



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@wicklowcocoil.ie
Suíomh / Website www.wicklow.ie

**Luke Strange,
20 Hollicondane Road,
Ramsgate,
Kent,
England,
United Kingdom,
CT11 7PH**

29th July 2025

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX79/2025 for Mr. Beattie – eEnergy Group Plc

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,

pp Deanne Byrne

**ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT**





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

Applicant: Mr. Beattie – eEnergy Group Plc

Location: Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow

Reference Number: EX 79/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/804

A question has arisen as to whether “the provision of photovoltaic panels at roof level” at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is or is not exempted development.

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 provision of photovoltaic panels at roof level, as described in the documents lodged, 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 “the provision of photovoltaic panels at roof level” at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is development and is exempted development

Signed: Deanne Byrne.

PP

ADMINISTRATIVE OFFICER

PLANNING, ECONOMIC & RURAL DEVELOPMENT

Dated 29th July 2025



Tu ar doic meá saor ar fáil i bhformáid eile ar iarratas
This document is available in alternative formats on request

Ba chóir gach comhfhreagras a sheoladh chuig an Sturthóir Seirbhísi, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5
CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/804

Reference Number: EX 79/2025

Name of Applicant: Mr. Beattie – eEnergy Group Plc

Nature of Application: Section 5 Referral as to whether or not “the provision of photovoltaic panels at roof level” is or is not development and is or is not exempted development.

Location of Subject Site: Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow

Report from Neal Murphy, EP & Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether “the provision of photovoltaic panels at roof level” at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 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 provision of photovoltaic panels at roof level, as described in the documents lodged, 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 “the provision of photovoltaic panels at roof level” at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is development and is exempted development as recommended in the report by the SEP

Signed Joanne Byrne

Dated 29th day of July 2025

ORDER:

I HEREBY DECLARE:

That “the provision of photovoltaic panels at roof level” at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: Peggy J. Murphy
Senior Engineer
Planning, Economic & Rural Development

