

An  
Bord  
Pleanála

**Board Direction**  
**BD-019662-25**  
**ABP-320587-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2025.

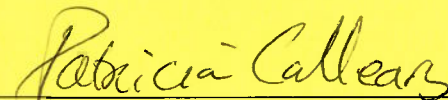
The Board decided to treat this case Article 40 of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to:

Remove condition number 3

### **Reasons and Considerations**

Having regard to the presented design, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the appellant that the provision of a commercial sprinkler protection system at basement level (car park) is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022) or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore Condition 3 as originally attached by the Building Control Authority to the Fire Safety Certificate is not necessary.

**Board Member:**

  
Patricia Calleary

**Date:** 14/05/2025