



Building Control Acts 1990 to 2014

Building Control Authority: Fingal County Council

Building Control Authority Register Reference Number: FSC/008/26

Appeal by Ronan O'Reilly in relation to the decision made on the 7th day of January, 2026 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 fire safety certificate in accordance with plans and particulars lodged with the said Council.

WHEREAS the said appeal relates only to condition number 2 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 **REMOVE** the said condition number 2 for the reason set out below.

Reasons and Considerations

Having regard to the design of this design and layout of the proposed development, the statutory and supporting documents submitted in connection with the Fire Safety Certificate application, the documents submitted with the appeal and by the Building Control Authority in the course of the appeal, and to the report and addendum report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the first party applicant that the car park located at ground floor level does not require sprinkler protection to meet the requirements of Part B of Building Regulations, demonstrated by meeting the prima facie guidance contained in the Technical Guidance Document B, Volume 1, 2024 (2026 reprint). Therefore, the attachment of condition number 2 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 31 day of August 2026