

**ROSCOMMON COUNTY COUNCIL**

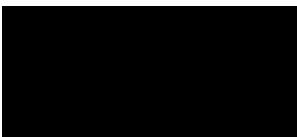
**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Ihor Chvirov,



Reference Number: DED842  
Application Received: 11<sup>th</sup> February, 2025  
Name of Applicant: Ihor Chvirov  
Agent: DIKA Home Management

**WHEREAS** a question has arisen as to whether the renovation of an existing dwelling with works including floors, bathrooms, installation of new heating system, windows & doors, painting internally & externally at 14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699, is or is not development and is or is not exempted development:

**AND WHEREAS** Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above constitute development.
- (b) The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to renovate an existing dwelling with works including floors, bathrooms, installation of new heating system, windows & doors, painting internally & externally at 14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699 is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

A blue ink signature, appearing to be 'Alan O'Connell', written over a horizontal line.

Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 1<sup>st</sup> May, 2025

cc agent via email: DIKA Home Management  
[johnshandyman@gmail.com](mailto:johnshandyman@gmail.com)

**ADVICE NOTE**

**Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.**

## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Friday 2 May 2025 11:31  
**To:** Ihor Chvirov  
**Cc:** johnshandyman@gmail.com  
**Subject:** DED 842 - Notification of Decision  
**Attachments:** DED 842 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 842. Please note that a hard copy will also be issued via registered post.

Mise le meas,

Carmel

Carmel Curley, Staff Officer,  
Planning Department, Roscommon County Council,  
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98  
☎: (090) 6637100

✉: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

MAP LOCATION



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

<b>Reference Number:</b>	DED 842
<b>Re:</b>	Permission to renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally under the Planning and Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	Ihor Chvirov
<b>Location of Development:</b>	14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon F35 K699
<b>Site Visit:</b>	14/03/2025

**WHEREAS** a question has arisen as to whether the following works *“to renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally”*, **at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

<b>1. Site Location &amp; Description of Development &amp; Nature of Proposed Development</b>
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**Site Location**

The site is located in west County Roscommon in the townland of Cloonfad-East and is accessed via the N83 which flanks the eastern extent of the West View residential estate in a perpendicular trajectory.

**Development Description**

- **Access:** The site consists of a semi-detached two-story dwelling – uninhabited - which is located to the north-western extent of the ‘West View’ residential housing estate, with a central green/recreational area for residents.
- **Structure:** As per Roscommon County Council’s GIS portal, the structure to which this application forms part, is categorised as a ‘residential building type’. The structure itself is demonstrating evidence of material fatigue.

**Nature of Proposed Works**

The proposed works include the renovation of an existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally.

## 2. Geographic Information Systems [GIS]

### European Sites:

As per a review of Roscommon County Council's Geographic Information Systems, the subject site is located in proximity to the following European Site.

#### Appropriate Assessment

- The closest European site to the proposed development is Lough Corrib SAC (Site Code 000297) which is located ca. 300m to the south of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given the minor nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

### Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, the following architectural and/or archaeological heritage sites/structures are in proximity to the subject site or property thereon:

#### Assessment of Architectural & Archaeological Heritage

- The property is not a protected structure; it is located 1.2km south-west of a ringfort (SMR Number: RO032-030) in the townland of Gorteenacammadil, and is 1.8km south-west of another ringfort in the same townland (SMR Number: RO032-031). In both instances the structure is outside the relative zone of influence.

## 3. Planning History

- **PD/07/985:** Permission granted for 4 dwelling units, to connect to existing neighbouring housing estate entrance/roads, as previously granted under PD/03/1578 & PD/04/1914. Permission for the demolition of existing house and shed located on site, and RETENTION to retain changes to house positions "numbers 45 to 52 inclusive" as previously granted under planning ref PD/04/1914 in accordance with documents lodged, together with all necessary roads services and allied site services (only) (Application made for a residential housing development. The development consists of 6 no. 2 bedroom terraced type houses "in 2 blocks" and permission to connect the proposed development to existing neighbouring housing estate entrance/roads, as previously granted under planning Ref. 03/1578 and 04/1914. To obtain permission for the demolition of existing house and shed located on site, and to retain changes to house positions "numbers 45 to 52 inclusive" as previously granted under planning permission ref 04/1914 in accordance with documents lodged, together with all necessary roads services and allied site services).
- **PD/07/823:** Incomplete Application.
- **PD/03/1578:** Permission granted to construct 8 no. detached houses and 20 no. semi-detached houses, together with all ancillary works and services.
- **PD/00/1779:** Permission granted to construct 8 no. detached dwelling houses and 28 no. semi-detached dwelling houses together with all ancillary works and services on site.
- **UDR 1448:** A Warning Letter relating to Alleged Unauthorised Development consisting of non-compliance with Condition No. 2, 6, 14, 15 & 19 of Planning Permission Reference No. PD/04/1914 was issued on 21<sup>st</sup> September 2009.
- **UDR 870:** Alleged unauthorised development consisting of haulage of soil and clay

#### 4. Relevant Statutory Provisions

##### **Planning and Development Acts 2000 (as amended)**

###### **Section 2(1)**

“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(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.

###### **Section 4(1)**

Defines certain types of development as being ‘exempted development’. Of relevance is section 4(1)(h) which provides as follows:

*“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”;*

###### **Section 4(2)**

Provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

##### **Planning and Development Regulations, 2001 as amended**

###### **Article 6 (1)**

Subject to article 9, development of a class specified in column 1 of Part 3 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 3 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 work 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.
- (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.

#### 5. Planning Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal”. It is considered that said proposed works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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”. It is considered that said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, 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*”. Regard is had to the following:

1. A site visit on the 14/03/2025
  - Confirmed that the plans and particulars submitted under Section 5 of the Planning & Development Act, 2000, as amended, regarding proposed development, are reflective of the existing on-site conditions.
2. The contents of the application, including:
  - *Application for a Declaration under Section 5*
  - *Folio Maps*
  - *Structural Survey Report & Site Photos* (including works breakdown and associated costs)
  - *Vacant Property Refurbishment Grant* (works breakdown and associated costs)
3. The stated works, including:
  - *Windows and doors are to be replaced*
  - *External pipework to be replaced*
  - *Upgraded heating system to be installed*
  - *Floors to be removed and re-laid*
  - *Internal and external painting*
4. Submitted Further Information, including:
  - Letter of confirmation and particulars from Renewables Contractor - *Cloverhill Renewables Ltd.*
  - Letter of confirmation and particulars from Solar Panels Contractor – *GoKonnnect Solar*.

The applicant’s agent previously provided a *structural survey report* which states that the property in its current condition is not suitable for habitation and requires substantial refurbishment works, the extent of which have been set out in the applicant’s initial application under: “*Nature of the Proposed Development*”.

Section 5 of the structural survey report – “Heating & Electrical” states that “*the property in question is heated with an open fire and oil central heating, the heating has not been used in a number of years and an upgrade is required*”, with pictures demonstrating that the development was subject to theft, which has compromised the mechanical and electrical outfit of the property including but not limited to the heating system.

The applicant previously indicated that a “*new heating system (ecological)*” forms part of the proposed renovation works; in order to enable the Planning Authority to assess the works and development under the relevant statutory provisions, a request for Further Information was issued. In response, the applicant submitted the following Further Information:

- *Cloverhill Renewables Ltd.*: Confirmation from the appointed Heating, Plumbing and Renewables contractor stating that a Mitsubishi Air to Water Heat Pump system, in conjunction with underfloor heating, is proposed for installation. The associated external unit is to be located to the rear of the dwelling, along the rear footpath;
- *GoKonnnect Solar*: A plan view of the dwelling, identifying the proposed location of rooftop photovoltaic panels, accompanied by a detailed specification document setting out the technical and performance characteristics of the proposed system.

Having regard to the foregoing, and pursuant to Section 4(1)(h) of the Planning and Development Act 2000 (as amended), it is considered that the proposed works constitute exempted development. In particular, the works appear to comply with the relevant conditions and limitations set out under Class 2(a), Class 2(c), and Class 2(d) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

With Regard to Article 9(1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIA or AA does not apply with respect to the current referral case. I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9(1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

## 6. Recommendation

**WHEREAS** a question has arisen as to whether a proposed development; comprising the proposal to *“renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally”* under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located at *“14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon F35 K699”* is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

**AND WHEREAS** I have concluded that:

- The works outlined above constitute development.
- The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**AND WHEREAS** I have concluded that the said development comprising the proposal to *“renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally”* under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located at *“14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon F35 K699”*, constitutes exempted development and that a declaration to that effect should be issued to the applicant.

## 7. Signatures

Signed:



Blaithín Kinsella  
Assistant Planner  
Date: 22<sup>nd</sup> April 2025

Signed:



Alan O'Connell  
Senior Executive Planner  
Date: 22<sup>nd</sup> April 2025



8. Site Photos: 14/03/2025



Looking northward on the N83 toward  
Levallyroe



Looking southward on the N83 toward  
Cloonfad East



On entry/egress into Westview Estate



Front elevation of property



Side elevation of property



Rear elevation of property



Side & rear boundary conditions:

Boiler house was not located on site.



Rear of site boundary conditions:

Encircled, likely location of former Oil Tank, as observed by free standing Bund wall. Oil Tank removed from site.

## Carmel Curley

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**From:** Ihor Chvirov [REDACTED]  
**Sent:** Wednesday 16 April 2025 12:04  
**To:** Carmel Curley  
**Subject:** DED 842  
**Attachments:** Screenshot\_20250416-113835\_Drive.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Hi Carmel

In the attachments to the letters, everything is indicated on the house plan where the electric panels will be installed. And the letter indicates where the heat pump will be installed. This will be done by the specialists I contacted and they gave me their data and contacts for you.

