

An
Coimisiún
Pleanála

Commission Order
ACP-323115-25

Building Control Acts 1990 to 2014

Building Control Authority: Dublin City Council

**Building Control Authority Register Reference Number:
SN3003715/FSC2105254DC**

Appeal by MKN Property Group care of Maurice Johnson and Partners in relation to the decision made on the 24th day of June 2025 by Dublin City Council to grant, subject to conditions, a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 in respect of a development at 67 Magenta Hall, Santry Avenue, Swords Road, Santry, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition number 14 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 14, including minor wording change, and the reasons therefor.

Condition

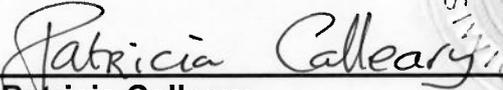
14. The basement car park is to be provided with a sprinkler system in accordance with I.S. EN 12845: 2015 + A1: 2019 Fixed firefighting systems – Automatic sprinkler systems – Design, installation and maintenance.

Reason: To comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2024.

P.C.

Reasons and Considerations

Having regard to the presented design for construction of the building in connection with the Fire Safety Certificate application and the appeal and to further submissions made in relation to the appeal, and to the report and recommendation of the reporting inspector, it is considered that Condition 14 as originally attached by the Building Control Authority to the fire safety certificate is reasonably necessary to satisfy the requirements of Part B, specifically B1 (Means of escape in case of fire), B3 (Internal fire spread (structure) and B5 (Access and facilities for the fire service) of TGD Part B 2006 (2020 Reprint). In this regard, the Commission considered that, as the height of the top floor of the building is greater than 30 metres, Section 0.1.5 and 0.3.8 of TGD Part B 2006 (2020 Reprint) is of relevance with regard to the increase in complexity and risk that arises as a result. The Commission was satisfied that it would be appropriate to attach Condition 14.


Patricia Calleary

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

Dated this 25th day of February 2026.