

An
Bord
Pleanála

Board Order
ABP-319291-24

Building Control Acts 1990 to 2014

Building Control Authority: Dún Laoghaire-Rathdown County Council

Building Control Authority Register Reference Number: FSC2304140DR

Appeal by Keith Craddock care of GSP Fire Limited of Deise House, Link Road, Railway Square, Waterford in relation to the decision made on the 15th day of February, 2024 by Dún Laoghaire-Rathdown 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 an apartment block at 45 Woodlands Park, Blackrock, County Dublin in accordance with plans and particulars lodged with the said authority:

WHEREAS the said appeal relates only to condition number 5 attached to the decision of the 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 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 5 so that it shall be as follows for the reason set out.

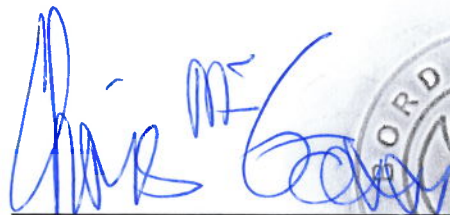
5. Fire brigade vehicle access for a pump appliance shall be provided to within 18 metres and within sight of the inlet connection points. This shall be demonstrated by means of a vehicle swept track analysis and detailed site plans showing road surfaces, levels and all landscaping features, which shall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

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 Fire Safety Certificate 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, 1997, as amended, 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 number 5 as set out above.



Chris McGarry

Member of An Bord Pleanála

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

Dated this  day of  2025.