Regards

Ihor

On Wednesday, 16 April 2025, Carmel Curley <[CCurley@roscommoncoco.ie](mailto:CCurley@roscommoncoco.ie)> wrote:

Hi Ihor,

I wish to acknowledge receipt of your emails & attachments. However, as per the letter issued on the 21<sup>st</sup> March, 2025 can you please also indicate the exact location of the proposed works as outlined in point 1 & 2 on a site layout plan.

On receipt of same your application will be considered further.

Regards,

Carmel

Carmel Curley, Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98



Derek Harrington  
Heating, Plumbing & Renewables  
Killinraghty Big, Oran,  
Co. Roscommon  
086 8274318  
[Derekharrington06@hotmail.com](mailto:Derekharrington06@hotmail.com)  
[www.derekharrington.ie](http://www.derekharrington.ie)

08/04/2025

To whom it may concern

Re: Refurbishment of dwelling house for Ihor Chvirov at 14 Westview, Cloonfad,  
ballyhaunis, Co. Roscommon F35K699

I recently called out to the above address to have a look at the proposed heating and plumbing works.

I have recommended the installation of a Mitsubishi Air to water heat pump and under floor heating system. The outdoor unit of the heat pump would be located at the rear footpath of the house.

We have installed this type of system into similar types of buildings in the past and so I am confident that this system would be a lot more suitable than the current system from an efficiency and environmental point of view.

If you have any further questions, please give me a call.

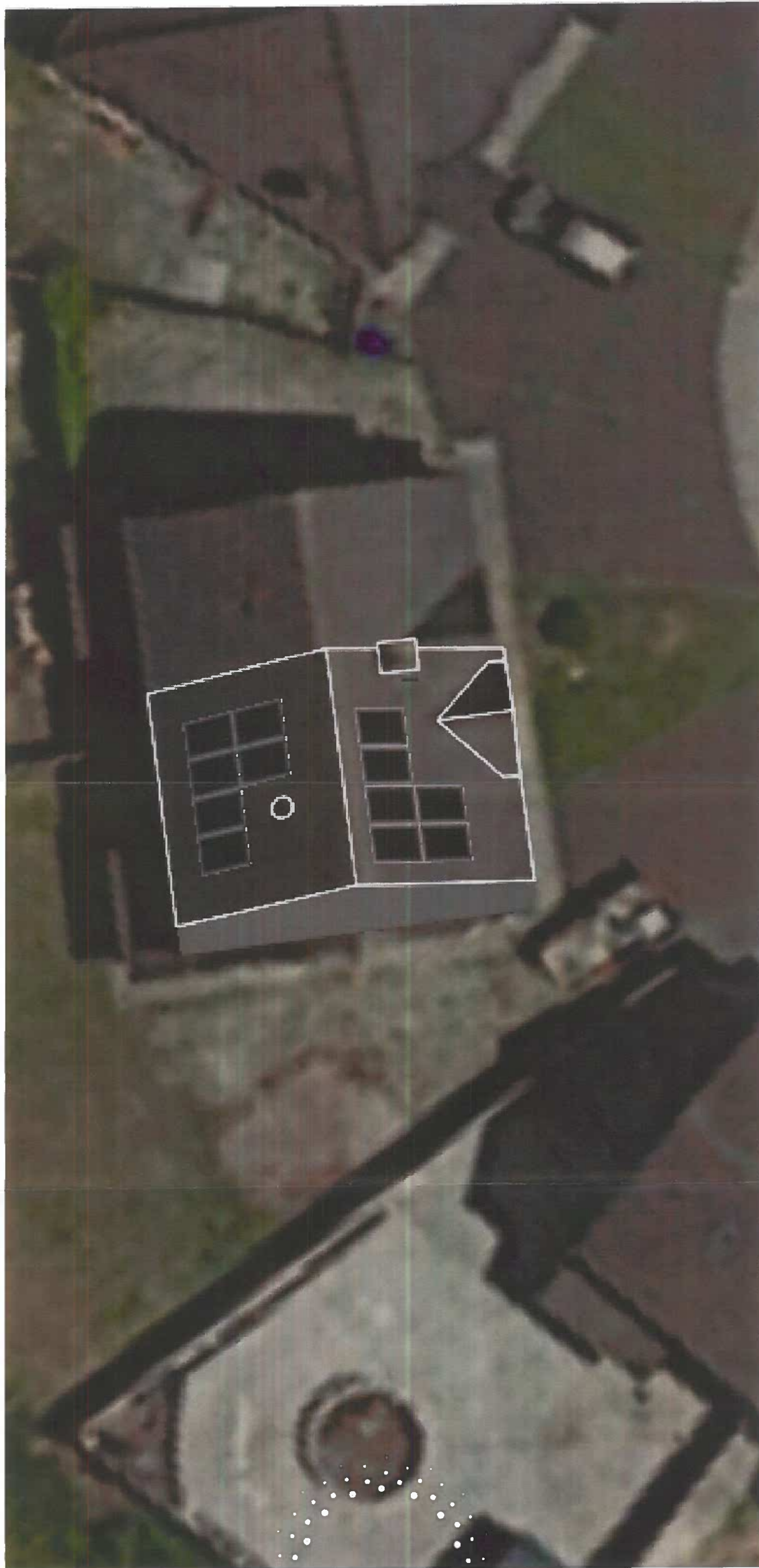
Signed

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Derek Harrington  
Cloverhill Renewables Ltd  
Dated 31 March 2025.

VAT No: 3244304MH





**Carmel Curley**

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**From:** Ihor Chvirov [REDACTED]  
**Sent:** Tuesday 15 April 2025 16:03  
**To:** Carmel Curley  
**Subject:** Fwd: Solar 3D Model of home along with Spec of Inverters, Panels Roof mount  
**Attachments:** 5Kw hybrid inverter Solis datasheet (1).pdf; ClickFit-Tile (1).pdf; JA Solar 440W panel datasheet (1).pdf; Cloonfad\_East\_Design\_1\_GoKonnnect\_Solar\_2025-03-27 (1).pdf

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Thu, 27 Mar 2025 at 12:57  
**Subject:** Solar 3D Model of home along with Spec of Inverters, Panels Roof mount  
**To:** [REDACTED]

Hi Ihor

See attached the pdf of the 3d model we designed of your home, Don't mind the pricing it's only a guide for the county council

I have attached spec sheets etc, if they require anything else, you can give them my details I am happy to speak to them on your behalf

Here is an online model we did of the home > click link

[https://v2.aurorasolar.com/e-proposal/x9qaOAzOCli4mcUejUiR476lGbN6yNme6hy\\_M3\\_1Mw](https://v2.aurorasolar.com/e-proposal/x9qaOAzOCli4mcUejUiR476lGbN6yNme6hy_M3_1Mw)

PDF For council attached

Any questions please let me know

Regards

--

**Rob Kennedy**  
Director



Customer Support 042-9333365 | Sales 042-9333365  
Smart Home Security Ireland: [www.gokonnnect.ie](http://www.gokonnnect.ie)  
GoKonnnect Solar: [www.gokonnnect.ie/solar-panel](http://www.gokonnnect.ie/solar-panel)



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## S5-EH1P(3-6)K-L

Solis Energy Storage Inverters

### >> Models:

S5-EH1P3K-L

S5-EH1P3.6K-L

S5-EH1P4.6K-L

S5-EH1P5K-L

S5-EH1P6K-L



360° View



### Features:

- Max. string input current **15A**
- Uninterrupted power supply, 20ms reaction
- 5kW backup power to support more important loads
- Multiple working modes to make maximize self-consumption, increase benefit
- Higher charge-discharge efficiency, improving the economic benefits
- AFCI protection, proactively reduces fire risk
- Fanless design, long lifespan
- Compatible with lithium & lead-acid batteries, increased more choice in different markets
- Intelligent EMS function, improving battery's reliability
- With high-frequency isolation technology, making system safer and long lifespan
- 24-hour fully intelligent energy management, Real-time grasp of PV plant status
- Remotely control & upgrade function, making digital power plant maintenance at your fingertips



