



Building Control Acts 1990 to 2014

Building Control Authority: Fingal County Council

Building Control Authority Register Reference Number: FSC3038413

Appeal by Adam Lee in relation to the decision made on the 4th day of March 2026 by Fingal 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 fire safety certificate for the erection of a two storey steel portal frame GIS substation building for industrial power usage at Quarry Road, Huntstown, County Dublin in accordance with plans and particulars lodged with the said Council.

WHEREAS the said appeal relates to condition number 9 and condition number 11 attached to the decision of the said 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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to attach the said conditions number 9 for the reasons and considerations (1), and to amend condition number 11 so that it shall be as follows for the reasons and considerations (2) set out below:

9. The provisions of hydrants shall comply with section 5.3.3 of Technical Guidance Document B 2024 (as revised 2026), that is, one number hydrant shall be provided.

Reason: To comply with Part B1 of the Second Schedule to the Building Regulations, 1997, as amended.

Reasons and Considerations (1)

Having regard to the fire safety certificate application and the appeal, it is considered that the appellant has not demonstrated compliance with the Performance Criteria B5 of the Second Schedule to the Building Regulations 1997, as amended or provide sufficient justification for deviation from the requirements and, therefore, condition number 9 should be attached.

11. The layouts of first floor level and the cable pit at ground floor level shall be such that the travel distances do not exceed 12 metres in one direction and 25 metres in more than one direction in accordance with Purpose Group 6(b) Industrial High Hazard as per Table 3 of TGDB 2024 (as revised 2026).

Reason: To comply with Part B1 of the Second Schedule to the Building Regulations, 1997, as amended.

Reasons and Considerations (2)

Having regard to the fire safety certificate application and the appeal, it is considered that the appellant has not adequately demonstrated compliance with the Performance Criteria of B1 of the Second Schedule to the Building Regulations 1997, as amended and, therefore, condition number 11 in an amended form should be attached.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 07 day of October 2026.