



An
Coimisiún
Pleanála

Direction
CD-021977-26
ACP-323850-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/03/2026.

The Commission decided as follows:

Direct the Building Control Authority to delete condition number 3

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 04/03/2026

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 basement car park does not require sprinkler protection to meet the requirements of Part B of Building Regulations, demonstrated through compliance of the design with the prima facie guidance set out in the Technical

Guidance Document B – 2006 (2020 reprint). Therefore, the attachment of condition number 3 to the grant of the Fire Safety Certificate is not warranted.