




COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website www.wicklow.ie

 January 2025

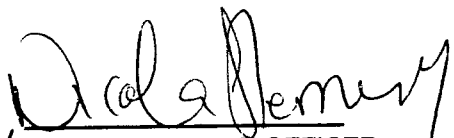
Planning & Design
Clonattin
Gorey
Co. Wexford

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) – EX114/2025 – Altura Credit Union, Roundwood

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning &
Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration
under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be
prescribed, refer a declaration for review by the Board within four weeks of the date of
the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT





COMHARLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel. (0404) 20148
Faics / Fax (0404) 69462
Rphost / Email: plandev@wicklowcoc
Suíomh / Website: www.wicklow.ie

DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING &
DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Altura Credit Union

Location: Main Street, Roundwood, Co. Wicklow

Reference Number: EX114/2024

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/69

Section 5 Declaration as to whether "roof mounted solar PV 10.78KWs" at Altura Credit Union, Main Street, Roundwood, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

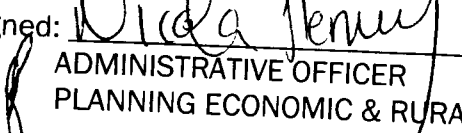
Having regard to:

- a) The details submitted with the Section 5 Declaration,
- b) Sections 2 , 3, and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, Article 9 and Schedule 2 : Part 1 : Class 56(e) of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- A. The works would come within the meaning of development having regard to the definition of works under Section 2 , and the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- B. The installation of solar panels as described would come within the description and the conditions and limitations set out under Class 56(e) :Part 1:Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that "roof mounted solar PV 10.78KWs" at Altura Credit Union, Main Street, Roundwood, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 
ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated:  January 2025



WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/69

Reference Number: EX114/2024

Name of Applicant: Altura Credit Union

Nature of Application: Section 5 Declaration request as to whether or not: -
"roof mounted solar PV 10.78KW's" is or is not
development and is or is not exempted development.

Location of Subject Site: Main Street, Roundwood, Co. Wicklow

Report from Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether
"roof mounted solar PV 10.78KW's" at **Altura Credit Union, Main Street, Roundwood Co. Wicklow**
is or is not exempted development within the meaning of the Planning & Development Act 2000
(as amended).

Having regard to:

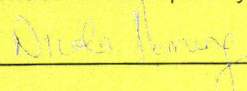
- a) The details submitted with the Section 5 Declaration,
- b) Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, Article 9 and Schedule 2 : Part 1 : Class 56(e) of the Planning and Development Regulations 2001 (as amended).

Main Reason with respect to Section 5 Declaration:

- A. The works would come within the meaning of development having regard to the definition of works under Section 2, and the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- B. The installation of solar panels as described would come within the description and the conditions and limitations set out under Class 56(e) :Part 1:Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Recommendation:

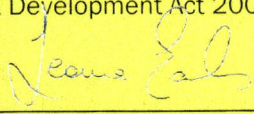
The Planning Authority considers that "roof mounted solar PV 10.78KW's" at Altura Credit Union, Main Street, Roundwood Co. Wicklow **is development and is exempted development** as recommended in the report by the SEP.

Signed 

Dated 24th day of January 2025

ORDER:

I HEREBY DECLARE THAT "roof mounted solar PV 10.78KW's" at Altura Credit Union, Main Street, Roundwood Co. Wicklow **is development and is exempted development** within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 

Dated 24th day of January 2025

**Director of Services
Planning, Economic & Rural Development**

Section 5 Application: EX 114/2024

Date : 22nd January 2025

Applicant : Altura Credit Union, 2 McDermot Street, Gorey, Co. Wexford



Site Address: Altura Credit Union, Main St, Roundwood, Co. Wicklow

Exemption Whether or not :

Roof Mounted Solar PV 10.78KW's at Altura Credit Union, Main St, Roundwood, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History :

EX103/24: Section 5 declaration relating to "Roof Mounted Solar PV 11.4KW's". Not exempt.

22/1318: permission granted for (a) the demolition of an existing bungalow type dwelling and (b) the erection of a new single storey Credit Union Office with ancillary site works

Relevant Legislation

Planning and Development Act 2000 (as amended)

Section 2 of the Planning and Development Act 2000:

"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.

Section 3 :

3.—(1) In this Act, "development" means, except where the context otherwise requires, 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.

(2) For the purposes of *subsection (1)* and without prejudice to the generality of that subsection—



(a) where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements, or

- (b) where land becomes used for any of the following purposes—
- (i) the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods,
 - (ii) the storage of caravans or tents, or
 - (iii) the deposit of vehicles whether or not usable for the purpose for which they were constructed or last used, old metal, mining or industrial waste, builders' waste, rubbish or debris, the use of the land shall be taken as having materially changed.

Section 4

4.—(1) The following shall be exempted developments for the purposes of this Act—

(a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;

(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

(2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act

(4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.



Planning and Development Regulations 2001 (as amended).

Article 5

"business premises" means—

- (a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,
- (b) a hotel, hostel (other than a hostel where care is provided) or public house, or
- (c) any structure or other land used for the purposes of, or in connection with, the functions of a State authority;

Article 6

(1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9

(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act— (a) if the carrying out of such development would—

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Schedule 2 : Part 1

Class 56 (e)

(e) The placing or erection on a roof of a business premises or light industrial building, or within the curtilage of a business premises or light industrial building, or on a roof of any ancillary buildings within the curtilage of a business premises or light industrial building of a solar photo-voltaic and/or solar thermal collector installation.