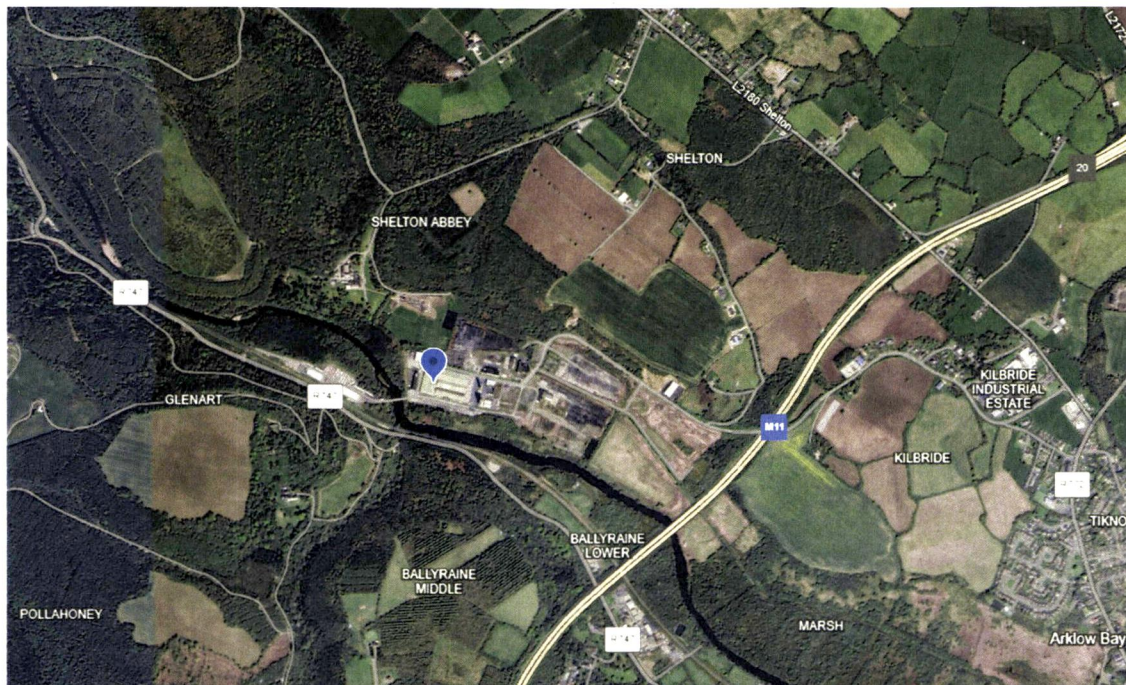
Dated 29th day of July 2025



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

Section 5 – Application for declaration of Exemption Certificate

TO:	Fergal Keogh S.E / Edel Bermingham S.E.P.
FROM:	Neal Murphy E.P
REF:	EX79/2025
DECISION DUE:	07/08/2025
NAME:	MR BEATTIE – E ENERGY GROUP PLC
DEVELOPMENT:	INSTALLATION OF ROOF MOUNTED SOLAR PV PANELS
LOCATION:	NOVOLEX IRELAND, AVOCA RIVER PARK, 4 VALE ROAD, ARKLOW, Y14 K585



Site Location and Description

The site is located just north of Arklow town in an established industrial unit within close proximity of the Avoca River to the south and the M11 to the east. The site contains a large industrial unit with a number of smaller buildings and structures on site.

Question

The applicants have applied to see whether or not the following is or is not development and is or is not exempted development:

- The provision of roof mounted solar panels

Planning History

08/344 – **PERMISSION GRANTED** for external cladding (in place of asbestos sheeting) on 2 no. existing industrial buildings (units A & B) and ground floor extension (256.4sqm) incorporating offices and ancillary areas, windows at first and second floor level on north elevation and signage.

08/1884 – **PERMISSION GRANTED** for replacement of existing flat roof with pitched roof on existing office building C.

08/1938 – **PERMISSION REFUSED** for external cladding (in place of asbestos sheeting) on existing industrial building (building d), 2. proposed demolition of existing industrial building (Unit E 892.30 sqm), 3. proposed extension (4621.23 sqm) to existing industrial building D(593.90 sqm)

10/3124 – **PERMISSION GRANTED** for plastics recycling facility comprising (1) retention of external cladding (in place of asbestos sheeting) on existing industrial building D, (2) proposed demolition of existing industrial building (building E 892.30 sqm), (3) proposed extension (4,748 sqm) to existing industrial building D (539.90 sqm), (4) proposed refurbishment of existing building F (573.75 sqm) for storage of raw materials including proposed external walls and cladding and roof sheeting, (5) proposed waste water treatment plant to treat wash water from plastics recycling process including outfall to Avoca River (6) proposed package sewage treatment plant and (7) proposed ancillary site development works including car parking. This development is subject to an application to Wicklow Co Co for a discharge licence

23/320 – **PERMISSION GRANTED** for proposed change of use from industrial/warehouse to plastics recycling facility and associated 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—

- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
- (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,

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 photovoltaic panels on the roof of the existing Novolex building, Avoca River Park, Arklow 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 structure 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 the subject site is not located 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 applicable as the subject site is not located in a solar safeguarding zone.

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

- 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.

The distance between the plane of the roof and the solar photo-voltaic panels appears to be approximately 0.20m as scaled from the submitted drawings and is therefore 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.

The proposed PV Panels would be placed on pitched roofs and are noted as approximately 1m from the edge of the roof as scaled from the drawings submitted and is therefore 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).

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Electricity generated from the panels is proposed to be used throughout the site as noted in the attached cover letter and is therefore compliant.

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.

The subject site is not located within a Solar Safeguarding Zone and does not therefore need to be assessed for its impact on an IAA registered aerodrome or main airport. Furthermore, given the subjects location in a predominately rural area bounded by wooded areas, the proposed development is unlikely to result in excessive glint and glare.

Having regard to Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended), I note that the carrying out of the development as described would not contravene a condition attached to any relevant planning permissions on the subject property or fall within any of the other restrictions within this article.

Recommendation:

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

the provision of photovoltaic panels at roof level at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended).

The Planning Authority considers that

The provision of photovoltaic panels at roof level at Novolex, Avoca River Park, 4 Vale Road, Arklow, Co. Wicklow **is Development and is Exempted Development.**

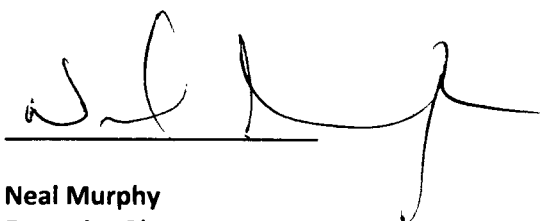
Main Considerations with respect to Section 5 Declaration:

- 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).