## DATASHEET

## S5-EH1P(3-6)K-L

### Models

	3K	3.6K	4.6K	5K	6K
Input DC (PV side)					
Recommended max. PV power	4.8 kW	5.7 kW	8 kW	8 kW	8 kW
Max. input voltage			600 V		
Rated voltage			330 V		
Start-up voltage			120 V		
MPPT voltage range			90-520 V		
Max. input current			15 A / 15 A		
Max. short circuit current			22.5 A / 22.5 A		
MPPT number/Max. input strings number			2/2		
Battery					
Battery type			Li-ion / Lead-acid		
Battery voltage range			42 - 58 V		
Battery capacity			50 - 2000 Ah		
Max. charge / discharge power	3 kW			5 kW	
Max. charge / discharge current	62.5 A			100 A	
Communication			CAN		
Output AC (Back-up)					
Rated output power	3 kW			5 kW	
Max. apparent output power	4.5 kVA, 10 sec			7 kVA, 10 sec	
Back-up switch time			<20 ms		
Rated output voltage			1/N/PE, 220 V / 230 V		
Rated frequency			50 Hz / 60 Hz		
Rated output current	14 A / 13.5 A			23 A / 22 A	
THDv (@linear load)			<2%		
Input AC (Grid side)					
Input voltage range			187-265 V		
Max. input current	20.5 A / 20 A	25 A / 23.5 A	31.5 A / 30 A	34.5 A / 33 A	34.5 A / 33 A
Frequency range			45-55 Hz / 55-65 Hz		
Output AC (Grid side)					
Rated output power	3 kW	3.6 kW	4.6 kW	5 kW	6 kW
Max. apparent output power	3.3 kVA	4 kVA	4.6 kVA	5.5 kVA	6.6 kVA
Operation phase			1/N/PE		
Rated grid voltage			220 V / 230 V		
Rated grid frequency			50 Hz / 60 Hz		
Rated grid output current	13.7 A / 13.1 A	16.4 A / 15.7 A	20.9 A / 20 A	22.8 A / 21.7 A	27.3 A / 26.1 A
Max. output current	15 A	18.5 A	21 A	25 A	30 A
Power factor			>0.99 (0.8 leading - 0.8 lagging)		
THDi			<2%		
Efficiency					
Max. efficiency			>97.1%		
EU efficiency			>96.5%		
Protection					
DC reverse-polarity protection			Yes		
Short circuit protection			Yes		
Output over current protection			Yes		
Surge protection			DC Type II / AC Type III		
Ground fault monitoring			Yes		
Integrated AFCI (DC arc-fault circuit protection)			Yes <sup>(1)</sup>		
Protection class/Over voltage category			I/II		
General Data					
Dimensions (W*H*D)			333*505*249 mm		
Weight			18.3 kg		
Topology			High frequency isolation (for battery)		
Operating ambient temperature range			-25 ~ +60°C		
Ingress protection			IP65		
Cooling concept			Natural convection		
Max. operation altitude			3000 m		
Grid connection standard			G98 or G99, VDE-AR-N 4105/VDE V 0124, EN 50549-1, VDE 0126/UTE C 15/VFR:2019, RD 1699/RD 244/UNE 206006/UNE 206007-1, CEI 0-21, C10/11, NRS 097-2-1, EIFS 2018.2, IEC 62116, IEC 61727, IEC 60068, IEC 61683, EN 50530, MEA, PEA		
Safety/EMC standard			IEC/EN 62109-1/-2, EN 61000-6-2/-3		
Features					
DC connection			MC4 connector		
AC connection			Quick connection plug		
Display			7.0"LCD color screen display		
Communication			RS485, Optional: Wi-Fi, GPRS		

(1) Activation required.





# ESDEC

INNOVATIVE MOUNTING SYSTEMS

A photograph of a two-story house with a red brick base and white upper walls. The roof is covered in dark grey tiles. A section of the roof, towards the right side, is covered with blue solar panels. A street lamp is visible in front of the house. The sky is blue with some white clouds.

**RELIABLE AND  
QUICK INSTALLATION  
ON PITCHED ROOFS**

**CLICKFIT** EVO

TILED ROOF

[www.esdec.com](http://www.esdec.com)

**CLICKFIT****EVO**

## TILED ROOF

**Mounting solar panels. That can be done smarter, faster and easier. Our mounting systems consist of lightweight, heavy components that simplify the installation of solar modules. This saves time, space and energy.**

## CLICKFIT EVO; SIMPLE AND FAST

The ClickFit EVO system has a smart click connection and consists of only four components, regardless of the type of sloping roof. This makes installation extra easy as you save in tools, number of actions and time.

### **Fastening of choice; clamps or screws**

For the tiled roof, Esdec offers several solutions so that you can always choose the product which best suits your roof. The universal roof hook allows easy installation without drilling into the roof structure.

In some situations, you still prefer screws. Because this is your preference in terms of fastening; or because the situation demands it. Then choose the ClickFit EVO Truss Hook or the Roof Hook Pro. These hooks have a wider top plate, which you screw onto a truss. This gives you flexibility in positioning and screwing the roof hook.





### WIP ADJUSTABILITY

The roof hook Pro can be adjusted both horizontally and in 3 heights. The Universal roof hook is infinitely adjustable in height. This allows the hook to easily connect to all common roof tile/pan slat combinations.



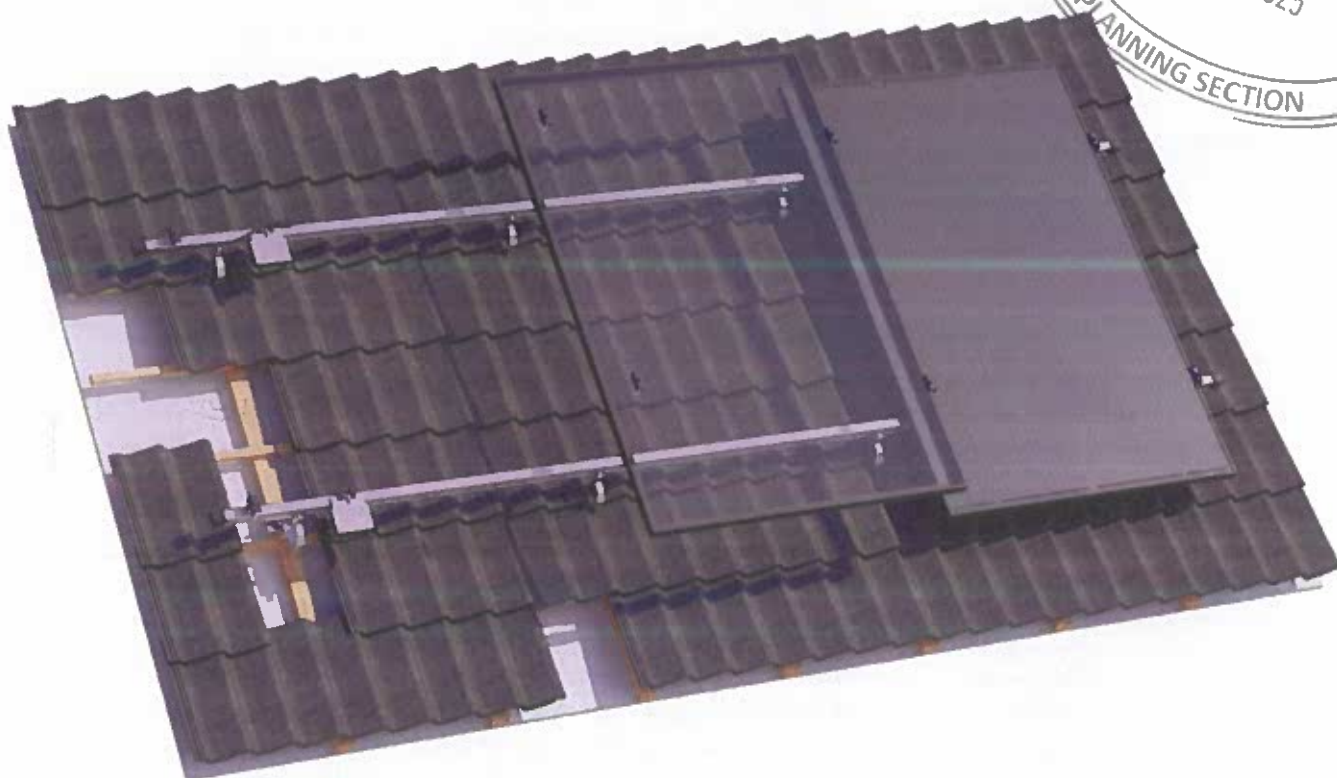
### EASY CLICK CONNECTION

De dakhaken in de ClickFit EVO-lijn have a selfaligning click connection. As a result, the mounting rail is always quick and easy to assemble.



### HOOKS OR SCREWS

De ClickFit EVO roof hook is available in several variations. Hooks, screws, the choice is yours!



### ALWAYS THE RIGHT MEASUREMENTS

The universal module clamp en de 60 mm mid- and end clamp are adjustable in height and therefore suitable for solar panels with a frame thickness between 30 and 50 mm.



### INTEGRATED CABLE MANAGEMENT

Cables and connectors are neatly and securely held in place in the roof hook. You can also simply click the optimizer or microinverter onto the rail with the MLPE clip.



# THE 4 COMPONENTS OF CI

## 1. ROOF HOOK

Fastening of your choice, hooks or screws



### Universal roof hook / Universal roof hook LT

- Infinitely adjustable in height
- Fastening by clamps
- Vertical and horizontal mounting possible by self-aligning, rotating click connection
- Integrated cable management
- The LT variant is also resistant to extra-cold installation temperatures (-5°C)
- Magnelis coating for additional corrosion protection
- Maximum tile overlap 140 mm



### Truss hook

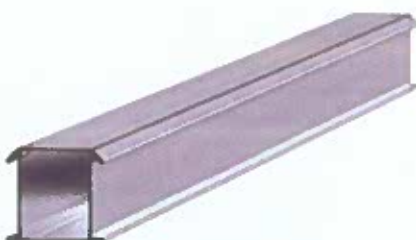
- Fastening by screwing to the roof structure
- Continuously height-adjustable
- Vertical and horizontal mounting possible through self-aligning, rotatable click connection
- Integrated cable management
- Magnelis coating for additional corrosion protection
- Maximum tile overlap 140 mm



### Roof hook Pro

- Securely attached to rafters with screws
- Horizontally adjustable
- 3 x vertically adjustable (36, 44 and 52 mm)
- 5 mm distance between tile and hook
- Snow and wind load resistant
- Self-aligning click connection
- Magnelis coating for additional corrosion protection
- Maximum tile overlap 90 mm

## 2. MOUNTING RAIL



### Mounting rail

- Light
- Strong
- Clicking instead of screwing



# CLICKFIT EVO

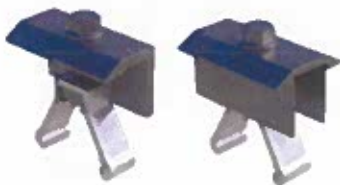
## 3. UNIVERSAL MODULE CLAMPS

Esdec offers a choice of universal 35 mm clamps and 60 mm clamps. Module clamps are height-adjustable and therefore suitable for solar panels with a frame thickness between 30 and 50 mm. The clamps are assembled as standard and include equalisation of the solar panels.



