



Comhairle Cathrach
& Contar Luimnigh
Limerick City
& County Council



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

Pallasgreen Templebraden Community Council

Applicant's Address:

Pallasgreen Community Centre

Garrane Beg, Garranmore

Co Limerick

Telephone No.

087 2941969.

Name of Agent (if any):

Address:

**Limerick City & County
Council**

08 APR 2025

Planning

Telephone No.

Address for Correspondence:

Pallasgreen Community Centre (Stephen O'Neill)

Garrane Beg, Garranmore

Co Limerick V94 DK07

Location of Proposed development (Please include **EIRCODE**):

Pallasgreen Community Centre

Garrane Beg, Garranmore, Co. Limerick

V94 AK07

Description of Proposed development:

Installation of a PV Solar system including
erection of Solar Panels on south facing
roof of the Community Centre

No of Solar Panels $24 \times 2m^2 = 48m^2$

Section of Exempted Development Regulations and/or section of the Act under which exemption is claimed:

Planning & Dev. Act 2000 (Exempted Development) No 3 Regulations 2022
and supporting Planning & Development, Solar Safeguarding Zone Regulation 2022
Is this a Protected Structure or within the curtilage of a Protected Structure.

~~YES~~/NO

Applicant's interest in site: Owners

List of plans, drawings, etc. submitted with this application:

Site Location Map

Land Folio LK6252L Map

Residential Land Map

Solar Panel Layout (Superimposed) Photo

Have any previous extensions/structures been erected at this location ~~YES~~/NO

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent)

 on behalf of Pallasgreen Templeboden
Community Council

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**



Taite Éireann

Clárúcháin, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Taite Éireann Registration Map

This map should be read in conjunction with the folio.

