

Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Patrick Kennelly

Applicant's Address: 7 Castleville, Castletroy

Co. Limerick

V94 NPX0

Telephone No.



Name of Agent (if any): NAPS LTD

Address: Loughash, Newmarket on Fergus

Co. Clare, V95K377

Telephone No. 086 0849551

Address for Correspondence:

NAPS Ltd, Loughash, Newmarket on Fergus, Co. Clare, V95K377

EMAIL : INFO@NAPS.IE

TEL : 086-0849551

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

7 CASTLEVILLE, CASTLETROY, CO. LIMERICK, V94 NPX0

Description of Proposed development:

PROPOSED RENOVATION OF EXISTING DWELLING

INCLUDING DEMOLITION OF EXISTING REAR CONSERVATORY

CHANGE OF COLOUR OF MATERIALS OF FASCIA & SOFFIT & WINDOW FRAMES

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 **NO**

Applicant's interest in site: OWNER

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

EXISTING & PROPOSED DRAWINGS

SITE LOCATION & SITE LAYOUT MAPS

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

If Yes please provide floor areas of all existing structures:

TOTAL AREA OF EXISTING DWELLING : 204.9 SQ. METRES

Signature of Applicant (or Agent)

 (Agent for)

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**

Planning Section
Clare County Council
Limerick City & County Council
Dooradoyle
Co. Limerick

"Studio Inovo"

Loughash
Newmarket on Fergus
Co. Clare

t: 061-476937
e: info@naps.ie
w: www.naps.ie

Date : 15th June 2026

Re: Section 5 Application in relation to Proposed Renovation on Dwelling at 7 Castleville, Castletroy, Co. Limerick, V94 NPX0.

Dear Sir/ Madam,

Please find enclosed Section 5 Application in relation to Proposed Renovation/ alterations to dwelling at 7 Castleville, Castletroy, Co. Limerick on behalf of Patrick Kennelly.

Please find enclosed relevant drawings & Documents as listed in Schedule Below;

Drawing No.	Scale	No. Of Copies	Content
P-01-L	1:200	1	Existing House Drawings
P-05-L	1:500	1	Site Layout Map
P-06-L	1:2500	1	Site Location Map
P-04-L	1:200	1	Proposed Dwelling Drawing
Documents		No of Copies	
Section 5 Application Form			1
Fee of €80			1

The application is being submitted in advance of works to undertake a deep retrofit to upgrade the thermal performance of the dwelling which was constructed circa 1976. There is also a number of issues to address including ingress of water through the flat roof and replacement of substandard windows & address a number of cold bridges and poor thermal details around existing bay windows & improve the aesthetics of existing flat roof fascia.

The query relates to the cumulative effect of proposed works & the visual changes which are principally related to change of colours.

As summary of changes are below :

- Change of colour to grey & unification of fascia of flat roof.
- Change of colour of windows to grey and removal of Georgian style strips between glazing panes and alterations to window openings & frames.
- 2 Additional ground floor windows to south west elevation
- Demolition of rear conservatory (constructed as exempted development)
- Change of colour for main roof fascia, soffit, gutters to grey colour.
- Change to bay window design to include for insulation to Cill & head of same & change colour of fascia to grey.
- Removal of chimneys and existing rooflights from flat roof & 1 new replacement rooflight.
- Installation of PV solar panels on front and site roof
- Internal alterations and incorporation of existing boiler house into dwelling.

See attached pictures for reference purposes



Front Elevation



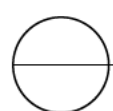
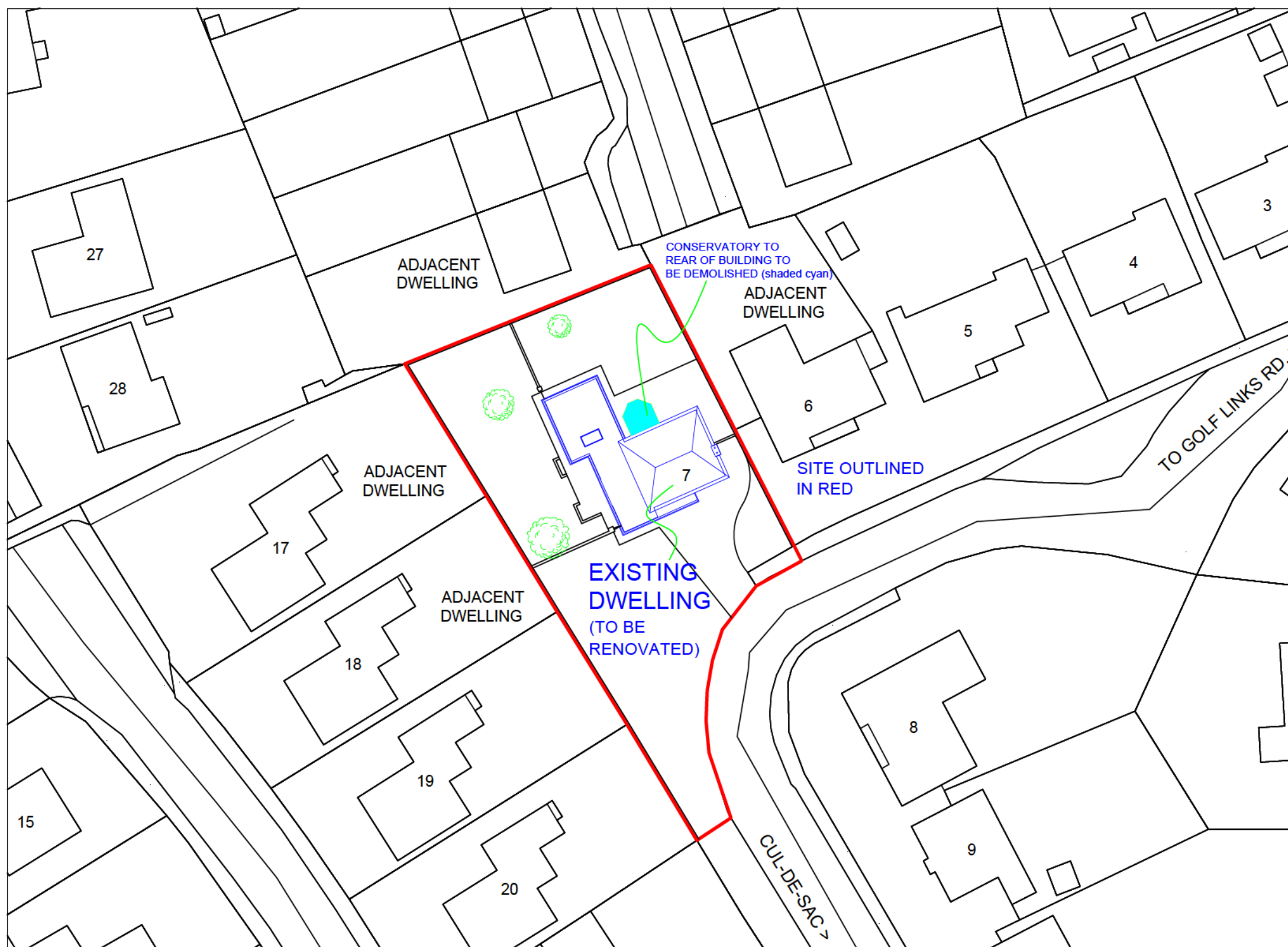
Thanks for your time on this matter & should you have any queries, please do not hesitate to contact me,