### Universal Module clamps

- Can be used as middle and end clamps in combination with the end cap.
- Available in grey and black



### 60 mm Middle- and end clamp

- End clamp can be combined with the end cap without clamp support.
- Available in black

## 4. END CAP

For a stylish and wind-tight finish, in grey and black.

### Elongated end cap

- Supports the module clamp



### End cap



## MyEsdec

With just one account access to all the tools and services Esdec has to offer, that's MyEsdec. An online portal that provides access to existing tools such as the Esdec Calculator, the Esdec Academy, and our latest app Esdec OnSite. To make the required knowledge and skills accessible to everyone, the use of MyEsdec is free.

Go to [www.esdec.com/en/my-esdec](http://www.esdec.com/en/my-esdec) and discover the convenience.



## Warranty

ClickFit EVO meets all of the requirements and standards that currently apply. ClickFit EVO comes with a unique 20-year warranty, thus ensuring the system's quality.

- ✓ Use of premium materials
- ✓ Extensively tested
- ✓ 20-year product warranty







## THE BENEFITS OF CLICKFIT EVO



### EASY INSTALLATION

All mounting systems have been developed with the installer's convenience in mind.



### MAXIMUM TIME SAVINGS

The mounting systems can be installed in just a few steps, which saves time.



### LESS RISK

Our mounting systems are extensively tested and meet the strictest safety requirements, protecting against damage and leakage.



### MINIMUM NUMBER OF TOOLS REQUIRED

Thanks to the smart techniques and the small number of components, the installer does not need a lot of tools.



## ROOF FASTENERS



ClickFit EVO Universal roof hook  
1008040



ClickFit EVO Universal roof hook LT  
1008040-LT



ClickFit EVO Truss hook  
1008045



ClickFit EVO Roof hook Pro  
1008041

## ACCESSORIES



ClickFit EVO Mounting rail roupler  
1008061



ClickFit EVO MLPE Clip  
Light Weight  
1008067



ClickFit EVO MLPE Clip  
heavy weight  
1008068



ClickFit EVO Roof hook spacer  
1008063



ClickFit EVO Auxiliary set with cable  
clip  
1008064



ClickFit EVO Self drilling screw  
6,3x42mm SW10/T30  
1003016 (required for vertical rail  
installation)

## MOUNTING RAIL



ClickFit EVO Mounting rail

ClickFit EVO Mounting rail 1188 mm 1008131

ClickFit EVO Mounting rail 2338 mm 1008132

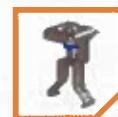
ClickFit EVO Mounting rail 3488 mm 1008133

ClickFit EVO Mounting rail 3500 mm 1008007

ClickFit EVO Mounting rail 4638 mm 1008134

ClickFit EVO Mounting rail 5770 mm 1008135

## MODULE CLAMP & END CAP



ClickFit EVO Module clamp  
universal grey  
1008020



ClickFit EVO Module clamp  
universal grey black  
1008020-B



ClickFit EVO Mounting rail end cap  
grey  
1008060



ClickFit EVO Mounting rail end cap  
black  
1008060-B



ClickFit EVO Short end cap without  
clamp support black  
1008066-B

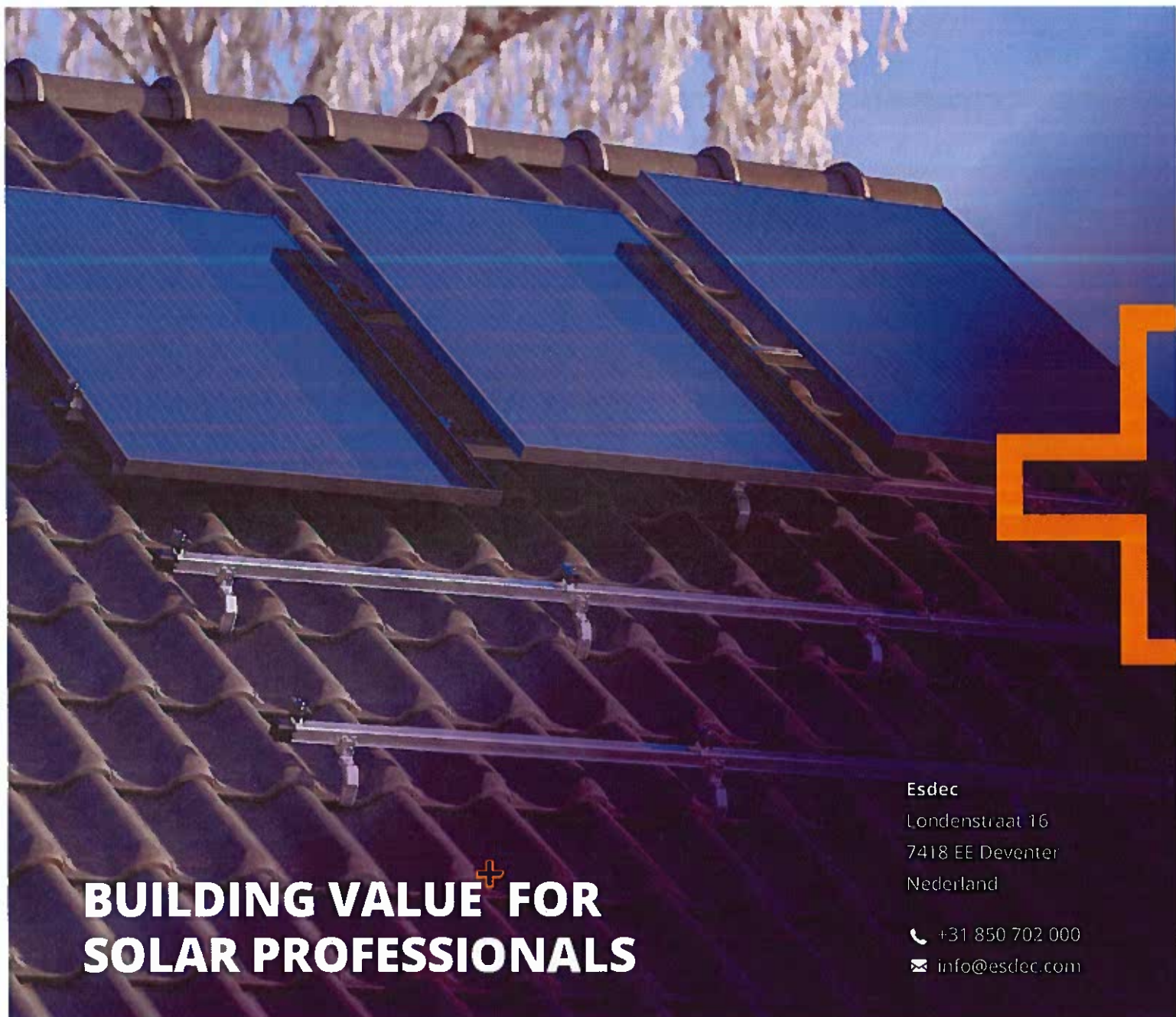


ClickFit EVO 60 mm Module clamp  
black  
1008021-B



ClickFit EVO 60 mm End clamp black  
1008022-B





**BUILDING VALUE<sup>+</sup> FOR  
SOLAR PROFESSIONALS**

**Esdec**

Londenstraat 16  
7418 EE Deventer  
Nederland

☎ +31 850 702 000

✉ [info@esdec.com](mailto:info@esdec.com)



**JA SOLAR**

**DEEP BLUE 4.0**

Version No. : Global-EN-20230519A

**455W** **LB**  
Series



Higher power generation better LCOE



n-type with very Lower LID



Better Temperature Coefficient



Better low irradiance response



12-year product warranty



30-year linear power output warranty

**n-type Bifacial Double Glass**  
**High Efficiency Mono Module**  
**JAM54D41 LB**

**430-455**

### Comprehensive Certificates

- IEC 61215, IEC 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing

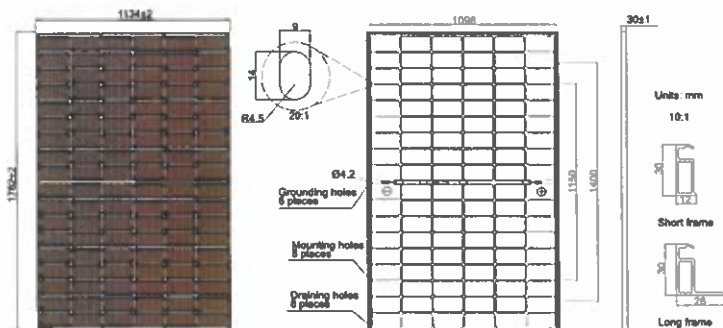




455W

430-455

JAM54D41

LB  
Series

Remark: customized frame color and cable length available upon request

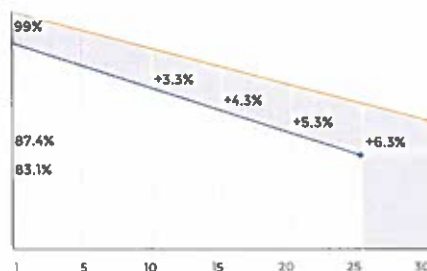
Cell	Mono-16BB
Weight	22kg
Dimensions	1762±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm <sup>2</sup> (IEC), 12 AWG(UL)
No. of cells	108(6×18)
Junction Box	IP68, 3 diodes
Connector	QC 4.10-35I/ MC4-EVO2A
Cable Length (including Connector)	Portrait: 300mm(+)/400mm(-); 800mm(+)/800mm(-)(Leapfrog) Landscape: 1200mm(+)/1200mm(-)
Front Glass/Back Glass	1.6mm/1.6mm
Packaging Configuration	36pcs/Pallet, 936pcs/40HQ Container

