

An
Bord
Pleanála

Board Direction
BD-008958-21
ABP-308221-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th August 2021.

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

- Amend Conditions 4 and 5 as follows:

Condition No.4

The building shall be fitted with a suitable automatic sprinkler system which is designed, installed and maintained in accordance with IS EN 12845:2015 (+AC:2016) (+A1:2019) including Annex F requirements.

Reason: To ensure compliance with Part B1 of the Second Schedule to the Building Regulations, 1997-2017.

Condition No.5

The products stored within the building or part thereof which are the subject of this application shall exclude high risk or hazardous materials as detailed in section E3 of Appendix E of Technical Guidance Document B.


Reason: To ensure compliance with Part B3 of the Second Schedule to the Building Regulations, 1997-2017.

REASONS AND CONSIDERATIONS

In arriving at its decision, the Board had regard to the Fire Safety Certificate application for the new storage unit and associated works, including the design and

details initially submitted and the subsequent submissions made in connection with the application and appeal, and to the consultant inspector's report and recommendation. The Board also noted that there is no end user identified for the warehouse and therefore the application is catering for a full range of non-Hazardous Goods in various potential configurations, including high-rack storage.

Board Member



Stephen Bohan

Date: 19/08/2021