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

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

3. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed:

- a. for a business premises, 1.2 metres in the case of a flat roof or 15cm in any other case
- b. for a light industrial building, 2 metres in the case of a flat roof or 50cm in any other case

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

5. Development shall not be exempted development where the highest part of the solar photo-voltaic or solar thermal collector installation exceeds the highest part of any roof that is not a flat roof (excluding any chimney)

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

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



- 8 Any ancillary equipment associated with solar photo-voltaic or solar thermal collector panels on a flat roof shall be a minimum of 2 metres from the edge of the roof on which it is mounted
9. Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the business premises or light industrial building.
- 10 The total aperture area of any free-standing solar photo-voltaic and solar thermal collector panels taken together with any other such existing free-standing panels shall not exceed 75 square metres
11. 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
12. The placing or erection of a solar photo-voltaic or solar thermal collector installation on any wall shall not be exempted development.
13. The placing or erection of any free-standing solar photo-voltaic or solar thermal collector installation within an Architectural Conservation Area shall only be exempted development if those works would not materially affect the character of the area
- 14 No sign, advertisement or object not required for the functioning or safety of the solar photo-voltaic or solar thermal collector installation shall be attached to or exhibited on such installation
- 15 Development under this Class shall only be exempted development where the solar photo-voltaic or solar thermal collector installation is primarily used for the provision of electricity or heating for use within the curtilage of the business premises or light industrial building, and shall not be considered a change of use for the purposes of the Act
- 16 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



Assessment :

The declaration queries whether the installation of roof top 10.78kW solar panels on the rear roof slope of the existing Altura Credit Union building on Main Street, Roundwood is or is not exempted development.

The first question to be asked is whether the installation of solar panels would come within the definition of development. In this regard the installation / placement of solar panels on the roof of the existing structures would be works as they would be an act of construction, and would therefore be development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).

The relevant exemption for the installation of Solar Panels is set out under Class 56: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended), in particular Part (e) i.e.

- (e) The placing or erection on a roof of a business premises or light industrial building, or within the curtilage of a business premises or light industrial building, or on a roof of any

ancillary buildings within the curtilage of a business premises or light industrial building of a solar photo-voltaic and/or solar thermal collector installation.

The works would come within the description.

There are a number of limitations for such solar panels under the exemption which are relevant :-

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

Not applicable as not in a solar safeguarding zone.

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

Not located in solar safeguarding zone

3. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed

- a. for a business premises, 1.2 metres in the case of a flat roof or 15cm in any other case
- b. for a light industrial building, 2 metres in the case of a flat roof or 50cm in any other case

Compliant.

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

Compliant:

5. Development shall not be exempted development where the highest part of the solar photo-voltaic or solar thermal collector installation exceeds the highest part of any roof that is not a flat roof (excluding any chimney).

Compliant:

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

No ancillary equipment indicated.

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

No ancillary equipment indicated.

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

No ancillary equipment indicated.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether

Roof Mounted Solar PV 10.78KW at Altura Credit Union, Main St, Roundwood, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that

Roof Mounted Solar PV 10.78KW at Altura Credit Union, Main St, Roundwood, Co. Wicklow **is Development and is Exempted Development.**

Main Considerations with respect to Section 5 Declaration :

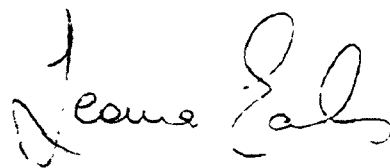
- a) The details submitted with the Section 5 Declaration,
- b) Sections 2 , 3, and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, Article 9 and Schedule 2 : Part 1 : Class 56(e) of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

- A. The works would come within the meaning of development having regard to the definition of works under Section 2 , and the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- B. The installation of solar panels as described would come within the description and the conditions and limitations set out under Class 56(e) :Part 1:Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Suzanne White SEP
22/01/2025

Grant DOS 24/01/2025



Section 5 Application: EX 114/2024

Date : 22nd January 2025

Applicant : Altura Credit Union, 2 McDermot Street, Gorey, Co. Wexford

Site Address: Altura Credit Union, Main St, Roundwood, Co. Wicklow

Exemption Whether or not :

Roof Mounted Solar PV 10.78KW at Altura Credit Union, Main St, Roundwood, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History :

EX103/24: Section 5 declaration relating to "Roof Mounted Solar PV 11.4KW". Not exempt.

22/1318: permission granted for (a) the demolition of an existing bungalow type dwelling and (b) the erection of a new single storey Credit Union Office with ancillary site works

Relevant Legislation

Planning and Development Act 2000 (as amended)

Section 2 of the Planning and Development Act 2000:

"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.

Section 3 :

3.—(1) In this Act, "development" means, except where the context otherwise requires, 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.

(2) For the purposes of *subsection (1)* and without prejudice to the generality of that subsection—

(a) where any structure or other land or any tree or other object on land becomes used for the exhibition of advertisements, or

(b) where land becomes used for any of the following purposes—

(i) the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods,

(ii) the storage of caravans or tents, or

(iii) the deposit of vehicles whether or not usable for the purpose for which they were constructed or last used, old metal, mining or industrial waste, builders' waste, rubbish or debris, the use of the land shall be taken as having materially changed.

Section 4

4.—(1) The following shall be exempted developments for the purposes of this Act—

(a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;

(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

(2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act

(4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations 2001 (as amended).

Article 5

"business premises" means—

(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

(b) a hotel, hostel (other than a hostel where care is provided) or public house, or

(c) any structure or other land used for the purposes of, or in connection with, the functions of a State authority;

Article 6

(1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9

(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act— (a) if the carrying out of such development would—

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Schedule 2 : Part 1

Class 56 (e)

(e) The placing or erection on a roof of a business premises or light industrial building, or within the curtilage of a business premises or light industrial building, or on a roof of any ancillary buildings within the curtilage of a business premises or light industrial building of a solar photo-voltaic and/or solar thermal collector installation.

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

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

3 The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed

- a for a business premises, 1.2 metres in the case of a flat roof or 15cm in any other case.
- b. for a light industrial building, 2 metres in the case of a flat roof or 50cm in any other case

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

5 Development shall not be exempted development where the highest part of the solar photo-voltaic or solar thermal collector installation exceeds the highest part of any roof that is not a flat roof (excluding any chimney).

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

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

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

9 Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the business premises or light industrial building

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

11. 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

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

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

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

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

16. 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.

