



An
Coimisiún
Pleanála

Direction
CD-022211-26
ACP-324022-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20/05/2026.

The Commission decided based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Direct the BCA to

1. Remove condition number 7
2. Attach a further condition as follows

Condition 7

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.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 22/05/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the statutory and support documents submitted with the Fire Safety Certificate Application, the documents submitted by the Appellant as part of this appeal regarding the construction of a four-storey apartment block consisting of 46 No. apartments over basement car park, to the relevant guidance provided in Section 3.5.2 (Special provisions for Car Parks) of Technical Guidance Documents-B 2006 (2020 reprint) [TGD-B 2006 (2020 reprint)], and to the report and recommendation of the reporting 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 B - 2006 (2020 reprint). Therefore, the attachment of Condition 7 to the Grant of Fire Safety Certificate was considered by the Commission to not be warranted.

Having regard to the size of the car park, with a floor area greater than 500 square metres, and the applicant/appellant's assigned purpose group 7(b) in respect of the car park as set out in their technical compliance report and noting the provisions of Section 1.4.16 of TGD-B 2006 (2020 reprint), the Commission considered it appropriate to attach a new condition requiring the provision of fixed hose reels in the basement car park to demonstrate compliance with the stated provision of Section 1.4.16 (First-Aid Fire-Fighting Equipment) of TGD-B 2006 (2020 reprint), and the requirements of Part B of the second schedule to the Building Regulations 1997, as amended.