

An
Coimisiún
Pleanála

Direction
CD-021955-26
ACP-323115-25

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 24/02/2026.

The Commission decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Attach Condition 14

Reasons and Considerations

Having regard to the presented design for construction of the building in connection with the Fire Safety Certificate application and the appeal and to further submissions made in relation to the appeal, and to the report and recommendation of the reporting inspector, it is considered that **Condition 14** as originally attached by the Building Control Authority to the fire safety certificate is reasonably necessary to satisfy the requirements of Part B, specifically B1 (Means of escape in case of fire), B3 (Internal fire spread (structure) and B5 (Access and facilities for the fire service) of TGD Part B 2006 (2020 Reprint). In this regard, the Commission considered that as the height of the top floor of the building is greater than 30m, Section 0.1.5 and 0.3.8 of TGD Part B 2006 (2020 Reprint) is of relevance with regard to the increase in complexity and risk that arises as a result. The Commission was satisfied that it

would be appropriate to attach **Condition 14** (including a minor change to the wording).

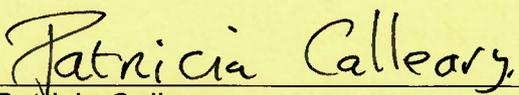
Condition

Condition 14: The basement car park is to be provided with a sprinkler system in accordance with I.S. EN 12845: 2015 + A1: 2019 Fixed firefighting systems – Automatic sprinkler systems – Design, installation and maintenance.

Reason: To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2024.

Planning

Commissioner:


Patricia Calleary

Date: 24/02/2026