

OPINION ON COMPLIANCE WITH PLANNING PERMISSION & BUILDING REGULATIONS

1. I, **ENDA KIRWAN**, BE CEng MIEI, have been retained by ‘**Joseph Lonergan as Legal Personal Representative of Seán Lonergan (otherwise John Patrick Lonergan) Deceased**’ to provide an opinion in relation to Planning Permission and Building Regulations with respect to property at **Knockeylan, Lemybrien, Co. Waterford** hereinafter referred to as “the Works”.

2. I am familiar with the plans and other documentation on foot on which Planning Permissions below were granted for the Works;

Permission Ref. No. PD 169/81 – erection of a bungalow; conditionally granted 30/06/1981

3. I inspected the Works on the 11/04/2025 and in my opinion its location and layout is in substantial compliance with the grants of permission referred to in paragraph 2 above.

4. There are no further Planning Permissions other than that referred at paragraph 2 above as foreshaid which are pertinent to the Works.

5. I did not design the Works.

6. It should be noted that I did not supervise the construction of the Works. Inspection undertaken is therefore superficial and does not take account of Works covered up.

7. The Works predate the enactment of Building Regulation Standards as of the 1st June 1992.

TAKE NOTICE that this opinion is issued solely with a view to providing evidence for title purposes of the compliance of the Works with the requirements of Planning Legislation and Building Regulations. It is not a report or survey on the physical condition or on the structure of the 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 the Permission.
- (b) Matters in respect of private rights or obligations.
- (c) Matters of financial contribution and bonds.
- (d) Development of the Works, which may occur after the date of issue of this opinion.
- (e) Development outside of the boundaries of the property.



Enda Kirwan BE CEng MIEI
Date: 12/05/2025