

Building Control Acts 1990 to 2014

Building Control Authority: South Dublin County Council

Building Control Authority Register Reference Number: FSC2302586SD

APPEAL by Ardstone Homes care of Maze Fire Consulting Ireland Limited of 12 Liska Avenue, Dublin Road, Newry, County Down in relation to the decision made on the 7th day of September, 2023 by South Dublin County Council to grant subject to conditions a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007, in respect of the construction of an eight-story residential development with 275 apartments split over Blocks A- C . Each level contains residential apartments; the ground floor level also contains ancillary/communal facilities including the following:- car parking under the podium (first floor) level, mechanical and electrical rooms, bin storage areas, communal facilities including a male/female gym and changing areas, retail area, creche facilities (subject to separate fit-out application). The first floor level also contains communal facilities including the following: ancillary offices above the male/female gym, all at Airton Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition number 2 attached to the decision of the Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to delete the said condition number 2 and the reasons therefor.

Reasons and Considerations

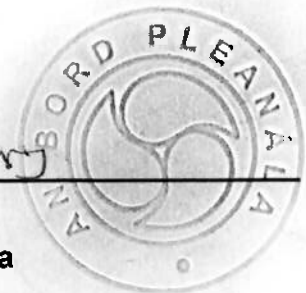
Having regard to the presented design, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the appellant that the inclusion of sprinklers is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022). Accordingly, the works proposed would, if otherwise carried out in accordance with the design, achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 18 day of October 2024.