## ELECTRICAL PARAMETERS AT STC

TYPE	JAM54D41 -430/LB	JAM54D41 -435/LB	JAM54D41 -440/LB	JAM54D41 -445/LB	JAM54D41 -450/LB	JAM54D41 -455/LB
Rated Maximum Power(P <sub>max</sub> ) [W]	430	435	440	445	450	455
Open Circuit Voltage(V <sub>oc</sub> ) [V]	38.50	38.70	38.90	39.10	39.30	39.50
Maximum Power Voltage(V <sub>mp</sub> ) [V]	32.12	32.29	32.47	32.65	32.82	33.00
Short Circuit Current(I <sub>sc</sub> ) [A]	14.14	14.23	14.31	14.40	14.48	14.56
Maximum Power Current(I <sub>mp</sub> ) [A]	13.39	13.47	13.55	13.63	13.71	13.79
Module Efficiency [%]	21.5	21.8	22.0	22.3	22.5	22.8
Power Tolerance	0~+5W					
Temperature Coefficient of I <sub>sc</sub> (α <sub>Isc</sub> )	+0.046%/°C					
Temperature Coefficient of V <sub>oc</sub> (β <sub>Voc</sub> )	-0.260%/°C					
Temperature Coefficient of P <sub>max</sub> (γ <sub>Pmp</sub> )	-0.300%/°C					
STC	Irradiance 1000W/m <sup>2</sup> , cell temperature 25°C, AM1.5G					

## Superior Warranty

1% 1st-year Degradation  
0.4% Annual Degradation Over 30 years



n-type Bifacial Double Glass Module Linear Performance Warranty  
Standard Module Linear Performance Warranty

## ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

TYPE	JAM54D41 -430/LB	JAM54D41 -435/LB	JAM54D41 -440/LB	JAM54D41 -445/LB	JAM54D41 -450/LB	JAM54D41 -455/LB
Rated Max Power(P <sub>max</sub> ) [W]	464	470	475	481	486	491
Open Circuit Voltage(V <sub>oc</sub> ) [V]	38.50	38.70	38.90	39.10	39.30	39.50
Max Power Voltage(V <sub>mp</sub> ) [V]	32.11	32.29	32.47	32.65	32.82	32.99
Short Circuit Current(I <sub>sc</sub> ) [A]	15.27	15.36	15.46	15.55	15.64	15.73
Max Power Current(I <sub>mp</sub> ) [A]	14.46	14.55	14.63	14.72	14.81	14.89
Irradiation Ratio (rear/front)	10%					

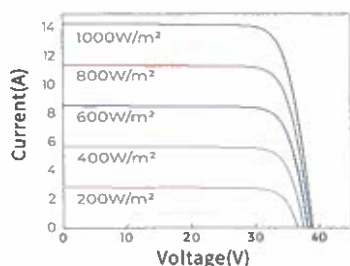
\*Bifaciality=P<sub>max, rear</sub>/Rated P<sub>max, front</sub>

## OPERATING CONDITIONS

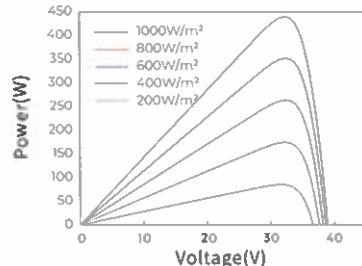
Maximum System Voltage	1500V DC
Operating Temperature	-40°C ~ +85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front	3600Pa (75 lb/ft <sup>2</sup> )
Maximum Static Load, Back	2400Pa (50 lb/ft <sup>2</sup> )
NOCT	45±2°C
Bifaciality*	80%±10%
Fire Performance	UL Type 3B

## CHARACTERISTICS

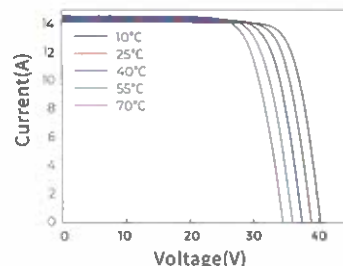
Current-Voltage Curve JAM54D41-440/LB



Power-Voltage Curve JAM54D41-440/LB



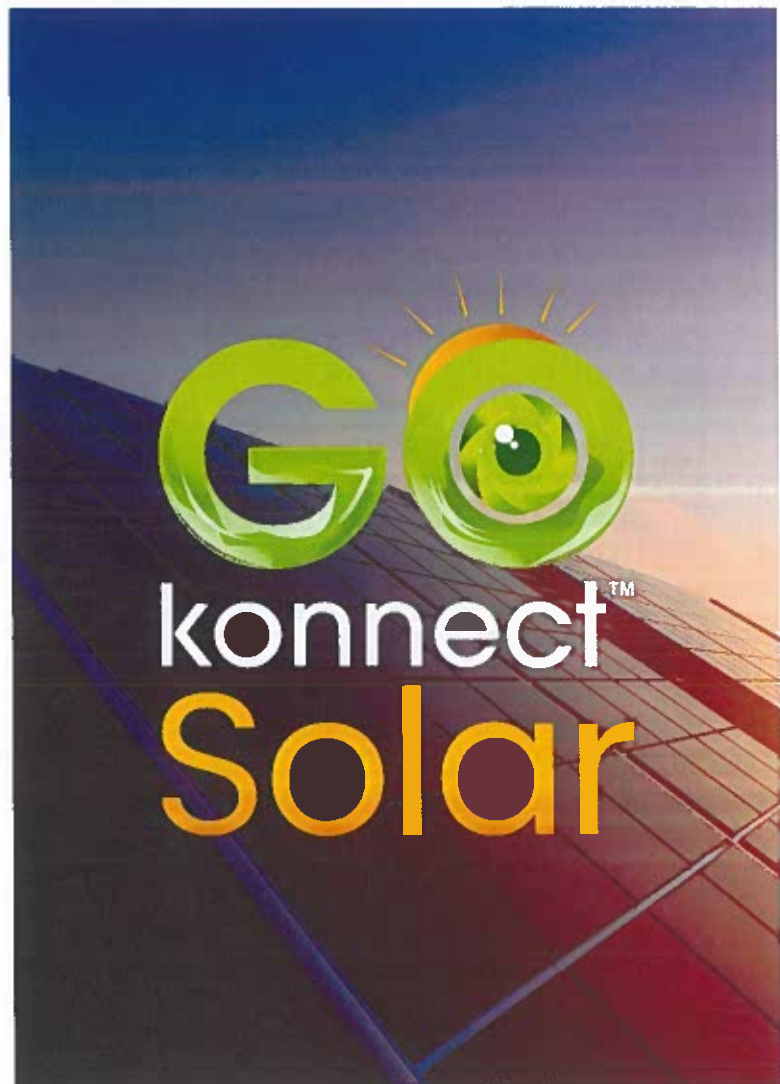
Current-Voltage Curve JAM54D41-440/LB





Welcome to your future with  
solar, Ihor

Cloonfad East, Co. Roscommon, F35 K699, Ireland









A summary of your system design

## Meet your solar system

Below is an overview of the system and its price breakdown

 <b>System cost</b> €7,300.00	 <b>System size</b> 5.34 kW
 <b>Annual production</b> 3,698 kWh	 <b>Est. 1st year annual savings</b> €1,043.22
<b>System cost</b>	€9,100.00
SEAI Grant*	€1,800.00
<b>After grant system cost</b>	€7,300.00

\*If homeowner qualifies





[Learn more about your solar system](#)

## System details

### System

JAM54D41-445/LB  
JA Solar

Modules

Qty: 12

### Adders

GoKonnnect Package : 12 Panels with Hybrid Inverter	Qty: 1
BER Assessment	Qty: 1
ESB NC-6 Form Application	Qty: 1
ESDEC mounting system	Qty: 1
Full Pre Installation Technical Assessment By Our team	Qty: 1
Electrical Commissioning with Safe Electric Certs	Qty: 1
Remote Technical Support by our in house team	Qty: 1
Installation from our electrical and roofing team	Qty: 1



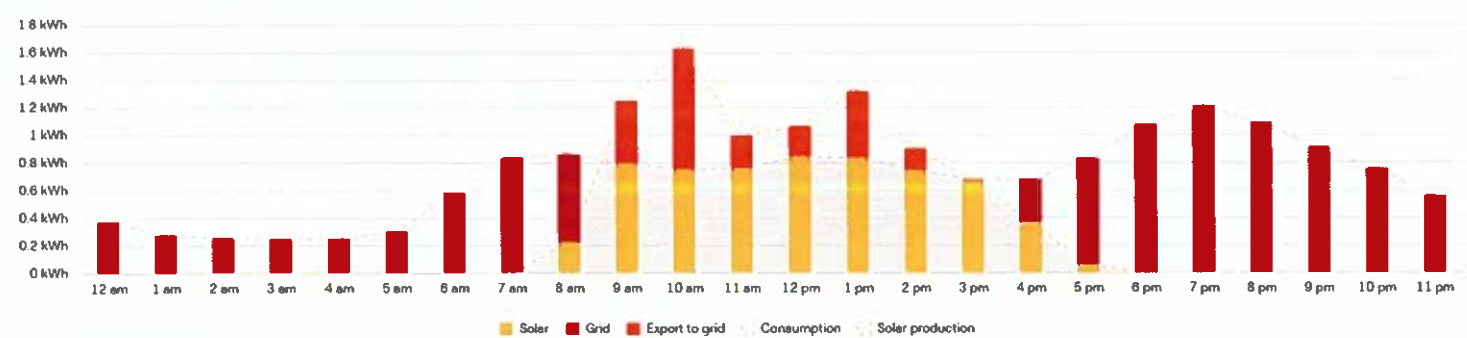
# The average day with your solar system

