

Appendix C

Sample Supplementary Advice Notes



1.0 SITE NOTICE(S)



2.0 COMPLIANCE CONDITIONS



3.0 COMMENCEMENT NOTICE








4.0 LEGAL TITLE MATTERS



5.0 OBLIGATIONS UNDER OTHER STATUTORY CODES

Important Notes to Applicant:

1.0	SITE NOTICE(S): 
	The applicant is required to remove the site notice(s) on receipt of the notification of the decision from the planning authority.
2.0	COMPLIANCE CONDITIONS: 
	A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to the commencement of development. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000, as amended. <i>[Please submit x no. hard copies and/or an electronic copy of the compliance documentation.]</i>
3.0	COMMENCEMENT NOTICE: 
	In accordance with the Building Control Regulations you are obliged to submit a commencement notice prior to the commencement of development. The commencement notice must be received by the Building Control Authority not less than 14 days and not more than 28 days before you wish to commence work. Notice of commencement must be completed online on the National BCMS (Building Control Management System). A commencement notice is relevant in all cases, except where a person intends to commence work on the construction of a building before a grant of the relevant Fire Safety Certificate, where one is required. In this case the correct form to use is a '7 Day Notice'.
4.0	LEGAL TITLE MATTERS: 
	A person shall not be entitled solely by reason of a grant of planning permission to carry out any development.
5.0	OBLIGATIONS UNDER OTHER STATUTORY CODES: 
	Please note that consent under the Planning and Development Act 2000, as amended, does not imply consent under the Building Control Regulations. The onus is on the designer and assigned certifier to ensure full compliance with the Building Control Regulations (in certain circumstances design changes may require planning permission). <i>[Your attention is drawn to the requirements of the attached 'Building Control information note,' where available.]</i>
	<p>It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal. For example, some developments may need to secure separate consents in order to implement their development, such as:</p> <ul style="list-style-type: none"> ● Fire Safety Certificate and Disability Access Certificate; ● Road Opening Licence, under the Roads Act; ● Industrial Emissions Licence/Integrated Pollution Control licence from EPA; ● Waste Licence; ● Wastewater Discharge Licence; ● Licences issued by the District Court (such as licensing matters relating to intoxicating liquor licences, restaurant certificates, club registration, etc); ● Environmental Health and Public Health codes; ● Gaming licences; ● Archaeological licences under the National Monuments Acts; ● Department of Agriculture, Food and the Marine Licences; ● Service providers connections, etc.