

An
Bord
Pleanála

Board Order
ABP-320329-24

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council.

Building Control Authority Register Reference Number: FSC240111DC.

Appeal by David Leyden care of Ryan and Associates Limited of 31/32 Fitzwilliam Square, Dublin in relation to the decision made on the 25th day of July, 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 construction of 68 units residential building in five levels over ground floor car park and ancillary accommodation at Blackhorse, 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 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 delete the said condition number and the reason 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 provision of a commercial sprinkler protection system at basement level (car park) is not a requirement that is necessary to demonstrate compliance with Technical Guidance Document B - Fire Safety (2006, reprinted 2022) or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore, condition number 2 as originally attached by the Building Control Authority to the Fire Safety Certificate is not necessary.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this *26th* day of *May* 2025.