

**Cork City Council**

Housing Programme 2023-2025

**Site at Former Blarney Park Hotel Site,  
Blarney Village, Cork**

**Demonstration of Scheme Compliance with  
Part B (Fire Safety) of the Building Regulations**

Revision 04 : February 2026

## Introduction

This report relates to a design review undertaken in respect of Part B (Fire Safety) of the Building Regulations in relation to the proposed mixed use development at Blarney, Cork.

The proposed residential scheme is accessed via a public road at a point where St Ann's Road meets The Square in Blarney, Cork.

The development will include individual own door access dwellings, a step down apartment building and a civic centre [library/creche/cafe]

Compliance with Part B (Fire Safety) of the Building Regulations was assessed with reference to:

- Technical Guidance Document B Volume 1 : 2024
- Technical Guidance Document B Volume 2 Dwelling Houses.
- Building Research Establishment Report BR 187: External Fire Spread and Boundary Distances.

The document "Recommendations for Site Development works for Housing Areas" as published by the DoELG was also referenced as required under Section B.3.4 of ITPD.

A meeting has been requested with the Fire Department for end of February to review details of proposed Fire Safety Certificate applications.

## Regulations B1 – Means of Escape

### Civic Centre

The civic centre will be of two storey construction, with the first floor having a smaller area than that of the ground floor.

At ground floor level the building will be served by seven final exits from circulation routes/rooms and two final exits from the stairway enclosures. Travel distances from all areas are within the allowable limits. Flexibility has been incorporated into the ground floor design to ensure the building can have a mixed community use in addition to use as a library, the exits provided will accommodate this.

The ground floor will also accommodate a thirty two children room creche. Exits are provided from these rooms direct to the open air.

The first floor level is served by two stairway enclosures. Travel distances from all areas are within the allowable limits.

The widths of all exit routes will be sufficient to cater for the occupancy.

### 'Later Living' Apartment Building

The building will contain a three storey and a two storey section. The three storey section of the building is served by an internal common stairway enclosure and apartments at all floor levels are accessed via a common corridor which will be provided with ventilation for escape purposes.

In relation to the two storey section of the building all apartments have own door access direct from the open air. At ground floor level all units are accessed direct from the open air on the North West elevation. At first floor level all apartments have direct access from the open air via a deck approach along the South East elevation. Access is also available via the internal common lobby and stairway enclosure. Travel distances from all apartments is

within the allowable limits.

In relation to life safety systems, emergency lighting, an automatic fire detection and alarm system and ventilation to the common lobby will be provided.



The materials selected for the internal linings will comply with the provisions of Section 2 of Technical Guidance Document B. Generally, the internal linings will be a plastered block or partition.



With reference to Tables 31 and 32 of Technical Guidance Document B 2024 the following standards of fire resistance are required:

- 60 minute for structural elements.
- 60 minutes for all compartments walls and floors.
- 30 minutes to protected entrance halls within all apartments in three storey section.
- 30 minutes to external walkway.

The compartmentation of the building internally complies with the provisions of Table 15 of Technical Guidance Document B.

Cavity barriers will be provided in all external walls in accordance with the provisions of Table 16 of Technical Guidance Document B.



The positions of the various buildings within the development achieves compliance with *BR 187: 2021 External Fire Spread and Boundary Distances* in relation to fire spread in the event of a fire and the proximity to site boundaries.



Due to the size of the individual buildings in the development hydrants are not required to service individual buildings in isolation. However public hydrants will be provided as part of the overall site development as required by Irish Water and "Recommendations for Site Development Works for Housing Areas" as published by the DoELG.

Access for a fire tender complies with the provisions of Technical Guidance Document B Volume 1 in respect of the library building and apartment building.

Access for a fire tender complies with the provisions of Technical Guidance Document B Volume 2 in respect of the dwelling units around the central square open space.

Vehicle access to the buildings is available via the public road network and roadways on site. All on site roadways comply with the provisions of Table 24 of Technical Guidance Document B.

Additional Facilities for firefighting purposes are:

- Ventilation is provided to stairway enclosure.
- A dry riser will be provided to serve the external deck approach to the apartments at first floor level.