



Limerick City and County Council

Planning Department

Limerick City & County
Council

02 SEP 2025

Planning

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

Declan CAREY

Applicant's Address:

THE FORGE

CASTLECONNELL V94 KSYP

Name of Agent (if any):

N/A

Address:

Limerick City & County
Council

02 SEP 2025

Planning

Telephone No.

Address for Correspondence:

THE Forge, Castleconnell

Co Limerick 0868385478

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

THE Forge CASTLE Connell V94 K5YP

Description of Proposed development:

Installation of 10 solar panels
to front left of house

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

Is this a Protected Structure or within the curtilage of a Protected Structure.

☒ YES/NO

Applicant's interest in site: House Owner

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

1. SITE Location Map
 2. Site Layout plan
 3. Elevations Map.
 4. Floor Plans
- Sketch view of proposed location for panels

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

If Yes please provide floor areas of all existing structures:

House was completely rebuilt
in 2022

Signature of Applicant (or Agent)



NOTES: Application must be accompanied by:

- ✓(a) Fee of €80
- ✓(b) Site location map 1:2500 b) Taitte Kiteann
- ✓(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**

Michael A. Burke (B. Arch.)

**M. Burke Associates,
Architectural Services,**

Main Street,
Pallaskenry,
Co. Limerick.

Tel: 061-220851
087-2146727

Our Ref. J7

Your Ref.: EC/18/25

Date: 1st October 2025

Architectural Visual Impact Assessment Report

Declaration under Section 5 Reference No EC/18/25

Proposed Solar Panel Installation

Location: The forge, Castle Street, Castleconnell Co. Limerick V94 K5YP

Context: Architectural Conservation Area (ACA)

1. Introduction

This report has been prepared in response to the request by Limerick City & County Council to provide an Architectural Visual Impact Assessment in respect of a proposed solar panel installation at the above property. The purpose is to evaluate the potential impact of the proposed works on the character and appearance of the Castleconnell ACA, and to demonstrate alignment with relevant policy in the Castleconnell LAP 2023–2029.

2. Policy Framework & Planning Context

2.1 Castleconnell Local Area Plan (2023–2029)

- The LAP is the operative local planning document for Castleconnell and provides policy direction for development, heritage protection, sustainable transport, and climate action.
- The Office of the Planning Regulator in its acknowledgement of the LAP highlighted the plan's positive approach to climate action and sustainable transport, along with detailed auditing of infrastructure needs.
- The LAP commits to protecting and enhancing the character of the ACA by ensuring that alterations and new works are sensitive to the existing built environment in terms of scale, materials, rooflines, and visibility.
- The plan also promotes active and sustainable modes of transport and low-carbon objectives as part of its broader settlement strategy, which underscores the importance of renewable energy interventions to help meet climate goals.

By referencing the LAP's objectives, this report positions the solar panel proposal as consistent with local policy supporting sustainable practices while respecting heritage constraints.

3. Site Context & Streetscape Characteristics

The subject property is located within the Castleconnell ACA. The ACA is characterised by a traditional streetscape defined by pitched roofs (often in slate or tile), restrained cornice lines, and uniform roof profiles. Roofscapes across the ACA tend to maintain consistent building lines and minimal visual clutter.

While the property is not a Protected Structure, it contributes visually to the character and cohesion of the area. Any change to the roof must therefore be assessed in terms of how it affects the roofscape rhythm, profile, and material harmony.

4. Description of Proposed Works

The proposal is for the installation of solar photovoltaic (PV) panels on one roof slope of the dwelling. Key features are:

- 6 Number full panels and 4 half panels
- Panel sizes are 1961mm x 1134mm x 30mm
- Set back 500mm from the edges of the roof and 200mm from the ridge cap of the roof.
- Projection from the roof plane is 100mm.
- The finish is dark, non-reflective surface designed to limit contrast with existing roof materials
- PV Panels will be located at the front of the property (see photographs below)

The design intention is that the panels minimise visual contrast and glare.

5. Visual Impact Assessment

5.1 Visibility & Viewpoints

From assessment of the ACA and the property's orientation, the panels will be partly visible from the west and fully visible from directly across the road. They will not be visible from the east because they are hidden by the higher roof that contains dormer windows (see photograph below) There is a considerable gradient away from the property towards the West. This elevated vantage, the set back of the building and neighbouring obstructions such as chimneys, parapet walls, etc, visibility will be limited and mostly indirect.

5.2 Impact on Character & Roofscape

In the context of the ACA, the proposed panels represent a modern intervention.

Nevertheless:

- The dark, non-reflective finish helps reduce visual contrast with the predominant roof surfaces.
- The low-profile mounting means the panels do not significantly alter the roof line or silhouette when viewed from street level.
- The alignment of panels to follow the pitch and slope of the roof preserves the geometry of the roofscape.
- The intervention is modest in scale and does not disrupt the rhythm of rooflines across the ACA.

By adopting this strategy, the proposal aligns with the LAP's direction that modifications

within the ACA should be “sympathetic to the existing built environment” (in terms of scale, materials, and rooflines) and preserve the character of the ACA.