Yours Sincerely

Newmarket Architectural & Planning Services



Seán Boyce
Architectural Technologist



SITE LAYOUT MAP

SCALE : 1:500

PART OF O.S MAPS
LIMERICK SHEETS
4683 :22 & 23
4744: 02 & 03



Studio Inovo
Loughash
Newmarket on fergus
Co. Clare

Telephone
061 - 476937

Fax
061 - 476947

E-mail
info@naps.ie

Website
www.naps.ie

Project Details

PROPOSED RENOVATION &
ALTERATIONS TO EXISTING
DWELLING AT 7 CASTLEVILLE,
CASTLETROY, LIMERICK, V94 NPX0

DRAWING STATUS : PLANNING

Clients

PATRICK KENNELLY
7 CASTLEVILLE
CASTLETROY
CO. LIMERICK
V94 NPX0

DRAWN BY : S.B

Drawing

SITE LAYOUT MAP

Date

12 JUNE 2026

Scale

1:500

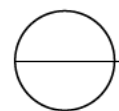
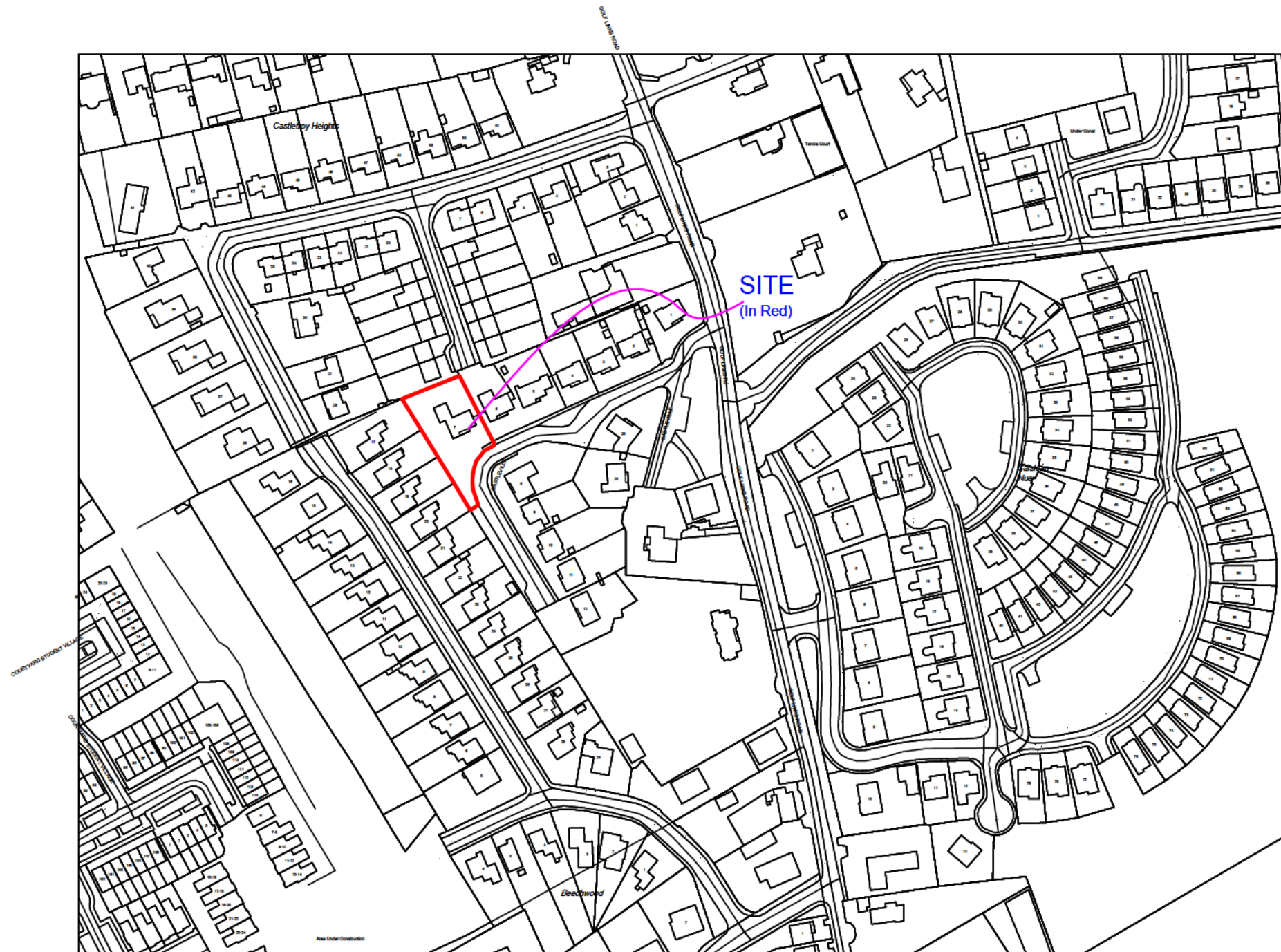
Job No.

1636-2026

Drawing No.

P-05-L

REVISION : 000



SITE LOCATION MAP

SCALE : 1:2500

PART OF O.S MAPS
LIMERICK SHEETS
4683 :22 & 23
4744: 02 &03

Ordnance Survey Ireland Licence No. AR 0066626
Ordnance Survey Ireland / Government of Ireland



Studio Inovo
Loughash
Newmarket on fergus
Co. Clare

Telephone 061 - 476937 Fax 061 - 476947

E-mail info@naps.ie Website www.naps.ie

Project Details
PROPOSED RENOVATION &
ALTERATIONS TO EXISTING
DWELLING AT 7 CASTLEVILLE,
CASTLETROY, LIMERICK, V94 NPX0

DRAWING STATUS : PLANNING

Clients
PATRICK KENNELLY
7 CASTLEVILLE
CASTLETROY
CO. LIMERICK
V94 NPX0

DRAWN BY : S.B

Drawing
SITE LOCATION MAP

Date
10 JUN. 2026

Scale
1:2500

Job No.
1636-2026

Drawing No.
P-06-L

REVISION : 000



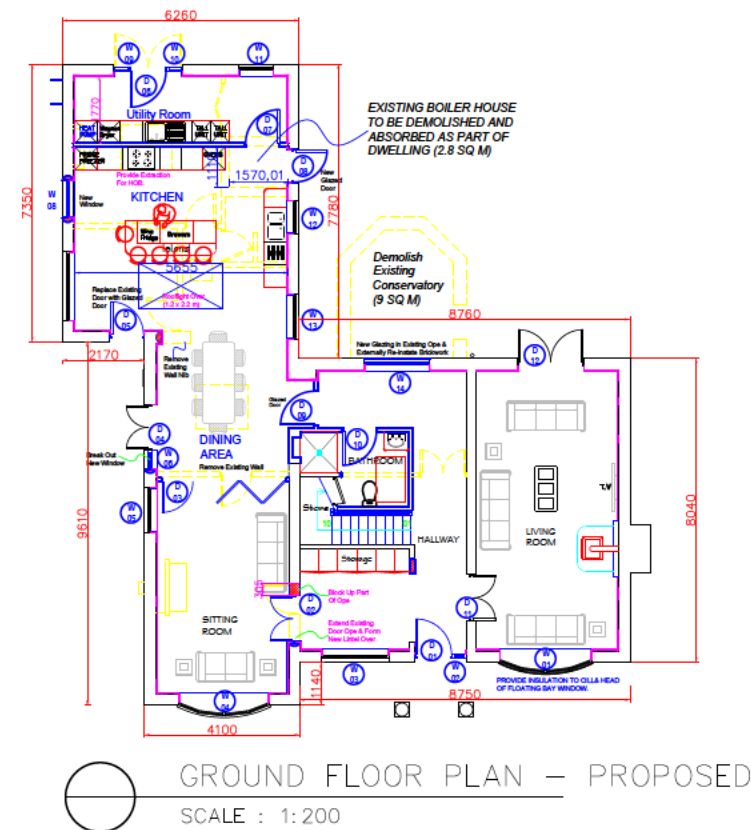
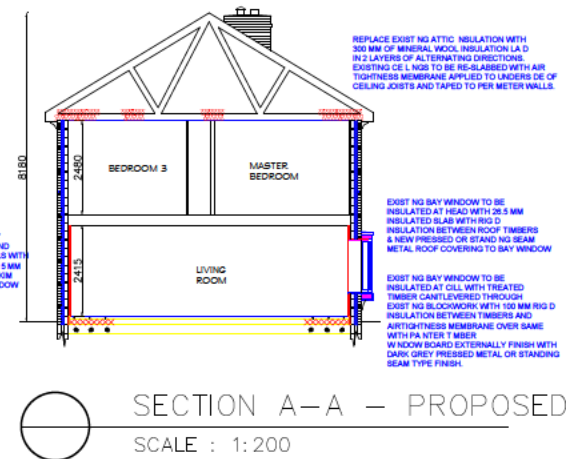
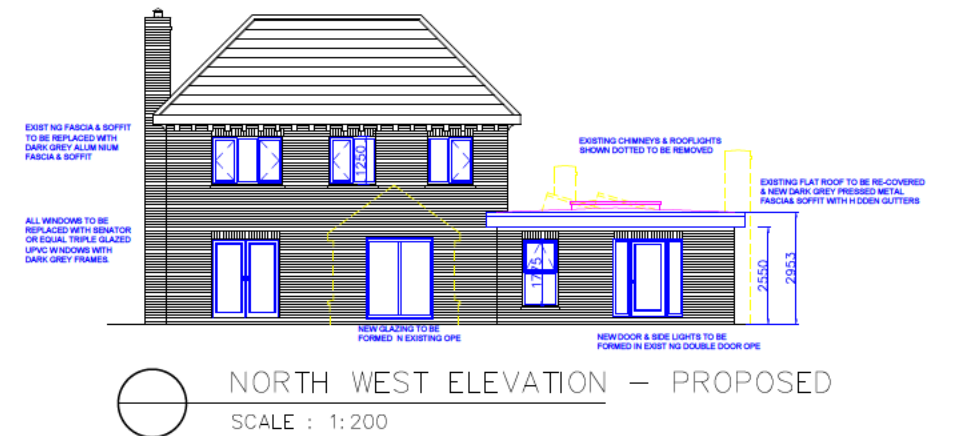
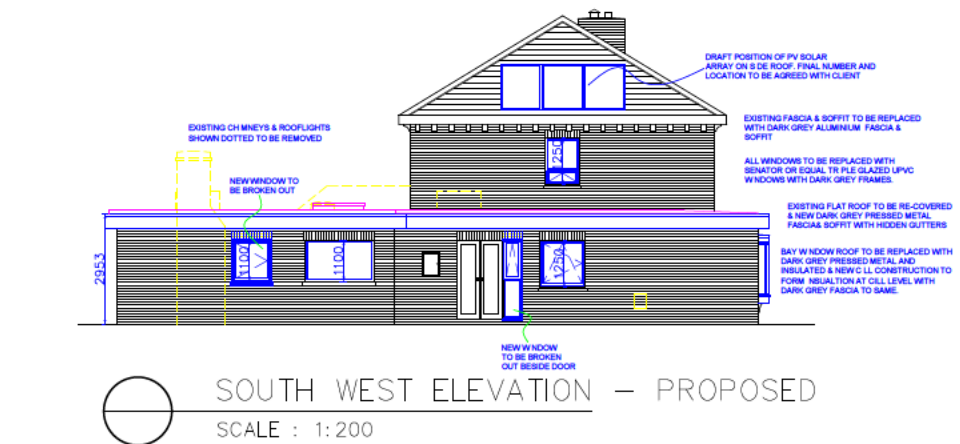
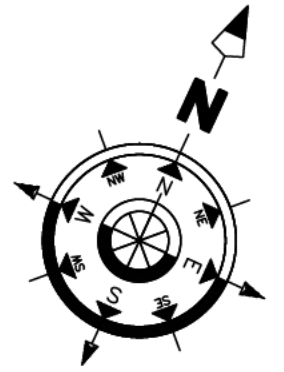
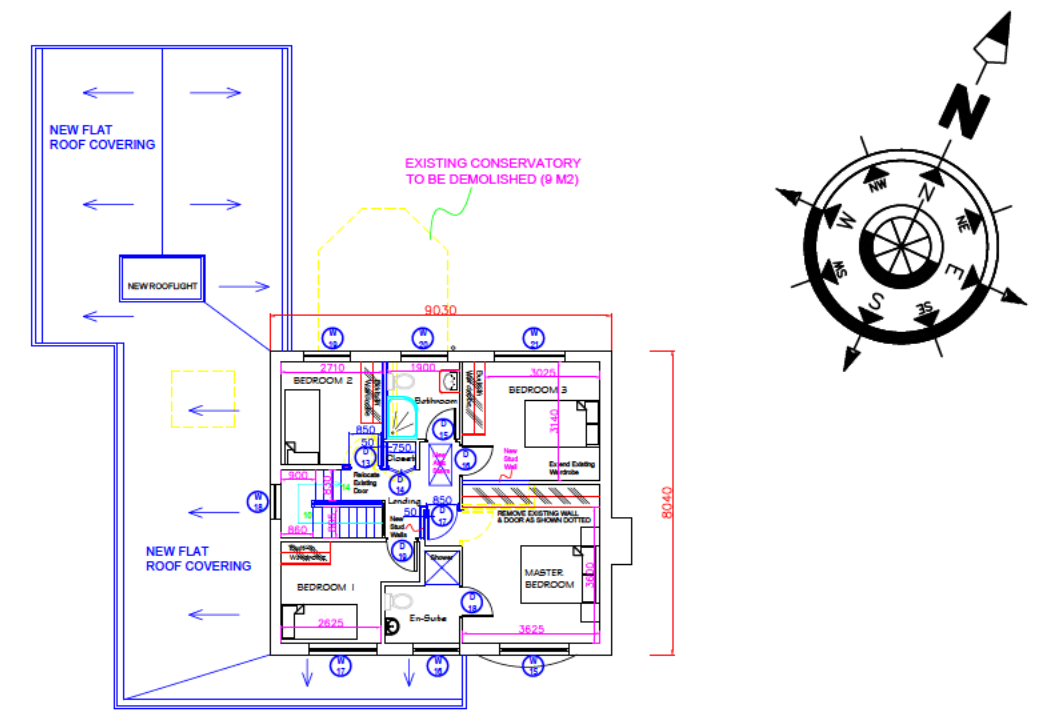
FLOOR AREA :
GROUND FLOOR AREA : 145.9 Sq m / 1570 sq ft

