



An
Bord
Pleanála

Board Direction
BD-001878-18
ABP-301506-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2018.

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

- Replace Condition 1 as follows:

Condition 1

The proposed basement shall be sub-divided by 90 minutes fire-resisting compartmentation to ensure a single maximum compartment size of not more than 200 m².

Reason: To comply with the provisions of Part B5 of the second schedule to the Building Regulations, 1997 to 2017

- Attach Condition 4 as follows:

Condition 4

The proposed mechanical smoke ventilation system for the 2 no. fire-fighting shall be designed to Clause 27.1.3 of BS 9999.2017 with validation of the design by full comparative analysis to the satisfaction of the Approving Authority and specifically re-designing the proposed inlet air paths so as not to compromise the fire-resisting enclosures to the fire-fighting stairways.

Reason: To comply with the provisions of Part B5 of the Second Schedule of the Building Regulations, 1997 to 2017

Reasons and Considerations

Having regard to the proposed height, use and layout of the building, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, to the provisions of Technical Guidance Document B (2006) used as the basis for design and to achieve compliance with the functional requirements of Part B of the Building Regulations and to the report and recommendation of the reporting Inspector, it is considered that subject to the removal of condition number 1 and attachment of the replacement condition number 1 as set out above, and the attachment of condition number 4 as set out above, that the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations 1997 to 2017

Board Member

Date: 07/12/2018

Michelle Fagan