5.3 Cumulative and Contextual Considerations

Given that this is a single property, the proposal does not introduce a new pattern of roof alterations across the ACA. The modest scale ensures that the overall visual coherence of the streetscape remains intact. In the event similar sympathetic interventions arise elsewhere, the precedent remains low-impact.

5.4 Reversibility & Long-Term Compatibility

The solar panels are fully reversible, meaning that they may be removed in the future without lasting damage to the original roof fabric. This is consistent with good practice in heritage areas where reversible adaptations are preferred.

6. Alignment with Local Policy & Justification

- Climate Action & Renewable Energy: The LAP’s emphasis on sustainable transport and climate responsibility provides a policy basis for renewable energy installations, especially when designed sensitively.
- Heritage Sensitivity: The LAP requires that works within the ACA preserve or enhance the character of the area through sensitive treatment of materials, scale, and visual impact.
- Minimal Material Impact: Because the intervention is low-profile, reversible, and designed to minimise contrast, it should not be regarded as materially altering the special character of the ACA.
- Precedent of Thoughtful Interventions: The approach taken here follows best practice for heritage contexts — modern elements introduced only when they do not dominate the heritage fabric.

7. Conclusion

On the basis of the foregoing, it is my considered opinion that:

1. The proposed solar panel installation, in its design, finish, and scale, will have minimal and acceptable visual impact within the Castleconnell ACA;
2. The intervention is sympathetic to the existing roofscape and does not unduly disrupt the character of the streetscape;
3. It is consistent with the policy aims and heritage sensitivity embedded in the Castleconnell LAP 2023–2029;
4. Because the installation is reversible and modest, it does not represent a lasting detriment to the architectural character of the ACA.

Accordingly, I submit that the proposed works should not be considered to “materially affect” the character or special interest of the ACA and thus can be justified in support of the Section 5 referral.



Michael A Burke (B. Arch. MRICS, MCIAT)



Solar (PV) panels to be located on this roof



Front Elevation – P V Panels to be located on the lower roof to the right.

Declan Carey

The Forge,

Castleconnell,

Co. Limerick.

1/Oct/2025

Re: EC/181/25

Dear Sir/Madam,

Please find the following additional information as requested including architectural/visual assessment report.

1. Confirmation of panel dimensions

Panels are 1196mm x 1134mm x30mm

2. Setback from roof edges

500mm from the edges of the roof and 200mm from the ridge cap of the roof.

3. Projection and roof plane

100mm from the roof

4.architectural/visual assessment report.

See attached.

Thank you for your time and effort in dealing with this matter and I look forward to hearing from you in due course.

Regards

Declan Carey

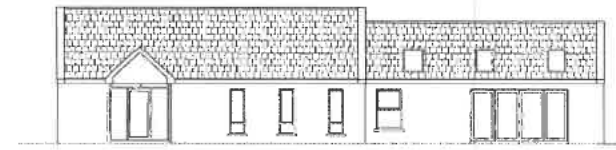
0868385978 copy by email also.