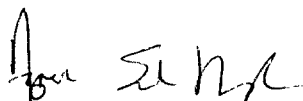
Main Reasons with respect to Section 5 Declaration:

- 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 provision of photovoltaic panels at roof level, as described in the documents lodged, 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).



Neal Murphy
Executive Planner
29/07/2025



SP

29/7/2025

Issue decision -> recommended
Reg. 1 T May 25
29/07/25

MEMORANDUM
WICKLOW COUNTY COUNCIL


TO: Neal Murphy
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).
EX79/2025**

I enclose herewith application for Section 5 Declaration received completed on 11th July 2025.

The due date on this declaration is 7th August 2025.



Staff Officer
Planning, Economic & Rural Development



Comhairle Contae Chill Mhantáin Wicklow County Council

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

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8th July 2025

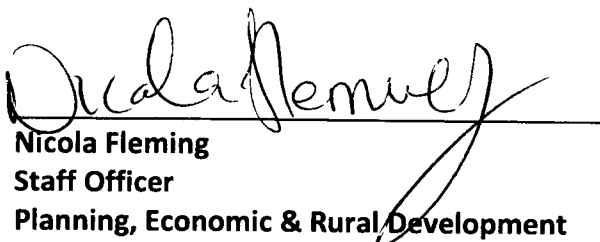
**Luke Strange Ltd
20 Hollicondane Road
Ramsgate
Kent
England
United Kingdom
CT11 7PH**

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX79/2025 for Mr. Beattie – eEnergy Group Plc

A Chara

I wish to acknowledge receipt on 11/07/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 07/08/2025.

Mise, le meas


**Nicola Fleming
Staff Officer
Planning, Economic & Rural Development**



Luke Strange Ltd
Architectural Design & Planning
01276 810100

Wicklow County Council

County Buildings
Whitegates
Wicklow Town
A67 FW96

20 June 2025

Our ref: 780_01

Dear Planning Department,

Project: Roof mounted solar panels to non-domestic buildings

Address: **Novolex**, Avoca River Park Ind. Est, 4 Vale Road, Arklow

Please find attached our application for the above project, seeking approval for the installation of a 2,770 kWp solar photovoltaic (PV) system on the rooftops of existing non-domestic buildings.

The proposed development involves the strategic placement of solar panels across suitable roof areas to maximise energy generation while minimising visual and structural impact.

The primary objective of the project is to enhance the sustainability of the site through on-site renewable energy generation, which will contribute to carbon reduction goals and improve operational energy efficiency.

We believe that the information provided in this application is sufficient, but should you require any additional details or wish to discuss any aspect of the project further, please do not hesitate to contact us.

Thank you for your consideration.

Kind regards,

Luke Strange
Luke Strange Ltd
Architectural Design & Planning



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

Office Use Only

Date Received _____

Fee Received _____

RECEIVED - 7 JUL 2025

**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: Mr Beattie - eEnergy Group Plc
Address of applicant: 20 St. Thomas Street, London, United Kingdom, SE1 9RS.

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

2. Agents Details (Where Applicable)

- (b) Name of Agent Luke Strange Ltd

Address of Agent : 20 Hollicondane Road, Ramsgate, Kent, England, United Kingdom CT11 7PH

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

3. Declaration Details

- i. Location of Development subject of Declaration

Novolex, Avoca River Park Ind. Est, 4 Vale Road, Arklow

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_
Mr Bikulege - Novolex, Avoca River Park Ind. Est, 4 Vale Road, Arklow

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, on 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

We believe the roof mounted solar panels would be exempt development and not require planning permission.

