



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020290-25**  
**ABP-319994-24**

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The submissions on this file and the Inspector's report were considered at a meeting held on 22/07/2025.

The Commission decided to treat this case under Article 40 of the Building Control Regulations 1997, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the Building Control Authority be directed to:

Omit Condition 2 and Attach Condition 3

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 22/07/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the presented design, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that it has been demonstrated by the appellant that the provision of a commercial sprinkler protection system at basement level (car park) is not a requirement that is necessary to

demonstrate compliance with Technical Guidance Document Part B 2006+A1:2020, specifically by reference to Section 5.4.3.1 of the guidance, or accordingly to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore Condition 2 as originally attached by the Building Control Authority to the Fire Safety Certificate is not necessary to demonstrate compliance with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended.

In respect of Condition 3, which the Commission directed to be attached, the Commission noted the provisions of Section 1.14.16 of TGD: Part B 2006+A1:2020 that sets out the guidance for a fire hose reel for building(s) that contain purpose group 7(b) (car park((s))). In this regard, the Commission also noted that the fire safety application, supported by drawings and the applicant's technical appendix set out that the car park proposed at basement level falls within this purpose group category with an area greater than 500 square metres. Accordingly, hose-reels are required in the basement car park area to demonstrate compliance with the relevant guidance set out in Section 1.14.16 of TGD: Part B 2006+A1:2020 and consequently to, prima facie, demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.