CONSERVATORY : 9 Sq m / 97 Sq Ft
(TO BE DEMOLISHED)

FIRST FLOOR AREA : 59 Sq m / 635 sq ft

EXISTING TOTAL : 204.9 Sq m / 2205 sq ft

PROPOSED TOTAL : 195.9 Sq m / 2109 sq ft



NAPS
newmarket architectural & planning services

Studio Inovo
Loughash
Newmarket on fergus
Co. Clare

Telephone 061 - 476937
Fax 061 - 476947
E-mail info@naps.ie
Website www.naps.ie

PROPOSED DRAWINGS FOR REFERENCE

Project Details

PROPOSED RENOVATION OF EXISTING DWELLING AT 7 CASTLEVILLE, CASTLETROY, LIMERICK

DRAWING STATUS : PLANNING

Clients

PATRICK KENNELLY
7 CASTLEVILLE
CASTLETROY
CO. LIMERICK

DRAWN BY : S.B

Drawing

EXISTING GROUND FLOOR PLAN & SECTION A-A & ELEVATIONS

Date 12 JUN. 2026
Scale 1:200

Job No.

1636-2025

Drawing No.

P-11-L

REVISION : 000



○ SOUTH EAST ELEVATION — EXISTING
SCALE : 1:200



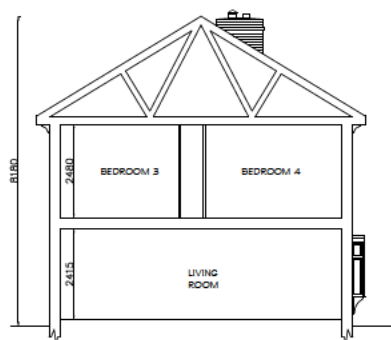
○ SOUTH WEST ELEVATION — EXISTING
SCALE : 1:200



○ NORTH WEST ELEVATION — EXISTING
SCALE : 1:200

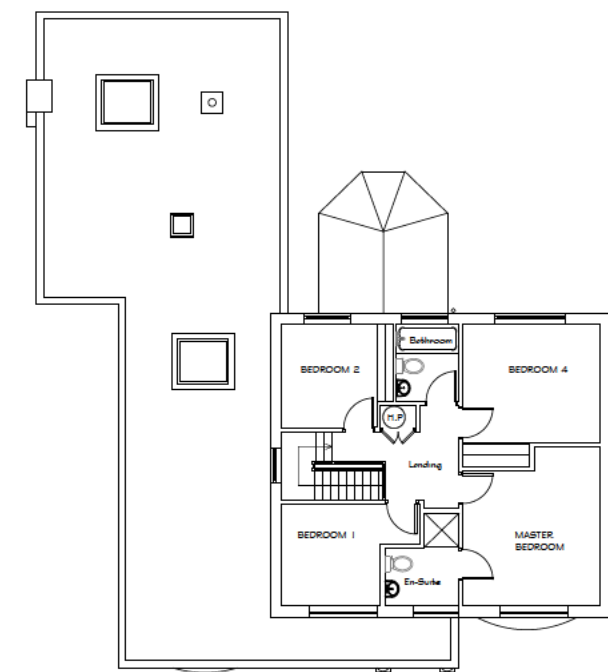


○ NORTH EAST ELEVATION — EXISTING
SCALE : 1:200

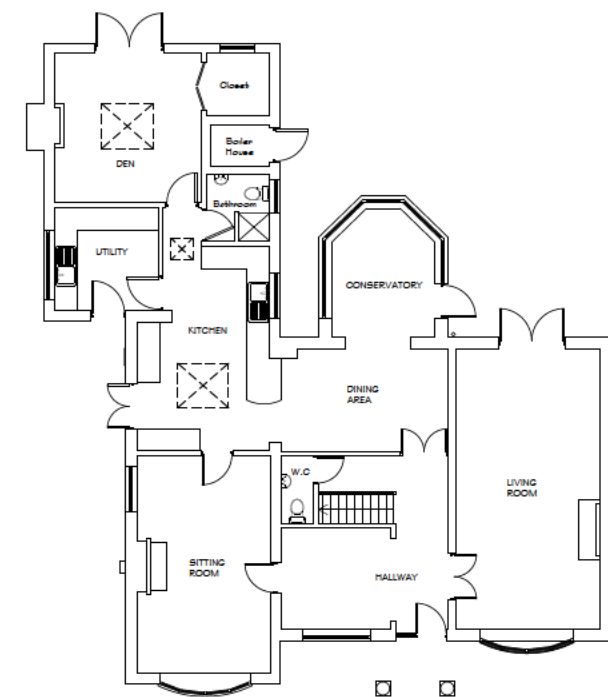


○ SECTION AA — EXISTING
SCALE : 1:200

FLOOR AREA :
GROUND FLOOR AREA : 145.9 Sq m / 1570 sq ft
CONSERVATORY : 9 Sq m / 97 Sq Ft
FIRST FLOOR AREA : 59 Sq m / 635 sq ft
TOTAL : 204.9 Sq m / 2205 sq ft



○ FIRST FLOOR PLAN — EXISTING
SCALE : 1:200



○ GROUND FLOOR PLAN — EXISTING
SCALE : 1:200



Studio Inovo
Loughash
Newmarket on fergus
Co. Clare

Telephone 061 - 476937
Fax 061 - 476947
E-mail info@naps.ie
Website www.naps.ie

EXISTING DRAWINGS FOR REFERENCE

Project Details

PROPOSED RENOVATION OF EXISTING
DWELLING AT 7 CASTLEVILLE,
CASTLETROY, LIMERICK

Clients

PATRICK KENNELLY
7 CASTLEVILLE
CASTLETROY
CO. LIMERICK

Drawing

EXISTING GROUND FLOOR
PLAN & SECTION A-A &
ELEVATIONS

Date 22 DEC. 2025
Scale 1:200

Job No. 1636-2025
Drawing No. P-01-L
REVISION : 000

DRAWING STATUS : PLANNING

DRAWN BY : S.B

FIRST FLOOR PLAN – PROPOSED
SCALE : 1:200

GROUND FLOOR PLAN – PROPOSED
SCALE : 1:200

REPLACE EXISTING ATTIC INSULATION WITH 300 MM OF MINERAL WOOL INSULATION AND 2 LAYERS OF ALTERNATING DIRECTIONS. EXISTING CEILING TO BE RE-CLASSED WITH AIR TIGHTNESS MEMBRANE APPLIED TO UNDERSIDE OF CEILING JOISTS AND TAPED TO PERIMETER WALLS.

