

ANDREW O'GORMAN
CHARTERED BUILDING SURVEYORS

Andrew O'Gorman Surveyors Ltd
Chartered Building Surveyors
Drumbo, Cavan,
Co. Cavan, Ireland.

T: 049-4327773 / 086 8098449
W: www.aogorman.com
E: surveys@aogorman.com

CERTIFICATE OF EXEMPTION

1. I Andrew O'Gorman am a Chartered Building Surveyor retained by Ms. Geraldine Smith Morgan. I am a member of The Society of Chartered Surveyors Ireland (MSCSI). I have been a Chartered Building Surveyor since 2004 or thereabouts.
2. I CERTIFY THAT I visited the dwelling mentioned in paragraph 3 hereunder and there inspected the existing dwelling and, hereinafter referred to as "the Relevant Works".
3. Drumavaddy, Carrickaboy, Co Cavan.
4. I am satisfied that the dwelling, side extension and rear extensions were constructed at an indeterminate period prior to 1963.
5. I am of the opinion any subsequent works completed on the dwelling (since its construction) have been completed for more than 7 years now. Having regard to the Planning & Development Act 2000 Part VII (Enforcement) section 160 (6) (a), an application for enforcement on the relevant works cannot be made by the Local Authority where no permission has been granted and no enforcement notice has been issued, after the expiration of a period of 7 years from the date of the commencement of the development.
6. I am satisfied that the farm sheds were also constructed at an indeterminate period prior to 1963 and where parts were constructed after this date they would be regarded as being exempt from the requirements of the planning and development regulations due to the size of the structures.
7. The construction of this dwelling predates the introduction of building regulations and therefore is exempt from any such regulation requirements.
8. Having inspected the Cavan County Council online planning register there was no indication of any planning applications having being made in respect of this dwelling.
9. 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 structure or condition of the relevant works NOR does it take into account any of the following matters:-

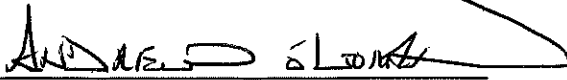
Building Surveys | Snag Survey Reports | Project Management | Architectural Design | Certificates of Compliance
Land Registry Mapping | Land Surveying | Dilapidation Surveys | Defects Analysis | Expert Witness



OFFICES: DUBLIN - LEITRIM - CAVAN

DIRECTORS: A. O'Gorman, D. O'Gorman REG. OFFICE: Drumbo, Cavan, Co. Cavan, Ireland CO. REG. NO.: 507417

- (a) Matters in respect of access, private rights and obligations.
- (b) Matters of financial contribution and bonds.
- (c) Condition of septic tank and percolation area.
- (d) Condition of concealed and out of sight parts.
- (e) Development of the Relevant Works, which may occur after the date of this inspection.

Signed: 

Andrew O'Gorman BSc MCSI MRICS
CHARTERED BUILDING SURVEYOR

DATE: 28th July 2020