Average daily grid use ⓘ

Solar only

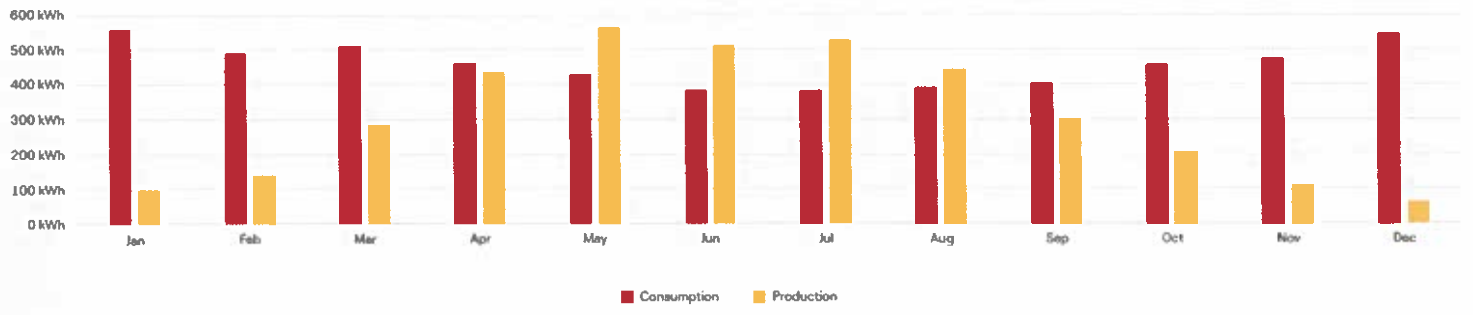
63%

Month  
March



## Your monthly consumption vs your monthly solar production





Solar energy is good for the planet and your wallet

## What you'll save with solar

How much will your solar system save you over 30 years?



With solar



Monthly utility bill



Est. yearly utility bill



Without solar



Monthly utility bill



Est. yearly utility bill

\*Estimated savings after system purchase and financing costs. Assumes utility rate increases 4.00% per year, and cash flows discounted at 5%





## Storage setup

Battery

—

Inverter

—

Operating mode

—



Capacity

—

Output

—

Cost

—

Backup allocation

—





Reduce your carbon footprint with solar

## Your decision matters

Investing in solar is great for the environment.  
Save money while saving the planet!



154

Barrels of oil offset

The CO<sub>2</sub> emissions of the number of barrels of oil that would produce the equivalent amount of energy as your solar system.



1,695

Trees planted

The number of trees that would have to be planted for an equivalent reduction of CO<sub>2</sub> emissions.



0

Vehicles offset

The number of vehicles that would be saved per year to produce an equivalent reduction on CO<sub>2</sub> emissions.



Final Quote

System

JAM54D41-445/LB  
JA Solar

Modules

Qty: 12

Adders

GoKonnnect Package : 12 Panels with Hybrid Inverter

Qty: 1

BER Assessment

Qty: 1

ESB NC-6 Form Application

Qty: 1

ESDEC mounting system

Qty: 1

Full Pre Installation Technical Assessment By Our team

Qty: 1

Electrical Commissioning with Safe Electric Certs

Qty: 1

Remote Technical Support by our in house team

Qty: 1

Installation from our electrical and roofing team

Qty: 1

Incentives

SEAI Grant 10 or more panels

Sub-total:

Incentives:

Total:



What's next in your solar journey?

## NEXT STEPS



**STEP ONE**  
REVIEW AND SIGN PROPOSAL



**STEP TWO**  
WE REVIEW YOUR SITE WITH A  
QUICK ON SITE ASSESSMENT



**STEP THREE**  
WE SUBMIT YOUR NC-6 FORM  
AND HELP YOU WITH THE SEAI  
GRANT



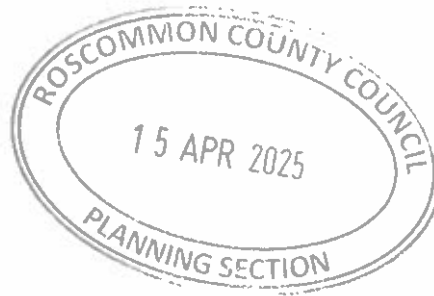
**STEP FOUR**  
WE INSTALL YOUR GOKONNECT  
SOLAR SYSTEM



**STEP FIVE**  
SAVINGS START ROLLING IN



**STEP SIX**  
REFER YOUR FRIENDS AND  
FAMILY



## Solar Deposit Breakdown

**First Deposit on sign-up**  
Initial Solar Deposit

**20%**



The first initial 20% deposit for solar installation typically covers the cost of equipment, required ESB and SEAI paperwork, and scheduling, ensuring that the project can be prepared and scheduled for installation.

**Second Deposit 24HR before Install**  
Roofing work Deposit

**60%**



The second 60% deposit helps cover the cost of roofing work, including any necessary repairs or modifications to ensure the roof is ready for solar panel installation.

**Third Deposit 24HR before Install**  
Electrical Installation Deposit

**20%**



The final 20% deposit covers the electrical installation, including wiring, inverter setup, and system connection to ensure the solar panels are fully operational and integrated with your home's power system.

#### Disclaimers

##### Overview

The information provided in this proposal, including, but not limited to, system production and savings projections, is a preliminary estimate for illustration purposes only and is not guaranteed. This proposal is based on estimates and other assumptions that may or may not be realized, and is not a bid for work, not an offer for financing, and not a binding agreement. No guarantees, warranties or representations regarding the actual system production, savings, utility rate, or any other data, are provided in this proposal. This proposal is subject, in its entirety, to all of the disclaimers set forth in this proposal.

##### Storage setup

The information provided in this proposal is a preliminary estimate for illustration purposes only. This proposal is based on estimates and assumptions that may or may not be realized, and does not provide any guarantees regarding the actual system production, savings, utility rate, or any other data. This proposal is not a bid for work, an offer for financing, nor a binding agreement.

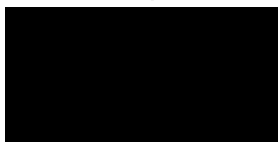




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Ihor Chvirov,



Date: 21<sup>st</sup> March, 2025  
Reference: DED 842

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the renovation of an existing dwelling with works including floors, bathrooms, installation of new heating system, windows & doors, painting internally & externally at 14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699 is or is not development and is or is not exempted development.

\*\*\*\*\*

A Chara,

Further to your application received on the 11<sup>th</sup> February, 2025 and in order for the Planning Authority to determine as to whether the renovation of an existing dwelling with works including floors, bathrooms, installation of new heating system, windows & doors, painting internally & externally at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. **Details of the proposed upgrade works to the existing heating system, including:**
  - i. The capacity of the proposed new Oil Tank and its precise location, to be indicated on a Site Layout Plan.
  - ii. The specifications of any proposed Boiler House and associated plant, including details of its design and function, with the location clearly identified on a Site Layout Plan.
  - iii. Specifications for any other proposed upgrade works to the existing heating system, with the location of any associated ancillary plant that is situated to the exterior clearly identified on a Site Layout Plan.
2. **Technical specifications and detailed drawings for the proposed placement of solar panels, including:**
  - i. The proposed location and layout of solar photovoltaic (PV) panels and/or solar thermal collector panels and associated plant.
  - ii. Supporting documentation confirming compliance with relevant exemptions, regulations, and standards.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 842**

**Note:** Replies to this communication must be by way of original documents.

Mise le meas,



---

**Alan O'Connell,  
A/Senior Planner,  
Planning.**

**cc agent via email:** DIKA Home Management  
[johnshandyman@gmail.com](mailto:johnshandyman@gmail.com)



## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Friday 21 March 2025 11:02  
**To:** Ihor Chvirov  
**Cc:** johnshandyman@gmail.com  
**Subject:** DED 842 - Further Information Request  
**Attachments:** DED 842 - Further Information Request Letter.pdf

Hi Ihor,

I refer to your Section 5 Exempted Development Application DED 842 – please see attached further information request letter.

Regards,

Carmel

**Carmel Curley, Staff Officer,  
Planning Department, Roscommon County Council,  
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98  
☎: (090) 6637100**

✉: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

**MAP LOCATION**



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

<b>Reference Number:</b>	DED 842
<b>Re:</b>	Permission to renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally under the Planning and Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	Ihor Chvirov
<b>Location of Development:</b>	14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon F35 K699
<b>Site Visit:</b>	14/03/2025

**WHEREAS a question has arisen as to whether the following works** *“to renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally”*, **at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

<b>1. Site Location &amp; Description of Development &amp; Nature of Proposed Development</b>
---

**Site Location**

The site is located in west County Roscommon in the townland of Cloonfad-East and is accessed via the N83 which flanks the eastern extent of the West View residential estate in a perpendicular trajectory.

**Development Description**

- **Access:** The site consists of a semi-detached two-story dwelling – uninhabited - which is located to the north-western extent of the ‘West View’ residential housing estate, with a central green/recreational area for residents.
- **Structure:** As per Roscommon County Council’s GIS portal, the structure to which this application forms part, is categorised as a ‘residential building type’. The structure itself is demonstrating evidence of material fatigue.

**Nature of Proposed Works**

The proposed works include the renovation of an existing dwelling with works including floors, bathrooms, installation of a new heating system, windows and doors, painting internally & externally

## 2. Geographic Information Systems [GIS]

### European Sites:

As per a review of Roscommon County Council's Geographic Information Systems, the subject site is located in proximity to the following European Site.

