

An
Bord
Pleanála

Board Direction
BD-019023-25
ABP-319291-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2025.

The Board decided to treat this case under Article 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 to amend condition number five to read as follows:

Condition Number 5:

Fire brigade vehicle access for a pump appliance shall be provided to within 18m and within sight of the inlet connection points. This shall be demonstrated by means of a vehicle swept track analysis and detailed site plans showing road surfaces, levels and all landscaping features.

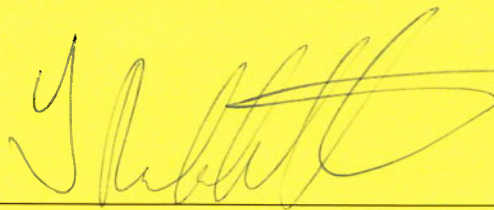
Reason: To comply with the requirements of Part B5 of Part B of the Second Schedule of the Building Regulations 1997, as amended.

Reasons and Considerations

Having regard to the presented design of the residential development and the compliance report, to the submissions made in connection with the FSC application and the appeal, and to the report and recommendation of the reporting inspector, the site's location and physical constraints, the provisions of TGD Part B 2006 (2020 Reprint). Overall, the Board was satisfied that the proposed design demonstrates adequate compliance with the requirement of Part B5 (Access and facilities for the fire service) of Part B of the Building Regulations, specifically that there is adequate

provision for access for fire appliances as may be reasonably required to assist the fire service in the protection of life and property. The Board was therefore satisfied that it would be appropriate to amend Condition 5.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 25/02/2025