

An
Coimisiún
Pleanála

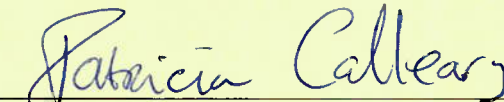
Direction
CD-022414-26
ACP-324065-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26/08/2026.

The Commission decided to treat this case under Article 40 of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to Remove condition number two.

Planning

Commissioner:


Patricia Calleary

Date: 26/08/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design of this 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/appellant and the Building Control Authority in the course of the appeal, and to the report and addendum report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the first party applicant/appellant that the car park

located at ground floor level does not require sprinkler protection to meet the requirements of Part B of Building Regulations, demonstrated by meeting the prima facia guidance contained in the Technical Guidance Document B, Volume 1, 2024 (2026 reprint). Therefore, the attachment of condition number 2 to the grant of the Fire Safety Certificate is not warranted.