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

We believe the roof mounted solar panels would be exempt development and not require planning permission.

v. _____
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 _____
780 Cover Letter
781 01-04 Drawings
Aerial photomontage

viii. Fee of € 80 Attached ? Please contact Luke Strange Ltd to take Card payment

Signed : L Strange Dated : 20/06/2025

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 -

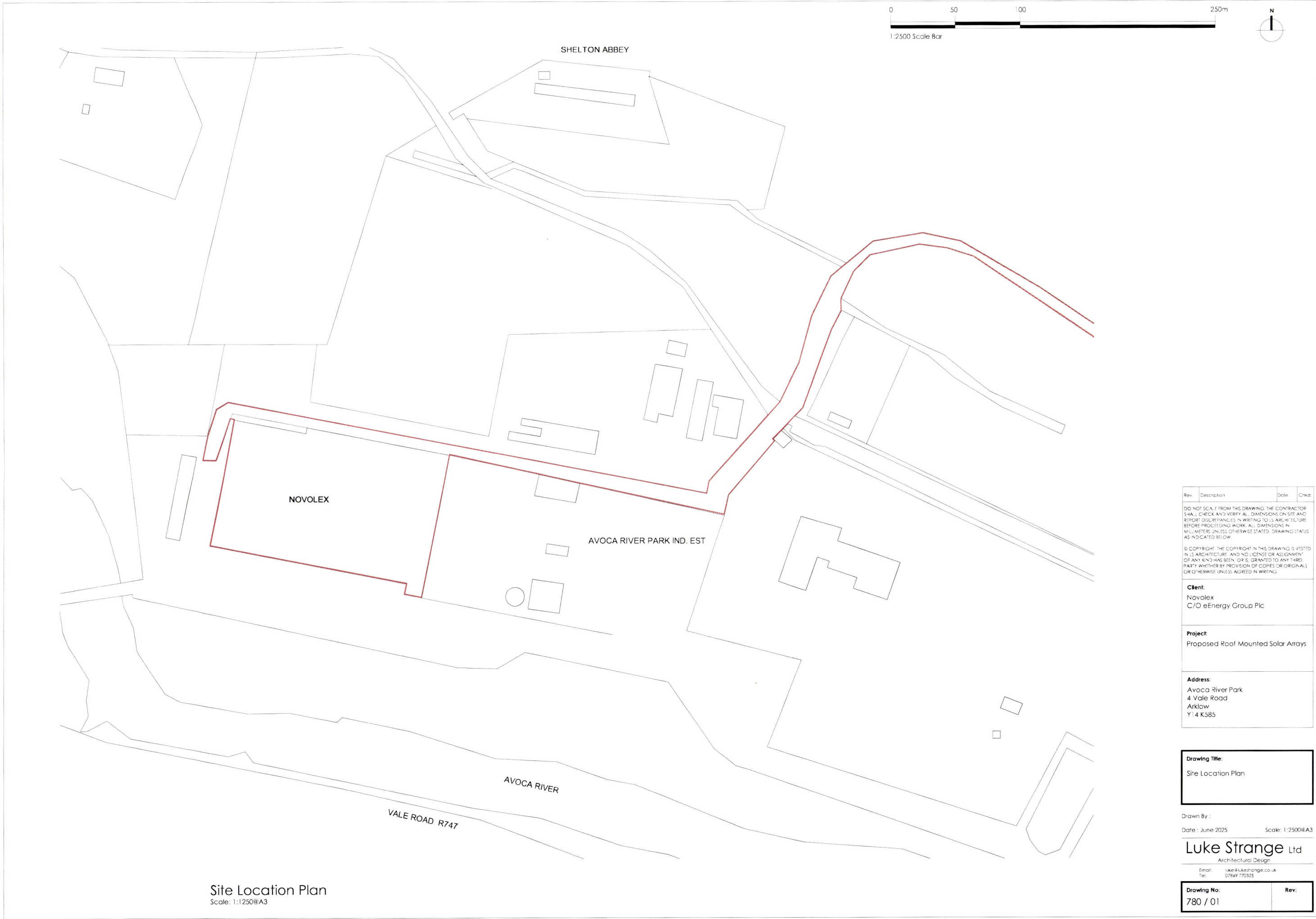
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 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.



Site Location Plan
Scale: 1:1250@A3

Rev.	Description	Date	Chkd.
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DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES IN WRITING TO LS ARCHITECTURE BEFORE PROCEEDING WORK. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. DRAWING STATUS AS INDICATED BELOW.

