

Our Ref: IF-PK-05/2022

Date :09<sup>th</sup> May, 2022

## Opinion on Compliance with Planning Permission and Building Regulations

I, \_\_\_\_\_ CERTIFY as follows: -

1. I am a Chartered Engineer and a member of Engineers Ireland, Membership No. \_\_\_\_\_ and have been in practice for 15 years.
2. I am the principal of **Infinite Focus – Engineers**, an independent private practice and have been in practice on my own account for ten years more.
3. I am a Chartered Engineer, retained by \_\_\_\_\_ (client name) in connection with the erection of \_\_\_\_\_ (description of works) at \_\_\_\_\_ (address) and such building or works hereinafter "The Relevant Development".
4. The Grant of Permission, Planning Reference No \_\_\_\_\_ dated the \_\_\_\_\_ by \_\_\_\_\_ County Council relates to the Relevant Development.
5. I was not involved in the initial design of the Relevant Development but confirm that I have inspected the relevant Planning Permission referred to at paragraph 4 and the drawings and documents on foot which the Planning Authority issued the said Planning Orders.
6. Commencement Notice of the intention to undertake the Relevant Development was submitted in accordance with the Building Control Regulations.
7. The Relevant Development and services thereof have been designed in substantial conformity with the relevant Planning Regulations for the time being in force.
8. We made an inspection of the Relevant Development during the execution of the Relevant Works and in my opinion the construction of same complies substantially with the Permissions mentioned in Paragraph 4 hereof.
9. The position of the Relevant Development and of the site thereof is on substantial compliance with the estate layout presented to the Planning Authority insofar as the estate has been completed.
10. I am also of the opinion that the conditions of the planning Orders relation to the overall Development of which the Relevant Development form's part, have been substantially complied with insofar as is reasonably possible at this stage of the Development
11. No Planning Permission other than that referred to at Paragraph 4 aforesaid is pertinent to the Relevant Development.
12. In the event that the Relevant Works have not been built and/or laid out exactly in accordance with the Planning Orders, any disparity is unlikely to affect the planning and

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development of the area as envisaged by the Planning Authority and expressed through such Permission. The disparity noted is the ground floor area external side door is not in place.

13. I am also of the opinion that the Relevant Development is in substantial compliance with the Building Regulations in force at the time of construction.
14. TAKE NOTE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of the Planning Legislation and Building Bye Laws. Except insofar as it relates to compliance with the said requirements it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following matters: -
  - (a) The accuracy of dimensions in general save where arising out of the conditions of Permission or Planning Regulations aforesaid
  - (b) The following conditions, compliance with which cannot be established  
Planning Reference No:..... Conditions.....  
Planning Reference No:..... Conditions.....
  - (c) Matters in respect of private rights and/or obligations.
  - (d) Matters of financial contributions and/or bonds.
  - (e) Development of the Relevant Works, which may occur after the issue of this certificate.

**Sign**

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