#### Appropriate Assessment

- The closest European site to the proposed development is Lough Corrib SAC (Site Code 000297) which is located ca. 300m to the south of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given the minor nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

### Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, the following architectural and/or archaeological heritage sites/structures are in proximity to the subject site or property thereon:

#### Assessment of Architectural & Archaeological Heritage

- The property is not a protected structure; it is located 1.2km south-west of a ringfort (SMR Number: RO032-030) in the townland of Gorteenacammadil, and is 1.8km south-west of another ringfort in the same townland (SMR Number: RO032-031). In both instances the structure is outside the relative zone of influence.

## 3. Planning History

- **PD/07/985:** Permission granted for 4 dwelling units, to connect to existing neighbouring housing estate entrance/roads, as previously granted under PD/03/1578 & PD/04/1914. Permission for the demolition of existing house and shed located on site, and RETENTION to retain changes to house positions "numbers 45 to 52 inclusive" as previously granted under planning ref PD/04/1914 in accordance with documents lodged, together with all necessary roads services and allied site services (only) (Application made for a residential housing development. The development consists of 6 no. 2 bedroom terraced type houses "in 2 blocks" and permission to connect the proposed development to existing neighbouring housing estate entrance/roads, as previously granted under planning Ref. 03/1578 and 04/1914. To obtain permission for the demolition of existing house and shed located on site, and to retain changes to house positions "numbers 45 to 52 inclusive" as previously granted under planning permission ref 04/1914 in accordance with documents lodged, together with all necessary roads services and allied site services).
- **PD/07/823:** Incomplete Application.
- **PD/03/1578:** Permission granted to construct 8 no. detached houses and 20 no. semi-detached houses, together with all ancillary works and services.
- **PD/00/1779:** Permission granted to construct 8 no. detached dwelling houses and 28 no. semi-detached dwelling houses together with all ancillary works and services on site.

- **UDR 1448:** A Warning Letter relating to Alleged Unauthorised Development consisting of non-compliance with Condition No. 2, 6, 14, 15 & 19 of Planning Permission Reference No. PD/04/1914 was issued on 21<sup>st</sup> September 2009.
- **UDR 870:** Alleged unauthorised development consisting of haulage of soil and clay from a site on the Ballyhaunis Road, Cloonfad, Co. Roscommon. No action has been taken on this file since July 2004.

#### 4. Relevant Statutory Provisions

##### **Planning and Development Acts 2000 (as amended)**

###### **Section 2(1)**

“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(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.

###### **Section 4(1)**

Defines certain types of development as being ‘exempted development’. Of relevance is section 4(1)(h) which provides as follows:

*“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”;*

###### **Section 4(2)**

Provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

##### **Planning and Development Regulations, 2001 as amended**

###### **Article 6 (1)**

Subject to article 9, development of a class specified in column 1 of Part 3 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 3 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 work 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.

- (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.

## 5. Planning Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal”. It is considered that said proposed works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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”. It is considered that said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, 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*”. Regard is had to the following:

1. A site visit on the 14/03/2025
  - Confirmed that the plans and particulars submitted under Section 5 of the Planning & Development Act, 2000, as amended, regarding proposed development, are reflective of the existing on-site conditions.
2. The contents of the application, including:
  - *Application for a Declaration under Section 5*
  - *Folio Maps*
  - *Structural Survey Report & Site Photos* (including works breakdown and associated costs)
  - *Vacant Property Refurbishment Grant* (works breakdown and associated costs)
3. The stated works, including:
  - *Windows and doors are to be replaced*
  - *External pipework to be replaced*
  - *Upgraded heating system to be installed*
  - *Floors to be removed and re-laid*
  - *Internal and external painting*

The applicant’s agent has provided a *structural survey report* which states that the property in its current condition is not suitable for habitation and requires substantial refurbishment works, the extent of which have been set out in “*Nature of the Proposed Development*”. Section 5 of the consultant’s report – “Heating & Electrical” states that “*the property in question is heated with an open fire and oil central heating, the heating has not been used in a number of years and an upgrade is required*”, with pictures demonstrating that the development was subject to theft, which has compromised the mechanical and electrical outfit of the property including but not limited to the heating system. The Applicant has indicated that a “*new heating system (ecological)*” is proposed as part of the renovation works; however, no specifications have been provided in this regard.

With regard to the foregoing, and in relation to Section 4(1)(h) of the Planning and Development Act 2000, the Planning Authority requires further details on the proposed “*new heating system (ecological)*” to assess its compliance with exempted development criteria, in particular, the conditions and limitations set out in respect of Class 2(a), Class 2(c) and Class 2(d) of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

With Regard to Article 9(1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIA or AA does not apply with respect to the current referral case. I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9(1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

## **6. Recommendation**

### **FURTHER INFORMATION**

Further to your application, processed by the Planning Authority on the 11<sup>th</sup> of February 2025, you are requested to submit the following further information. On receipt of your information, your application will receive further attention.

The Applicant has indicated that a “new heating system (ecological)” is proposed as part of the renovation works. A ‘Budget Estimate’ document has been submitted as part of this application, which includes an estimated cost for “Plumbing (including Oil Tank, Solar Panels, and Solar Cylinder)”. However, no technical specifications or manufacturer manuals for these elements have been provided. To assess compliance with exempted development criteria, the Planning Authority requires further details on this aspect of the proposed works. Accordingly, the applicant is requested to submit the following further information:

- 1. Details of the proposed upgrade works to the existing heating system, including:**
  - i. The capacity of the proposed new Oil Tank and its precise location, to be indicated on a Site Layout Plan.
  - ii. The specifications of any proposed Boiler House and associated plant, including details of its design and function, with the location clearly identified on a Site Layout Plan.
  - iii. Specifications for any other proposed upgrade works to the existing heating system, with the location of any associated ancillary plant that is situated to the exterior clearly identified on a Site Layout Plan.
- 2. Technical specifications and detailed drawings for the proposed placement of solar panels, including:**
  - i. The proposed location and layout of solar photovoltaic (PV) panels and/or solar thermal collector panels and associated plant.
  - ii. Supporting documentation confirming compliance with relevant exemptions, regulations, and standards.

## 7. Signatures

Signed: 

Blaithín Kinsella  
**Assistant Planner**  
Date: 18/03/2025

Signed: 

Alan O'Connell  
**Senior Executive Planner**  
Date: 18/03/2025

8. Site Photos: 14/03/2025



Looking northward on the N83 toward  
Levallyroe



Looking southward on the N83 toward  
Cloonfad East



On entry/egress into Westview Estate



Front elevation of property



Side elevation of property



Rear elevation of property





Side & rear boundary conditions:

Boiler house was not located on site.



Rear of site boundary conditions:

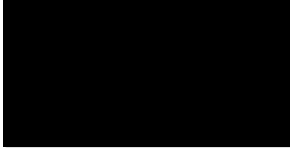
Encircled, likely location of former Oil Tank, as observed by free standing Bund wall. Oil Tank removed from site.



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Ihor Chvirov,



Date: 18<sup>th</sup> February, 2025  
Planning Reference: DED 842

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Permission to renovate existing dwelling with works including floors, bathrooms, installation of a new heating system, windows & doors, painting internally & externally under the Planning & Development Act (Exempt Development) Regulations 2018 at 14 Westview, Cloonfad, Ballyhaunis, Co. Roscommon., F35K699.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application which was received on the 11<sup>th</sup> February, 2025, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. L01/0/233062 dated 13<sup>th</sup> February, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 842**  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell  
Senior Executive Planner  
Planning Department.

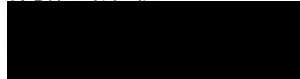
cc agent via email: DIKA Home Management  
[johnshandyman@gmail.com](mailto:johnshandyman@gmail.com)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

13/02/2025 14:58:26

Receipt No : L01/0/233062

IVOR CHVIROV



PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 842	

Total	80.00 EUR
-------	-----------

Tendered :	
Postal Order	80.00
295317	

Change	0.00
--------	------

Issued By : Bernadine Duignan  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon County Council



Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

## Roscommon County Council

### Application for a Declaration under Section 5 of the

### Planning & Development Act 2000 (as amended), regarding Exempted Development

Name of Applicant(s) <b>IHOR CHVIROV</b>	OWNER OF THE HOUSE
Name of Agent <b>DIKA HOME MAINTENANCE</b>	HOME RENOVATION COMPANY
Nature of Proposed Works <b>COMPLETE HOUSE RENOVATION</b>	FLOORS, BATHROOMS, INSTALLATION OF A NEW HEATING SYSTEM (ECOLOGICAL), WINDOWS, DOORS, PAINTING INSIDE & OUTSIDE HOME
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	<b>14 WESTVIEW, CLOONFAD, BALLYHAUNIS, CO. ROSCOMMON F35 K699</b>
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>EXISTING STRUCTURE</u> b) _____
Height above ground level:	_____
Total area of private open space remaining after completion of this development	_____
Roofing Material (Slates, Tiles, other) (Specify)	<b>Roof Tiles and other insulation FOR EXISTING HOME</b>

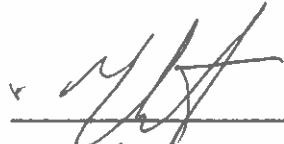
## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	EXISTING WALLS GIVING COLOUR.
Is proposed works located at front/rear/side of existing house.	_____
Has an application been made previously for this site	_____
If yes give ref. number (include full details of existing extension, if any)	_____
Existing use of land or structure	EXISTING USE
Proposed use of land or structure	_____
Distance of proposed building line from edge of roadway	_____
Does the proposed development involve the provision of a piped water supply	_____
Does the proposed development involve the provision of sanitary facilities	_____

### Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature:

  
Date: 27/01/2025

**Note:** This application must be accompanied by: -

- ☒ (a) €80 fee
- ☒ (b) Site Location map to a scale of 1:2500 clearly identifying the location
- ☒ (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- ☒ (d) Detailed specification of development proposed