**Limerick City & County
Council**

01 OCT 2025

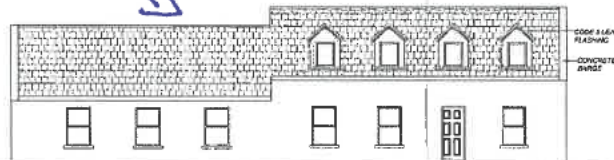
Planning





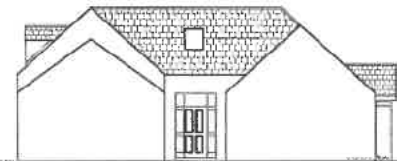
REAR ELEVATION

panels blue see Annex F



FRONT ELEVATION

SCALE 1:100



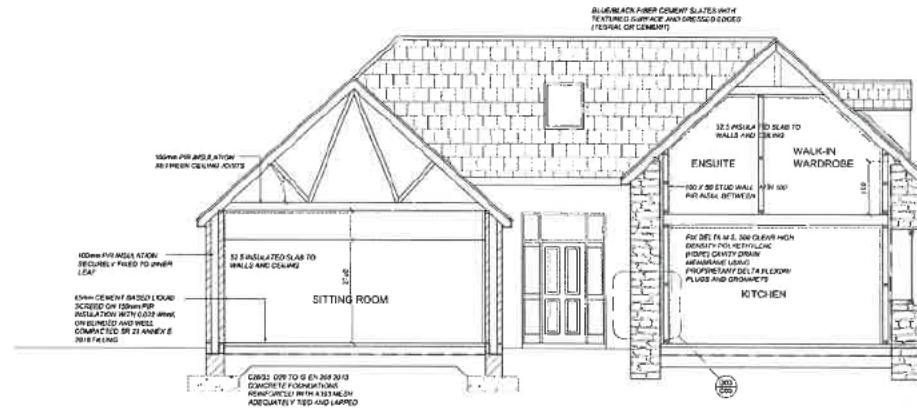
SIDE ELEVATION

SCALE 1:100



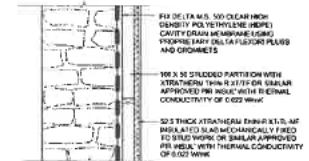
SIDE ELEVATION

SCALE 1:100



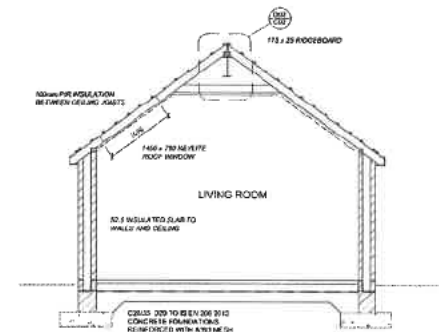
SECTION A-A

SCALE 1:50



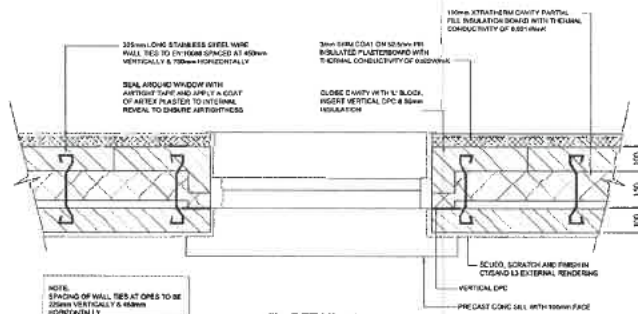
DETAIL 03

SCALE 1:50



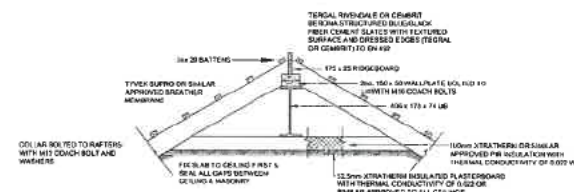
SECTION C-C

SCALE 1:50



DETAIL 01

SCALE 1:50



DETAIL 02

SCALE 1:50

WHERE MATERIAL ARE SPECIFIED BY PROPRIETARY NAME IT IS EMPLOYED THAT EQUAL ALTERNATIVE MATERIALS CAN BE USED SUBJECT TO APPROVAL BY ARCHITECT

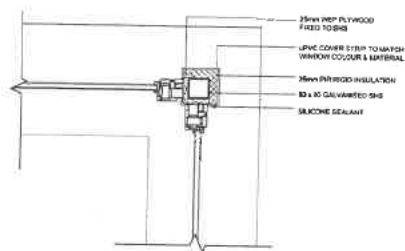
DRAWING PRODUCED FROM DOM O'RIOGAN'S PLANNING DRAWINGS & ELECTRICAL DRAWING

Rev	Description	Date
1	ELEVATIONS AND SECTIONS	
PROJECT		
PROPOSED EXTENSION & ASSOCIATED REVOLUTIONS AT THE FORGE CASTLE STREET, CASTLECONNELL CO. LMK		
CLIENT		
PATRICIA JORDAN AND DECLAN CAREY		
STAGE		
CONSTRUCTION		
DRAWING NO.		
J7-J1-C03		
DRAWN BY		
MAAS		
SCALE		
AS SHOWN @ A1		
DATE		
01-06-2020		
DRAWN BY		
M Burke Associates		
Architectural Services		
4444 STREET, KILASHERRY		
CO. DUBLIN		
Tel: 01-2720811, 01-2720812		
Email: m.burke@mburkeassociates.com		

