



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022212-26**  
**ACP-323796-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 20/05/2026.

The Commission decided based on the Reasons and Considerations set out below that the Building Control Authority be directed, as follows:

Attach condition number 6

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 22/05/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

The Commission had regard to the applicant's present design and Technical Compliance report in support of the Fire Safety Certificate application and appeal and to the report received from the Building Control Authority, and to the requirements of Part B of Technical Guidance Document B – Fire Safety 2006 (reprinted 2020), in particular Section 0.1.5 and 0.3.8 which relate to tall and complex buildings containing flats and which the Commission considered to be of relevance in its assessment of this specific development given the height of the top storey measuring 43 metres is in excess of 30 metres. Under the guidance, buildings

containing flats and with a floor level greater than 30 metres may require additional provisions, such as the provision of a sprinkler system, the appropriateness of the smoke control system and other measures. Having considered the form and height of the building (including the height of the top floor at 43 metres) and the relevance guidance, the Commission was satisfied that condition number 6, requiring a sprinkler system, as originally attached by the Building Control Authority to the Fire Safety Certificate is proportionate and reasonable to achieve compliance with the guidance and accordingly to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.