



An
Coimisiún
Pleanála

Commission Order
ACP-324068-26

Building Control Acts 1990 to 2014

Building Control Authority: Cork County Council

Building Control Authority Register Reference Number: FSC2515721CC

Appeal by Kieran Flynn in relation to the decision made on the 8th day of January, 2026 by Cork 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 the construction of a residential building at Blocks 1 and 2, Abbey Park, Carrigaline, County Cork.

WHEREAS the said appeal relates only to condition numbers 2 and 4 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,

P.C.

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 numbers 2 and 4 and the reasons therefor.

Reasons and Considerations

Having regard to the fire safety certificate application and the appeal, it is considered that the applicant has not demonstrated that there is no requirement for the basement car park to be provided with hose reels to demonstrate compliance with Part B of the Second Schedule of the Building Regulations 1997, as amended, and, therefore, condition number 2 should be attached.

Having regard to the fire safety certificate application and the appeal, it is considered that the applicant has not demonstrated that there should be no reference to the flow rates and static storage tanks to demonstrate compliance with Part B of the Second Schedule of the Building Regulations 1997, as amended, and, therefore, condition number 4 should be attached.



Patricia Calleary

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

Dated this 15th day of July 2026.