

An
Coimisiún
Pleanála

Commission Order
ABP-321321-24

Building Control Acts 1990 to 2014

Building Control Authority: South Dublin County Council

Building Control Authority Register Reference Number: FSC2404641SD

Appeal by Jeffrey Johnston care of AKM Design of Unit 6, Kingswood Business Centre, 4075 Kingswood Road, Citywest Business Campus, Dublin in relation to the decision made on the 29th day of October, 2024 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 a fire safety certificate for the construction of a five-storey residential apartment block at Saint Helen's, Adamstown Way, Lucan, County Dublin in accordance with plans and particulars lodged with the said authority:

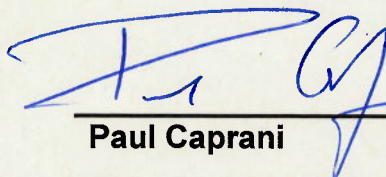
WHEREAS the said appeal relates only to condition number 1 attached to the decision of the Building Control Authority:

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 Commission 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 condition number 1 and the reasons therefor,

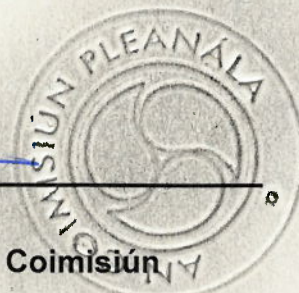
Reasons and Considerations

Having regard to the statutory and supporting documents submitted in connection with the Fire Certificate Application, the documents submitted by the appellant and the Building Control Authority as part of the appeal, and the report and recommendation of the Inspector, the Commission is not satisfied that the removal of Condition 1, in its entirety, is not warranted in this case, on the basis that the additional information received by the Building Control Authority on the 27th day of September related to a range of issues, and was not confined to the provision of a sprinkler system in the basement car park. For this reason, it was considered appropriate to retain condition number 1.



Paul Caprani

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



Dated this 22nd day of July 2025.