



Building Control Acts 1990 to 2014

Building Control Authority: Dún Laoghaire-Rathdown County Council

Building Control Authority Register Reference Number: FSC2304541DR/7DN

Appeal by Expert Eye Property Company Limited in relation to the decision made on the 26th day of May, 2025 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a regularisation certificate under section 6 (2)(a)(vii) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007, in respect of the construction of two residential blocks known as Westbury Hall and Clonmore Hall and the completion and re-configuration/material alterations of three existing part-constructed basement levels at Rockbrook Central, Sandyford Business District, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to condition number 16 attached to the decision of the said Building Control Authority:

AND WHEREAS An Coimisiún Pleanála is satisfied, having regard to the nature of the said condition, 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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to attach the said condition number 16 and the reason therefor,

Reasons and Considerations

Having regard to the presented design including the height and complexity of the residential development and the details presented in the submitted 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 Building Control Authority that the basement car park levels require sprinkler protection to meet the requirements of Part B of Technical Guidance Document B - Fire Safety 2006 (reprinted 2020). Therefore, Condition Number 16 as originally attached by the Building Control Authority to the Fire Safety Certificate is necessary to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended for the subject development. The Commission was satisfied that, subject to the attachment of all 20 number conditions (including Condition Number 16), it has been demonstrated that the two residential blocks known as Westbury Hall and Clonmore Hall, if constructed in accordance with the design presented with

the application, would comply with the requirements of Part B of the second schedule to the Building Regulations 1997, as amended.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate NV

the seal of the Commission.



Dated this 09 day of February 2026.