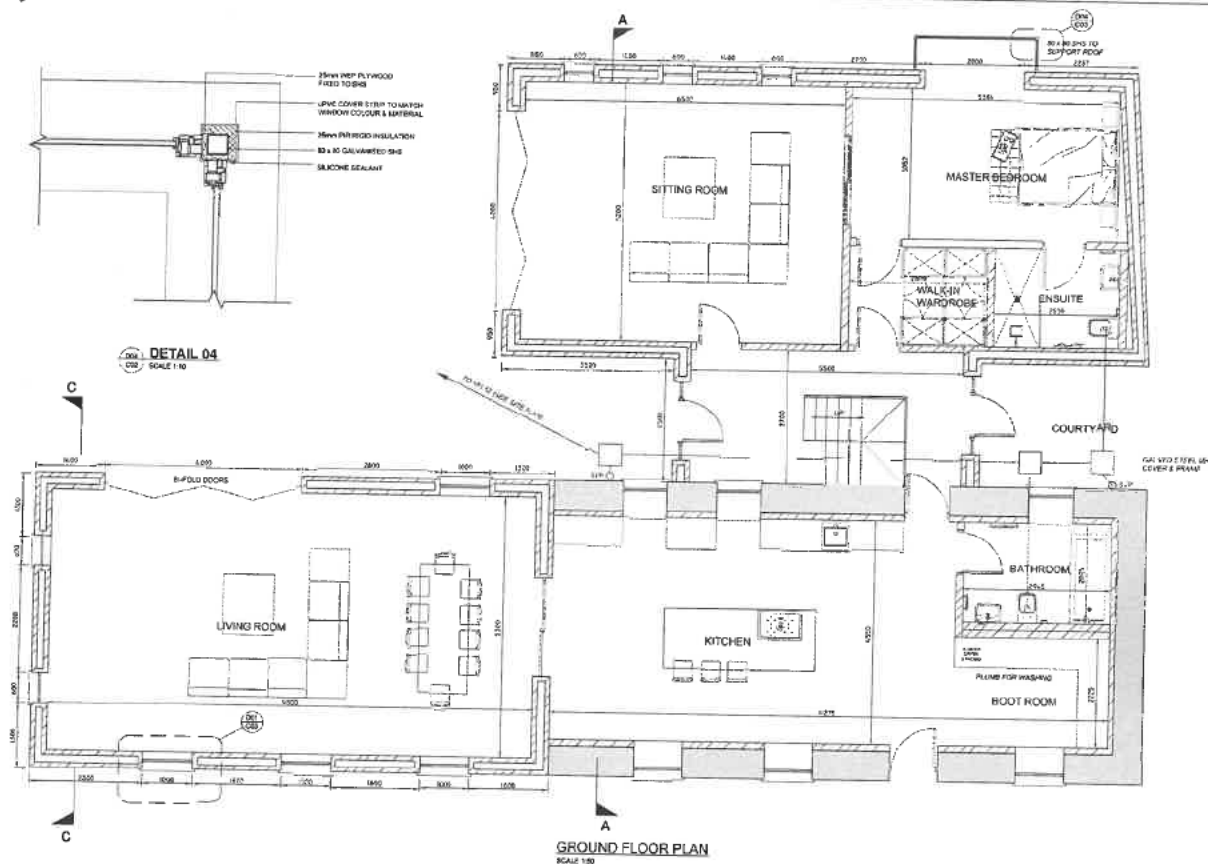
C03

08

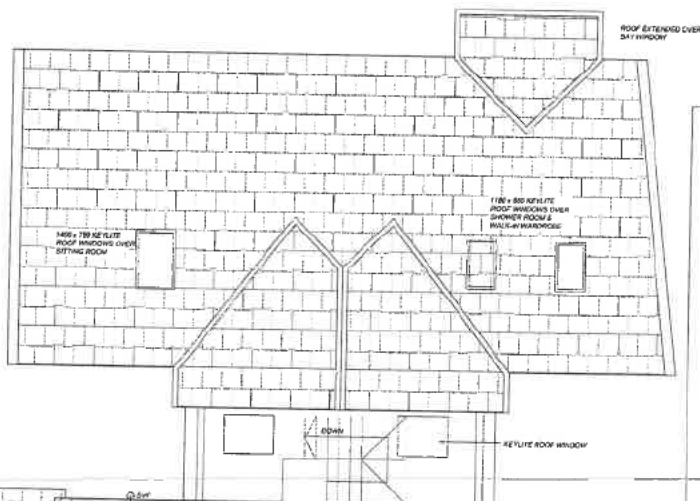
4.



DETAIL 04
SCALE 1:10



GROUND FLOOR PLAN
SCALE 1:50

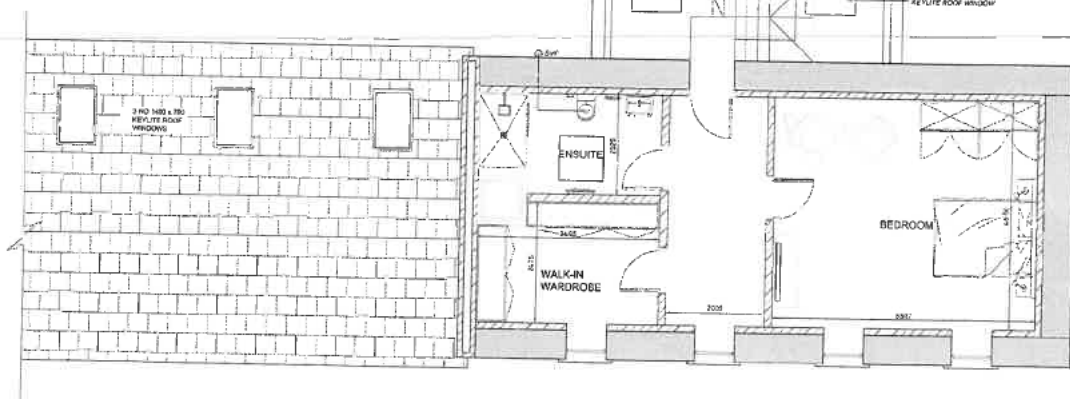


PROPOSED WALLS & PARTITIONS
EXISTING STONE WALLS

AREA OF EXTENSION 127 SQ. M

WHERE MATERIAL ARE SPECIFIED BY PROPRIETARY NAME IT IS EMPLOYED THAT EQUAL ALTERNATIVE MATERIALS CAN BE USED SUBJECT TO APPROVAL BY ARCHITECT

