

An
Coimisiún
Pleanála

Direction
CD-021957-26
ACP-323814-25

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 24/02/2026.

The Commission decided to treat this case under section 40(2) 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, as follows:

Amend Condition 11

Condition 11:

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: In order to comply with the requirements of Regulation B1 of Part B of the Second Schedule of the Building Regulations 1997, as amended.

Reasons and Considerations

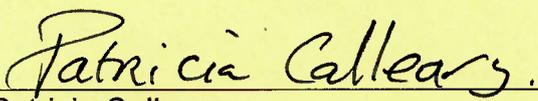
Having regard to the statutory and support documents submitted with the Fire Safety Certificate Application, the documents submitted by the applicant as part of this appeal, to the guidance provided in Section 3.5.2 (Car Parks) and Section 5.4.3.1 (Basements) of Technical Guidance Document -B 2006 (2020 reprint), and to the

report and recommendation of the planning Inspector, 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 (TGD): B 2006 (2020 reprint)). Therefore, the attachment of Condition 11 to the Grant of Fire Safety Certificate issued by the BCA requiring sprinkler protection was considered by the Commission to be unwarranted.

The Commission concluded that the basement level car park falls within Purpose Group 7(b), as classified in Table 0.1 of TGD Part B 2006 (2020 reprint). As the floor area of the basement car park exceeds 500 sq.m and having regard to Section 1.4.16 of TGD: B 2006 (2020 reprint), the installation of hose reels is required. Accordingly, the Commission was satisfied that an amended Condition 11 reflecting this requirement was warranted.

Planning

Commissioner:


Patricia Calleary

Date: 24/02/2026