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Freehold

Leasehold

Subleasehold

'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

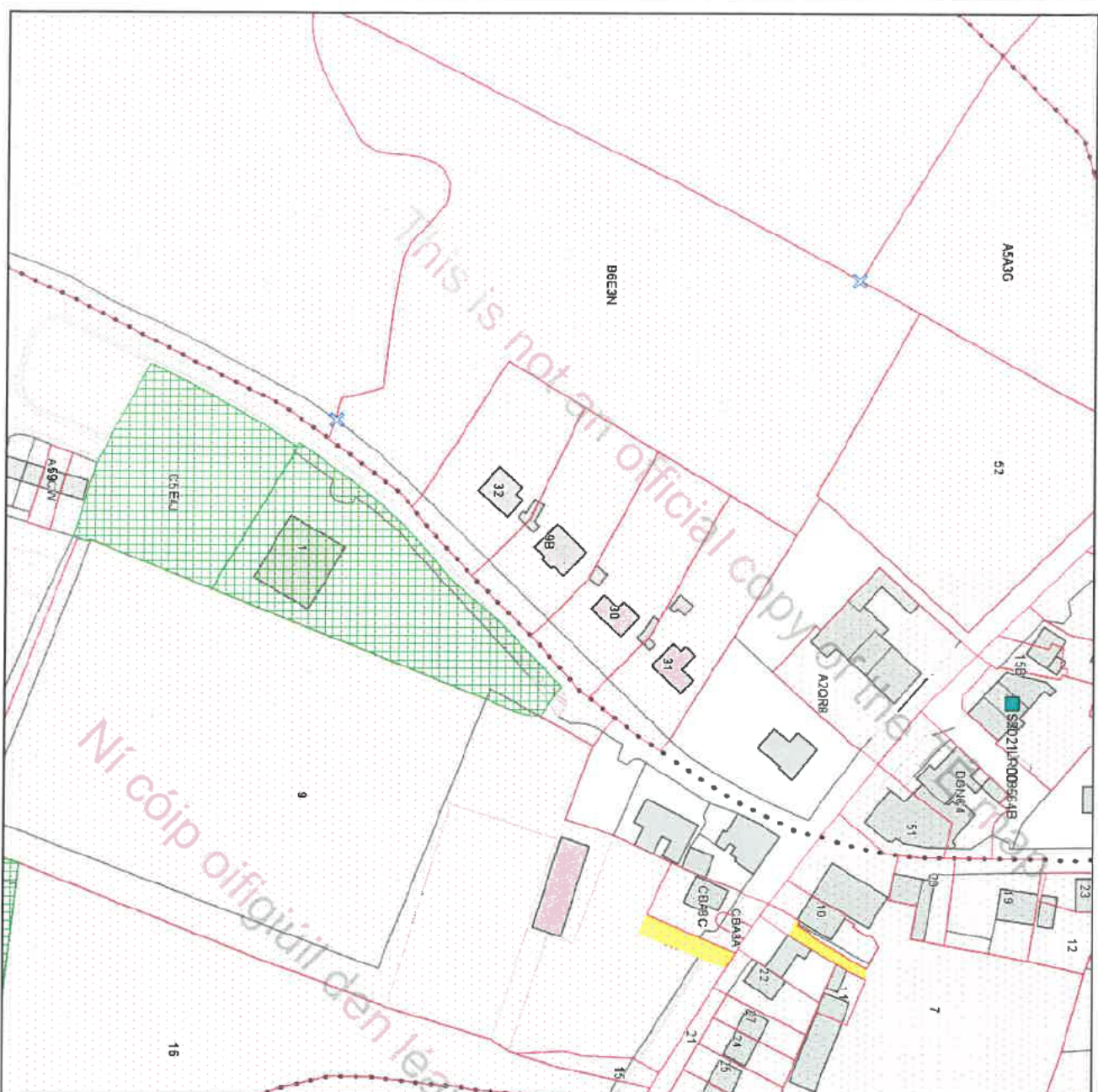
Well

Pump

Septic Tank

Soak Pit

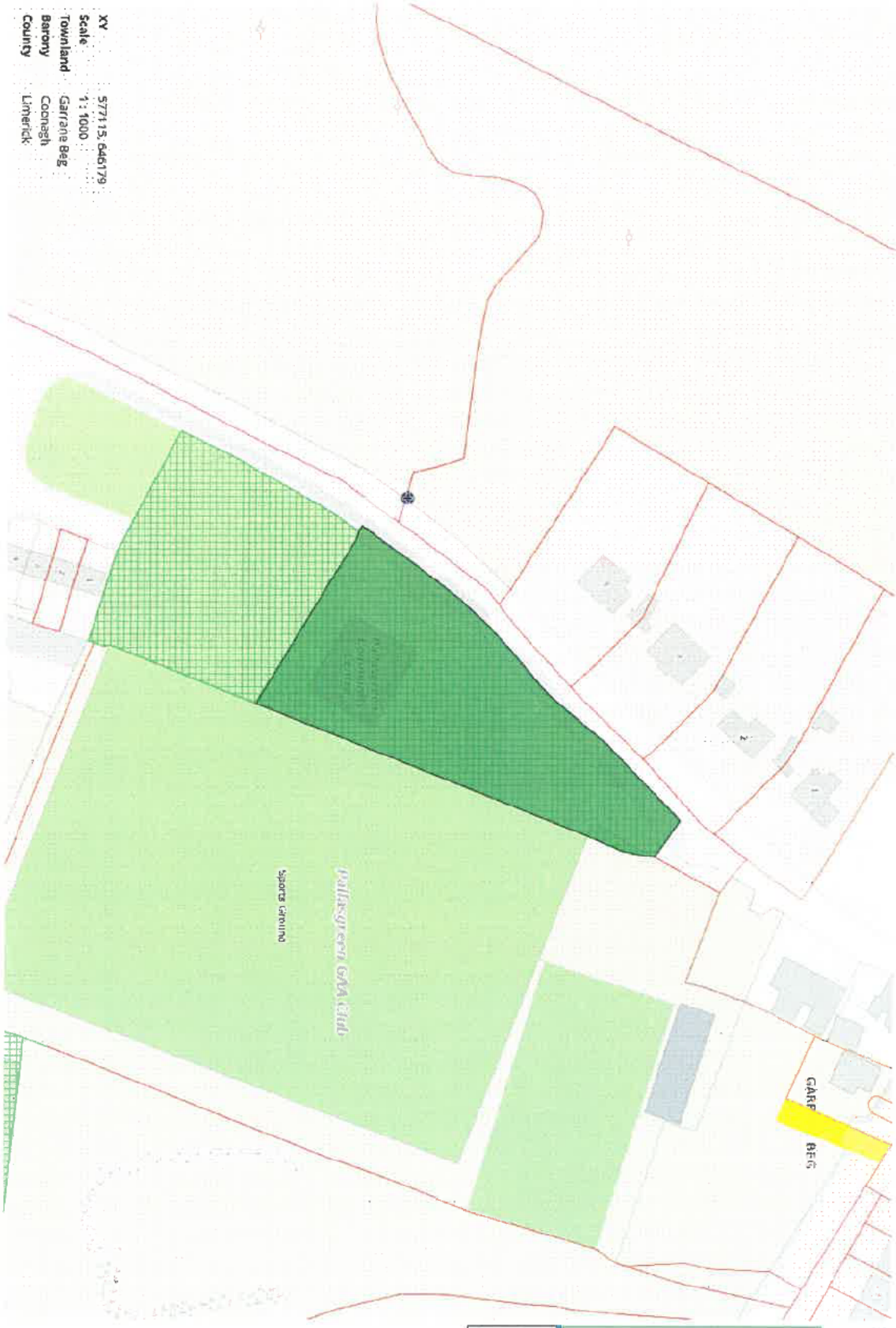
A full list of burdens and their symbology can be found at: www.landdirect.ie