DRAWING PRODUCED FROM DOM O'RIOURDAN'S PLANNING DRAWINGS & ELECTRICAL DRAWING



FIRST FLOOR PLAN
SCALE 1:50

No.	Description	Date
FLOOR PLANS		
Project: EXTENSION & ASSOCIATED RENOVATION AT THE FORGE CASTLE STREET CASTLECONNELL, CO. LIMERICK		
Client: PATRICIA JORDAN AND DECLAN CAREY		
Stage: CONSTRUCTION	Drawing No: J7-J1-C02	
Drawn by: MAB	Scale: AS SHOWN @A1	
Date: 01-06-2020	Revision:	
MICHAEL A. BURKE ARCHITECTS ARCHITECTURAL SERVICES 40/41 STREET, KILASHERRY, CO. DUBLIN TEL: 01-2288111, 01-2288111-2 Email: mab@mcaburke.ie, info@mcaburke.ie		

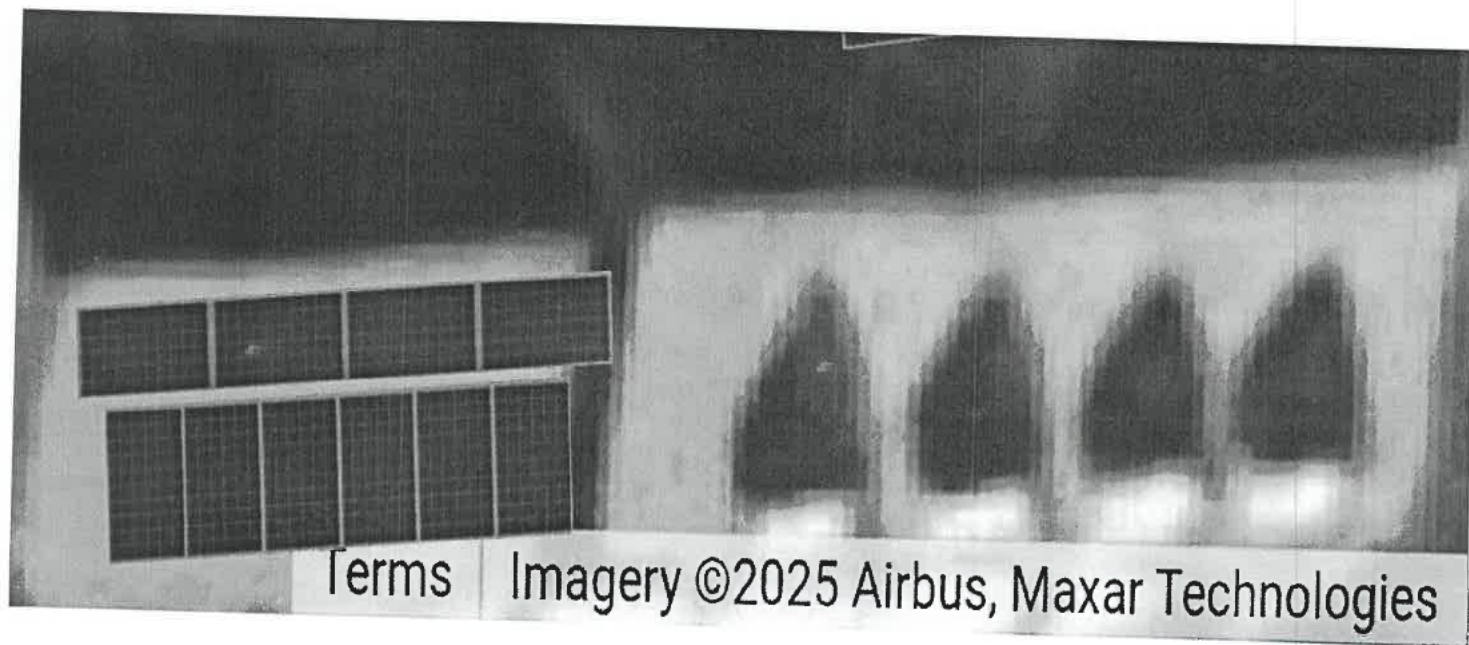
C02

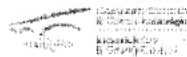
panels to left only
which was newly constructed



6.

Appendix I





LIMERICK CITY & COUNTY COUNCIL, CASH
OFFICE CIVIC OFFICES DOORADOYLE CO
LIMERICK
02/09/2025 14:28:17
Receipt No.: LA25/25191073
Customer Address:
DECLAN CAREY
THE FORGE
CASTLECONNELL
V94K5YP

Code	Reference	Qty	Price	Am.
	THE			
PL041	FORGECASTLECONNELLV94	1	80	8
	K5YP			EUR

Paid with: Credit / Debit Card
Subtotal: 80.00 EUR
Tax (VAT): 0.00 EUR
Total: 80.00 EUR
Tendered: 80.00 EUR

From: CASH OFFICE HQ


Please retain this receipt
It is necessary for applications for any
refunds.

