



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022128-26**  
**ACP-323828-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 27/04/2026.

The Commission decided to direct the Building Control Authority to amend condition number 3 to read as follows for the reasons set out below.

### **Condition 3:**

3. The building or part thereof shall only be used to store 'normal risk' goods and shall not store 'high risk' goods, as assessed by reference to Appendix E Assessment of Risk in Industrial and Storage Buildings of TGD Part B 2006 + A1 2020, unless a suitable automatic sprinkler system is designed, installed and maintained in accordance with IS EN12845:2015 +AC:2019 (or any relevant updates to the standard) or an equivalent relevant sprinkler system.

**Reason:** To ensure compliance with Part B of the Building Regulations 1997, as amended.

### **Reasons and Considerations**

Having regard to the presented design of the building and the accompanying technical compliance report, to the submissions made in connection with the Fire Safety Certificate application and the appeal, the relevant guidance contained in Technical Guidance Document Part B 2006 + A1 2020, and the report and

recommendation of the reporting inspector, it is considered that condition number 3, as originally attached by the Building Control Authority to the fire safety certificate was not necessary to satisfy the requirements of Technical Guidance Document Part B 2006 + A1 2020. The Commission was therefore satisfied that amending the relevant condition would be appropriate to capture the requirements for the current intention for storage of 'normal risk' goods and any potential change to the storage of 'high risk' goods that may occur within the building.

**Planning**

**Commissioner:**

Patricia Calleary  
Patricia Calleary

**Date:** 27/04/2026