Property Details

Folio Number	1K62521
Title Level	Leasehold
Plan Number	1
Property Number	1
Area of selected plans	0.45 hectares.
Number of Plans on this folio:	1
Address	Pallasgreen Community Centre, Garraibeg, Pallasgreen, Co. Limerick V94 0K07

*Title Division Registration Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2005 and Rule 8(1) of the Land Registration Rules 2012



XV 577113, 646179
Scale 1 : 1000
Townland Carrane Beg
Barony Coonagh
County Limerick

Residential Zoned Land Tax Draft Map 2025

Pollsgreen Map

Legend

- Residential lands in scope
- Mixed Use lands in scope
- Proposed Removal
- Proposed Addition
- Settlement boundary

Residential land Area:
8.062 ha.

Mixed Use land Area:
0.046 ha.

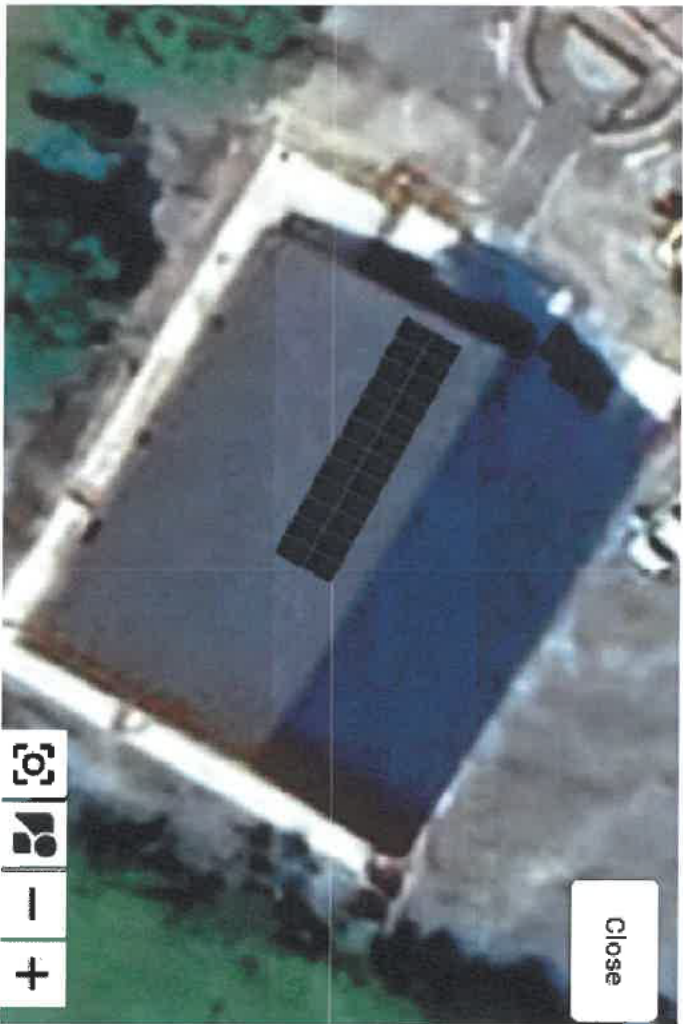
Notes:

