



An
Coimisiún
Pleanála

Direction
CD-021965-26
ACP-323254-25

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 27/02/2026.

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:

REMOVE condition number 6 and the reason therefor based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the design of the Residential Building and to the submissions made in connection with the Fire Safety Certificate application and the appeal from the first party appellant and the Building Control Authority, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated that the building has been designed in compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022), including the requirements set out in Section 1.4.9.2 of the guidance in respect of fire protection of lift installations. Therefore, the Commission was satisfied that Condition 6 which would have the effect of requiring the lifts accessed from within the protected stairs or be provided with a 60-minute rated fire and smoke curtain is not necessary to

meet the guidance set out in TGD B or accordingly to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.

Planning

Commissioner:

Patricia Calleary

Patricia Calleary

Date: 27/02/2026