



An
Bord
Pleanála

**Board Direction
FS17.FS0537**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17th 2016.

The Board decided not to allow the appeal, and to direct the Building Control Authority to amend condition 4 in the Fire Safety certificate, as set out in the reasons and considerations below.

Reasons and Considerations:

Having regard to the form and layout and use of the building, to the submissions lodged in association with the submitted fire safety certificate application and appeal and to the report and recommendation of the reporting inspector, it is considered that Condition 4 as amended is necessary to achieve compliance Part B5 (Access and Facilities for the Fire Service) of the Second Schedule of the Building Regulations 1997 to 2014.

Conditions.

The Building Control Authority is hereby directed to amend Condition 4 to read as follows:

Condition No. 4

A static water storage facility of at least 35,000 litres shall be provided for fire services. The design and location of this water storage facility shall be agreed with the Fire Authority prior to the commencement of construction on site.

Reason: To comply with Part B5 of the Second Schedule to the Building Regulations 1997-2014”.

In deciding not to agree with the inspector to remove Condition 4 the Board considered that based upon the firefighting requirement of the Fire Authority and the residential population of the facility there is a requirement for a minimum of 35,000l of static water storage.

Board Member

Paul Hyde

Date: 17.10.16