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PLANNING SECTION
LEITRIM COUNTY COUNCIL

27 JUL 2026

REF P. ED-26-50

**CERTIFICATE OF COMPLIANCE EXEMPTED DEVELOPMENT PLANNING
COMPLIANCE & BUILDING REGULATIONS.**

Our Ref: 1243

I, Tony Mc Manus of T & R Designs, Consulting Engineers, Ballynamony, Carrick on Shannon, Co. Leitrim certify AS FOLLOWS:

- 1) I am a Chartered Building Engineer, Chartered Construction Manager and Registered Building Surveyor, under the Register maintained by the SCSI under Part 5 of the Building Control Act 2007. I am a member of The Chartered Institute of Building, Chartered Association of Building Engineers.
- 2) I am a Partner in the above-named Firm of T & R Designs, Consultant Engineers in independent private practice since 1999 or thereabouts.
- 3) I am the Chartered Building Engineer & Registered Building Surveyor retained by Ms Deirdre Kelly, Shancurry, Drumshanbo, Co Leitrim, N41KA43, to inspect the following rear attached extension to original house at Shancurry, Drumshanbo, Co Leitrim, N41KA43, such building or works being hereinafter referred to as "the Relevant Works".
- 4) The Relevant works constitutes development and is exempted development as defined with the Planning and Development Act 2000 (as amended) in accordance with Planning and Development Regulations 2001 Schedule 2, Article 6, Part 1 Exempted Development - General, Class 1, for rear extension and I confirm that I am of the opinion that the relevant works are therefore exempt from any requirement for planning permission insofar as the structure generally satisfies the requirements of conditions and limitations of exempted development Schedule 2, Part 1, Class 1 Column 1 & 2 of Exempted Development – General.
- 5) No Commencement Notice of the intention to undertake the relevant works was duly given as the relevant works have been deemed to be Exempted development under the Planning Act. A commencement notice is not required for works or a change of use which are exempted development under the Planning Acts, and for which a Fire Safety Certificate is not required.
- 6) In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Planning and Development Regulations 2001 Schedule 2, Article 6, Exempted Development – General Class 1 any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Exemption.
- 7) I did not supervise the construction of Relevant Works and my inspection thereof, which was made on the 26th June 2026, was visual only. This inspection did not entail the opening up

of works, which had been fully/substantially completed on said date. To the extent that such inspection allowed, and not taking into account matters which were inaccessible to me, I am of the opinion that the relevant works described in paragraph 3 herein have been constructed in substantial compliance with the building regulations.

8) 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 Planning Legislation. 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 take liability or warrant, represent or take into account any of the following matters: -

- A. The accuracy of dimensions.
- B. Matters relating to any other part of the property.
- C. Matters in respect of private rights or obligations.
- D. Matters of financial contributions and bonds.
- E. Matters of Pyrite or Asbestos.
- F. Matters of invasive species.
- G. Matters of pollution or environment.
- H. Matters of enforcement or statutory regulation.
- I. Matters in relation to retention permission or unauthorized development.
- J. Any unforeseen or hidden conditions.
- K. Any works or development which may occur after the date of this report.

Dated the 26th of June 2026

Signed

Tony McManus C. Build E MCABE, MCIOB,
Chartered Building Engineer,
Chartered Construction Manager,
Registered Building Surveyor.