Please do not reply to this email

**CASH OFFICE DOORADOYL
FINANCE DEPARTMENT LI
Limerick
V94WV78**

MERCHANT ID: *****5478
TERMINAL ID: *****7808
DATE: 02/09/2025 TIME: 14:29
BATCH: 000177-008 INVOICE: 001939
RRN: 524513334878 AUTH NO.: 177685
Visa Debit SALE
AID A0000000031010 ICC
*****2909
SALE AMOUNT €80.00
VERIFIED BY PIN

I agree to pay the final amount according
to the card/merchant issuer agreement
TC: 099C84B7105B2142

 <div> Comhairle Cathrach & Contae Luimnigh </div> <hr/> <div> Limerick City & County Council </div>
<p align="center"><u>Report on application under Section 5 of the Planning and Development Act 2000 (as amended) – After FI</u></p>

File Reference number	EC-181-25
Applicant	Declan Carey
Location	The Forge Castleconnell, V94K5YP

1.0 Previous Assessment:

Previous assessment concluded that the Planning Authority was not in a position to determine whether the proposed is or is not exempted development. This was due to the uncertainty of how the proposed development would impact the receiving environment.

2.0 Submitted Documents:

The Applicant have submitted an Architectural Visual Impact Assessment Report and a Cover Letter with requested information (dimensions, setback distances, etc.).

3.0 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).

3.1 Is the proposal development?

As previously assessed, it is determined that:

The proposed development on site, comprising the installation of 10 solar panels on the roof of an existing dwelling, constitutes 'works' and therefore 'development' within the meaning of the Act.

3.2 Is the proposal exempted development?

The proposal for the erection of solar panels will be assessed under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

This class refers to:

The placing or erection on a roof of a house, or within the curtilage of a house, or on a roof of any ancillary buildings within the curtilage of a house (excluding apartments) of a solar photo-voltaic and/or solar thermal collector installation.

The proposed development involves the installation of 10 solar panels on the roof of an existing dwelling, which is within the curtilage of a house and not an apartment. Therefore, it falls within the scope of Class 2(c), subject to compliance with the following Conditions and Limitations:

1. The distance between the plane of the roof and the solar panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.

Submitted information has confirmed that the solar panels will be 10cm from the roof.

2. The solar panels shall be a minimum of 50cm from the edge of the roof on which they are mounted.

Submitted information has confirmed that the solar panels will be 50cm from the edge of the roof.

3. Any free-standing solar installation shall not be placed or erected forward of the front wall of the house.

N/a proposal is for roof mounted panels.

4. The total aperture area of any free-standing solar panels (combined with any existing ones) shall not exceed 25 square metres.

N/a proposal is for roof mounted panels.

5. The placing or erection of any free-standing solar panels shall not reduce the remaining area of private open space (reserved exclusively for the occupants) to the rear or side of the house to less than 25 square metres.

N/a proposal is for roof mounted panels.

6. The height of any free-standing solar installation shall not exceed 2.5 metres at its highest point above ground level.

N/a proposal is for roof mounted panels.

7. The placing or erection of solar panels on any wall is not exempted development.

N/a proposal is for roof mounted panels.

8. The placing or erection of any free-standing solar installation within an Architectural Conservation Area (ACA) shall only be exempted development if those works would not materially affect the character of the area.

N/a proposal is for roof mounted panels.

9. Development under this Class which causes hazardous glint and/or glare shall not be exempted development. Any panels causing such effects must be removed or covered until a mitigation plan is agreed and implemented to the satisfaction of the Planning Authority.

I do not consider that solar panels at this location will cause hazardous glare or glint.

4.0 Article 9 Restriction

Article 9 of the Planning and Development Regulations 2001 (as amended) outlines restrictions on exempted development, including:

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

The subject dwelling is located within ACA 10 - Castleconnell, which is designated due to its significant built heritage, townscape character, and proximity to the River Shannon.

While rooftop solar panels are generally exempt, Article 9(1)(a)(xii) restricts exempted development where it would materially affect the character of an Architectural Conservation Area.

Therefore, although the development may be exempt under Class 2(c), a case-by-case assessment is required to determine whether the installation of solar panels would materially affect the visual character of the ACA. This assessment should consider:

- Visibility from public areas.
- Impact on the streetscape
- Design and finish of the panels.

The application has been reviewed by the Limerick City and County Council Architectural Conservation Officer who has determined that:

“The proposed solar panels are to the front elevation, and will be prominently visible from within the streetscape of Castle Street and the ACA. It will also have a visual impact on views within the A.C.A. generally, including the view along Castle Street showing the terraced cottages, and the view towards the Church from Castle Street.

The proposal wouldn't be considered to be exempted development as it will have a visual impact on the character of the ACA.”

Based on the above assessment, I consider that the proposed development does materially affect the character of the ACA and therefore is not deemed exempted development under Article 9 (xii) as outlined above.

5.0 Appropriate Assessment

An AA Screening examination was carried out by Limerick City & County Council (see

appendix 1 in previous report). 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 (See appendix 1 for AA Screening Form).

6.0 Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City and County Council (see Appendix 2 in previous report). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.