Assessment :

The declaration queries whether the installation of roof top 10.78kW solar panels on the rear roof slope of the existing Altura Credit Union building on Main Street, Roundwood is or is not exempted development.

The first question to be asked is whether the installation of solar panels would come within the definition of development. In this regard the installation / placement of solar panels on the roof of the existing structures would be works as they would be an act of construction, and would therefore be development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).

The relevant exemption for the installation of Solar Panels is set out under Class 56: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended), in particular Part (e) i.e.

(e) The placing or erection on a roof of a business premises or light industrial building, or within the curtilage of a business premises or light industrial building, or on a roof of any ancillary buildings within the curtilage of a business premises or light industrial building of a solar photo-voltaic and/or solar thermal collector installation.

The works would come within the description.

There are a number of limitations for such solar panels under the exemption which are relevant :-

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

Not applicable as not in a solar safeguarding zone.

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

Not located in solar safeguarding zone

3. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed:

- a. for a business premises, 1.2 metres in the case of a flat roof or 15cm in any other case
- b. for a light industrial building, 2 metres in the case of a flat roof or 50cm in any other case

Compliant:

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

Compliant:

5. Development shall not be exempted development where the highest part of the solar photo-voltaic or solar thermal collector installation exceeds the highest part of any roof that is not a flat roof (excluding any chimney).

Compliant:

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

No ancillary equipment indicated.

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

No ancillary equipment indicated.

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

No ancillary equipment indicated.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether

Roof Mounted Solar PV 10.78KW at Altura Credit Union, Main St, Roundwood, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that

Roof Mounted Solar PV 10.78KW at Altura Credit Union, Main St, Roundwood, Co. Wicklow is Development and is Exempted Development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration,
- b) Sections 2 , 3, and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, Article 9 and Schedule 2 : Part 1 : Class 56(e) of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

- A. The works would come within the meaning of development having regard to the definition of works under Section 2 , and the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- B. The installation of solar panels as described would come within the description and the conditions and limitations set out under Class 56(e) :Part 1:Schedule 2 of the Planning and Development Regulations 2001 (as amended).



Suzanne White SEP

22/01/2025



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Suzanne White
Senior Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX114/2024

I enclose herewith application for Section 5 Declaration received completed on 20/12/2024.

The due date on this declaration is 25th January 2025.



Staff Officer
Planning, Economic & Rural Development





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel. (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

23rd December 2024


Planning & Design
Clonattin
Gorey
Co. Wexford

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX114/2024 for Altura Credit Union Ltd

A Chara

I wish to acknowledge receipt on 20/12/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 25/01/2025.

Mise, le meas



Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

20/12/2024 14 13 07

Receipt No L1/0/338913

ALTURA CREDIT UNION LTD
2 MCDERMOT STREET
GOREY
CO WEXFORD

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

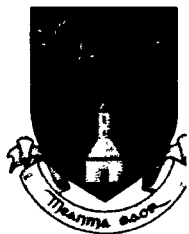
Total 80 00 EUR

Tendered
Cheque 80 00

Change 0 00

Issued By Annmarie Ryan
From Customer Service Hub
Vat reg No 0015233H

17/12/24

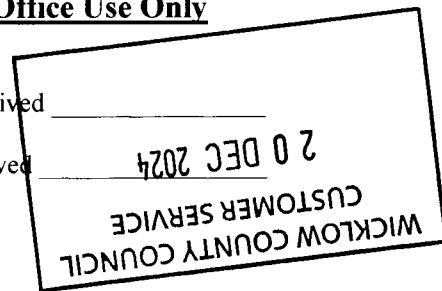


Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

Fee Received _____

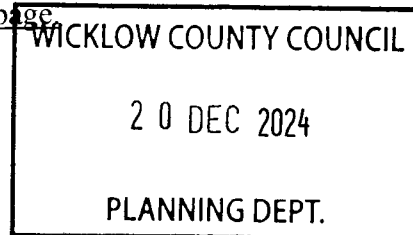


**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING
& DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS
NOT DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: ALTURA CREDIT UNION LTD
Address of applicant: 2ND DERMOT STREET,
GOREY, CO. WEXFORD

Note Phone number and email to be filled in on separate page.



2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) PLANNING & DESIGN
Address of Agent : CLONATTIN, GOREY
CO WEXFORD

Note Phone number and email to be filled in on separate page.

3. Declaration Details

i. Location of Development subject of Declaration MAIN ST, ROUNDWOOD
CO WICKLOW
A98- P654

ii. Are you the owner and/or occupier of these lands at the location under i. above ? Yes/~~No.~~

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

N/A.

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____

UNDER CURRENT EXEMPTIONS, ARE WE EXEMPT
TO INSTALL 24'S SOLAR PANELS TOTAL OUTPUT
OF 10.78 KWH (PANELS ARE 1.8M X 1.2M) TO REAR
OF EXISTING OFFICE

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

P&D ACT 2000 (EXEMPT DEVELOPMENT
NO 3 REGULATIONS 2022

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? _____

NO

vii. List of Plans, Drawings submitted with this Declaration Application _____

- ① PLANS & ELEVATIONS OF BUILDING
 - ② SITE LOCATION MAP 1:1000
 - ③ SITE LAYOUT PLAN
- _____

viii. Fee of € 80 Attached ? YES

Signed: *Thomas Fortune* Dated: 17 | 12 | 2024.

