

**The Complete Fire
Engineering Solution**

William Fadden
Westar Group
Abbeylands,
Clane,
Co. Kildare

Date: 11/10/2022

Our Ref: 22335 – Finlay Park, Naas, Co Kildare

To whom it may concern,

We are writing this letter to confirm all items noted in the “*opinion to the pre application submission*” have been addressed and are in compliance with Part B of the building regulations. A breakdown of compliance can be seen below:

Item 1 - As the proposed development is connected by a shared car park the development will be considered as one building from a fire safety perspective

We have assessed the whole building design in order to ensure that the layout in principal complies with Part B and M of the building regulations and as such, we confirm that compliance is achieved. The design includes passive fire safety provisions in accordance with the relevant guidance codes as well as active fire safety systems such as a Fire Detection and Alarm system, Natural smoke ventilation and Domestic sprinkler protection where applicable in order to comply with the relevant building codes. The premises has been assessed as one single building as it is connected at ground floor level

Item 2 - Access for the fire service vehicles to be in accordance with Table 5.1, 5.2 and Diagram 32 of Technical Guidance Document B; Fire Safety. The current view of the Fire Authority is that access for the fire service is not adequate.

The final submitted site plan is now satisfactory with Part B5 of TGD-B 2006 (2020 Reprint). As the top floor of the building exceeds 10m in height, high reach access is required. The high reach access can be demonstrated as compliant via the revised hardstanding layout provided on the site plan, along with the following:

Perimeter (Vehicle) Access and Hardstandings

Volume of Building m3	Height of top Storey	Vehicle Access Required	Vehicle Access Provided	Type of Appliance
56,500 – 85,000 m3	>10m	75%	75% (Approx 456m/4 * 3=342m)	High Reach

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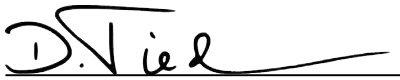
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Type of appliance	=	High Reach
Minimum width of road between kerbs	=	3.7m
Minimum turning circle between kerbs	=	Continuous Circulation Routes With no Dead-End Access Routes <20m in Length (See Accompanying Site Plan)
Minimum vehicle clearance height	=	4m
Minimum carrying capacity	=	16.25 tonnes

The design of access routes are in accordance with 5.2.4, Diagram 32 and Table 5.2 of TGD-B 2006 (2020 Reprint) for a High Reach type appliance and are thus to be designed to have a minimum carrying capacity of 16.25 (tonnes).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Tiedemann', written over a horizontal line.

Daniel Tiedemann

Dipl. Eng. (FH) Arch, P.Grad.Dip. (Fire), MIEI

Design Engineer

Pro-Fire & Design Ltd.