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Dublin

Michael Slattery Associates
Fire Safety Engineers
Our Ref: 26016 > 26016c002 PW2 Planning Amendment – Second Stair
Date: 01/10/2026
Online Via BCMS System

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Re: Player Wills Block PW2 & Player Wills PW5 at South Circular Road, Dublin 8

Dear Steven,

Further to our correspondence, the requirement for a second stair in Player Wills PW2 arose from Dublin Fire Brigade as part of the Fire Safety Certificate application process (FSC1058/26). Upon receipt of the Fire Safety Certificate, a condition was included requiring the provision of a second stair for elements of the building exceeding 30m in height.

The condition states:

“An additional protected stair (1000 mm clear width) is to be provided in Tower BB and Tower BD of Block PW2 as an alternative escape route. These protected stairs shall connect with all residential levels. Alterations to the internal layouts in Block PW2 arising from this are to be undertaken in accordance with TGD B 2024. A Revised Fire Safety Certificate application addressing and demonstrating compliance with this condition by way of amended drawings, details, and including the internal layout changes, is to be submitted to the Building Control Authority.”

MSA has submitted a Revised Fire Safety Certificate application incorporating the second stair as required, and this application is currently with Dublin Fire Brigade for formal approval.

With regards Player Wills PW5, within the previous submitted planning application, there was provision for green walls on the external elevation. The provision of green walls was conditioned as part of previous FSC applications for the Player Wills scheme and as such has been removed as part of the planning amendment. The change to the elevation also now allows a complaint balcony deck approach to the apartments as per Part B regulations.

We trust the enclosed particulars are found to be in compliance with Article 13(2) of the Building Control Regulations 1997-2024. However, should any queries in relation to the documentation arise, please contact me.

Yours Sincerely

Conor McNulty

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Conor McNulty BSc (Hons) AIFireE
Associate
For and on Behalf of

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