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
 - Floor area of structure in question - whether proposed or existing.
 - Floor area of all relevant structures e.g. previous extensions.
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

1) NO OF PANELS REDUCED TO ALLOW FOR 750MM FROM ROOF EDGE - SEE ELEVATION DRAWING

2) 1/2 PANELS (1200x900mm) INSTALLED ON BOTTOM ROW TO ACHIEVE 850MM FROM RIDGE AND 500MM FROM TOP OF FACIA. AS PER REVISED SECTION DRAWING:

ADDITIONAL CONTACT INFORMATION
NOT TO BE MADE AVAILABLE WITH APPLICATION

Please note:

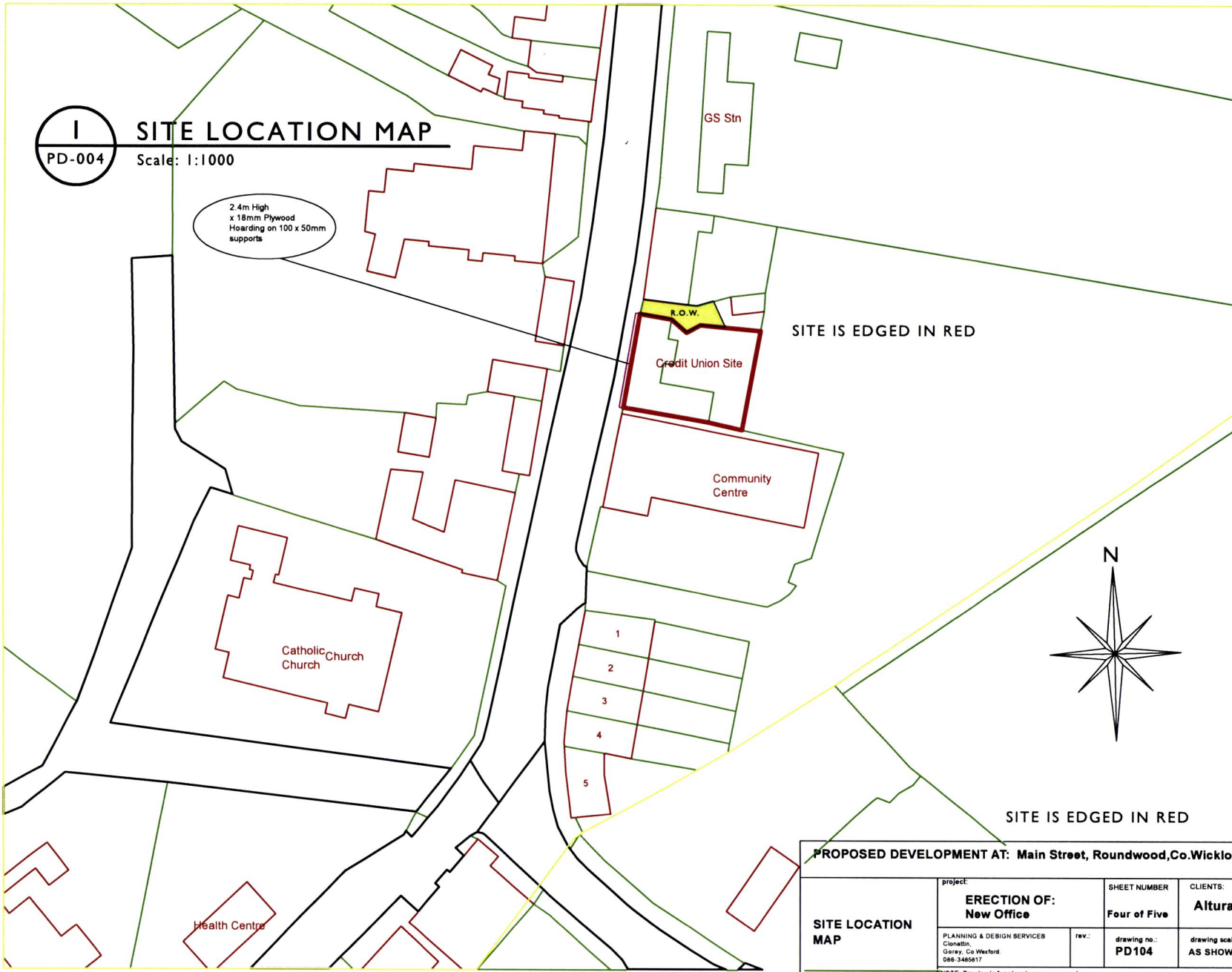
④

I
PD-004

SITE LOCATION MAP

Scale: 1:1000

2.4m High
x 18mm Plywood
Hoarding on 100 x 50mm
supports



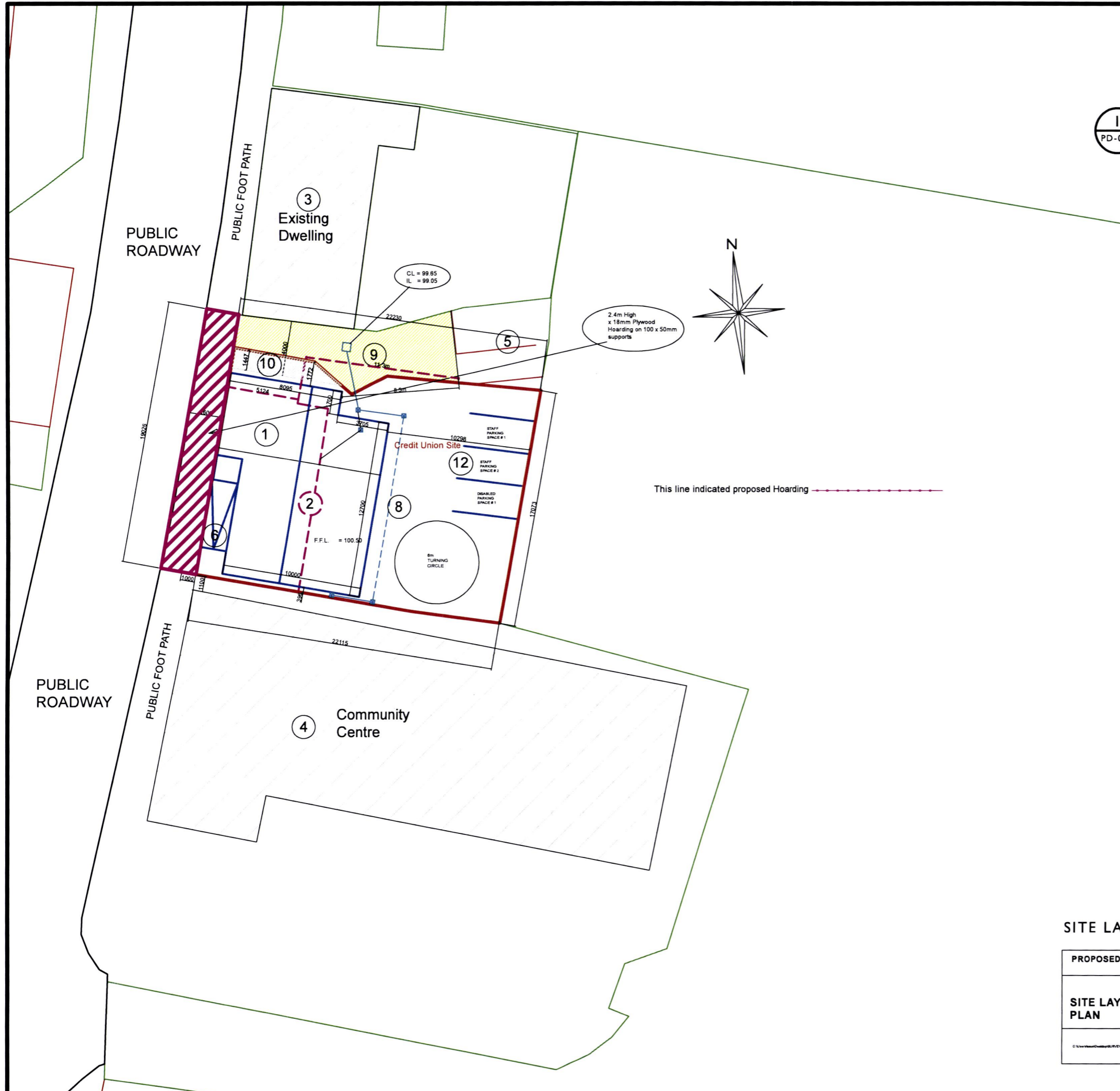
Description: Digital Landscape Model (DLM)
 Publisher / Source: Ordnance Survey Ireland (OSi)
 Data Source / Reference: PRIME2
 File Format: Autodesk AutoCAD (DWG_R2013)
 File Name: v_50288296_1.dwg
 Clip Extent / Area of Interest (AOI):
 LLX,LLY= 718863.3,702709.5
 LRX,LRV= 719098.3,702709.5
 ULX,ULY= 718863.3,702881.5
 URX,URV= 719098.3,702881.5
 Projection / Spatial Reference: IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates: X,Y= 718979.8,702795.5
 Reference Index: Map Series | Map Sheets 1:2,500 | 3845-D
 Data Extraction Date: 30-Aug-2022
 Source Data Release: DCMLS Release V1.155.113
 Product Version: Version= 1.4
 License / Copyright: Ordnance Survey Ireland 'Terms of Use' apply. Please visit 'www.osi.ie/about/terms-conditions'.
 © Ordnance Survey Ireland, 2022
 Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.
 Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

PROPOSED DEVELOPMENT AT: Main Street, Roundwood, Co. Wicklow

SITE LOCATION MAP	project:	ERECTION OF: New Office		SHEET NUMBER	CLIENTS:	
	PLANNING & DESIGN SERVICES Clonath, Greay, Co. Wexford 086-3485617	rev.:	drawing no.:	AS SHOWN	drawing series / issue:	date:
