



An
Coimisiún
Pleanála

Direction
CD-021817-26
ACP-323346-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/01/2026.

The Commission decided, based on the Reasons and Considerations set out below that the building control authority be directed to amend condition 13 as set out below.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 26/01/2026

DRAFT WORDING FOR ORDER

Amend Condition 13 to read as set out under for the reasons and considerations set out below.

Condition 13:

The protected stairs linking the basement car park to the ground floor level shall be separated from the basement car park by double (i.e. two consecutive) protected lobbies of minimum 30 minute fire resisting construction and FD30S rated self-closing fire doorsets at basement level. The protected lobby

immediately opening off the basement car park shall be provided with a permanent vent of 0.4m², or a mechanical equivalent.

Reason

In order to comply with Regulation B1 of Part B (Fire) of the Second Schedule to the Building Regulations 1997 (as amended).

Reasons and Considerations

Having regard to the statutory and support documents submitted with the Fire Safety Certificate Application, the documents submitted by the Appellant as part of this appeal regarding the construction of 30 No. apartments in one five storey block over basement car park at Block 3, The Leys, Glenamuck Road, Carrickmines, Dublin 18, to the guidance provided in Section 3.5.2 (Car Parks) and Section 5.4.3.1 (Basements) of Technical Guidance Documents-B 2006 (2020 reprint), and to the report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the first party Appellant that the basement car park does not require sprinkler protection to meet the requirements of Part B of Building Regulations (as per the *prima facie* guidance set out in Technical Guidance Document B - 2006 (2020 reprint)). Therefore, the attachment of Condition 13 to the Grant of Fire Safety Certificate was considered by the Commission to not be warranted. The Commission was satisfied that, subject to the attachment of an amended Condition 13 in relation to a Regulation B1 issue identified by the reporting inspector during the course of the assessment, it has been demonstrated that the works, if constructed in accordance with the design presented within the application and appeal, would comply with the requirements of Part B of the second schedule to the Building Regulations 1997, as amended.