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Our Ref: 00036-GE

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Dear Tony

Nutgrove Avenue – Fire Tender Access

Nutgrove Avenue is a proposed residential development located in Rathfarnham, Dublin 14 (see Figure 1 below).

Figure 1: Site Layout Plan

The development will consist of 28 apartments across 3 cores each of which is served by a single escape stair. The purpose of this letter is to demonstrate compliance with fire tender access recommendations as outlined in TGD-B 2020. The total volume of the building is approximately 7,500 m^3 and the height of the top floor level is less than 10m. Therefore, in accordance with Figure 5.1 of TGD-B 2020 vehicle access for a pump appliance is required to 15% of the perimeter of the building (see Figure 2 below).

Table 5.1 Vehicle access to buildings

Volume of building (m^3)	Height of top storey above ground (m)	Provide vehicle access	Type of appliance
up to 7,000	under 10	at rate of 2.4 m in length for every 90 m^2 of ground floor area	pump
	over 10	to 15% of perimeter	high reach
7,000-28,000	up to 10	to 15% of perimeter	pump
	over 10	to 50% of perimeter	high reach
28,500-56,000	up to 10	to 50% of perimeter	pump
	over 10	to 50% of perimeter	high reach
56,000-85,000	up to 10	to 75% of perimeter	pump
	over 10	to 75% of perimeter	high reach
over 85,000	up to 10	to 100% of perimeter	pump
	over 10	to 100% of perimeter	high reach

Note See 5.0.4 and Diagram 31 for the definition of 'perimeter'.

Figure 2: Figure 5.1 of TGD-B

Based on a building perimeter of approximately 170m, vehicle access for a pump appliance should be provided to 26m of the perimeter. This is easily achieved along the north elevation of the building on Nutgrove Avenue, where we have 63m which significantly exceeds the minimum requirements as outlined in TGD-B. As such, provisions for a fire tender access roadway into the site would not be required. Furthermore, it is worth noting that the three main entrances to the building are located along this elevation.

Based on the information provided, the recommendations of the relevant code guidance appear to be easily achievable.

Yours sincerely

Ryan Hegarty
Fire Engineer, Ireland