



Building Control Acts 1990 to 2014

Building Control Authority: Fingal County Council

Building Control Authority Register Reference Number: FSC2407124FL/7DN

Appeal by Liam Mounsey in relation to the decision made on the 13th day of October 2025 by Fingal 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 development at Main Street, Swords, County Dublin in accordance with plans and particulars lodged with the said authority:

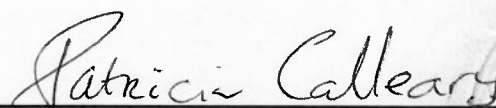
WHEREAS the said appeal relates only to condition number 3 attached to the decision of the Building Control Authority:

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 delete the said condition number 3 and the reasons therefor:

Reasons and Considerations

Having regard to the design and layout of the proposed development, the statutory and supporting documents submitted in connection with the Fire Safety Certificate application, the documents submitted by the applicant and the Building Control Authority as part of the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the first party applicant / appellant that the basement car park does not require sprinkler protection to meet the requirements of Part B of Building Regulations, demonstrated through compliance of the design with the prima facia guidance set out in the Technical Guidance Document B – 2006 (2020 reprint). Therefore, the attachment of condition number 3 to the grant of the Fire Safety Certificate is not warranted.



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 11th day of March 2026.