



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021618-25**  
**ABP-321501-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/12/2025.

The Commission decided to refuse to direct the building control authority to grant the regularisation fire safety certificate, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 19/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the drawings and documents and compliance report submitted as part of the Regularisation fire safety certificate application and to appeal documents on file and to the report and recommendation by the inspector, the Commission is not satisfied that it has been demonstrated by the appellant that the works meet the requirements of Part B1 (Means of Escape in case of fire), noting the deficiencies in the means of escape provisions outlined on the drawings and documents or the requirements of Part B3 -Internal Fire Spread (Structure), because of insufficient detail provided in respect of fire resistance of structural elements and compartmentation. Accordingly, the commission is not satisfied that it has been

adequately demonstrated that the works would meet the requirements of part B (Fire Safety) of the Second Schedule to the Building Regulations 1997, as amended.