



An  
Bord  
Pleanála

**Board Direction**  
**BD-005424-20**  
**ABP-305955-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

The Board decided allow the appeal, and to direct the Building Control Authority as follows;

Remove Condition number 2

### **Reasons and Considerations**

Having regard to the proposed use as a basement car park, the nature of the car park, the scale, form and layout of the building, the submissions lodged in connection with the Fire Safety Certificate application, the appeal and the report of the reporting Inspector, it is considered that, subject to the removal of condition number 2, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule of the Building Regulations 1997-2019.

In not agreeing with the recommendations of the reporting inspector, the Board had regard to

- Section 3.5.2 of the TGD-B 2006 which indicates that a normal basement car park that is sufficiently mechanically ventilated does not require sprinklers;
- Section 3.5.2.5 of the TGD-B 2006 which outlines the minimum requirements of a mechanically ventilated system for normal basement car parks;
- Section 5.4.3.1 of the TGD-B 2006 which states that "*Basement car parks are not normally expected to be fitted with sprinklers*";

- the provision of the fire fighting shaft together with the dry riser location that provides for the basement car park to be within 45m hose coverage;
- the separation from the retail units above by a floor construction achieving 60 minutes fire resistance;
- and the requirements of BS 7346 Part 7

In light of the foregoing, the Board considers the imposition of sprinkler protection is not warranted in respect of compliance with the requirements of Part B of the Second Schedule of the Building Regulations 1997-2019.

**Board Member:**

**Date:** 18/03/2020

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Michelle Fagan