



An
Bord
Pleanála

Board Direction
BD-006931-20
ABP-307237-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2020.

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

Attach condition number 2

Reasons and Considerations

Having regard to, the height, use and layout of the proposed building; the submissions lodged in connection with the Fire Safety Certificate application and the appeal; and the provisions of the Part B of the Second Schedule of the Building Regulations 1997 to 2017, it is considered that it has not been demonstrated that the smoke ventilation proposed in the roof of the warehouse would adequately offset the escape distances proposed which are above the limits set out within Technical Guidance Document B. Furthermore, it has not been demonstrated that the smoke/heat ventilation proposed is adequate to satisfy the requirements of Section 5.4.3.3 of Technical Guidance Document B, having regard to the nature of the development, the intention to cater for unsprinklered high bay storage, and the likely time to Effective Fire Service Intervention. Therefore, Board is satisfied that the attachment of Condition No.2 is appropriate.

Board Member:

Date: 13/11/2020

Michelle Fagan