



**An
Bord
Pleanála**

**Board Direction
BD-011351-22
ABP-312605-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2022.

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 numbers 2 and 6

Reasons and Considerations

Having regard to the nature, layout and height of the building, the submission lodged with the Fire Certificate Application and the appeal, the reports of the Building Control Authority and the Appellant and to the recommendations of the reporting Inspector, it is considered that, sprinkler protection in the car park is not a requirement of the Technical Guidance Document in buildings of less than 30m height to the top floor and that therefore subject to the removal of condition number 2, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B.

Furthermore, having regard to the provisions of BS9251:2021, it is considered that the proposals to locate the zone valves outside the apartment in the common area where they are accessible to management for routine testing and maintenance and to potentially shut off sprinklers in the event of a leak, would, subject to the removal

of condition number 6, achieve an adequate level of fire safety that would comply with the requirements of Part B.

Board Member


Michelle Fagan

Date: 07/10/2022