			PD104	Four of Five	Altura Credit Union	22-11-2022
	NOTE: Drawing is for planning purposes only. No dimension is to be scaled, use only measured dims. If in doubt ASK!				PLANNING STAGE	



I SITE LAYOUT PLAN:
 PD-003 Scale: 1:200



SITE DETAILS:

- (1) Proposed New Credit Union Office (Blue Line)
- (2) Existing Dwelling to be demolished (Broken Magenta Line)
- (3) Neighbouring Dwelling
- (4) Parish Centre
- (5) Existing Sheds
- (6) Wheelchair Ramp
- (7) Existing sewer pipe (110mm) to Council Sewer
- (8) Rear Yard
- (9) Existing R.O.W to Rear Yard
- (10) R.O.W extended to 4m wide
- (11) New entrance to rear yard
- (12) Staff Parking Area


SITE IS EDGED IN RED

Existing Water Supply from Public Mains
 Existing Sewer & Surface Water to Public Mains

Area of Site = 365 sq m or 0.365 Hectares
 Area of New Build = 130.68 sq m internally

This line indicated proposed Hoarding

SITE LAYOUT PLAN:

PROPOSED DEVELOPMENT AT: Main Street, Roundwood, Co. Wicklow					
SITE LAYOUT PLAN	project:	Erection of NEW OFFICE	SHEET NUMBER	Three of Five	
	PLANNING & DESIGN	Clonattin, Gorey, Co.Wexford	rev.:	drawing no.:	PD 3 of 6
	drawing series / issue:	PLANNING DRAWINGS	drawing scale:	1:200	date:
drawings prepared by:	Thomas Fortune B.Sc(Eng) Arch. Chartered Building Engineer & Surveyor				
			CLIENTS:	ALTURA CREDIT UNION LTD	
					

2 SECTIONAL DRAWING A-A:
PD-002 Scale: 1:50

24.5 x 440w
Solar Panels =
10.78kwh Array

Rafter Length =
5.850m

ROOF:
TEGRAL BLUEBLACK SUPERCHEM SLATES ON
50 X 40 TREATED SLATE BATTENS ON
DUPONT TYVEK ROOFING MEMBRANE ON 50 X 40 COUNTER BATTENSON
FINK TYPE ATTIC ROOF TRUSSES @ 400MM CNTRS, INSTALLED AND
BRACED TO MANUFACTURERS SPECIFICATION.
FIT 300MM BLACK UPVC SOFFIT WITH VENTILATION SLIP AND 275MM BLACK UPVC FACIA BOARD
SUPPLY AND FIT 125MM HALF ROUND BLACK ALUMIUM GUTTERING TO
75 MM BLACK ALUMINIUM DOWNPIPES.

