

MPLAA

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Date: 07.10.2022

John Taylor Architect
39, North Avenue
Mount Merrion
Co. Dublin

Architect : John Taylor, jtaylorarchitects@gmail.com

Re: PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS

Location:	Salmon Leap Inn, Cooldrinagh, Leixlip, Co. Dublin
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Dear Mr. Taylor,

I refer to the fire safety matters affecting the use of licensed premises known as the Salmon Leap.

" 3. Having regard to the lack of information submitted in relation to parking, fire tender access, fire escape routes and bin storage, the applicant is requested to submit the following information: (1) An assessment of the car parking requirements and a revised layout plan of the proposed car parking for the proposed development including the existing pub and function room requirements. (2) Details of the Fire tender access requirements including an Autotrack analysis showing that a Fire Tender can access the required areas of the entire development. (3) Details of the Bin Storage and bin emptying arrangements. (4) Fire escape routes, fire assembly areas and access around the proposed structures. "

1. I am familiar with the site, the buildings and have visited the premises on a number of occasions, including for liquor licensing court purposes.

2. In the event of Fire Brigade attendance at the venue the primary standing location for Fire Brigade vehicles would not be in the rear car parking yard as this area would be avoided by the Officer-in-Charge given the multitude of activities in the yard area including pedestrians, car parking and premises related activities. Where a fire engine was to enter into the yard the pathway required is indicated on the site plan showing an autotracked forward pathway and the reverse clear area required when the fire brigade would have cleared the yard.

(i) Fire Tenders would be located in front of the main Salmon Leap Inn building and thereafter along the Cooldrinagh Lane. Where a fire engine was to enter into the yard the pathway required is indicated on the site plan showing an autotracked forward pathway and the reverse clear area required when the fire brigade would have cleared the yard.

(ii) Given that the yard entry gateway is also the egress point for the occupants of the yard the Fire Brigade would avoid entering the yard unnecessarily, and at most might park parallel to the west elevation of the Salmon Leap Inn building. This location is no more than 16m in length and this is also well within the reversing distance of 20m allowed for Fire Tender access. It goes without saying that full facilitation and assistance would always be provided by the licensee of the premises to Dublin Fire Brigade [or Kildare County Council Fire and Rescue Service if they were the first attending fire service (Leixlip Fire Station)].

(iii) In the event of an incident the Officer-in-Charge, under the Fire Services Acts 1981 and 2003, can take all necessary actions including traffic control and effecting entry by whatever means are necessary to fight a fire and to rescue persons.

3. Bin storage is to the front of the yard in an enclosure with a firewall around it.

4. The stepped access/egress gateway off the Cooldrinagh Lane, as indicated on the plan, would be of enormous assistance to the Fire Brigade in that it would provide for an alternative approach route and rescue egress route for fire fighting personnel in contrast to the Fire Service Personnel only having to use the same approach road as patrons of the car parking area, the yard, the tented area and the existing function room.

- Fire escape routes are such that primarily escape is into the yard, with an alternative escape route to the rear of the proposed structures. The two required fire escape routes are indicated on the site plan and are both required to have a minimum clear width of 1100mm for up to 220 persons, and at least 850mm for up to 100 persons. Both routes are in the open air.
- The designated assembly point is to the front of the yard and indicated at the gateway into the yard on the site plan,
- Fire brigade access is available through the yard, to and through the long house as well as to the proposed structures across their full front elevation (well in excess of the 15% of the relevant perimeter required under Technical Guidance Document B i.e. 15m of 60m).
- The new exit onto Cooldrinagh Road is part of the fire strategy for the premises and should be retained as part of the application, subject to it only being used as an exit in an emergency situation. The opening of the sliding gate doors at the foot of the steps will be under the sole control of the staff Emergency Response Team. Initially, the patrons and staff evacuating to the rear of the structures can muster in the yard as well (indicative location shown on the site plan) and then proceed to the exit and from there go to the designated Assembly Point.
- The development will also be the subject of a separate Fire Safety Certificate application to the Building Control Authority under the Building Control Acts 1990 to 2020.

Yours sincerely,

Signed Michael P. Lyons B.E. CEng Dated 07.10.2022

Michael P. Lyons Chartered Engineer
B.E., CEng, MIEI, MIFireE

Michael P. Lyons is a Chartered Engineer and a member of Engineers Ireland. He has an honours degree in Civil Engineering (NUI), a Postgraduate Diploma in Construction Law and Contract Administration (DU), a Postgraduate Diploma in Fire Safety Practice (DU). He has been Chairman and Secretary of the Fire and Safety Division of the Institution of Engineers of Ireland. He is a full member of the Institution of Fire Engineers (IFE) and a member of the Society of Fire Protection Engineers. He has worked as a Senior Fire Officer with Dublin City Council and with Wicklow County Council from 1991 to 2000 leaving as Assistant Chief Fire Officer (Prevention). His work included Fire Safety Certificate Application assessments, Fire Safety Notices under the Fire Services Acts 1981, Licensing of Premises for the Fire Authority and was a Fire Brigade Instructor in Breathing Apparatus wearing. Since 2000 he has worked as a self-employed Fire Safety Consultant and Consulting Engineer. He lectures on the Fire Services Acts 1981 and 2003 on the Trinity College (DU) Diploma in Fire Safety Practice.