12:12

2450

BEDROOM 3

MASTER BEDROOM

2415

LIVING ROOM

EXISTING BAY WINDOW TO BE INSULATED AT HEAD WITH 25 x 5 MM INSULATED SLAB WITH RIGID INSULATION BETWEEN ROOF TIMBERS & NEW PRESSED OR STANDING SEAM METAL ROOF COVERING TO BAY WINDOW

EXISTING BAY WINDOW TO BE INSULATED AT SILL WITH TREATED TIMBER CANTILEVERED THROUGH EXISTING BLOCKWORK WITH 100 MM RIGID INSULATION BETWEEN 2 MISERS AND AIRTIGHTNESS MEMBRANE OVER SAME WITH PLYWOOD FIBER WINDOW BOARD EXTERNALLY & NIGHTWING DARK GREY PRESSED METAL OR STANDING SEAM TYPE FINISH.

SECTION A-A - PROPOSED

SCALE : 1:200

Planning Section
Clare County Council
Limerick City & County Council
Dooradoyle
Co. Limerick

"Studio Inovo"

Loughash
Newmarket on Fergus
Co. Clare

t: 061-476937
e: info@naps.ie
w: www.naps.ie

Date : 17th July 2026

Your Ref: EC/104/26

**Re: Section 5 Application in relation to Proposed Renovation on Dwelling at 7 Castleville,
Castletroy, Co. Limerick, V94 NPX0.**

Dear Sir/ Madam,

Further to your correspondence of 14/07/26 in respect of above reference number & request for additional information for section 5 Declaration, I have addressed the items below per your letter.

1 (a)

See attached updated drawings reflecting the proposed actual PV Solar Array. The revised drawings in tandem with supporting information from Carrig Energy show 9 PV Solar panels on the front (south east) elevation on the main 2 storey roof. Additional there is a low pitch solar array on the rear of the flat roof section as shown on the front (south east) elevation with an additional 10 panels. In total there are 19 panels proposed. All panels are 1762 x1134mm in dimension and 30 mm thick. The panels on the main roof are shown in both landscape and portrait format.

1 (b)

See attached updated drawings showing the exact location on the main roof and flat roof based on actual measurements pre specifics furnished by Carrig Energy.

1 (c)

See attached revised drawings with dimensions showing the panels observing the minimum 500 mm from roof edges and exceeding this in most cases. The panels on the sloping roof are shown at 100 mm off the roof plane per information from Carrig Energy & the panels on the flat roof are no more than 450 above the flat roof to the rear of the dwelling.

1 (d)

See summary from Carrig energy in relation to the specifics of the proposed panels and addressing the issue of glare/glint which is consistent with planning guidelines.

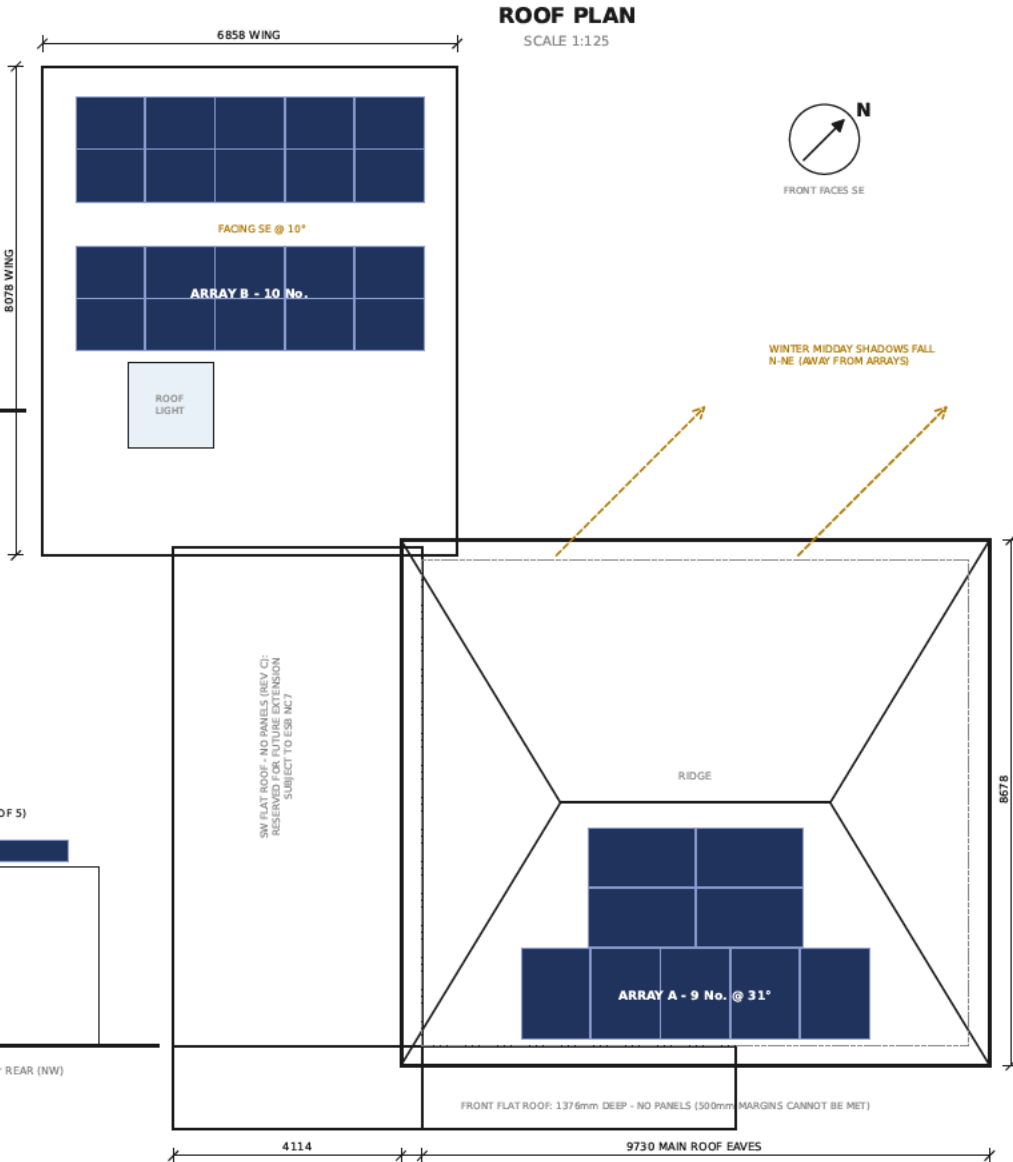
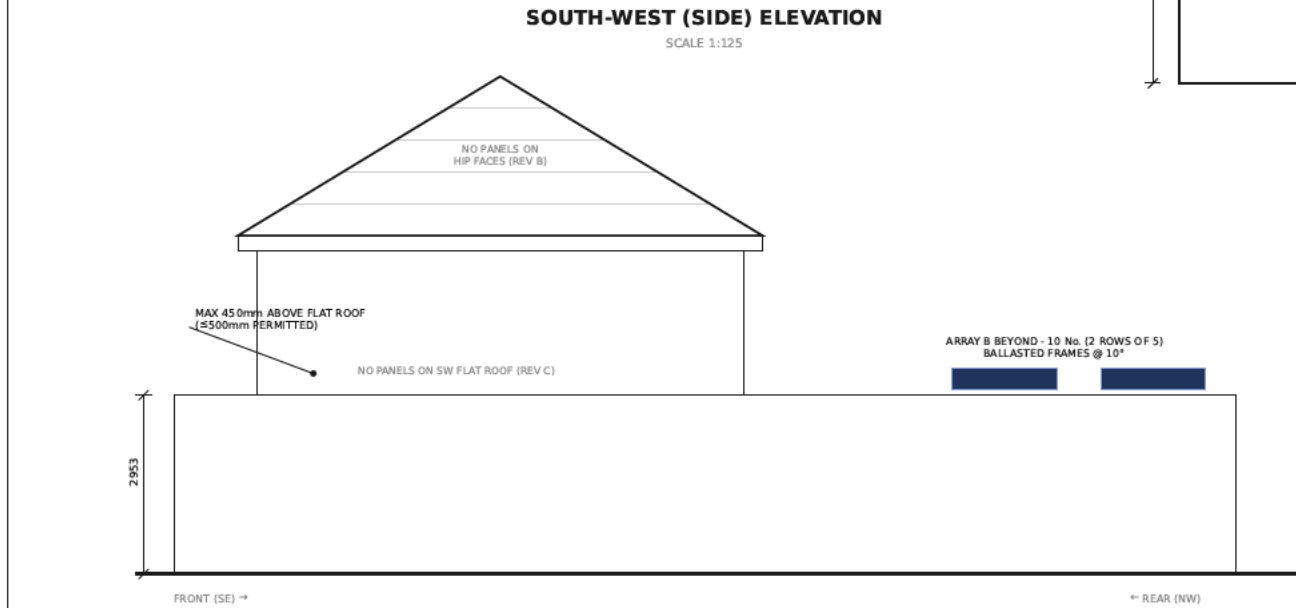
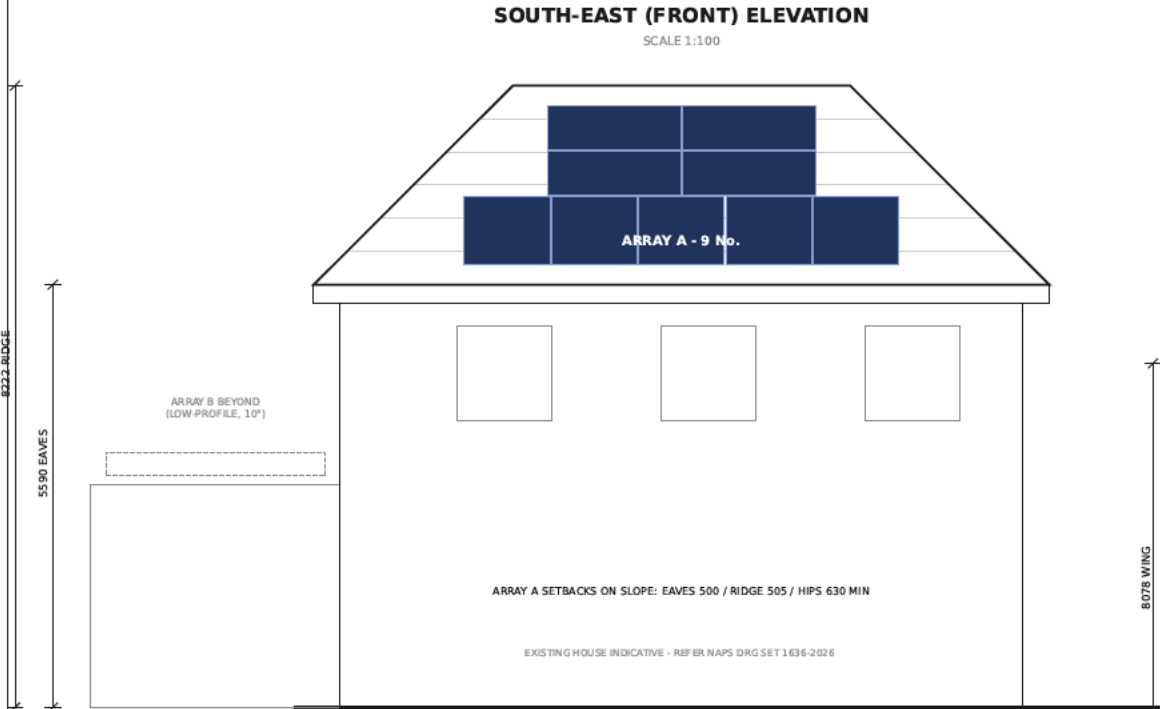
We trust that the attached will address the items raised & if you require any further information please do not hesitate to contact me,