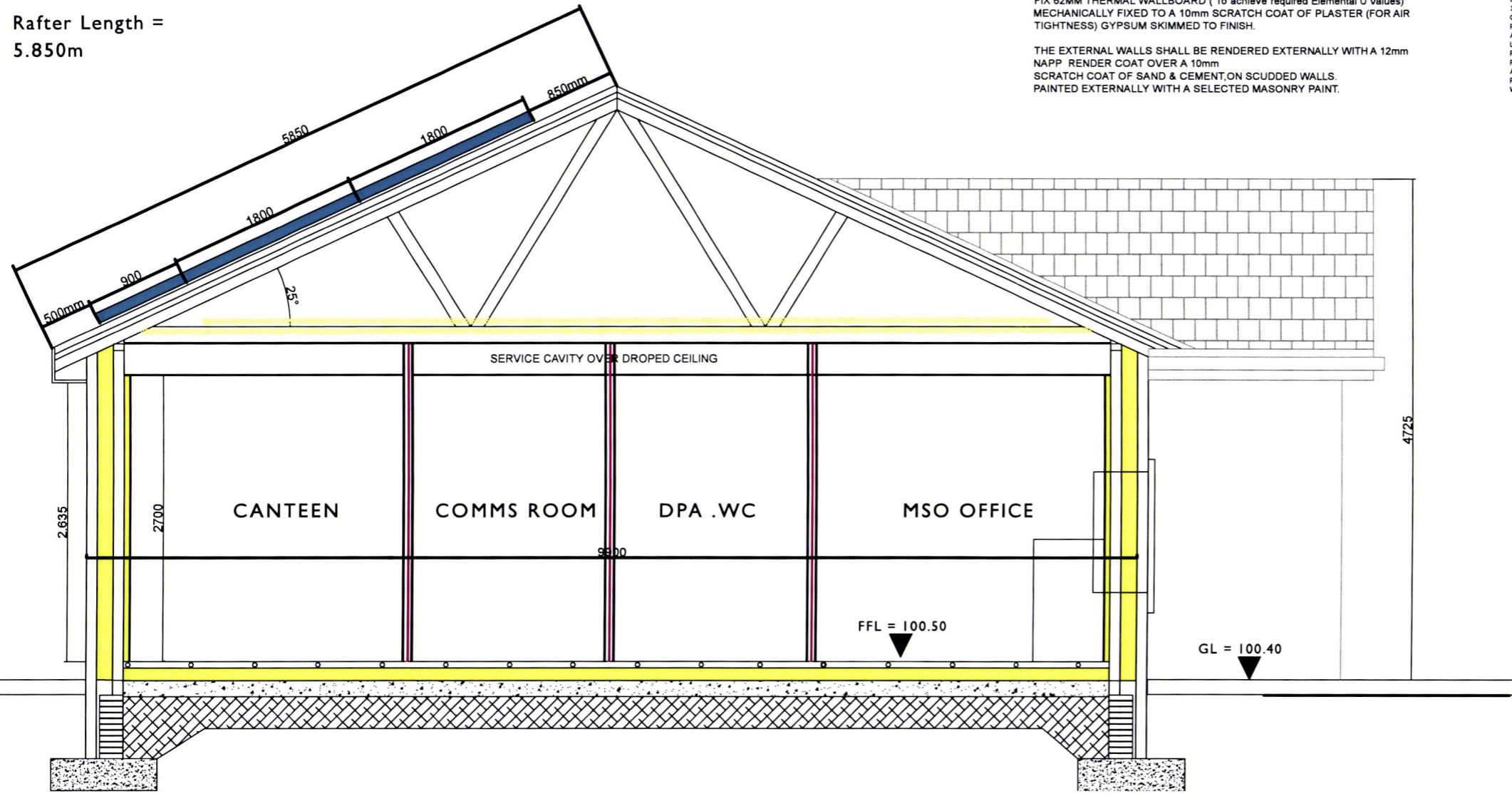
VENTILATE AND INSULATE ATTIC SPACE WITH 400MM ROCKWOLL INSULATION.

WALLS:
WALLS SHALL BE FORMED WITH 2x100mm X 7.5N MEDIUM DENSITY
CONCRETE BLOCK LEAVES WITH 150mm CAVITY. INSULATE WITH 145mm
POLYISO WALL INSULATION.
INTERNAL WALLS TO BE CONSTRUCTED USING 70MM STEEL STUDS WITH
12.5MM FIRELINE BOARD EACH SIDE TO ACHIEVE A 30mm FIRE RATING.
INSULATE ALL INTERNAL STUD PARTITIONS WITH 70MM ROCKWOOL INSULATION.
FIX 62MM THERMAL WALLBOARD (To achieve required Elemental U Values)
MECHANICALLY FIXED TO A 10mm SCRATCH COAT OF PLASTER (FOR AIR
TIGHTNESS) GYPSUM SKIMMED TO FINISH.

THE EXTERNAL WALLS SHALL BE RENDERED EXTERNALLY WITH A 12mm
NAPP RENDER COAT OVER A 10mm
SCRATCH COAT OF SAND & CEMENT, ON SCUDDED WALLS.
PAINTED EXTERNALLY WITH A SELECTED MASONRY PAINT.

