

An
Bord
Pleanála

Board Order
ABP-319294-24

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

Building Control Authority Register Reference Number: FSC2304933DC/7DN

Appeal by Greg Gallagher care of Ryan and Associates of 31/32 Fitzwilliam Square, Dublin in relation to the decision made on the 16th day of February 2024 by Dublin 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 construction of a four storey apartment block over basement at Hampton Griffith Avenue, Grace Park Road, Dublin in accordance with plans and particulars lodged with the said Building Control Authority:

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

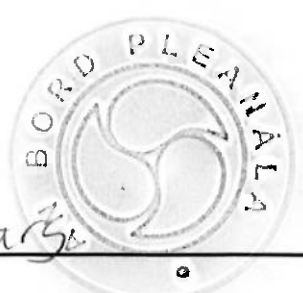
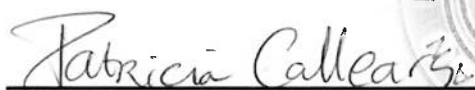
AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990, as amended and by Article 40 (2) of the Building Control Regulations, 1997, as amended, and based on the reasons and considerations set out below, hereby directs the said authority to remove condition number one and the reason therefor:

Reasons and Considerations

Having regard to the original fire safety certificate application and subsequent appeal, the Board was satisfied that the appellant has demonstrated that there is no requirement for the basement car park to be sprinkler protected to comply with Technical Guidance Document B - Fire Safety (2006, reprinted 2022).

Therefore, condition number one as originally attached by the Building Control Authority to the fire safety certificate is not necessary to demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 29th day of January 2025.