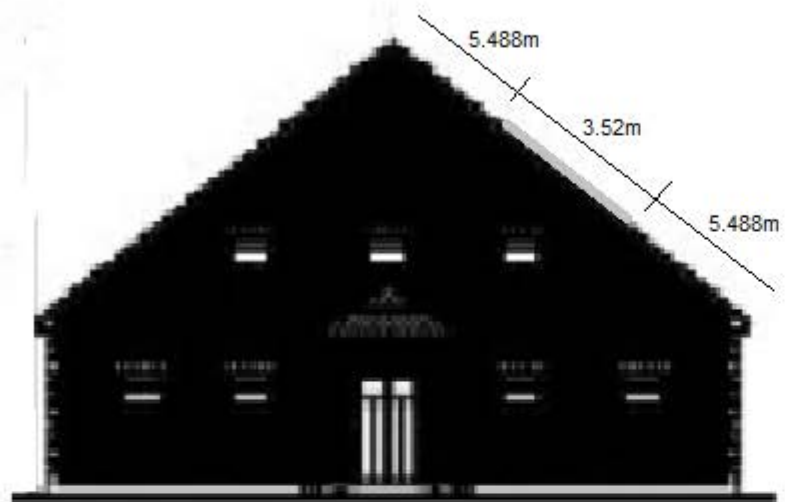
- Residential properties, although included on the map, are not subject to RZLT if they are subject to Local Property Tax.
- Mixed use lands refer to lands where residential development is permitted in principle, comprising lands zoned City/ District/ Local/ Town/ Village Centre/ Mixed Use in accordance with the zoning map for the settlement.
- A date is indicated on the map where the lands were newly zoned for a use permitting residential development, or serviced after 1st January 2022.

01 February 2024 PALM/RZLT/24/R1

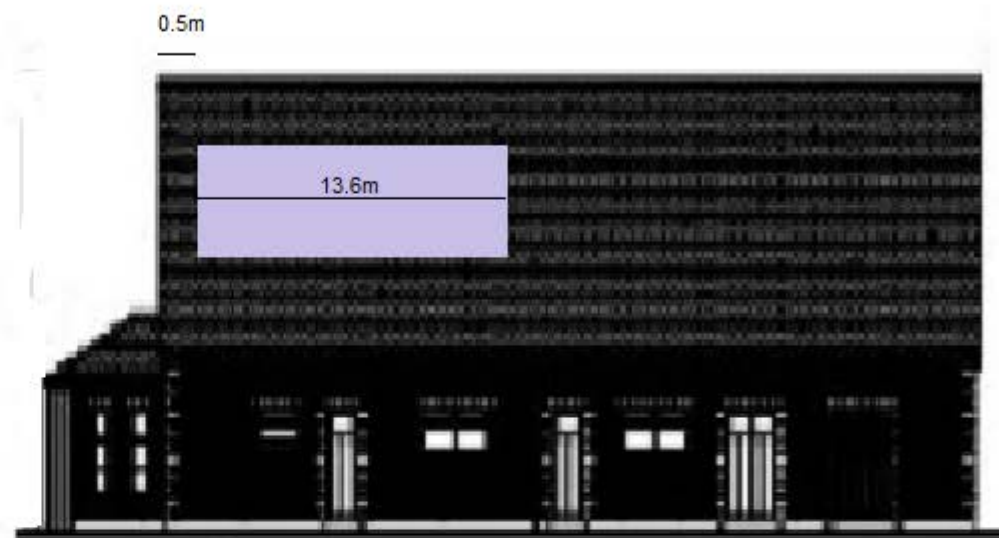
Residential Zoned Land Tax
Draft Map 2025