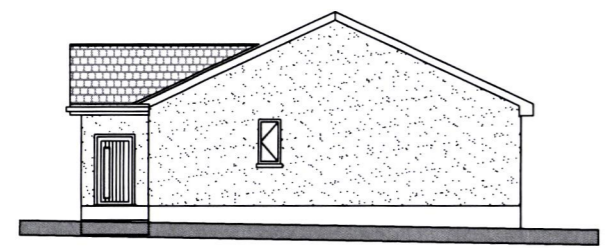
FOUNDATIONS:
DEPTHS, WIDTHS AND EXTENT OF CONCRETE FOUNDATIONS
SHALL BE DETERMINED BY THE NATURE, CONDITION AND BEARING
QUALITY OF THE SUBSOILS. FOLLOWING AN INSPECTION BY A
QUALIFIED STRUCTURAL ENGINEER
FOUNDATION TYPES OTHER THAN STRIP FOUNDATIONS MAY BE
REQUIRED.
FOUNDATIONS FOR 350mm CAVITY WALLS SHALL BE A MINIMUM
OF 1100mm WIDE BY 350mm DEEP X 35x20 CONCRETE, LAID IN TRENCHES
A MINIMUM OF 600mm BELOW GROUND LEVEL TO THE BASE OF THE
CONCRETE.
FOUNDATIONS FOR 100mm INTERNAL WALLS SHALL BE A MINIMUM
OF 600mm WIDE BY 350mm DEEP X 35x20 CONCRETE, LAID IN TRENCHES
A MINIMUM OF 600mm BELOW GROUND LEVEL TO THE BASE OF THE
CONCRETE.
A SLUMP TEST TO BSS SHALL BE CARRIED OUT ON EACH BATCH OF
CONCRETE DELIVERED TO THE SITE.

FLOORS:
80mm x 35N10 CONCRETE POWER FLOATED FINISHED SCREED OVER
UNDER FLOOR HEATING PIPE NETWORK ON 150mm OF XTRATHERM
XT/UF FLOOR INSULATION.
ON 150mm SUBFLOOR X 35N 10 CONCRETE
PLACE 50mm OF XTRATHERM XT/UF FLOOR INSULATION
AROUND ENTIRE PERIMETER OF BASE THERMOLITE BLOCKS ON THIS
LAYER, ON RHYNOPLAST RADON BARRIER
FIT RADON SUMP WITH 110mm DISCHARGE
PIPE TO EXTERNAL WALLS OF BUILDING. TERMINATE WITH
A 90degree EASI SUMP CAP.
PLACE A 25mm SAND SCREED ON 300mm OF ANNEX E SR 21 FILL
WELL COMPACTED IN LAYERS OF 200mm.

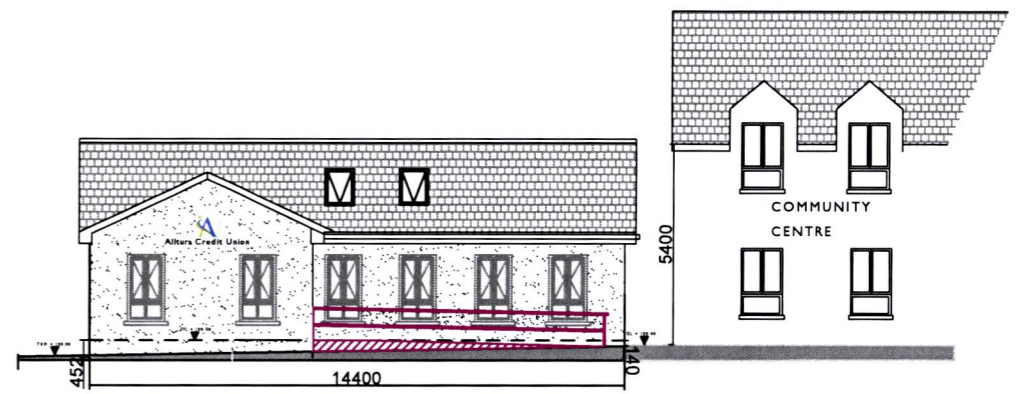
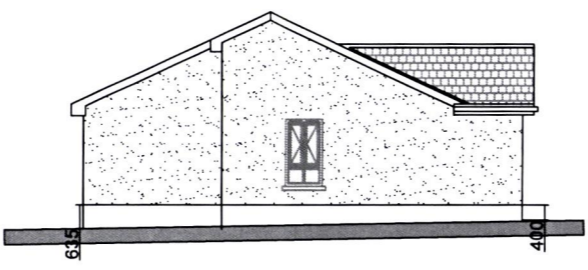


