



An
Bord
Pleanála

Board Direction
BD-015169-24
ABP-314382-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th January 2024.

The Board decided to allow the appeal generally in accordance with the Inspector's recommendation and to direct the Building Control Authority to grant the fire safety certificate, subject to the attachment of a condition, for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the material alteration proposed to the building the subject matter of the fire safety appeal, comprising of fixing a living wall system over part of an external wall, and to the submissions lodged by the first party/appellant and the Building Control Authority, and to the report and recommendation of the reporting Inspector, the Board is satisfied that it has been demonstrated by the appellant that the proposal satisfies the requirements of Section 4.1.5 and Table 4.1 of part B4 of TGD: B (Reprint 2020). The remaining issue regarding ongoing maintenance and monitoring of the irrigation system can be adequately addressed by condition (as set out below). As set out on page 3 of the guidance document, where works are carried out in accordance with the guidance in the document, this will, prima facie, indicate compliance with Part B of the Second Schedule of the Building Regulations.

Attach Condition Number 1 as follows:

Condition 1:

The maintenance of the proposed living wall shall be attached over the external wall and thereafter shall be in accordance with the recommendations of Part 12

(Managing Fire Safety) of BS 5588:2004 or Section 9 (Managing Occupied Buildings) of BS 9999: 2017. A fire safety manual detailing and recording the proposed maintenance shall be kept on file and be available for inspection by authorised officers.

Reason: To comply with Part B4 of the Second Schedule to the Building Regulations 1997, as amended.

Board Member



Joe Boland

Date: 02/02/2024