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**Building Control Acts 1990 to 2014**

**Building Control Authority: Dún Laoghaire-Rathdown County Council**

**Building Control Authority Register Reference Number: FSC2409011DR/7DN**

**Appeal by** William Neville and Sons in relation to the decision made on the 29<sup>th</sup> day of September 2025 by Dún Laoghaire-Rathdown County 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 Blocks C and D, Cherrywood Urban Villas, 33 Domville Park, Cherrywood, Dublin,

**WHEREAS** the said appeal relates only to condition number 11 attached to the decision of the Building Control Authority,

**AND WHEREAS** An Coimisiún Pleanála is satisfied, having regard to the nature of the said condition, 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 amend the said condition number 11 so that it shall be as follows for the reasons set out:

**Condition 11:**

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.

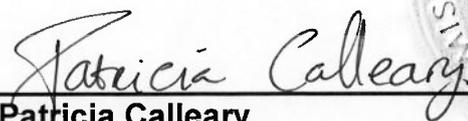
**Reason:** In order to comply with the requirements of Regulation B1 of Part B of the Second Schedule of the Building Regulations 1997, as amended.

**Reasons and Considerations**

Having regard to the statutory and support documents submitted with the Fire Safety Certificate Application, to 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 facia guidance set out in Technical Guidance Document B 2006 (2020 reprint)). Therefore, the attachment of condition number 11 to the Grant of Fire Safety Certificate was considered by the Commission to be unwarranted.

P.C.

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


**Patricia Calleary**

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

Dated this 25<sup>th</sup> day of February, 2026.