Yours Sincerely

Newmarket Architectural & Planning Services



Seán Boyce
Architectural Technologist



SETTING OUT (mm): ARRAY B ROWS AT y = 11804 & 14268 FROM MAIN EAVES CORNER (ROW PITCH 2464);
PANELS AT x = -5375 / -4221 / -3067 / -1913 / -759. ALL FLAT-ROOF PANELS MIN 500 FROM ROOF EDGES (STATUTORY), MIN 196 FROM ROOFLIGHT.
ARRAY A UNCHANGED: SLOPE ROWS 500-2262 / 2282-3416 / 3436-4570 FROM EAVES.

PANEL SCHEDULE - RFI ITEM (a)	
MODULE	440Wp MONO ALL-BLACK, 1762x1134x30mm (1.998 m²)
ARRAY A FRONT PITCHED ROOF	9 No. = 17.98 m² = 3.96 kWp SE-FACING @ 31° (5 PORTRAIT + 4 LANDSCAPE)
ARRAY B FLAT ROOF - NW WING	10 No. = 19.98 m² = 4.40 kWp SE-FACING @ 10° BALLASTED, 2 ROWS x 5 PORTRAIT
TOTAL	19 No. = 37.96 m² = 8.36 kWp
INVERTER	6.0 kVA (≤25A) SINGLE-PHASE HYBRID - DC:AC 1.39
GRID CONNECTION	ESB NETWORKS NC6 MICRO-GENERATION (≤25A / PHASE)
EST. ANNUAL YIELD	~7,600 kWh (INDICATIVE, PVGIS/SEA1, INCL. CLIPPING)

COMPLIANCE - CLASS 2(c), P&D REGS 2001 (S.I. 493/2022)

HEIGHT ABOVE ROOF PLANE - RFI (c)
PITCHED: 100mm (≤150 PERMITTED). FLAT: ≤450mm (≤500 PERMITTED)

DISTANCE FROM ROOF EDGES - RFI (c)
ALL ARRAYS ≥500mm FROM EVERY ROOF EDGE (A: 500/505/630 ON SLOPE)

AREA LIMIT / WALL / FREE-STANDING
NO AREA LIMIT FOR A HOUSE. NONE WALL-MOUNTED OR FREE-STANDING

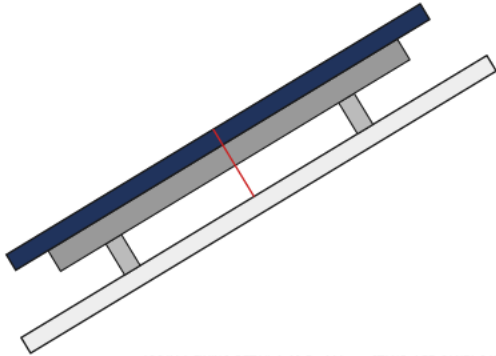
NOTES

- REV C ISSUED IN RESPONSE TO RFI EC/104/25 ITEMS (a)-(d). SINGLE PANEL ON SW HIP FACE (DRAFT) OMITTED; FLAT-ROOF ARRAY ADDED ON NW WING. READ WITH NAPS SET 1636-2026.
- GEOMETRY SCALED FROM NAPS DRG P-11-L (1:200) - VERIFY ALL DIMENSIONS ON SITE.
- ARRAY A ON RAIL & ROOF-HOOK SYSTEM (SEE DETAIL). ARRAY B ON PROPRIETARY BALLASTED FRAMES @ 10° - NO ROOF PENETRATIONS; STRUCTURAL ENGINEER TO CONFIRM FLAT-ROOF CAPACITY FOR BALLAST + WIND LOADS PRIOR TO INSTALLATION.
- SYSTEM SIZED TO REMAIN WITHIN ESB NETWORKS NC6 MICRO-GENERATION LIMIT (INVERTER ≤25A = 6 kVA SINGLE-PHASE). SW-SIDE FLAT ROOF & SHADED WING ROW OMITTED; THESE AREAS REMAIN AVAILABLE FOR FUTURE EXTENSION SUBJECT TO AN NC7 APPLICATION.
- FRONT FLAT-ROOF STRIP (1376mm DEEP) EXCLUDED - 500mm EDGE MARGINS CANNOT BE MET.
- GLINT & GLARE - RFI (d): ALL-BLACK AR-COATED MODULES; SEE ACCOMPANYING GLINT & GLARE STATEMENT REV C. SITE NOT WITHIN A SOLAR SAFEGUARDING ZONE.
- EXISTING CHIMNEYS & ROOFLIGHTS ON PITCHED ROOF REMOVED UNDER RENOVATION WORKS.