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Client:
Novolex
C/O eEnergy Group Plc

Project:
Proposed Roof Mounted Solar Arrays

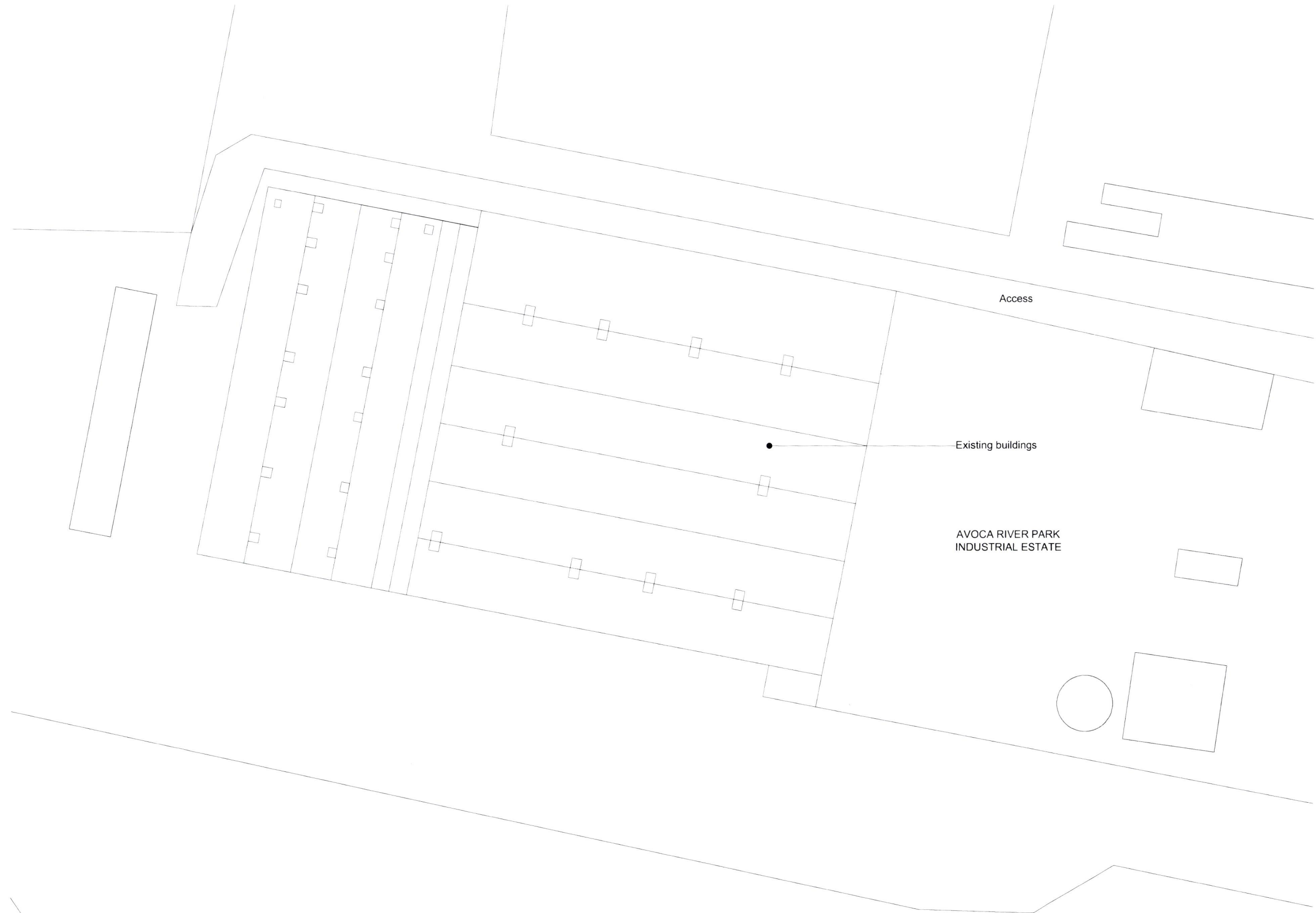
Address:
Avoca River Park
4 Vale Road
Arklow
Y14 KS85

Drawing Title:
Site Location Plan

Drawn By :
Date : June 2025 Scale: 1:2500@A3

Luke Strange Ltd
Architectural Design
Email: luke@lukestrangecoltd.co.uk
Tel: 07849 770525

Drawing No: 780 / 01	Rev:
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Access

