

An
Coimisiún
Pleanála

Commission Order
ACP-324139-26

Building Control Acts 1990 to 2014

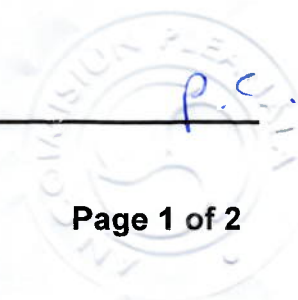
Building Control Authority: Cork City Council

Building Control Authority Register Reference Number: FSC2406672CY

Appeal by Joshua Guy in relation to the decision made on the 13th day of February, 2026 by Cork 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 the proposed construction of a seven-storey residential development comprising 149 apartments at Block 7, 8 and 9, Jacob's Island, Mahon, Cork.

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

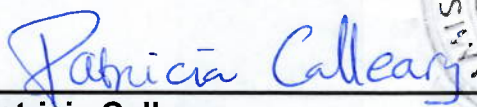
AND WHEREAS An Coimisiún Pleanála is satisfied, having regard to the nature of the said condition, that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted,



NOW THEREFORE An 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 REMOVE the said condition number 1 and the reason therefor.

Reasons and Considerations

Having regard to the documentation submitted in connection with the fire safety certificate application and the appeal, the guidance provided in 3.5.2 (Car Parks) and 5.4.3.1 (Basements) of Technical Guidance Document-B 2006 (2020 reprint), and the report and recommendation of the Inspector, it is considered that it has been demonstrated by the applicant that the basement car park does not require sprinkler protection to meet the requirements of Part B of Building Regulations (as per the prima facie guidance set out in Technical Guidance Document B - 2006 (2020 reprint)). The Commission is satisfied that the attachment of condition number 1 is not therefore warranted.



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



Dated this 03 day of July 2026.