

# PLANNING BULLETIN

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*Architects*

## PLANNING PERMISSION AND BUILDING REGULATION CERTIFICATES

### The RIAI Certificates

The Certificates available to RIAI (Royal Institute of Architects of Ireland) members are recognised and accepted by The Law Society and all the lending institutions,

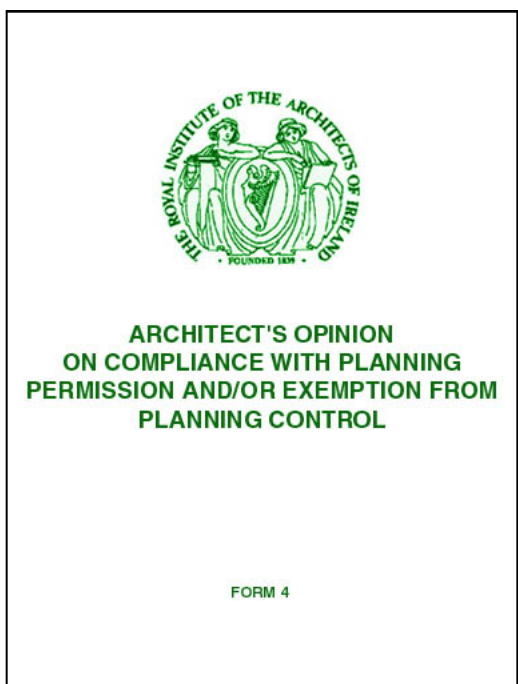
Only registered RIAI Architects can use these certificates, to check whether your architect is registered visit:

<http://www.riai.ie/consumer>

### Form 4 - Architects Opinion on Compliance with Planning Permission and/or Exemption from Planning Control

This is probably the most important certificate as it ascertains whether:

- The development is compliant with its planning permission or/
- Whether the development is exempt from planning permission.



### Point to Note:

• *Form 4 does allow for minor deviations from the Planning Permission drawings which in the opinion of the architect 'do not constitute a contravention of the proper planning and development of the area...' and that these 'minor deviations do not warrant the issue of enforcement proceedings...'*

The problem arises that typically a bank will employ their own architect or engineer and their opinion may be different to the architect who 'signed-off' the property. In this scenario you could try and argue the case but in my experience a Retention Planning Permission will be required.

### Architects Opinions on Compliance with Building Regulations (Form 1, IA, IB, 2):

It is important to note the following with the above Building Regulation Compliance Certificates:

- Form 1 can only be used by an Architect who was employed for the Design AND Construction.
- Form IA is ONLY for apartments where the Architect DID NOT provide a site inspection service.
- Form IB is ONLY for apartments where the Architect was employed for the Design AND Construction.
- Form 2 can only be used where the Architect has provided a Design service ONLY and where a Fire Safety Certificate is NOT required.

Also note that a new house also requires a BER certificate and an Air Tightness Test.

If you require any of these certificates or indeed any other planning application service (including Retention Planning Permission), please contact me below:

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