Existing buildings

AVOCA RIVER PARK
INDUSTRIAL ESTATE

Rev.	Description	Date	Chkd.
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Client:
Novolex
C/O eEnergy Group Plc

Project:
Proposed Roof Mounted Solar Arrays

Address:
Avoca River Park
4 Vale Road
Arklow
Y14 K585

Drawing Title:
Existing Site & Roof Plan

Drawn By :

Date : June 2025 Scale: 1:500@A1

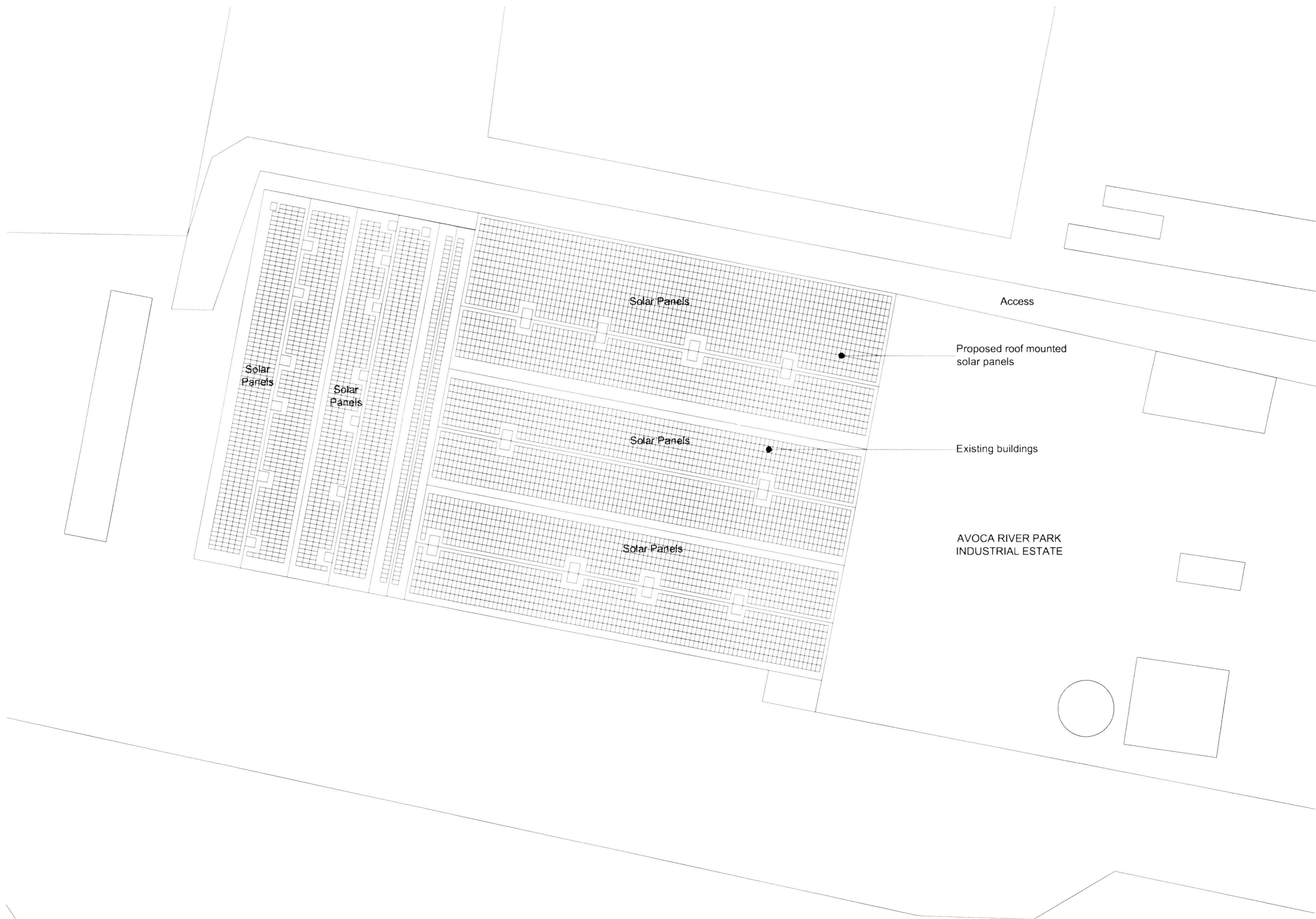
Luke Strange Ltd
Architectural Design

Email: luke@lukestrange.co.uk
Tel: 07849 770525

Drawing No:
780 / 02

Rev:

