



An  
Bord  
Pleanála

**Board Direction**  
**BD-003362-19**  
**ABP-303489-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2019.

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

Remove Condition Number 2 and,  
Remove Condition Number 3.

### **Reasons and Considerations**

The Board had regard to the form and layout of the existing building and the proposed extensions, the nature of the works proposed, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, to the report and recommendation of the reporting Inspector, and considered that Condition No.2 which requires the separating wall between Finish Hall 2 and the sandblast booth to achieve 60 minutes fire separation is not warranted by reference to Section 3.2.4.1 of Technical Guidance Document: Part B -Fire Safety (TGD-B) 2006, in that, the requirement for compartment walls does not apply to the sandblast booth which can instead be treated as the same purpose group as the remainder of the production hall and noting that it is not a place of special fire risk.

It is also considered that Condition No.3 which requires a minimum level of Category L3 Fire Detection & Alarm System throughout all areas of the building is not warranted as the proposals for use of a Category M alarm system is acceptable by

reference to the requirements of IS3218:2013 and corresponding Section 1.4.14 of TGD: B 2006.

It is therefore considered that subject to the removal of Condition Number 2 and Condition Number 3, that the proposed works would achieve an adequate level of fire safety and would comply with the requirements of Part B (Fire Safety) of the Second Schedule of the Building Regulations, 1997-2017.

**Board Member:**

**Date:** 20/06/2019

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Michelle Fagan