

Mr. Rónán Ó Dúill,
Wicklow County Council,
County Building,
Station Road,
Wicklow Town,
A67 FW96

24/02/2026

Re: 10 Mill Road, Greystones, Co. Wicklow, A63DH76– BER exemption

Dear Rónán,

Thank you for your enquiry regarding exemptions from BER Cert legislation.

The relevant BER exemption category from SI 243 of 2012 is as follows:

Part 4, Administration of BER system

(4) A BER assessor may refuse to carry out a BER assessment if in his or her opinion any part of the building or any of its equipment is in such a condition that it would not be safe or practicable to carry out that assessment.

And the definition of a building:

“building” means a roofed construction having walls, for which energy is used to condition the indoor climate;

In line with the above having reviewed photographic evidence and a safety notice issued by Wicklow County Council, I am of the opinion that the former cottage on the above property is BER exempt on the grounds of being unsafe to enter.

Please feel free to contact me on any aspect of this.

Kind Regards



Harry Lewis – B.A.B.A.I. MIEI
Director
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COMMERCIAL
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Picture of the former dwelling:



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