7.0 Conclusion/Recommendation

Whilst the proposed works as detailed on the application and plans submitted is considered to be within the scope Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), they are restricted by the provisions of Article 9 (1)(a)(xii).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).
- (c) The plans & particulars submitted with the application received on (02/09/2025 and 01/11/2025).

It is therefore considered that the said works are development and not exempted development under Article 9 (1)(a)(xii) of the Planning and Development Regulations 2001 (as amended).

Assistant Planner	Cathal McMullan	Date: 20/10/2025
Signature:		
Senior Executive Planner	Grainne O'Keeffe	Date: 20/10/2025
Signature		

Internal Reports/Communication



Hi Cathal, Gráinne,

The proposed solar panels are to the front elevation, and will be prominently visible from within the streetscape of Castle Street and the ACA. It will also have a visual impact on views within the A.C.A. generally, including the view along Castle Street showing the terraced cottages, and the view towards the Church from Castle Street – see screenshot from Google Streetview attached showing a key view that will be impacted.

The proposal wouldn't be considered to be exempted development as it will have a visual impact on the character of the ACA.

Shóna O'Keeffe
Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate
Limerick City & County Council | Merchants Quay | Limerick V94 EH90



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

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

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

PLANNING & PLACE-MAKING

REG POST:

EC/181/25

26 September 2025

**Declan Carey,
The Forge
Castleconnell,
Co. Limerick.
V94K5YP**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application you are hereby requested to submit the following further information:

Detailed specifications and elevations of the proposed solar panels:

- Confirmation of their dimensions,
- setback from roof edges,
- and, projection from the roof plane.
- An Architectural/Visual Impact Assessment report given the sites location within an ACA


This additional information is necessary to determine whether the proposed development complies with the conditions and limitations of Class 2(c) and whether it qualifies as exempted development under the Planning and Development Regulations.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please quote your planning reference number on all correspondence EC/181/25.

Yours sincerely,

A handwritten signature in black ink, consisting of two large, overlapping loops followed by a long, horizontal flourish.

**(for) Senior Planner,
Development Management**

File Reference number	EC-181-25
Applicant	Declan Carey
Location	The Forge Castleconnell, V94K5YP

1.0 Description of Site and Surroundings:

Existing dwelling along Castle Street in the village of Castleconnell, the dwelling has an attached garage and frontage onto Castle Street.

2.0 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:

- Installation of 10 solar panels to front left of the house

This Section 5 declaration includes the following:

- Site location
- Elevations
- Floor plans

3.0 Planning History:

19/802 – Permission granted to Patricia Jordan for (a) knock a part of the boundary wall along Chapel Close and (b) knock the single storey annex at the side of the house and build a similar type extension in its place, replace the flat roofed dormer window on the front elevation with 3 no. "A" roofed dormer windows, relocate the existing conservatory to the rear North/Western corner of the site, build an extension to the rear of the house and carry out associated site works

3.1 Enforcement History

N/A

4.0 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).

4.1 Is the proposal development?

Under Section 2(1) of the Planning and Development Act 2000 (as amended):

- 'Works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.
- 'Structure' means any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and 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 the installation of 10 solar panels on the roof of an existing dwelling, constitutes 'works' and therefore 'development' within the meaning of the Act.

4.2 Is the proposal exempted development?

The proposal for the erection of solar panels will be assessed under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

This class refers to:

The placing or erection on a roof of a house, or within the curtilage of a house, or on a roof of any ancillary buildings within the curtilage of a house (excluding apartments) of a solar photovoltaic and/or solar thermal collector installation.

The proposed development involves the installation of 10 solar panels on the roof of an existing dwelling, which is within the curtilage of a house and not an apartment. Therefore, it falls within the scope of Class 2(c), subject to compliance with the following Conditions and Limitations:

1. The distance between the plane of the roof and the solar panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.

This can not be assessed as there is a lack of information on the drawings and no indication has been given elsewhere in submitted documents.

2. The solar panels shall be a minimum of 50cm from the edge of the roof on which they are mounted.

This can not be assessed as there is a lack of information on the drawings and no indication has been given elsewhere in submitted documents.

3. Any free-standing solar installation shall not be placed or erected forward of the front wall of the house.

N/a proposal is for roof mounted panels.

4. The total aperture area of any free-standing solar panels (combined with any existing ones) shall not exceed 25 square metres.

N/a proposal is for roof mounted panels.

5. The placing or erection of any free-standing solar panels shall not reduce the remaining area of private open space (reserved exclusively for the occupants) to the rear or side of the house to less than 25 square metres.

N/a proposal is for roof mounted panels.

6. The height of any free-standing solar installation shall not exceed 2.5 metres at its highest point above ground level.

N/a proposal is for roof mounted panels.

7. The placing or erection of solar panels on any wall is not exempted development.

N/a proposal is for roof mounted panels.

8. The placing or erection of any free-standing solar installation within an Architectural Conservation Area (ACA) shall only be exempted development if those works would not materially affect the character of the area.

N/a proposal is for roof mounted panels.

9. Development under this Class which causes hazardous glint and/or glare shall not be exempted development. Any panels causing such effects must be removed or covered until a mitigation plan is agreed and implemented to the satisfaction of the Planning Authority.

