



An  
Bord  
Pleanála

**Board Direction**  
**BD-007676-21**  
**ABP-308031-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2021.

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

- Attach condition number 3
- Remove condition number 1

### **Reasons and Considerations**

Having regard to the form and layout of the proposed building, the nature of the proposed works, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and the recommendation of the Reporting Inspector, the Board noted that the compartment sizes being proposed fall within the limits set out in Technical Guidance Document B for unsprinklered compartments in this category of usage, and concluded that the imposition of condition number 1 would be unwarranted.

Furthermore, the Board had regard to the high risk nature of the activity in the proposed development, the potential for fire spread, and for simultaneous or sequential fires in adjacent compartments, and considered that 120 minutes duration

at a fireflow rate of 35L/sec is reasonable, and that in the interest of fire safety, the attachment of condition number 3 is appropriate in this instance.

**Board Member:**

**Date:** 09/03/2021

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Michelle Fagan