



An
Bord
Pleanála

Board Direction
BD-007671-21
ABP-308377-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2021. The Board decided that the planning authority be directed, as follows:

Omit condition number one,

Attach condition number four, and

Attach new condition as follows:

“A 90 (ninety) minutes fire resistant compartment wall meeting the performance requirements of Appendix A of TGD-B and the requirements in Appendix D of TGD-B with regard to separated parts, shall be provided on the line indicated on George Boyle Design Drawing No 326 (PURPOSE GROUP – BLOCK PLANS) to provide adequate compartmentation between the two Purpose Groups 5 (Assembly) and 6 (Industrial – distilling). This compartment wall shall be extended to also provide 90 (ninety) minutes separation of Stairs B from the industrial risk over the full height of the stairs. In addition, any element of structure which is connected with, supports, or gives stability to the compartment wall shall be fire protected so as to also provide 90 (ninety) minutes fire resistance meeting the performance requirement in Appendix A.

Reason: To meet the requirements of Section B1 - Means of Escape in case of Fire, and Section B3 Internal Fire Spread (Structure) of the Building Regulations.

Reasons and Considerations

Having regard to the form, use and layout of the building works (extensions and material alterations) proposed, to the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that, subject to the omission of condition number one, the attachment of the building control authority's remaining conditions, and the attachment of a new condition, the works proposed would achieve an adequate level of fire safety that would in turn demonstrate compliance with the requirements of Part B1 (Means of Escape in case of Fire) and Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations, 1997 to 2019.

Note: In deciding not to accept the Consultant Inspector's recommendation to amend condition number four, the Board considered that, given the potential for fire spread due to a flowing liquid fire, and therefore the potential for simultaneous or sequential fires in adjacent compartments, the building control authority's requirement for 120 (one hundred and twenty) minutes duration at a fire flow rate of 35 (thirty five) litres/second is reasonable and appropriate.

Board Member

Date: 08/03/2021

John Connolly