

**CORK CITY COUNCIL HOUSING PROGRAMME 2023-25**

**SUMMERTIME DEVELOPMENTS**

**LAUREL HEIGHTS (PHASE 2), SHANAKIEL, SUNDAYS WELL, CORK**

**LOTS: 2 & 3**

**Part 8 Planning Submission – January 2026**

**Fire Consultant Details & Report**

**Name of Fire Consultant (or Equivalent):** Adam Hudson

**Practice:** Hudson Associates Architects Ltd

**Title:** Architect

**Qualifications:** BSc, MArch, PDip, MRIAI

**Registration/Membership Number:** RIAI Member 22177

Adam Hudson is a qualified architect who registered as a member of the RIAI in 2022 and is a building professional suitably qualified to act in a capacity analogous to a Fire Consultant and obtain statutory documentation pertaining to fire safety for the delivery of Laurel Heights Phase 2.

Hudson Associates Architects will prepare the Fire Safety Application submissions as has successfully been the case for majority of the practice's projects in recent years owing to the non-complex nature of this proposal. For present Part 8 purposes we are satisfied that the building can be detailed and constructed fully in accordance with Fire Safety Regulations.

**Fire Consultants Report & Project Overview**

This scheme intends to utilise the compliant and established vehicular access presently serving the completed development of Laurel Heights Phase 1. While this approach will not impact the validity of the FSC currently in place for completed Block A & Block D, modifications will be required to this existing entrance. Contact was made with Building Control (Fire Department) in November 2024 when a new vehicular access point was considered as part of a previous schematic during the interactive dialogue process. Building Control approved of this previous scheme in principle subject to the following:

1. *Access for emergency vehicles to Block A and Block B is retained during all stages of the development of the adjoining site and subsequent building works.*
2. *Adequate mains water supply for firefighting operations is retained on the site of Blocks A and B during all stages of the development of the adjoining site and subsequent building works.*
3. *The new proposed vehicle access shall comply with the requirements of Section B5 of TDG 'B' 2024 for both the new development and the existing Blocks A and B.*

Items 1 & 2 as outlined above will be addressed and outlined in more detail within the scope of the Preliminary Health & Safety Plan and in close consultation with the PSDP in anticipation of the construction stage of the development. Item 3 is considered in more detail as below in relation to the proposed second phase of Laurel Heights.

## Technical Guidance Document Part B 2024 – Section 5

This section of TGDB pertains to Access & Facilities for the Fire Service. A summary of how the proposed scheme will comply with the key items of this section is included below.

### 5.1 General

- No comment (no specific criteria to satisfy)

### 5.2 Introduction to Provisions

- No comment (no specific criteria to satisfy)

### 5.3 Fire Mains

- No internal fire main required under Item 5.3.2 as no building within the proposed scheme contains a topmost floor >11m.
- A public hydrant located on Blarney Street is sufficiently located to adequately serve Block C of the proposed development which is located on Blarney Street i.e the entirety of Block C is within 46m of this public hydrant.
- A private hydrant is not required for Block D of the proposed development (apartment block) under Item 5.3.3.2.1 as no storey has a floor area < 1000m<sup>2</sup> (actual floor area = 322m<sup>2</sup>).

**Note: A fire hydrant can be installed in compliance with Item 5.3.3.2.3 and Diagram 71 (a) of TGDB 2024 should it be deemed necessary by Building Control that a private fire hydrant is required for Block D. The location of this hydrant has been indicated on the Proposed Watermain Drawing contained in the Services Report.**

### 5.4 Vehicle Access

- Please note that each block of the proposed development is less than 7000m<sup>3</sup> with no topmost floor higher than 11m requiring that the following standard is met for access by a pump appliance as per Table 24 of TGD Part B 2024.  
*'Provide vehicle access at rate of 2.4m in length for every 90m<sup>2</sup> of ground floor area'*  
This criterion is satisfied for all buildings proposed as part of the development. Access to Block C is provided from Blarney Street and access to the Northern elevation of Block D is provided in excess of the above requirement.
- The Design of Access Routes & Hardstanding within this proposal maintains access to the perimeter of Phase 1 whilst providing sufficient access to the perimeter of the proposed buildings. The Shared Space / Home Zone prioritises pedestrians and has been designed to accommodate parking and manoeuvring space for cars. It is submitted that sufficient manoeuvring space has been provided to enable fire engines (and refuse vehicles) to turn by means of a three point turn.
- Mindful of (1) the high level of compartmentation within the buildings (2) the extensive fire safety measures that will be implemented and elaborated in full in the forthcoming FSC report & drawing information and (3) the available access to the building perimeter, we submit that the provisions for fire-fighting access and emergency evacuation of the building may reasonably be deemed acceptable.

### 5.5 Personnel Access to Buildings for Firefighting

- The criteria set out in *Item 5.5.3 Buildings with a Topmost Floor < 11m* will be met.

### 5.6 Areas Requiring Special Consideration

- There are no areas within the proposed scheme that require special consideration.