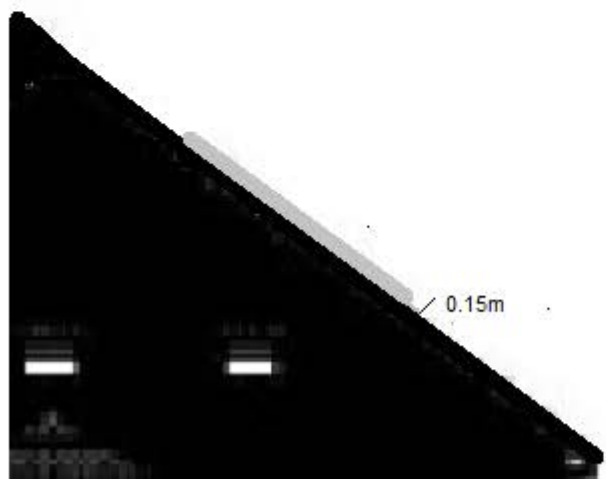




West Elevation



South Elevation





LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK

08/04/2025 09:32:44

Receipt No. /
Uimhir Admhála : LA25/0/25176145
*****REPRINT*****

PALLASGREEN TEMPLEBRADEN COMMUN
GARRANE BEG
GARRANMORE
CO LIMERICK

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :
Cheque 80.00
A.I.B.
501092

Change/Sóinseáil : 0.00

Issued By/
Eisithe ag : John Harold
From/Ó : CASH OFFICE HQ
Vat reg No./Cláruimhir CBL : 3267368TH

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no. EC-076-25

Name and Address of Applicant: Pallasgreen Templebarden Community Council
Pallasgreen Community Centre,
Garrae Beg, Garraamore,
Co. Limerick

Agent: N/A

Location: Pallasgreen Community Centre,
Garrae Beg, Garraamore,
Co. Limerick
V940K07

Description of Site and Surroundings:

There is a community centre on site, which is zoned Education and Community Facilities in the Limerick Development Plan 2022-2028. Pallasgreen GAA and Pallasgreen soccer club are adjacent to the site.

Zoning:

Education and Community Facilities

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

- Erection of solar panels on south facing roof of community centre

This Section 5 declaration includes the following:

- Application Form
- Site location
- Image of proposal
- Elevation
- Site layout

Planning History:

17/429 – Permission granted to Pallasgreen Templebraden Community Council for the construction of an extension to Pallasgreen Community Hall and associated site works

Enforcement History

N/A

Relevant An Bord Pleanála referrals

N/A

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

‘**structure**’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines ‘**development**’ as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

The proposed development on site, comprising erection of solar panels on south facing roof of community centre constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposal is for the erection of solar panels on southern roof of the community centre. Following a site inspection on the 10th April 2025 it was noted that the southern elevation of the community centre is road facing. The proposal for the erection of solar panels will be assessed under Class 61 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 61

The placing or erection on a roof, or within the curtilage, or on a roof of any ancillary buildings within the curtilage, of the following buildings or sites of a solar photo-voltaic and/or solar thermal collector installation:

- (i) an educational building,*
- (ii) health centre or hospital,*
- (iii) recreational or sports facility,*
- (iv) place of worship,*
- (v) community facility or centre,*
- (vi) library,*
- (vii) sites for the provision of gas, electricity, telecommunications services or water supplies or wastewater services operated by a statutory undertaker.*

The building in question is a community facility.

1. Where such development is located within a solar safeguarding zone, the total aperture area of any solar photo-voltaic and/or solar thermal collector panels, taken together with any other such panels previously placed on a roof, shall not exceed 300 square metres.

