



Building Control Acts 1990 to 2014

Building Control Authority: Dún Laoghaire-Rathdown County Council

Building Control Authority Register Reference Number: FSC/262/2023

Appeal by Sorohan Builders Limited care of Knapton Consulting Engineers of 76 Upper George's Street, Dún Laoghaire, County Dublin in relation to the decision made on the 14th day of December 2023 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a revised Fire Safety Certificate (FSC) 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 a proposed residential development at Drummartin Link Road, Kilmacud Road Upper, Dublin in accordance with plans and particulars lodged with the said authority. This application was submitted to address minor design modifications to the previously granted FSC2204408DR/7DN:

WHEREAS the said appeal relates only to condition number 3 attached to the decision of the Building Control Authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said conditions, 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 attach the said conditions number 3 and the reasons therefor,

Reasons and Considerations

Having regard to the presented design for the building, to the submissions made in connection with the Revised Fire Safety Certificate (FSC) application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that Condition number 3 as originally attached by the Building Control Authority to the Revised FSC is deemed necessary to satisfy the requirements of Part B 2006 (2020 Reprint). The Board concluded with respect to this condition that it has been adequately demonstrated that a smoke control system in the form of Automatic Opening Vents (including in the corridor accessing Apartments 06 and 07) are a requirement to ensure compliance with Part B of the Second Schedule to the Building Regulations, 1997 to 2022.



Mick Long

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this  day of  2025.