Existing Site & Roof Plan
Scale: 1:500@A1



Proposed Site & Roof Plan
Scale: 1:500@A1

Rev.	Description	Date	Chkd.
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Client:
Novolex
C/O eEnergy Group Plc

Project:
Proposed Roof Mounted Solar Arrays

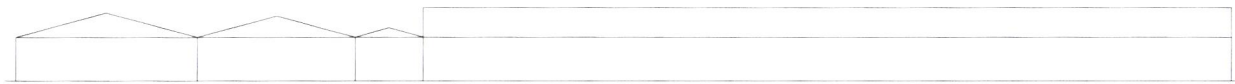
Address:
Avoca River Park
4 Vale Road
Arklow
Y14 KS85

Drawing Title:
Proposed Site & Roof Plan

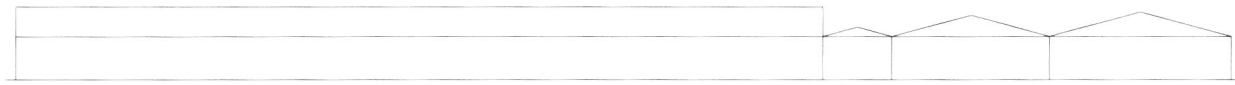
Drawn By :
Date : June 2025 Scale: 1:500@A1

Luke Strange Ltd
Architectural Design
Email: luke@lukestrange.co.uk
Tel: 07849 770525

Drawing No: 780 / 03	Rev:
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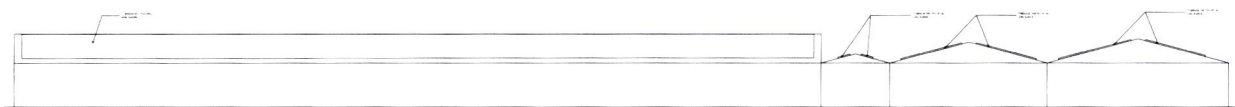
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Scale: 1:500@A1



Existing North Elevation
Scale: 1:500@A1



Proposed South Elevation
Scale: 1:500@A1



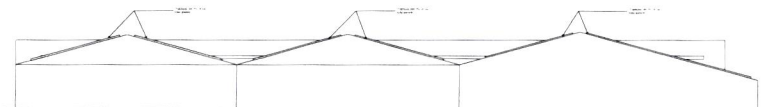
Proposed North Elevation
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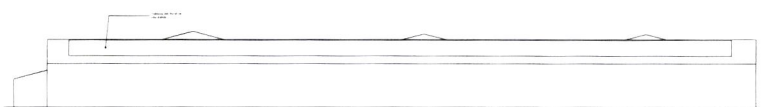
Existing East Elevation
Scale: 1:500@A1



