

## APPENDIX 22

LETTER FROM TOM MCGUINNESS,  
DUFFY CONSULTING ENGINEERS (DCE),  
19<sup>TH</sup> DECEMBER, 2017

LETTER FROM HOMEBOND BUILDING CONTROL LTD.  
7<sup>TH</sup> DECEMBER, 2017

CERTIFICATES OF COMPLIANCE ON COMPLETION  
FOR RESIDENCES IN HAMILTON HILL,  
BARNAGEERAGH COVE, SKERRIES, CO.DUBLIN

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DUFFY CHARTERED ENGINEERS IRL

CIVIL ■ STRUCTURAL ■ TRAFFIC

Jocelyn House, Jocelyn Street,  
Dundalk. Co. Louth, A91 A03Y Ireland

Tel +353 42 935 1600

Email [info@dce.ie](mailto:info@dce.ie)

Web [www.dce.ie](http://www.dce.ie)

**Mr. Malachy Clarke,  
Winsac Ltd.**

**Our ref. 4079**

**Date: 19/12/17**

**Re: Foundations for sites 25 & 26 Hamilton Hill, Barnageeragh Cove, Skerries, Co. Dublin.**

Dear Sir,

The above foundations for site 25 & 26 were constructed using piles / ground beams & Precast Slabs. The reason for this was the location of the semi-detached house at the edge of a steep hill.

No foreign material was observed on the footprint of these houses. The piles were installed into a sand / clay material.

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Please don't hesitate to contact our office should you have any queries.

Yours faithfully,

Thomas McGuinness

**Chartered Engineer Dip. Eng., B.Sc. (Eng), C.Eng, M.I.E.I.**

**For Duffy Chartered Engineers Irl Tel +353 42 935 1600; Email [tommy@dce.ie](mailto:tommy@dce.ie)**

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**Building Control  
Limited**

Construction House,  
Canal Road,  
Dublin 6.

Tel: 1850 306300

Fax: (01)496 6548

Email: [info@HomeBond.ie](mailto:info@HomeBond.ie)  
Website: [www.HomeBond.ie](http://www.HomeBond.ie)

**Date: 07-12-2017**

**Our client:** Winsac Ltd

**Matter:** Foundation Inspections 27 - 35 inclusive Hamilton Hill, Barnageeragh  
Cove, Skerries, Co. Dublin.

Dear Sirs,

I wish to confirm that I inspected the open ground conditions and foundations on the above properties prior to the foundations being constructed.

The ground encountered was sand & clay with no foreign material observed and I am satisfied that the formation inspected was suitable upon which a strip foundation would be cast.

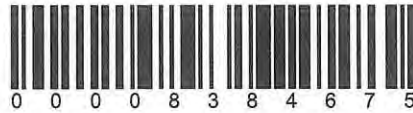
Yours sincerely,

**Douglas Ritchie**  
*HomeBond Building Control Limited,  
Assigned Certifier,  
Registered Building Surveyor.*

Directors: J. Kennedy, CPA, CIP (Secretary).  
C. Taaffe, B.E., M.Eng.Sc., Dip. Public Admin., Dip. Legal Studies, BL. (Managing Director)

HomeBond Building Control Limited.  
Registered in Ireland No. 551716.  
Registered address : Construction  
House, Canal Road, Dublin 6.

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Unique Identifier: \_\_\_\_\_  
(for official use only)

**Building Control Authority:** Fingal County Council

1. This certificate relates to Commencement / 7 Day Notice reference no. CN0024258FL  
in respect of the following building or works:

Completion of house No.s 4, 35, 36, 37, 38 & 25 Hamilton Hill, Barnageeragh Cove,


Skerries Co.Dublin.

**Part A — Certificate signed by Builder**

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature:  Date: 28/11/17  
(to be signed by a Principal or Director of a Building Company only)

Name: Malachy Clarke

Address: 25 Merrion Square Dublin , Dublin 2, antrim, ireland

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: malachyclarke@gmail.com

Construction Industry Register Ireland registration number (where applicable): \_\_\_\_\_



**Certificate of Compliance on Completion**

Building Control Acts 1990 AND 2007

**(Article 20F)**

**Part B — Certificate signed by Assigned Certifier**

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Signature: Douglas Ritchie Date: 14/12/2017

Registration No.: B0196

(where the signatory is an employee) On behalf of: HomeBond Building Control Ltd

Name & Address: Douglas Ritchie

Construction House, Canal Road, dublin\_6, ireland

Tel: 01 4915000 Fax: 014966548

Email: dritchie@homebond.ie

Practice registration number (where relevant): \_\_\_\_\_

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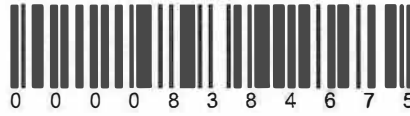


**ANNEX**

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant plans, etc. may be listed below and attached hereto)

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Consent of copyright owner required for any other use.*



Unique Identifier: \_\_\_\_\_  
(for official use only)

**Building Control Authority:** Fingal County Council

1. This certificate relates to Commencement / 7 Day Notice reference no. CN0024258FL  
in respect of the following building or works:

Completion of house No. 5, 6 & 26 Hamilton Hill, Barnageeragh Cove, Skerries Co.

Dublin.

