

Building Control Acts 1990 to 2014

Building Control Authority: Meath County Council

Building Control Authority Register Reference Number: FRV2001263MH

Appeal by Patrick J. Cooney on behalf of Boann Distillery Limited of Lagavoreen, Platin Road, Drogheda, County Meath in relation to the decision made on the 17th day of May, 2022 by Meath County Council to grant subject to conditions a regularisation certificate under section 6 (2)(a)(vii) of the Building Control Act, 1990, as amended by section 5 of the Building Control Act 2007, in respect of the extension of basement level, material alterations at ground and first floors and additional floor areas at first and second floors to Boann Distillery at Lagavoreen, Platin Road, Drogheda, County Meath in accordance with plans and particulars lodged with the said Building Control Authority:

WHEREAS the said appeal relates to condition number 4 attached to the decision of the said Building Control Authority:

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, as amended by section 6 of the Building Control Act 2007, 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 Building Control Authority to amend the said condition number 4 so that they shall be as follows for the reasons set out:

Reasons and Considerations

4. An appropriate sprinkler system shall be designed, installed, commissioned and maintained throughout any compartment of the building where the floor area exceeds 1,000 square metres and is used for the storage of hazardous materials as defined in Appendix E of Technical Guidance Document B. The sprinkler system shall include a static stored water supply to ensure a minimum of 90 minutes operation.

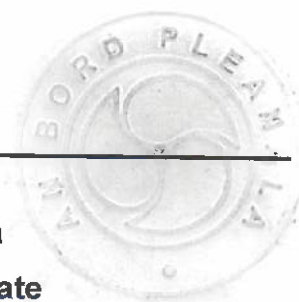
Reason: To comply with Parts B1 and B3 of the Second Schedule to the Building Regulations 1997-2019.



Having regard to the nature and internal layout of the building, the submissions lodged with the Fire Certificate application and the appeal, the reports of the Building Control Authority and the appellant and to the recommendations of the reporting Inspector, it is considered that the building does not require the installation of a sprinkler system throughout and subject to an amended condition as set out, the proposed works would achieve an adequate level of fire safety that would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997-2019.


Michelle Fagan

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



Dated this 20th day of January 2023.