Existing West Elevation
Scale: 1:500@A1



Proposed East Elevation
Scale: 1:500@A1



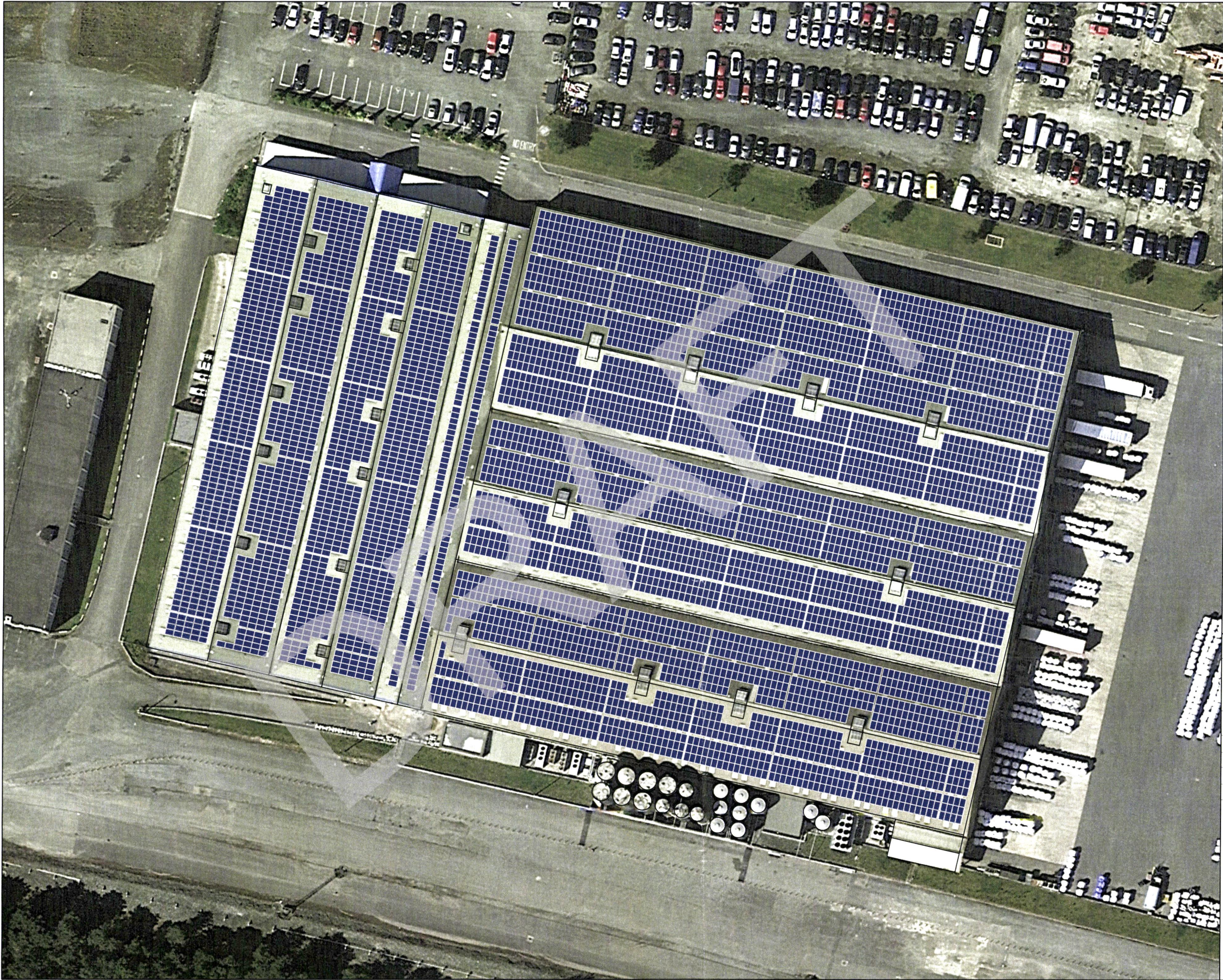
Proposed West Elevation
Scale: 1:500@A1

Rev.	Description	Date	Chkd.
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	Client: Novalex C/O eEnergy Group Plc		
	Project: Proposed Roof Mounted Solar Arrays		
	Address: Avoca River Park 4 Vale Road Arklow Y14 6S85		

Drawing Title: Existing & Proposed Elevations

Drawn By :	Scale: 1:500@A1
Date : June 2025	
Luke Strange Ltd Architectural Design	
Email: luke@lukestrange.co.uk Tel: 07849 770525	

Drawing No: 780 / 04	Rev:
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PROJECT NOTES

Height to Eaves6m

Roof Pitch15°

Indicative Layout - Subject to Site Survey.

0714m

REV	DATE	COMMENTS	BY
1	27/03/2025	First Issue	NH
2			
3			
4			
5			
6			
7			

TIC:

6153 x 450W = 2768.85kWp

DNC:

2640kW

SYSTEM INFORMATION

Equipment	Manufacturer	Model
Module	JA	JAM54D40 450/LB
Inverter	Huawei	24 x 100kW
Mounting System	K2	Mini Rail

Client

Novolex - Ireland
(Redaptive)

Address

Avoca River Park,
4 Vale Road,
Arklow,
Y14 K585

Drawing

PV Layout

Drawn by:

NH

Checked by:

FL

Scale

1 : 700 @ A3

Drawing No:

Q-005685_001

Status

Proposed

eEnergy

20 St. Thomas Street,
London,
SE1 9RS
Tel: 020 3813 1550
Email: info@eenergy.com
www.eenergy.com

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