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Terms of Planning Service

- RELATING TO THE DRAWINGS**
1. All drawings, notes and services supplied by Just Plans Ltd are subject to approval under the Town and Country Planning Act.
  2. All drawings and information supplied are designed for exclusive use as part of a residential planning application.
  3. No drawing or information supplied is designed for any purpose other than as part of a planning application, proposed and including any building works or any building regulations notification.
  4. No drawing or information supplied should be used as an on-site reference.
  5. No drawing supplied should be copied from, except by a council officer or a professional for the purpose of either verifying or granting permission for the proposed works.
  6. No drawing supplied should be used either as the basis of, or to corroborate, any drawings, calculations or works of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
  7. No drawing supplied should be used for a building contractor to work from.
  8. Any discrepancy between information contained within the drawings and the actuality on site must be immediately reported to Just Plans upon discovery.
  9. Just Plans Ltd's liability for any discrepancy between drawing information and the actuality created by the developer of the planning process ends upon the issue of the drawings.
  10. In the event that a council requests planning approval but subsequently refuses approval on the basis that drawings or information supplied are inaccurate or incorrect, Just Plans does not accept liability for:
    - (a) any delay or refusal to grant approval;
    - (b) providing any additional planning application or amendments to existing plans.
  11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, regulation and legislation. Especially they should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beamlines.
  12. Drawings are approximate only and should not be relied upon for any calculations relating to beamlines.

**RELATING TO THE TERMS OF SERVICE**

1. The design file (CAD file) remains the exclusive property of Just Plans Ltd.
2. Any changes or amendments required to the design extension design must be clearly drawn and/or described on the design drawings and returned to Just Plans Ltd in either hard or soft copy form.
3. Just Plans commits itself to providing one opportunity for amendments to the design as detailed in paragraph 2 above. Unless otherwise agreed in writing, Just Plans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the design is requested, the design file will be updated to the latest version of paragraph 2 above. We warrant that such additional modifications (pending receipt of the design file) will be made in a timely manner and that we will begin to work with the client on any design issues that may arise. We warrant that we will not be held liable for any design problems, whether relating to our own digital files or those of other third parties including the local council.
5. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
6. Any digital copies of drawings which Just Plans Ltd agrees to supply are subject to these terms.
7. When a planning application is received by the local authority it is checked for suitability by the planning administration team. Just Plans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and issued a notice common for the validation process to take a considerable period of time.
8. Just Plans Ltd offers no commitment to provide any services for listing and/or registering with any professional person or body for any part of the construction process, including any building contracts, structural engineer or structural officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or not be built without obtaining planning approval. Planning permission guidelines are general in nature, any discrepancy between council's use in a town or individual file. Most councils assist or deny planning approval based on their own subjective assessment of the merits of each individual property in relation to the immediate environment. Because of this local discrepancy, it is impossible to predict the council's or other third party's decision whether a proposal will be accepted or denied planning permission.

Just Plans is a trading name for Just Plans Limited, company number 10113667.



Existing Rear Elevation



Proposed Rear Elevation

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Scale 1-100  
 Paper Size: A4

Rev - - J O'Neill