1 FRONT ELEVATION :
PD-002 Scale: 1:200

3 SIDE ELEVATION :
PD-002 Scale: 1:200

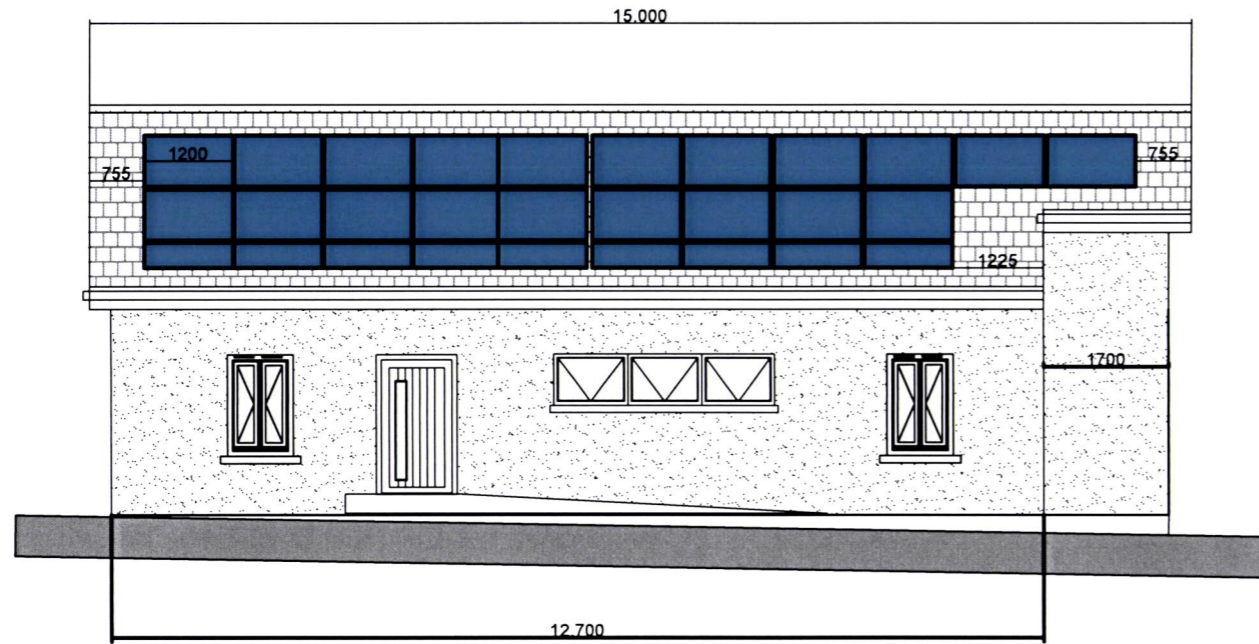


4 SIDE ELEVATION :
PD-002 Scale: 1:200



PROPOSED DEVELOPMENT AT: Main Street, Roundwood, Co. Wicklow					
Erection of NEW OFFICE	PROJECT	SHEET NUMBER	CLIENT	DATE	DRAWN BY
	PLANNING & DESIGN Client: Gorey, Co. Wexford	Two of Five	ALTURA CREDIT UNION LTD		
DRAWN BY: Thomas Furlong BSc(Hon) Arch Chartered Building Engineer & Surveyor		DATE	SCALE	PROJECT NO.	PROJECT NAME

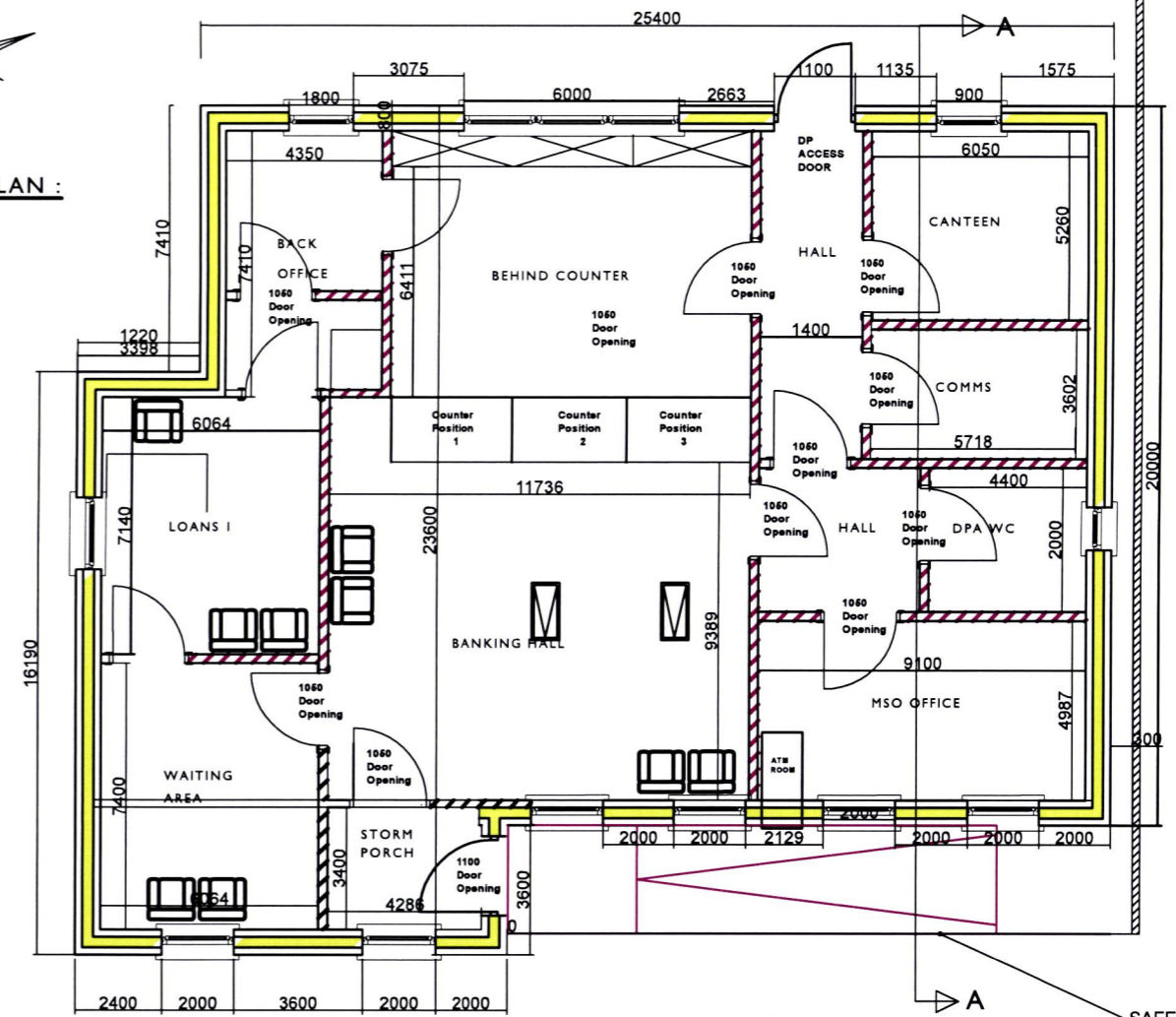
1 REAR ELEVATION :
Scale: 1:100



· 24.5 x 440w
Solar Panels =
10.78kwh
Array


Rafter Length
= 5.850

2 GROUND FLOOR PLAN :
Scale: 1:100



INTERNAL AREA OF 130.68 SQ METRES
EXTERNAL AREA OF 148.00 SQ METRES

PUBLIC ROAD

PROPOSED DEVELOPMENT AT: Main Street, Roundwood, Co. Wicklow					
Erection of NEW OFFICE	Project	Erection of NEW OFFICE	SHEET NUMBER	Client	
	Planning & Design	Corbett & Galley, Co. Wickford	One of Five	ALTURA CREDIT UNION LTD	
	Drawing No.	PD 1	Drawing Scale	1:200	
Design Provided by:	Thomas Furlong Architects, Chartered Building Engineer & Surveyor		Commencement of works	17-12-2024	