



**CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS AND  
PLANNING PERMISSION**

To: Cian O'Callaghan

Works: Existing 3 story dwelling house at Lumnagh Beg, Coolea, Macroom, Co.Cork

Date of Commencement of Construction of the Works (approx..)	2010
Date of completion of Construction of the Works (approx..)	Not yet complete
Main Contractor	Unknown

1. DESCRIPTION OF WORKS

Construction of a 3 storey dwelling and associated site works

2. PROFESSIONAL SERVICES PROVIDED

- a. The professional services provided by us have been in accordance with the agreement outlined in our fee proposal.
- b. We provided the following services:

1. Retention Planning Services

3. PLANNING PERMISSION

A Notification to Grant Permission in respect of the Works as detailed below was issued by the relevant Planning Authority on foot of drawings and documents submitted to the



Planning Authority on 23/02/2024, copies of which drawings and documents are available for public inspection in the offices of the Planning Authority.

Registration Reference No.: 24/04308  
Managers Order No.: 4507  
Date: 16/04/2024  
Date of Grant of Permission: 23/05/2024

#### 4. OPINION ON COMPLIANCE WITH THE BUILDING REGULATIONS

##### **DESIGN / SPECIFICATION**

We Engenuiti Consulting Engineers Ltd. as the Consulting Engineers appointed to the Works pursuant to the Agreement dated 10/01/2024 made between our Client Cian O'Callaghan of the one part and us Consulting Engineers of the other part, are of the opinion that, subject to normal engineering theory and practice and to the terms and limitations of our appointment and subject to any relaxations/dispensations, the works completed to date are in Substantial Compliance with the relevant requirements of the Building Regulations.

##### **CONSTRUCTION**

It is the responsibility of the Main Contractor to ensure that the construction of the Works complies with the drawings and specifications and the standards of construction required by the Building Regulations.

Engenuiti Consulting Engineers Ltd. did not supervise the construction of this dwelling.

#### 5. OPINION ON COMPLIANCE WITH PLANNING PERMISSION

Based on the services provided under the Agreement, and on visual inspection of the Works for the purpose carried out on 10/01/2024, we are of the opinion that the Works as constructed are in substantial compliance with the Planning Permission Order as set out in 3 above,

This Opinion does not in any way warrant, represent or take into account any of the following matters:

1. The accuracy of dimensions in general save where incorporated by virtue of the conditions of the Planning Orders.
2. Matters in respect of private rights or obligations.
3. Matters of financial contribution or bond.



4. The following conditions, compliance with which cannot be established.
  - a. Supervision of construction carried out by others
  - b. Structural design carried out by others

**TAKE NOTE** as follows:

- i. The above opinions are confined to the Works and to the Services undertaken on foot of the Agreement and do not extend to any other building or construction of which the Works forms part or which may be contiguous thereto.
- ii. As Consulting Engineers we were responsible for coordinating and integrating within the overall design of the Works the design of such part of The Works as were designed by consultants or by specialist suppliers and/or sub-contractors and the opinions in section 4 above are subject to the design of such parts having been properly executed and subject to all proprietary products meeting the requirements of the performance specifications.
- iii. The above opinions are issued solely for the purposes of providing evidence for title purposes of the compliance of Works with the Building Regulations and the Planning Acts at the date of signature. Except insofar as it relates to compliance with the Building Regulations and the Planning Acts, it is not a report or survey on the physical condition of the Works.

For and on behalf of:

Engenuiti Consulting Engineers Ltd.

Signed:

*Robert White*

Name:

Robert White

Qualifications:

CEng FConsEI MIEI

Professional Body / Membership No. :

Engineers Ireland / 465090

Date:

12/08/2024