



An
Bord
Pleanála

Board Direction
BD-001692-18
ABP-301418-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2018.

The Board decided to allow the appeal, generally in accordance with the Inspector's recommendation, and to direct the Building Control Authority as follows:

- Amend Condition 1 as follows:

Condition 1

An appropriate automatic fire suppression system shall be fitted throughout the basement accommodation. A manually operated fire service smoke clearance system shall be installed in the basement corridors in accordance with Section 3.5.2.5 of Technical Guidance Document B and based on the volume of the largest fire compartment opening off the corridor combined with the volume of the corridor.

Reason: To comply with Part B of the Second Schedule to the Building Regulations 1997-2017

Reasons and Considerations

Having regard to the proposed layout of the building, and the nature of the proposed works, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendations of the reporting Inspector which concludes that sufficient rationale has not been presented to warrant the setting aside of Section 5.4.3.1 of the TGD-B in its entirety and that natural ventilation would not be a practical alternative solution. Accordingly, it is considered

appropriate to amend condition number 1 to require an automatic fire suppression system and a mechanical smoke clearance system to be fitted, to mitigate the risk and consequences of a basement fire scenario.

It is therefore considered that subject to the amendment of condition number 1, it has been demonstrated that the design as presented with the application insofar as the proposed extension and material alterations to the hotel are proposed, would comply with the technical requirements of Part B of the Second Schedule to the Building Regulations 1997-2017.

Board Member

Date: 19/11/2018

Michelle Fagan