

An
Coimisiún
Pleanála

Commission Order
ABP-322286-25

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FSC2403146DC/7DN / SN3019006

Appeal by Michael Moran of Guestford Limited care of Knapton Consulting Engineers of 76A Upper Georges Street, Dun Laoghaire, County Dublin in relation to the decision made on the 7th day of February 2025 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 a development at Saint Agnes Road, Crumlin, Dublin in accordance with plans and particulars lodged with the said authority:

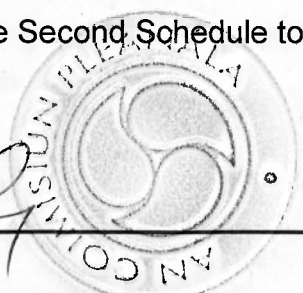
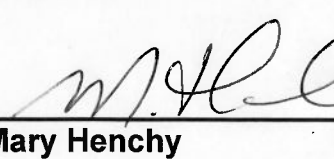
WHEREAS the said appeal relates only to condition number 1 attached to the decision of the Building Control Authority:

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 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 delete the said condition number 1 and the reasons therefor.

Reasons and Considerations

Having regard to the presented design of the residential development and the compliance report, to the submissions made 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 first party appellant in the fire safety application and appeal that the ground level car park does not require sprinkler protection to meet the requirements of Part B of Technical Guidance Document B - Fire Safety 2006 (reprinted 2020) [TGD: Part B] and the submitted technical compliance report otherwise details proposals for sprinkler coverage (category 2), in accordance with BS 9251:2021, proposed to the open plan apartments and common corridors (but not the ground level car park). Therefore, condition number 1 as originally attached by the Building Control Authority, to the fire safety certificate, is not necessary to meet the guidance set out in TGD: Part B or accordingly to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.



Mary Henchy

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

Dated this 15th day of September 2025.