The site is not within a solar safeguarding zone.

2. Where such development is located within a solar safeguarding zone, the planning authority for the area shall be notified in writing no later than 4 weeks after the commencement of such development and such notification shall include details regarding the location and scale of the development.

The site is not within a solar safeguarding zone.

3. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 1.2 metres in the case of a flat roof or 15cm in any other case.

Drawings are submitted to show 15cm is not exceeded.

4. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 2 metres in the case of a flat roof or 50cm in any other case from the edge of the roof on which it is mounted.

Drawings are submitted to show a 50cm separation from the roof edge.

5. Any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels shall not be placed or erected on a wall or any roof that is not a flat roof.

None proposed on drawings.

6. The height of any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels on a flat roof shall not exceed 1.6 metres above roof level.

1.6 metres above roof level will not be exceeded.

7. Any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels on a flat roof shall be a minimum of 2 metres from the edge of the roof on which it is mounted.

None proposed on drawings.

8. Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the building or site.

Proposal is for solar panels on the roof.

9. The total aperture area of any free-standing solar photo-voltaic and solar thermal collector panels taken together with any other such existing free-standing panels shall not exceed 75 square metres.

Proposal is for solar panels on the roof.

10. The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.

Proposal is for solar panels on the roof.

11. The placing or erection of a solar photo-voltaic or solar thermal collector installation on any wall shall not be exempted development.

Proposal is for solar panels on the roof.

12. The placing or erection of any free-standing solar photo-voltaic or solar thermal collector installation within an Architectural Conservation Area shall only be exempted development if those works would not materially affect the character of the area.

Not within an ACA.

13. No sign, advertisement or object not required for the functioning or safety of the solar photo-voltaic or solar thermal collector installation shall be attached to or exhibited on such installation.

No signage shown on drawings submitted.

14. Development under this Class shall only be exempted development where the solar photo-voltaic or solar thermal collector installation is primarily used for the provision of electricity or heating for use within the curtilage of the building or site, and shall not be considered a change of use for the purposes of the Act.

To be used by community centre.

15. Development under this Class which causes hazardous glint and/or glare shall not be exempted development and any solar photo-voltaic or solar thermal collector panels which are causing hazardous glint and/or glare shall either be removed or be covered until such time as a mitigation plan to address the hazardous glint and/or glare is agreed and implemented to the satisfaction of the Planning Authority.

Can be removed if necessary.

Article 9 Restrictions

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination has been undertaken (see Appendix 1). Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not necessary.

Environmental Impact Assessment

An EIA Screening examination has been undertaken (see Appendix 2). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

Conclusion/Recommendation

The erection of solar panels on the community centre roof as detailed on the application and plans submitted are considered to be within the scope of Class 61 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 61 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (c) The plans & particulars submitted with the application received on the 8th April 2025.

It is therefore considered that the said works are development and are exempted development under the Planning and Development Regulations 2001 (as amended).



John Wallace
A/Executive Planner

Date 29/04/2025

Agreed



Jennifer Collins
A/Senior Executive Planner

Date: 29/04/2025

Appendix 1- AA Screening examination

AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
a. File Reference No:	EC/0725
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development: Erection of solar panels on south facing roof of community centre
c. Brief description of site characteristics:	There is a community center on site which is zoned Education and Community Facilities in the Limerick Development Pan 2022-2028. Pallasgreen GAA and Pallasgreen soccer club are adjacent to the site.
d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
e. Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	1.8km	None	No
001430 Glen Bog SAC	https://www.npws.ie/protected-sites/sac/001430	km	None	No

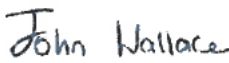
004165 Slievefelim to Silvermines Mountains SPA	Slievefelim to Silvermines Mountains SPA National Parks & Wildlife Service (npws.ie)	8.3km	None	No
001432 Glenstal Wood SAC	Glenstal Wood SAC National Parks & Wildlife Service (npws.ie)	11km	None	No
001847 Philipston Marsh SAC	https://www.npws.ie/protected-sites/sac/001847	11.4km	None	No
002137 Lower River Suir SAC	https://www.npws.ie/protected-sites/sac/002137	14km	None	No
002257 Moanour Mountain SAC	Moanour Mountain SAC National Parks & Wildlife Service (npws.ie)	16.3km	None	No

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

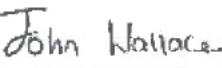
² if the site or part thereof is within the European site or adjacent to the European site, state here

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None predicted as this is for a installation of solar panels on the roof of an existing strucure, limited works involved.

Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	Given the nature of the proposal, not anticipated there would be any impact during operational phase as these are solar panels.		
In-combination/Other	None given level of development in the area		
(b) Describe any likely changes to the European site:			
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None predicted		
(c) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)			
☐ Yes ☒ No			
STEP 4: Screening Determination Statement			
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives			
No effects have been identified on any designated sites			
Conclusion: Given the sites size, no hydrological connection to any SAC/SPA, the site does not encroach on any SAC/SPA and the scale of the development, An AA Screening is not required.			
	<table border="1"> <tr> <td data-bbox="662 1852 860 1928"> Tick as appropriate: </td><td data-bbox="860 1852 1372 1928"> Recommendation: </td></tr> </table>	Tick as appropriate:	Recommendation:
Tick as appropriate:	Recommendation:		

(i) It is clear that there is no likelihood of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) Significant effects are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	 John Wallace, A/Executive Planner 29/04/25	
Planner	 Jennifer Collins, A/Senior Executive Planner 29/04/2025	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-076-25
Development Summary:	Installation of solar panels
Was a Screening Determination carried out under Section 176A-C?	☐ Yes. no further action required ☒ No. Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes. specify class: [insert here]_____	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☒ No. the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]_____	EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here]_____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant ☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 John Wallace, Assistant Planner 24/04/25

Signature and Date of the Decision Maker:



Jennifer Collins, A/Senior Executive Planner
29/04/25

Appendix 3 – Site Inspection Photographs





PLANNING & PLACE-MAKING

REG POST:

Pallasgreen Templebarden Community Council
Pallasgreen Community Centre,
Garrnae Beg, Garranmore,
Co. Limerick
V940K07

EC/076/25

29 April 2025

Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,



(for) Senior Planner,
Development Management

Tuar an Dail, Luimneach
Dooradoyle, Limerick

 customerservices@limerick.ie
 www.limerick.ie
 [@LimerickCouncil](https://twitter.com/LimerickCouncil)
 061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/422

File Ref No. EC/076/25

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: **Erection of solar panels on south facing roof of community centre at Pallasgreen Community Centre, Garrnae Beg, Garranmore, Co. Limerick V940K07.**

ORDER: Whereas by Director General's Order No. DG/2024/122 dated 27th November 2024, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Jennifer Collins, A/Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of John Wallace, A/Executive Planner dated 29/04/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Pallasgreen Templebarden Community Council at Pallasgreen Community Centre, Garrnae Beg, Garranmore, Co. Limerick V940K07 to state that the works as described above is

Development and is Exempt Development.



Signed

A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date 29/04/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/422 dated 29/04/2025, pursuant to Section 151(7) of the Local Government Act 2001



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daili
Tuar an Daili, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/076/25

Name and Address of Applicant: Pallasgreen Templebarden Community Council, Pallasgreen Community Centre, Garrae Beg, Garranmore, Co. Limerick

Agent: N/A

Whether the erection of solar panels on south facing roof of community centre at Pallasgreen Community Centre, Garrae Beg, Garranmore, Co. Limerick V940K07 is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 8th of April 2025.

AND WHEREAS the Planning Authority has concluded that the erection of solar panels on south facing roof of community centre at Pallasgreen Community Centre, Garrae Beg, Garranmore, Co. Limerick V940K07 **DOES** come within the scope of exempted development as defined under Class 61 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). See Report attached. ✍

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development**.

Signed on behalf of the said Council

Date:

30/4/25

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Bord Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.