OVERSHADOWING ASSESSMENT - FLAT ROOF

TWO-STOREY BLOCK STANDS 2.64m ABOVE FLAT ROOF (5.27m AT RIDGE). AT 52.7°N:

- WINTER (NOV-JAN) MIDDAY SUN (ALT ~14°) CASTS SHADOWS ~11m TO N-NE - AWAY FROM ARRAY B, WHICH LIES W-NW OF THE BLOCK. ARRAY CLEAR.
- WINTER SUN RISES SE (~128°): NO EASTERLY SUN, SO NO MORNING BLOCK SHADOW REACHES ARRAY B IN WINTER.
- SUMMER EARLY MORNINGS (BEFORE ~08:00) ONLY; BLOCK BRIEFLY SHADES THE EASTERN END OF ARRAY B. LOW-YIELD HOURS; EST. <2% ANNUAL.
- THE MOST SHADE-AFFECTED POSITIONS (WING ROW NEAREST BLOCK, SW-SIDE ROOF) CARRY NO PANELS IN REV C - THE NC6 SIZE REDUCTION REMOVED THE LOWEST-YIELD PANELS FIRST.
- INTER-ROW: PITCH 2464 GIVES NO MUTUAL SHADING ABOVE ~19° SUN ALT; MINOR NOV-JAN ROW-ON-ROW SHADING ACCEPTED.
- MATURE TREES NEAR W/NW BOUNDARY (SEE SITE PLAN) MAY SHADE ARRAY B IN LATE EVENING - VERIFY ON SITE; CROWN-LIFT/PRUNE IF REQUIRED.
- MODULE-LEVEL POWER ELECTRONICS (OPTIMISERS/MICRO-INVERTERS) SPECIFIED THROUGHOUT TO CONTAIN ANY PARTIAL-SHADE LOSSES.



ARRAY A FIXING DETAIL 1:12.5 - 100mm STAND-OFF, PANEL PARALLEL TO ROOF RAIL ON S/S ROOF HOOKS. ARRAY B: BALLASTED FRAMES @ 10°, ≤450mm HIGH

CARRIG ENERGY CONSULTANCY PROPOSED SOLAR PV INSTALLATION, 7 CASTLEVILLE, CASTLETROY, LIMERICK, V94 NPX0 PLANNING REF: EC/104/25 (SECTION 5)	CLIENT: PATRICK KENNELLY DRAWING: PV ARRAY LAYOUT - ROOF PLAN, ELEVATIONS, DETAIL & OVERSHADOWING ASSESSMENT	SCALE: 1:100 / 1:125 @ A3 DATE: 16 JULY 2026 STATUS: PLANNING	DRG No. CEC-PV-01 REV: C
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Glint & Glare Statement — Rev C

Proposed Solar PV Installation at Renovated Dwelling, 7 Castleville, Castletroy, Limerick, V94 NPX0

Planning reference:	EC/104/25 — Declaration under Section 5, Planning & Development Act 2000
Planning authority:	Limerick City & County Council
Applicant:	Patrick Kennelly
Prepared by:	Carrig Energy Consultancy
Date:	16 July 2026
Responds to:	Item (d) of the Further Information Request dated 14 July 2026

1. Introduction

This statement addresses item (d) of the Council's request for further information, which asks for sufficient information to demonstrate that the proposed solar panel installation would not give rise to hazardous glint or glare. As revised (Rev C), the proposal comprises 19 no. 440 Wp photovoltaic modules (37.96 m² total aperture area, 8.36 kWp) in two arrays: Array A — 9 no. modules on the south-east (front) roof slope at approximately 31°; and Array B — 10 no. modules on the single-storey flat roof of the north-west wing, on ballasted frames tilted 10° to the south-east. No module is proposed on the hip faces or the south-west flat roof. The system is sized to remain within the ESB Networks NC6 micro-generation limit (single-phase inverter ≤25 A). The layout, edge setbacks and mounting arrangement are shown on Carrig Energy Consultancy drawing CEC-PV-01 Rev C, which accompanies this statement.

2. Panel specification and reflectivity

The modules proposed are all-black monocrystalline units glazed with low-iron solar glass incorporating an anti-reflective coating and a lightly textured surface. A photovoltaic module is designed to absorb, not reflect, incident light: absorbed light is its fuel. Independent studies consistently measure the reflectance of AR-coated solar glass at approximately 2–8% of incident light, which is lower than standard window glass (≈8–15%), painted metal cladding, and considerably lower than materials routinely present in the streetscape such as vehicle glass and bodywork, wet road surfaces and rooflights. Reflection from the module face is predominantly specular only at very shallow incidence angles, when the reflected ray is directed skyward.

3. Geometry of potential reflections

Array A faces south-east at a tilt of ≈31°. For a roof-parallel, upward-tilted plane, reflected solar rays are directed upward (skyward) for the great majority of daylight hours; reflections can only approach the horizontal when the sun is low in the sky and in front of the array, at which times the intensity of both the incident and reflected beam is greatly reduced by atmospheric attenuation. Any low-angle reflection from the front array would be directed back towards the south-east to east, over the cul-de-sac serving the dwelling. This is a low-speed residential access road where receptor exposure, if any, would be brief, localised and of low intensity — comparable to everyday reflections from glazing and parked vehicles. The flat-roof array (B) is tilted at only 10°, so its reflected rays are directed close to vertically skyward for almost all sun positions; being mounted low (≤450 mm above the flat roof, some 3 m above ground level) and set at least 500 mm inside the roof perimeter, the modules are largely screened from ground-level view by the roof fascia. Surrounding two-storey dwellings do not overlook the roof planes at angles at which specular reflection towards habitable windows can occur, as the reflected ray at habitable-room height would require the sun to be positioned below or immediately behind the receptor. Because the flat-roof array sits within the shadow and sight-line shelter of the two-storey block to their east and south-east, low-angle winter sun cannot produce sustained reflections from them towards any neighbouring dwelling.

4. Aviation

The Planning and Development Act 2000 (Exempted Development) (No. 3) Regulations 2022 (S.I. No. 493 of 2022) address aviation glint and glare risk through mapped Solar Safeguarding Zones (SSZs) around airports, aerodromes and helicopter landing sites. The site at Castletroy does not lie within any mapped SSZ (dataset: gov.ie / myplan.ie), and, for completeness, rooftop solar installations on a house are not subject to an SSZ area cap in any event. The nearest aviation facilities — Coonagh Aerodrome to the west of Limerick City and Shannon Airport — are well beyond the 3 km and 5 km SSZ radii respectively from the subject site. No hazardous glint or glare to aviation is anticipated from a 37.96 m² domestic rooftop installation of this low-profile configuration.

5. Conclusion

Having regard to the anti-reflective specification of the modules, the roof-parallel mounting of Array A within 100 mm of the roof plane, the low 10° tilt and ≤450 mm profile of the flat-roof arrays, the upward geometry of reflection from the 31° and 10° planes, the nature of nearby receptors and the site's location outside any Solar Safeguarding Zone, it is concluded that the proposed installation would not give rise to hazardous glint or glare to road users, neighbouring occupiers or aviation. The installation is consistent with the conditions and limitations of Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Marcella _____
Carrig Energy Consultancy
marcella@carrigenenergyconsultancy.com

This statement is to be read in conjunction with drawing CEC-PV-01 and the NAPS Ltd drawing set, Job No. 1636-2026. Site location relative to Solar Safeguarding Zones verified against the national SSZ dataset; see myplan.ie.

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

File Reference number	EC-104-26
Applicant(s)	Patrick Kennelly
Location	7 Castleville, Castletroy, Co. Limerick V94 NPX0

Description of Site and Surroundings:

The site is located at 7 Castleville, Castletroy, Co. Limerick, and it comprises an existing two-storey detached dwelling with a single-storey flat roof element extending from the front to the rear of the house along the southwest elevation. A conservatory extension is also attached to the rear of the dwelling. It is situated in an established residential area and can be accessed from Dublin Rd.

Proposal:

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

- The applicant is seeking a declaration of exemption for the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling

This Section 5 declaration includes the following:

- Application form
- Site location map
- Site layout maps
- Proposed site drawings
- Existing site drawings
- Site photographs

Planning History:

Subject site:

07/3228 Conditional Permission - single storey side extension and first floor front/side extension and attic conversion to dwelling house.

Adjacent:

87/27922 Unconditional Permission - Erection of two-storey extension to house.

94/619 Conditional Permission - Erection of extension to existing dwellinghouse.

Enforcement History:

N/A

Relevant An Coimisiún 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 and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘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 –

(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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 proposal concerns renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling, constituting ‘works’ and ‘development’.

Is the proposal exempted development?

Having established that the proposal constitutes "development" within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), the next step is to assess whether the proposed works fall within the scope of exempted development under Section 4(1)(h) of the Act. Section 4(1)(h) provides the following shall be considered exempted development:

Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as

to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Modification and upgrade of flat roof building:

It is proposed that the chimneys on the flat roof will be removed and the existing rooflights will be reduced to a single rooflight. The flat roof and main roof fascia will change from a white to a grey colour, as part of a uniform change of colour to window frames, soffit and gutters. The renovations proposed do not appear inconsistent with the character of the structure or of neighbouring structures and the internal renovations are considered to fall under the scope of Section4(1)(h).

2 Additional Ground Floor Windows and window alterations:

The proposal includes 2 additional ground floor windows to the south-west (side) elevation which appear modest in scale and match existing window forms and sizes. A new glazed opening will be created in place of the demolished conservatory, which also appears consistent with similar full length glazed openings on the rear elevation where minor changes are proposed to the glazed double doors on the flat roof element which will change to a singular glazed door abounded by full length glazed window strips, again all within similar proportions to the existing fenestration. Changes from opaque to glazed single doors also appear on the ground-floor flat roof element on the north-west and south-east elevations, whereby the positioning of the opening remains the same as does the size. The application also consists of changes to existing fenestration whereby all window frames will be changed to a grey colour and Georgian style strips between the glazing panes will be removed. It is noted that all existing windows on the front, side and rear elevations will remain in situ and there will be no changes to their size.

