

An
Bord
Pleanála

Board Order
ABP-308367-20

Building Control Acts 1990 to 2014

Building Control Authority: South Dublin County Council.

Building Control Authority Register Reference Number: 19/6197F.

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 14th day of September, 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 proposed 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 said appeal relates only to condition number 2 attached to the decision of the Council:

AND WHEREAS An Bord Pleanála is satisfied, having regard to the nature of the said 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 said authority to amend the said condition number 2 so that it shall be as follows for the reason set out:

2. The warehouse compartment shall be provided throughout with a sprinkler installation in accordance with the relevant provisions of IS EN 12845.

Reason: To comply with Part B3 of the Second Schedule to the Building Regulations, 1997 to 2019.

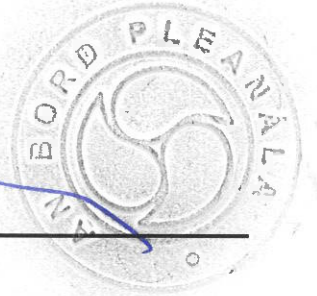
Reasons and Considerations

Having regard to the provisions of Part B3 of the Second Schedule to the Building Regulations, 1997 to 2019, and to the compartment area of the warehouse, it is considered that, subject to the amendment of condition number 2 whereby sprinklers are provided in the warehouse compartment, the proposed development would comply with Part B of the Second Schedule to the Building Regulations, 1997 to 2019.



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.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *9th* day of *JUNE* 2021.