

Building Control Acts 1990 to 2014

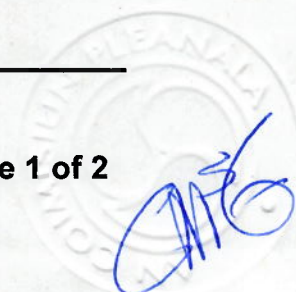
Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FSC2204278 DC/7DN

Appeal by Island Capital care of Jensen Hughes of 16 Clanwilliam Terrace Grand Canal Quay, Dublin in relation to the decision made on the 13th day of May, 2024 by Dublin City 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 proposed construction of a 15-storey office and commercial development above a basement car park at 2 Grand Canal Quay, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition numbers 4 and 17 attached to the decision of the Building Control Authority,

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



NOW THEREFORE An Coimisiún 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 amend the said condition number 4 so that it shall be as follows for the reason set out and to delete the said condition number 17 and the reason therefor.

4. The building design should comply with Section 22.2 BS 9999:2017.

Reason: To comply with Part B of the Second Schedule of the Building Regulations 1997 to 2022.

Reasons and Considerations

In respect of Condition 4, the Commission considered the submissions of the appellant and the Building Control Authority (BCA) where both parties agree that Diagram 46 is an error and has no relevance to the granted Fire Safety Certificate. The Commission decided the building design should comply with Section 22.2 BS 9999:2017.

In respect of Condition 17 the Commission considered the submissions of both the appellant and the BCA and decided that condition number 17 is not required and is to be removed as the design of the service risers set out in the various submissions to the BCA complies with the requirements of BS 9999:2017 and this is not disputed by the BCA.


Chris McGarry

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 18th day of September 2025