Whilst the works described above are external in nature, based on the information submitted, the proposed works do not appear to materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure or neighbouring buildings.

In addition, to assess whether the development is exempted development, the proposed addition of PV solar panels on the front and side of the roof will be assessed under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). Whereas the demolition of the conservatory building in the rear of the garden will be assessed under class Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 2

(c) 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 (this class does not include apartments) of a solar photo-voltaic and/or a solar thermal collector installation.

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

Further information is required to assess this condition.

- 2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted*

Further information is required to assess this condition.

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

The proposed solar panels are not free standing nor proposed to be placed or erected forward of the front wall of the house.

4. *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 25 square metres.*

The solar panels are not proposed to be free-standing; this condition does not apply.

5. *The placing or erection of any free-standing solar photo-voltaic or solar thermal collector installation shall not reduce the remaining area of private open space, reserved exclusively for the use of the occupants of the house, to the rear or to the side of the house to less than 25 square metres*

The proposed solar panels are not free standing; the condition is not applicable.

6. *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.*

The solar-voltaic installation isn't free standing; therefore, this condition does not apply.

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

The solar photo-voltaic will not be installed on any wall.

8. *The placing or erection of any freestanding 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.*

The solar-voltaic installation will not be installed within an Architectural Conservation Area.

9. *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*

Further information is required to assess this condition.

Class 50

(a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.

1. *No such building or buildings shall abut on another building in separate ownership.*

The rear conservatory proposed for demolition does not abut on another building in separate ownership.

2. *The cumulative floor area of any such building, or buildings, shall not exceed:
(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres*

The building does not exceed 40 square metres.

3. *No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.*

The demolition will not facilitate development of any class prescribed for the purposes of section 176 of the Act.

Article 9 Restrictions

As the proposed development has not yet been demonstrated to fall within the scope of exempted development under Article 6, consideration of Article 9 does not yet arise.

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.

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.

Conclusion/Recommendation

It is recommended that further information is requested as follows:

1. The solar panel installation on the front and side (south-west) elevation is shown as a draft proposal. To enable a determination of the application regarding Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as

amended), the applicant shall submit detailed drawings and specifications of the proposed solar panel installation, including:

- the number, size and total area of panels proposed;
- their exact location on the roof (including front and side elevations);
- the distance between the panels and the plane of the roof; and the distance from the edges of the roof;
- sufficient information to demonstrate that the proposed installation would not give rise to hazardous glint and/or glare.

Student Planner	Conor Deering	Date: 29/06/2026
Signature:		
Graduate Planner	Isaac Cunningham	Date: 29/06/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 13/07/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-104-26
(e) Brief description of the project or plan:	The applicant is seeking a declaration of exemption for the proposed renovations and alterations to an existing dwelling which includes 2 ground floor windows, demolition of an existing conservatory, removal of chimneys and existing rooflights from flat roof and 1 new replacement rooflight, installation of solar panels and internal alterations to the dwelling.
(e) Brief description of site characteristics:	The site is located at 7, Castleville, Castletroy, Co. Limerick and it comprises of an existing two-storey detached dwelling with a flat roof building to the front of the

	dwelling and a conservatory to the rear of the dwelling. It is situated in an established residential area and can be accessed from the Dublin Rd.
(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	https://www.npws.ie/protected-sites/sac/002165	1.272 km	None	N
004077	https://www.npws.ie/protected-sites/spa/004077	4.207 km	None	N
004165	https://www.npws.ie/protected-sites/spa/004165	11.304 km	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. - 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.
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration	None. No direct encroachment or hydrological connection

- 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	
In-combination/Other	N/A.

(a) 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. No direct encroachment or hydrological connection.

(a) (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.		
Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.		
Conclusion: AA is not required.		
	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:	 29/06/2026	
Signature and Date of the Decision Maker:	 13/07/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-104-26
Development Summary:	proposed renovations and alterations to an existing dwelling which includes 2 ground floor windows, demolition of an existing conservatory, removal of chimneys and existing rooflights from flat roof and 1 new replacement rooflight, installation of solar panels and internal alterations to the dwelling.
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		Screening Determination required Preliminary Examination required
No, Schedule 7A information/screening report has not been submitted by the applicant		
Signature and Date of Recommending Officer: 		

29/06/2026

Signature and Date of the Decision Maker:

G. M. Liddle

13/07/2026



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Dail
Tuar an Dail
Luimneach
V94 WV78

Planning Department
Limerick City & County Council
Dooradoyle Road
Dooradoyle
Limerick
V94 WV78

t: 061 556 000

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

EC/104/25

14 July 2026

**Patrick Kennelly
c/o NAPS LTD,
Loughash,
Newmarket on Fergus,
Co. Clare.
V95K377**

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:

1. Solar panel installation on the front and side (south-west) elevation is shown as a draft proposal. To enable a determination of the application regarding Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), the applicant shall submit detailed drawings and specifications of the proposed solar panel installation, including:
 - a. the number, size and total area of panels proposed;
 - b. their exact location on the roof (including front and side elevations);

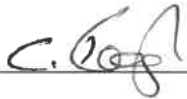
- c. the distance between the panels and the plane of the roof; and the distance from the edges of the roof;
- d. sufficient information to demonstrate that the proposed installation would not give rise to hazardous glint and/or glare.

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/104/26.

Yours sincerely,



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

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

File Reference number	EC-104-26
Applicant(s)	Patrick Kennelly
Location	7 Castleville, Castletroy, Co. Limerick V94 NPX0

Description of Site and Surroundings:

The site is located at 7 Castleville, Castletroy, Co. Limerick, and it comprises an existing two-storey detached dwelling with a single-storey flat roof element extending from the front to the rear of the house along the southwest elevation. A conservatory extension is also attached to the rear of the dwelling. It is situated in an established residential area and can be accessed from Dublin Rd.

Proposal:

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

- The applicant is seeking a declaration of exemption for the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling

This Section 5 declaration includes the following:

- Application form
- Site location map
- Site layout maps
- Proposed site drawings
- Existing site drawings
- Site photographs

Planning History:

Subject site:

07/3228 Conditional Permission - single storey side extension and first floor front/side extension and attic conversion to dwelling house.

Adjacent:

87/27922 Unconditional Permission - Erection of two-storey extension to house.

94/619 Conditional Permission - Erection of extension to existing dwellinghouse.

Enforcement History:

N/A

Relevant An Coimisiún 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 and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘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 –

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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 proposal concerns renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling, constituting ‘works’ and ‘development’.

Is the proposal exempted development?

Having established that the proposal constitutes "development" within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), the next step is to assess whether the proposed works fall within the scope of exempted development under Section 4(1)(h) of the Act. Section 4(1)(h) provides the following shall be considered exempted development:

Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as

to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Modification and upgrade of flat roof building:

It is proposed that the chimneys on the flat roof will be removed and the existing rooflights will be reduced to a single rooflight. The flat roof and main roof fascia will change from a white to a grey colour, as part of a uniform change of colour to window frames, soffit and gutters. The renovations proposed do not appear inconsistent with the character of the structure or of neighbouring structures and the internal renovations are considered to fall under the scope of Section4(1)(h).

2 Additional Ground Floor Windows and window alterations:

The proposal includes 2 additional ground floor windows to the south-west (side) elevation which appear modest in scale and match existing window forms and sizes. A new glazed opening will be created in place of the demolished conservatory, which also appears consistent with similar full length glazed openings on the rear elevation where minor changes are proposed to the glazed double doors on the flat roof element which will change to a singular glazed door abounded by full length glazed window strips, again all within similar proportions to the existing fenestration. Changes from opaque to glazed single doors also appear on the ground-floor flat roof element on the north-west and south-east elevations, whereby the positioning of the opening remains the same as does the size. The application also consists of changes to existing fenestration whereby all window frames will be changed to a grey colour and Georgian style strips between the glazing panes will be removed. It is noted that all existing windows on the front, side and rear elevations will remain in situ and there will be no changes to their size.

Whilst the works described above are external in nature, based on the information submitted, the proposed works do not appear to materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure or neighbouring buildings.

In addition, to assess whether the development is exempted development, the proposed addition of PV solar panels on the front and side of the roof will be assessed under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). Whereas the demolition of the conservatory building in the rear of the garden will be assessed under class Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 2

(c) 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 (this class does not include apartments) of a solar photo-voltaic and/or a solar thermal collector installation.

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

Further information is required to assess this condition.

- 2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted*

Further information is required to assess this condition.

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

The proposed solar panels are not free standing nor proposed to be placed or erected forward of the front wall of the house.

4. *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 25 square metres.*

The solar panels are not proposed to be free-standing; this condition does not apply.

5. *The placing or erection of any free-standing solar photo-voltaic or solar thermal collector installation shall not reduce the remaining area of private open space, reserved exclusively for the use of the occupants of the house, to the rear or to the side of the house to less than 25 square metres*

The proposed solar panels are not free standing; the condition is not applicable.

