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Bord  
Pleanála

**Board Direction**  
**BD-018850-25**  
**ABP-319104-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2025.

The Board decided to treat this case under section 40(2) of the Building Control Regulations 1997, as amended. The Board also decided, based on the Reasons and Considerations set out below that the building control authority be directed, as follows:

Refuse Fire Safety Certificate application, retain reason for refusal number 1:

1. The proposal does not comply with the requirements of B1 of the second schedule of the Building Regulations, 1997 as amended.

And

Remove reason number 2

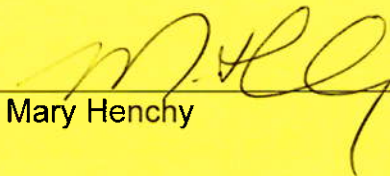
#### Reasons and Considerations

Having regard to the proposed use of the premises and the compliance report, drawings and submissions received from the appellant in relation to Fire Safety Certificate application and the appeal, and to the report and recommendation of the reporting inspector, it is considered that it has not been demonstrated by the first party appellant in the fire safety application and appeal that the premises is in compliance with the requirements of Part B1 of Technical Guidance Document B - Fire Safety 2006 (reprinted 2020) [TGD: Part B].

Note:

The Building Control Authority have not clearly demonstrated the need for enhanced fire resistance in relation to the premises. Therefore, condition number 2 as originally attached by the Building Control Authority to the refusal of the fire safety certificate is not required.

**Board Member**

  
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Mary Henchy

**Date:** 07/02/2025