

Building Control Acts 1990 to 2014

Building Control Authority: South Dublin County Council

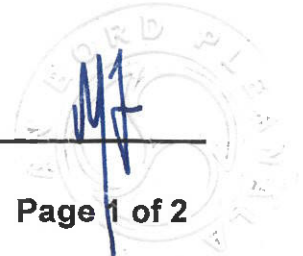
Building Control Authority Register Reference Number: 19/6117F/7D

Appeal by Jordanstown Properties Limited care of FCC Fire Cert Limited of Unit A4, Nutgrove Office Park, Rathfarnham, Dublin in relation to the decision made on the 27th day of May, 2020 by South Dublin County Council to grant subject to conditions a fire safety certificate under section 6 (2)(a)(ii) of the Building Control Act, 1990, as amended by section 5(a) of the Building Control Act 2007 in respect of the construction of a new storage unit with two ancillary office blocks within it, at Greenogue Industrial Estate, Rathcoole, Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the appeal relates only to condition number 2 attached to the decision of the building control authority:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 7 of the Building Control Act 1990 and by Article 40 (2) of the Building Control Regulations, 1997, and based on the reasons and considerations set out below, hereby directs the building control authority to **delete condition number 2** and the reason therefor.



Reasons and Considerations

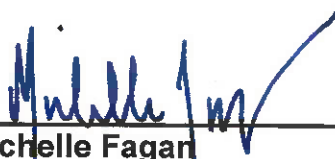
Having regard to the form and layout of the proposed building, the submissions lodged in connection with the Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting Inspector, it is considered that condition number 2 as set out in the schedule of conditions attached to the fire certificate granted by the building control authority is unnecessary given the following:

- (a) the low occupancy and the large exit capacity of exits,
- (b) the smoke venting system proposed to be provided which is superior to that required by the Technical Guidance Document B, and
- (c) the compartment area in the warehouse which is within the recommended maximum area of 14,000 square metres for an unsprinklered single storey storage building.

It is considered, therefore, that the compartment size and the extension in travel distances would not warrant the inclusion of an automatic fire suppression system.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Building Control Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.


Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this  day of  2021.