



An
Coimisiún
Pleanála

Direction
CD-020373-25
ABP-321275-24

The submissions on this file and the Inspector's report were considered at a meeting held on 30/07/2025.

The Commission decided to allow the the appeal and to direct the Building Control Authority to issue a revised fire safety certificate, generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 30/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the revised design of this mixed use development, the statutory and supporting documents submitted in connection with the Revised Fire Safety Certificate Application, the documents submitted by the Appellant and the Building Control Authority as part of the appeal, it is considered that it has been demonstrated by the first party appellant 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)). Therefore, the refusal of the Revised Fire Safety Certificate Application was considered by the Commission to not be warranted. The Commission was satisfied that, subject to the attachment of two conditions, it has been demonstrated that the revised works, if constructed in accordance with the design presented within the application and appeal, would comply with the requirements of Part B of the second schedule to the Building Regulations 1997, as amended.

Conditions

1. Fixed fire hose reels conforming to I.S. EN 671-1:2012 shall be provided throughout the basement car park. Clearly visible signage shall be provided to indicate the locations of these fixed fire hose reels.

Reason: To comply with the requirements of Regulation B1 of Part B of the Second Schedule of the Building Regulations 1997, as amended.

2. Any circulation route between the basement car park and a lift serving the upper floors shall include two protected lobbies. The outer lobby, i.e. the lobby with a door to the car park, shall be provided with permanent ventilation to the open air not less than 0.4 square metres.

Reason: To comply with the requirements of Regulation B1 of Part B of the Second Schedule of the Building Regulations 1997, as amended.