I do not consider that solar panels at this location will cause hazardous glare or glint.

5.0 Article 9 Restrictions

Article 9 of the Planning and Development Regulations 2001 (as amended) outlines restrictions on exempted development, including:

- Development that would interfere with the character of a Protected Structure or ACA.

The subject dwelling is located within ACA 10 - Castleconnell, which is designated due to its significant built heritage, townscape character, and proximity to the River Shannon.

While rooftop solar panels are generally exempt, Article 9(1)(a)(viii) restricts exempted development where it would materially affect the character of an Architectural Conservation Area.

Therefore, although the development may be exempt under Class 6, a case-by-case assessment is required to determine whether the installation of solar panels would materially affect the visual character of the ACA. This assessment should consider:

- Visibility from public areas.
- Impact on the streetscape.
- Design and finish of the panels.

6.0 Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

7.0 Environmental Impact Assessment

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

8.0 Conclusion/Recommendation

I am unable to assess the application in full against the Planning and Development Regulations based on the information submitted.

Given the location of the dwelling within Architectural Conservation Area 10 – Castleconnell, the design and visual impact of the proposed solar panels must be sympathetic to the receiving environment and must not materially affect the character of the ACA.

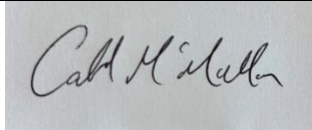

Recommendation:

Further information is required to enable a full assessment of the proposal, including:

Detailed specifications and elevations of the proposed solar panels:

- Confirmation of their dimensions,
- setback from roof edges,
- and, projection from the roof plane.
- An Architectural/Visual Impact Assessment report given the sites location within an ACA

This additional information is necessary to determine whether the proposed development complies with the conditions and limitations of Class 2(c) and whether it qualifies as exempted development under the Planning and Development Regulations.

Assistant Planner	Cathal McMullan	Date:
Signature:		17/09/2025
A/Senior Planner	Barry Henn	Date: 25/09/2025
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-181-25
(e) Brief description of the project or plan:	Solar panels erected on roof of existing dwelling in an ACA
(e) Brief description of site characteristics:	Existing dwellinghouse in village of Castleconnell
(e) 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	Approx. 200m	None	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	Approx. 10km	None	N

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. <ul style="list-style-type: none"> - 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. No direct encroachment or hydrological connection. Works proposed are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above mentioned European sites.
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water 	None. No direct encroachment or hydrological connection. Operation phase will not impact on

<ul style="list-style-type: none"> - 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 	the conservation objectives of the above mentioned European sites.
In-combination/Other	N/A given the level of proposed works involved.

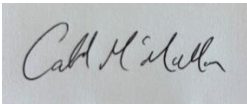

(a) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in 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 	<p>None. No direct encroachment or hydrological connection. Works proposed are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above mentioned European sites.</p>

(a) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STEP 4: Screening Determination Statement
<p>The assessment of significance of effects:</p> <p>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</p>
<p>On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> • the nature and scale of the proposed development, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

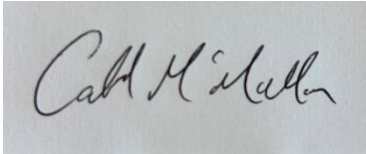

Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(iii) It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(iii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Cathal McMullan  _____ 17/09/2025	
Signature and Date of the Decision Maker:	 _____ 25/09/2025	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-181-25
Development Summary:	Installation of solar panels on an existing dwelling
Was a Screening Determination carried out under Section 176A-C?	<p>Yes. no further action required</p> <p>X No. Proceed to Part A</p>
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
X 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)	
X No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> 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	Screening Determination required

No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
--	---

Signature and Date of Recommending Officer:	Cathal McMullan  _____ 17/09/2025
Signature and Date of the Decision Maker:	 25/09/2025



Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council

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

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

PLANNING & PLACE-MAKING

REG POST:

Declan Carey,
The Forge,
Castleconnell,
Co. Limerick.
V94K5YP

EC/181/25

20 October 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 Daill, 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/2025/1172

File Ref No. EC/181/25

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

RE: **An installation of solar panels at The Forge, Castleconnell, Co. Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/141 dated 07th October 2025, 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 Grainne O'Keeffe, 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, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Cathal McMullan, Assistant Planner dated 20/10/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Declan Carey, The Forge, Castleconnell, Co. Limerick to state that the works as described above is

de

Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

20/10/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1172 dated 20/10/2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Dail
Tuar an Dail, 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/181/25

Name and Address of Applicant: Declan Carey, The Forge, Castleconnell, Co. Limerick

Agent: N/A

Whether the installation of solar panels at The Forge, Castleconnell, Co. Limerick 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 2nd of September 2025 and further information on the 01st of October 2025.

AND WHEREAS the Planning Authority has concluded that the installation of solar panels at The Forge, Castleconnell, Co. Limerick **DOES NOT** come within the scope of exempted development under Article 9 (1)(a)(xii) 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 NOT Exempt Development.**

Signed on behalf of the said Council 

Date: 20.10.2025

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