



An
Coimisiún
Pleanála

Direction
CD-022525-26
ACP-324356-26

The submissions on this file and the Inspector's report were considered at a meeting held on 05/10/2026.

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 one.

Planning

Commissioner:

Patricia Callear
Patricia Callear

Date: 05/10/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the submissions made in connection with the Fire Safety Certificate application and the appeal and to the report and recommendation of the Inspector, it is considered that it has been demonstrated by the applicant that the basement car park does not require sprinkler protection to meet the requirements of Part B of Building Regulations, as per the prima facie guidance set out in Technical Guidance Document B – 2024, Section 3.8.2.3 – Car Parks which are not open sited and the extent of natural ventilation proposed that complies with the provision of para 6.8.3.1

of the guidance. Therefore, the attachment of condition number one to the grant the Fire Safety Certificate is not warranted.