



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021984-26**  
**ACP-323785-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 05/03/2026.

The Commission decided as follows:

Direct the Building Control Authority to delete condition numbers 9, 10 and 23.

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 05/03/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the design and layout of the proposed development, the statutory and supporting documents submitted in connection with the Fire Safety Certificate application, the documents submitted by the applicant and the Building Control Authority as part of the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the first party applicant / appellant that the attachment of Conditions 9, 10 and 23 are not required to meet the requirements of Part B of Building Regulations, demonstrated through compliance of the design with the prima facia guidance set out in the Technical Guidance Document B – 2006 (2020 reprint).

Specifically in relation to Condition 9, the Commission agreed with the inspector that the upgrading of the refrigerant gas installation is outside the scope of the application submitted and the material alterations proposed do not give rise to a new or greater contravention of Part B of the Building Regulations.

In relation to Condition 10, the Commission also agreed with the inspector that no new or greater contravention has been introduced by the material alterations involved with the introduction of the new offices and therefore no localised suppression system is required to demonstrate compliance with Part B of the Building Regulations.

In relation to Condition 23, the introduction of the new office space to the despatch area does not warrant an analysis of the radio communications coverage as this matter falls outside of the specific requirements of Part B of the Building Regulations. Therefore, the attachment of these conditions to the grant of the Fire Safety Certificate is not warranted.