



An
Bord
Pleanála

Board Direction

BD-017117-24

ABP-318192-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2024.

The Board decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Remove condition number 2

Reasons and Considerations

The Board had regard to the presented design and use of the proposed storage warehouse building and Vatting Building within the maturation facility associated with the neighbouring Distillery site and the details contained in the compliance report and supporting documentation, to the submissions made in connection with the Fire Safety Certificate application and the appeal and to the report and recommendation of the reporting inspector. The Board also took into account the provisions set out in Part B of Technical Guidance Document B - Fire Safety 2006 (reprinted 2020) [TGD: Part B] and noted that the floor area of each of the two compartments (974 sq.m for Warehouse 01 and 139 sq.m for the Vatting Building), would, by reference to Table 3.1 (Maximum area and cubic capacity of a building or compartment) of TGD:B, each lie below the maximum permitted areas of 1000 sq.m for a building/compartment for the purpose of storage of high hazard products or materials, where there is no automatic sprinkler system proposed. Accordingly condition number 2 as originally

attached by the Building Control Authority to the fire safety certificate is not necessary to meet the guidance set out in TGD: Part B or demonstrate compliance with Part B of the Second Schedule to the Building Regulations 1997, as amended.

Board Member: Patricia Calleary **Date:** 26/07/2024
Patricia Calleary