**Part A — Certificate signed by Builder**

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature:  Date: 24 /11 /2017  
(to be signed by a Principal or Director of a Building Company only)

Name: Malachy Clarke

Address: 25 Merrion Square Dublin , Dublin 2, ireland

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: malachyclarke@gmail.com

Construction Industry Register Ireland registration number (where applicable): \_\_\_\_\_



**Certificate of Compliance on Completion**

Building Control Acts 1990 AND 2007

**(Article 20F)**

**Part B — Certificate signed by Assigned Certifier**

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Signature: Douglas Ritchie Date: 27/11/2017

Registration No.: B0196

(where the signatory is an employee) On behalf of: HomeBond Building Control Ltd

Name & Address: Douglas Ritchie

Construction House, Canal Road, dublin\_6, ireland

Tel: 01 4915000 Fax: 014966548

Email: dritchie@homebond.ie

Practice registration number (where relevant): \_\_\_\_\_

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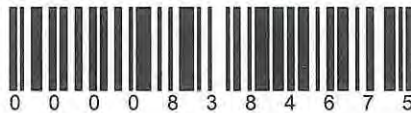


**ANNEX**

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant plans, etc. may be listed below and attached hereto)

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Unique Identifier: \_\_\_\_\_  
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**Building Control Authority:** Fingal County Council

1. This certificate relates to Commencement / 7 Day Notice reference no. CN0024258FL  
in respect of the following building or works:


Completion of house No. 10, 11, 12, 13 & 27 Hamilton Hill, Barnageeragh Cove,  
Skerries Co. Dublin.

**Part A — Certificate signed by Builder**

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature:  Date: 16/10/2017  
(to be signed by a Principal or Director of a Building Company only)

Name: Malachy Clarke

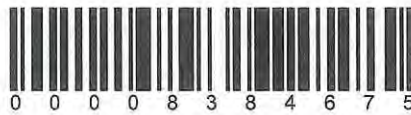
Address: 25 Merrion Square Dublin , Dublin 2, Ireland

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: malachyclarke@gmail.com

Construction Industry Register Ireland registration number (where applicable): \_\_\_\_\_





**Part B — Certificate signed by Assigned Certifier**

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Signature: Douglas Ritchie Date: 16/10/2017

Registration No.: B0196

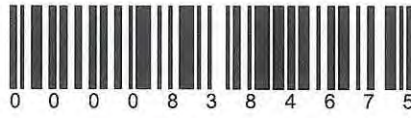
(where the signatory is an employee) On behalf of: HomeBond Building Control Ltd

Name & Address: Douglas Ritchie  
Construction House, Canal Road, dublin\_6, ireland

Tel: 01 4915000 Fax: 014966548

Email: dritchie@homebond.ie

Practice registration number (where relevant): \_\_\_\_\_

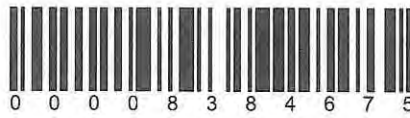


## ANNEX

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

(Details of relevant plans, etc. may be listed below and attached hereto)

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Unique Identifier: \_\_\_\_\_  
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**Building Control Authority:** Fingal County Council

1. This certificate relates to Commencement / 7 Day Notice reference no. CN0024258FL  
in respect of the following building or works:

Completion of house No. 28 - 34 inclusive Hamilton Hill, Barnageeragh Cove, Skerries  
Co.Dublin.

**Part A — Certificate signed by Builder**

2. I confirm that I am the Builder assigned by the owner to construct, supervise and certify the building or works.

3. I certify, having exercised reasonable skill, care and diligence, that the building or works as completed has been constructed in accordance with the plans, calculations, specifications, ancillary certificates and particulars as certified under the Form of Certificate of Compliance (Design) and listed in the schedule to the Commencement / 7 Day Notice relevant to the above building or works, together with such further plans, calculations, specifications, ancillary certificates and particulars, if any, as have been subsequently issued to me and certified and submitted to the Building Control Authority, and such other documents relevant to compliance with the requirements of the Second Schedule to the Building Regulations as shall be retained by me as outlined in the Code of Practice for Inspecting and Certifying Buildings and Works.

4. Reliant on the foregoing, I certify that the works are in compliance with the requirements of the Second Schedule to the Building Regulations insofar as they apply to the building or works concerned.

Signature: Malachy Clarke Date: 13/09/2017

(to be signed by a Principal or Director of a Building Company only)

Name: Malachy Clarke

Address: 25 Merrion Square Dublin , Dublin 2, Ireland

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: malachyclarke@gmail.com

Construction Industry Register Ireland registration number (where applicable): \_\_\_\_\_





**Part B — Certificate signed by Assigned Certifier**

5. I confirm that I am the Assigned Certifier assigned by the owner to inspect and certify the building or works concerned.

6. Plans, calculations, specifications and ancillary certificates and particulars as required for the purposes of Part IIIC of the Building Control Regulations are included in the Annex (see attached).

7. I now confirm that the inspection plan, drawn up having regard to the Code of Practice for Inspecting and Certifying Buildings and Works, or equivalent, has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled.

8. Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations, insofar as they apply to the building or works concerned.

Signature: Douglas Ritchie Date: 13/09/2017

Registration No.: B0196

(where the signatory is an employee) On behalf of: HomeBond Building Control Ltd

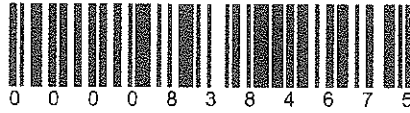
Name & Address: Douglas Ritchie  
Construction House, Canal Road, dublin\_6, ireland

Tel: 01 4915000 Fax: 0 14966548

Email: dritchier@homebond.ie

Practice registration number (where relevant): \_\_\_\_\_

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## ANNEX

Table of Plans, Calculations, Specifications, Ancillary Certificates and Particulars used for the purpose of construction and demonstrating compliance with the requirements of the Second Schedule to the Building Regulations and showing, in particular how the completed building or works differ from the design submitted to the Building Control Authority prior to construction.

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