6. *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.*

The solar-voltaic installation isn't free standing; therefore, this condition does not apply.

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

The solar photo-voltaic will not be installed on any wall.

8. *The placing or erection of any freestanding 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.*

The solar-voltaic installation will not be installed within an Architectural Conservation Area.

9. *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*

Further information is required to assess this condition.

Class 50

(a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.

1. *No such building or buildings shall abut on another building in separate ownership.*

The rear conservatory proposed for demolition does not abut on another building in separate ownership.

2. *The cumulative floor area of any such building, or buildings, shall not exceed:
(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres*

The building does not exceed 40 square metres.

3. *No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.*

The demolition will not facilitate development of any class prescribed for the purposes of section 176 of the Act.

Article 9 Restrictions

As the proposed development has not yet been demonstrated to fall within the scope of exempted development under Article 6, consideration of Article 9 does not yet arise.

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.

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.

Conclusion/Recommendation

It is recommended that further information is requested as follows:

1. The solar panel installation on the front and side (south-west) elevation is shown as a draft proposal. To enable a determination of the application regarding Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as

amended), the applicant shall submit detailed drawings and specifications of the proposed solar panel installation, including:

- the number, size and total area of panels proposed;
- their exact location on the roof (including front and side elevations);
- the distance between the panels and the plane of the roof; and the distance from the edges of the roof;
- sufficient information to demonstrate that the proposed installation would not give rise to hazardous glint and/or glare.

Student Planner	Conor Deering	Date: 29/06/2026
Signature:		
Graduate Planner	Isaac Cunningham	Date: 29/06/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 13/07/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-104-26
(e) Brief description of the project or plan:	The applicant is seeking a declaration of exemption for the proposed renovations and alterations to an existing dwelling which includes 2 ground floor windows, demolition of an existing conservatory, removal of chimneys and existing rooflights from flat roof and 1 new replacement rooflight, installation of solar panels and internal alterations to the dwelling.
(e) Brief description of site characteristics:	The site is located at 7, Castleville, Castletroy, Co. Limerick and it comprises of an existing two-storey detached dwelling with a flat roof building to the front of the

	dwelling and a conservatory to the rear of the dwelling. It is situated in an established residential area and can be accessed from the Dublin Rd.
(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	https://www.npws.ie/protected-sites/sac/002165	1.272 km	None	N
004077	https://www.npws.ie/protected-sites/spa/004077	4.207 km	None	N
004165	https://www.npws.ie/protected-sites/spa/004165	11.304 km	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. - 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.
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration	None. No direct encroachment or hydrological connection

- 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	
In-combination/Other	N/A.

(a) 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. No direct encroachment or hydrological connection.

(a) (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.		
Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.		
Conclusion: AA is not required.		
	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:	 29/06/2026	
Signature and Date of the Decision Maker:	 13/07/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	EC-104-26
Development Summary:	proposed renovations and alterations to an existing dwelling which includes 2 ground floor windows, demolition of an existing conservatory, removal of chimneys and existing rooflights from flat roof and 1 new replacement rooflight, installation of solar panels and internal alterations to the dwelling.
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		Screening Determination required Preliminary Examination required
No, Schedule 7A information/screening report has not been submitted by the applicant		
Signature and Date of Recommending Officer: 		

29/06/2026

Signature and Date of the Decision Maker:



13/07/2026

**Report on application under Section 5 of the Planning and Development Act 2000
(as amended) FOLLOWING RECEIPT OF FURTHER INFORMATION**

File Reference number	EC-104-26
Applicant(s)	Patrick Kennelly
Location	7 Castleville, Castletroy Co. Limerick V94 NPX0

Previous Assessment:

This application relates to the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling. Previous assessment concluded that the Planning Authority was not in a position to determine whether the development falls within an exempted development class under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Submitted Documents:

The authorised agent of the applicant submitted the following as response to RFI:

In relation RFI point (a), the applicant has submitted revised drawings and supporting information from Carrig Energy which shows 9 solar panels on the front elevation on the main two storey roof. Additionally, they have shown a low pitch solar array on the rear flat roof section on the front elevation with an additional 10 panels. There are 19 panels proposed with all of them being 1762 x 113mm in dimension and 30 mm thick. It is satisfied that the applicant has provided the requested information.

In relation to RFI point (b) the applicant has shown the exact location of the proposed solar panels on the main roof and the flat roof with drawings.

In relation to RFI point (c), the applicant has indicated with revised drawings that the proposed solar panels are observing the 500 mm from the roof edges. The panels on the sloping roof are shown at 100 mm off the roof plane and the panels on the flat roof are no more than 450 mm above the flat roof to the rear of the dwelling.

In relation to point (d), the applicant has provided a Glint & Glare Statement and provided sufficient information to suggest that the solar panels comply with the planning guidelines.

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 and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘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 –

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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 proposal concerns the renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling **constituting ‘works’ and ‘development’.**

Is the proposal exempted development?

To assess whether the proposed development is exempted development, installation of solar panels to the dwelling will be assessed against Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). The proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes to existing fenestration have already been assessed in the report finalised on the 29/06/2026.

Class 2:

(c) 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 (this class does not include apartments) of a solar photo-voltaic and/or a solar thermal collector installation.

The applicant has submitted details for the assessment of the items as requested in RFI:

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

The applicant has shown that the distance between the plane of the roof and the solar panels shall not exceed 50 cm in the case of a flat roof.

- 2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted*

The applicant has shown that the solar panels shall be a minimum of 50cm from the edge of the roof on which it will be mounted on.

- 9. 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.

The applicant has provided a Glint & Glare Statement and provided sufficient information to suggest that the solar panels comply with the planning guidelines.

It is considered the proposed development, installation of solar panels, meets the criteria under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) & Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 2 (c) 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 16/06/2026 and 17/07/2026.

It is therefore considered that said works are development and exempted development under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

CONCLUSION/RECOMMENDATION

Having regard to: (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);

- (b) the plans and particulars submitted with the application on 16th June 2026; and
- (c) further information submitted on 17th July 2026

it is considered that the proposed works comprising the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes to existing fenestration, installation of solar panels and internal alterations to the dwelling constitute development under Sections 2 and 3 of the Planning and Development Act 2000 (as amended).

1. Modification and upgrade of flat roof building: The renovations proposed appear consistent with the character of the structure or of neighbouring structures and the internal renovations are considered to fall under the scope of Section 4(1)(h).
2. Additional Ground Floor Windows and window alterations. It is considered the proposed works do not materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure or neighbouring buildings and are exempt under Section 4(1)(h).

3. PV Solar panel proposed are exempt under Class 2 (c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
4. Demolition of the conservatory building in the rear of the garden is exempt under Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Accordingly, the proposed works constitute development and exempted development.

Student Planner	Conor Deering	Date:
Signature:		20/07/2026
Senior Executive Planner	Gráinne O'Keeffe	Date:
Signature:		05/08/2026



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Daill
Thuar an Daill
Luimneach
V94 WV78

Planning Department
Limerick City & County Council
Dooradoyle Road
Dooradoyle
Limerick
V94 WV78

t: 061 556 000

REG POST:

EC/104/26

05/08/2026

Patrick Kennelly
c/o NAPS Ltd
Loughash
Newmarket On Fergus
Co. Clare
V95 K377

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.

Please quote your planning reference number on all correspondence EC/104/26.

Yours sincerely,

(for) Senior Planner,
Development Management

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/ 980

File Ref No. EC/104/26

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

RE: **The proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling at 7 Castleville, Castletroy, Co. Limerick, V94 NPX0**

ORDER: Whereas by Director General's Order No. DG/2026/058 dated 25th of May, 2026 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 Conor Deering, Student Planner dated 20/07/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Patrick Kennelly, c/o NAPS Ltd., Loughash, Newmarket On Fergus, Co. Clare, V95 K377 to state that the works as described above is

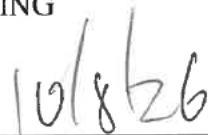
Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





Comhairle Cathrach
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PLANNING & DEVELOPMENT ACTS 2000 (as amended)

PLANNING & DEVELOPMENT REGULATIONS, 2001 (as amended)

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. EC/104/26

Name and Address of Applicant: Patrick Kennelly, 7 Castleville, Castletroy, Co. Limerick, V94 NPX0

Agent: NAPS Ltd, Loughash, Newmarket On Fergus, Co. Clare, V95 K377

Whether the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling at 7 Castleville, Castletroy, Co. Limerick, V94 NPX0 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 16th June 2026 and the Further Information received on the 17th July 2026.

AND WHEREAS the Planning Authority has concluded that the proposed renovations and alterations to an existing dwelling, demolition of an existing conservatory, removal of chimneys and existing rooflights from the flat roof element with the addition of 1 new replacement rooflight, changes existing fenestration, installation of solar panels and internal alterations to the dwelling at 7 Castleville, Castletroy, Co. Limerick, V94 NPX0 **DOES** come within the scope of exempted development as defined under Sections 2, 3 and 4(1)(h) of the Planning and Development Act 2000 (as amended) & Class 2 (c) & Class 50(a) 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:

5.8.2026

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.