



An
Coimisiún
Pleanála

Direction
CD-022527-26
ACP-324201-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06/10/2026.

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

ATTACH condition number 9 and AMEND Condition number 11 to read as set out below:

9. The provisions of hydrants shall comply with section 5.3.3 of Technical Guidance Document B 2024 (as revised 2026), that is, one number hydrant shall be provided.

Reason: To comply with Part B1 of the Second Schedule to the Building Regulations, 1997, as amended.

11. The layouts of first floor level and the cable pit at ground floor level shall be such that the travel distances do not exceed 12 metres in one direction and 25 metres in more than one direction in accordance with Purpose Group 6(b) Industrial High Hazard as per Table 3 of TGDB 2024 (as revised 2026).

Reason: To comply with Part B1 of the Second Schedule to the Building Regulations, 1997, as amended.

Planning

Commissioner:

Patricia Callear
Patricia Callear

Date: 06/10/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In respect of Condition number 9

Having regard to the fire safety certificate application and the appeal, it is considered that the appellant has not demonstrated compliance with the Performance Criteria B5 of the Second Schedule to the Building Regulations 1997, as amended or provide sufficient justification for deviation from the requirements and, therefore, condition number 9 should be attached.

In respect of Condition number 11

Having regard to the fire safety certificate application and the appeal, it is considered that the appellant has not adequately demonstrated compliance with the Performance Criteria of B1 of the Second Schedule to the Building Regulations 1997, as amended and, therefore, condition number 11 in an amended should be attached.