



An  
Bord  
Pleanála

**Board Direction**  
**BD-019780-25**  
**ABP-320355-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

The Board decided to treat this case under the provisions of Article 40 of the Building Control Regulations, 1997, as amended.

The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number six

### **Reasons and Considerations**

Having regard to the presented design of the building and the accompanying technical compliance report, to the submissions made in connection with the Fire Safety Certificate application and the appeal and the relevant technical guidance and to the report and recommendation of the reporting inspector, it is considered that it has been demonstrated by the first party appellant that the subject building design would meet the requirements of B1 of the Technical Guidance document (Part B 2006 + A1 2020). In calculating the floor area of the shop, the Board considered it reasonable and correct to discount the first floor area, which though part of the unit, is not intended for shop use but rather 'back of house facilities' by reference to the submitted drawings and technical compliance report. Therefore the floor area of the shop is below 500 sq.m and by reference to Section 1.4.16 of Technical Guidance document (Part B 2006 + A1 2020), no hose reels are required.

The Board was satisfied that if constructed in accordance with the design presented with the application and appeal, and without hose reels, the building would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. Therefore, condition number 6 as originally attached by the Building Control Authority to the grant of the fire safety certificate is not required and should therefore be removed.

**Board Member:**



Patricia Calleary

**Date:** 27/05/2025