

An
Coimisiún
Pleanála

Commission Order
ABP-321830-25

Building Control Acts 1990 to 2014

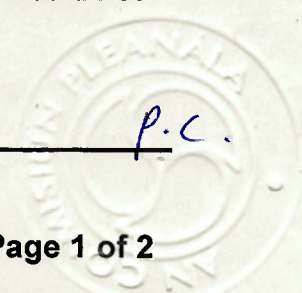
Building Control Authority: Fingal County Council

Building Control Authority Register Reference Number: FSC-RV 3018552

Appeal by Seamus Lonergan care of Carew Kelly Architects of 21-22 Grafton Street, Dublin in relation to the decision made on the 8th day of January, 2025 by Fingal County Council to grant a revised fire safety certificate under section 6 (2)(a)(vi) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007 in respect of the omission of fire hose reels and change of classification of fire alarm system to storage building at Unit 9, Century Business Park, Dublin in accordance with the plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates only to condition number 2 attached to the decision of the Building Control Authority:

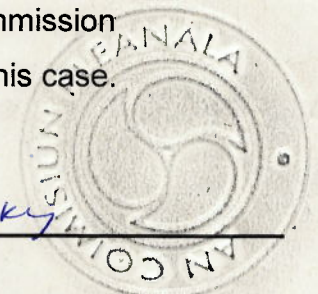
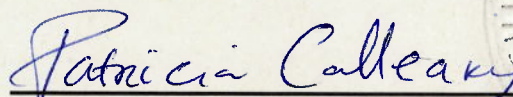
AND WHEREAS An Coimisiún Pleanála is satisfied, having regard to the nature of the said conditions, that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted:



NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the said authority to attach the said condition number 2 and the reason therefor:

Reasons and Considerations

Having regard to the documents in support of the revised Fire Safety Certificate Application, the documents submitted by the applicant as part of this appeal, to the nature, size of the building with a floor area of 6579 square metres, and its stated use as 'storage-other', to the guidance provided in Technical Guidance Document: B (2006, reprint 2020) (TGD:B 2006), being the guidance document applicable to the current appeal, noting the transitional period of the more recent Technical Guidance Document B: 2024, wherein the use of the building as storage means it can be classified as falling within purpose group 7(a) (Place for storage or deposit of goods or materials) and noting the provisions of Section 1.4.16 (First Aid Fire-Fighting Equipment) of TGD:B 2006 which advises the use of fixed hose reels for such a building classification where the floor area exceeds 500 square metres and to the report and recommendation of the reporting inspector, the Commission concluded that the removal of Condition 2 is not warranted in this case.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18 day of July 2025.