applications close by.

The building control authority may make to the Board, in writing, any observations on the appeal as the authority thinks fit. Any such observations should be made to the Board within one month beginning on the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

*P.P.C. Flynn*

Patrick Buckley  
Administrative Assistant  
Direct Line: 018737167

BC07

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

(01) 858 8100  
1890 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902