**CONFIDENTIAL  
INFORMATION  
REMOVED**



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine

Folio: RN34670F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.pral.ie](http://www.pral.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

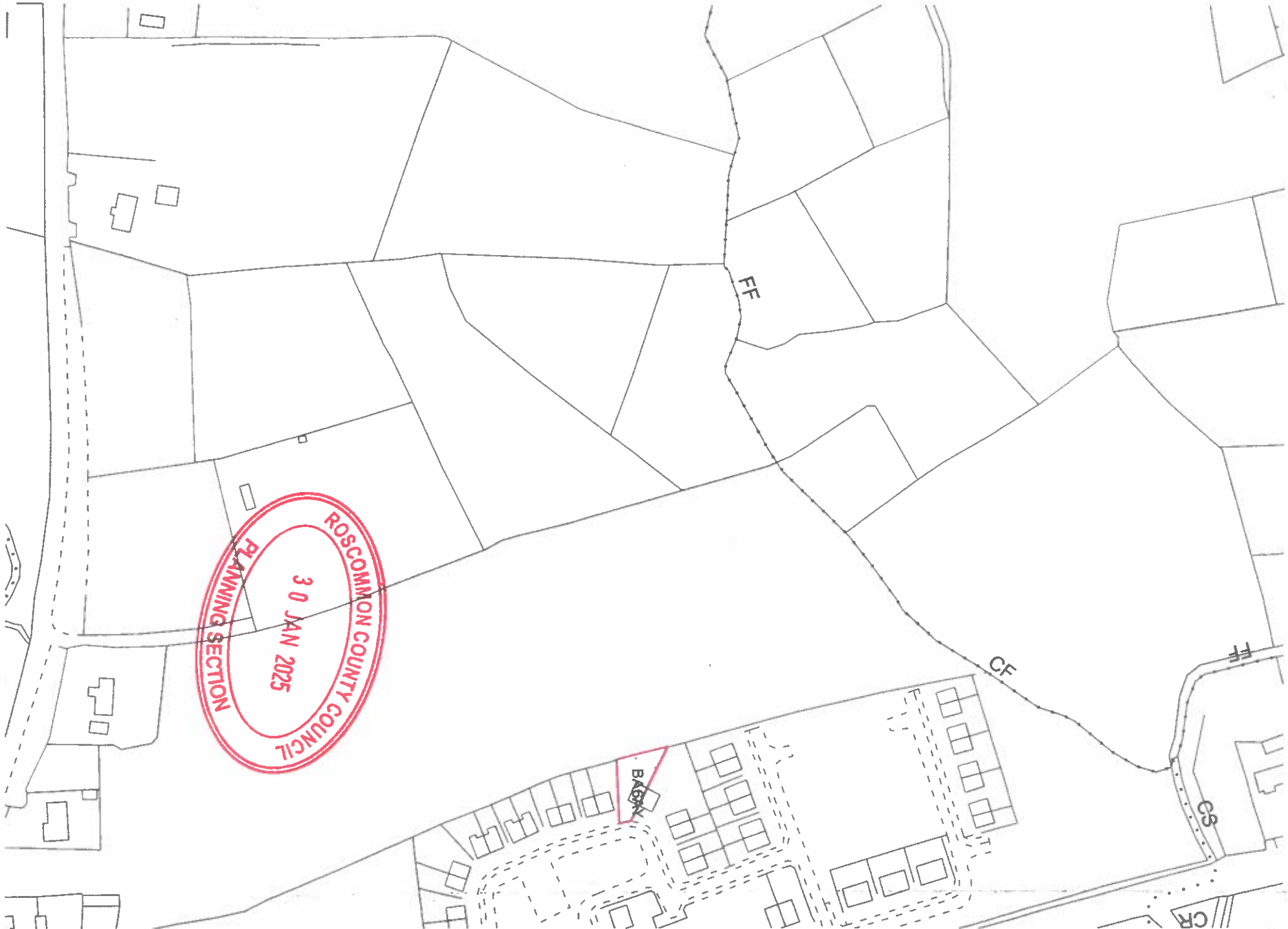


A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system.

The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale







**Contact Johnny: 087 120 2077**

**Email: [johnnshandyman@gmail.com](mailto:johnnshandyman@gmail.com)**

**Website: [www.dikahomemaintenance.ie](http://www.dikahomemaintenance.ie)**

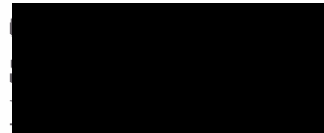
**Follow us on apps below:**



**STRUCTURAL SURVEY AND REPORT ON PROPERTY**  
**AT 14 WEST VIEW, CLOONFAD, BALLYHAUNIS, CO.**  
**ROSCOMMON, F35 K699**

**Client:** Ihor Chvirov  
**Property Location:** 14 West View, Cloonfad, Ballyhaunis,  
Co. Roscommon, F35 K699  
**Date:** 25/09/2024  
**Complete By:** Mr Brendan T. Kelly BEng (Hons) CEng MIEI

**Tax Clearance Cert Number:**  
**Professional Indemnity Insurance Number:**  
**Public Liability Insurance Number:**



## BK ENGINEERING DESIGN

BUILDING DESIGN AND PROJECT MANAGEMENT  
Address: Abbey Street, Ballyhaunis, Co. Mayo.  
[www.BKEngineeringDesign.com](http://www.BKEngineeringDesign.com)

Phone: 0877743327

E-mail: [bkengineeringdesign@gmail.com](mailto:bkengineeringdesign@gmail.com)



BK Engineering Design

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## **1.0 BK Engineering Design Ltd**

- Brendan T. Kelly is the director of the firm BK Engineering Design Ltd of Abbey Street, Ballyhaunis, Co. Mayo. Brendan T. Kelly is in private practice and bonded under, Professional Indemnity Insurance Number: [REDACTED], Public Liability Insurance Number: [REDACTED] and Tax Clearance Cert Number: [REDACTED]. Brendan T. Kelly is a Chartered Engineer with a Bachelor's Degree in Civil Engineering and a current member of Engineers Ireland (membership No. 401831).

## **2.0 Brief**

- BK Engineering Design Ltd has been appointed by Ihor Chvirov, to attend site and undertake a structural survey of property at 14 West View, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699 and report on same. This derelict property is located on an independent site fronting onto West View housing development.



### 3.0 External Condition of Dwelling

- The dwelling is in poor condition and a total renovation is required; the following defects were noted:



Figure 01: Boundary fence need upgrading



Figure 02: External crack to be filled and house painted



Figure 03: External windows and doors to be replaced



Figure 04: Pipework to be replaced





#### 4.0 Dampness

- Dampness was noted at numerous locations at the property in question located at 14 West View, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699. Please refer to figures 05-06 below:



Figure 05: Dry rot noted to ground floor



Figure 06: Dampness throughout the property



Figure 07: Dampness throughout the property



Figure 08: Dampness throughout the property



## 5.0 Heating and Electrical Systems

- The property in question is heated with an open fire and oil central heating, The heating has not been used in a number of years and an upgrade is required. The Electrical supply is turned off.



Figure 09: Radiators Removed



Figure 10: Water cylinder removed, Heating system needs upgrading

## 6.0 Water and Sanitary Facilities

- The property in question located at 14 West View, Cloonfad, Ballyhaunis, Co. Roscommon, F35 K699 is serviced by the public foul sewer and public water and is connected.



## 7.0 Structural Works to Apply for the 20k top up under the CCS



Figure 11: Floors to be removed, insulated and re-laid



Figure 12: Cracks to be filled and dwelling painted



## 8.0 Budget Estimate to Renovate Dwelling

	ITEM DESCRIPTION	Total Cost € (Materials & Labour incl. VAT)
1	Demolition of existing dwelling (if applicable)	-
	Preliminaries	
	Site clearance and Preparation	
	Substructure	
	Foundation	
	Blocklaying	
	Timberframe (if applicable)*	
2	Structure	
	External Walls	
	Internal Walls	
	Brickwork	
	External Doors	
	Internal Doors	
	Windows	
	Roof Structure	
	Plasterwork and Finishes	
	Internal joinery	
	Flooring and Finishes	
	Electric	
	1 <sup>st</sup> Fix	
	2 <sup>nd</sup> Fix	
	Plumbing (including Oil Tank, Solar Panels and Solar Cylinder)	
	1 <sup>st</sup> Fix	
	2 <sup>nd</sup> Fix	
	Heating	
	Insulation	
4	Kitchen & Utility units	
	Bathroom, sanitary ware & fittings	
	Fitted wardrobes	
	Fireplace	
	Fixtures & Fittings	
	Waste and Drainage	
	Tarmac & Kerbing	
	Total Build Cost (Materials AND Labour incl. VAT)	
6	Architect/Solicitor/Professional Fees (incl. VAT)	
	Other Fees (BER cert and Air Pressure Test)	
	Overall Project Outlay	



## 9.0 Recommendations

- In our professional opinion this property in its current condition is not fit for use as a habitable dwelling and it requires a total renovation. We believe that this property meets the requirements of the Vacant Property Refurbishment Grant as it meets the following criteria:
  - 1) vacant for 2 years or more.
  - 2) built before 1993.
  - 3) requires significant structural work





## 10.0 Limitations of this Report

- The contents of this report are strictly confined to comments concerning those terms outlined in the clients brief above. It does not cover the condition of the d.p.c, possible damp penetration, condensation or the condition of hidden timber components with regard to rot and infestation. We did not inspect building services (gas, electricity, water, heating).The report should not be used as an inventory of every single defect, some of which would not significantly affect the use of the property. If the report does refer to some minor defects, this does not imply that the building is free from other such defects. We did not expose any other part of the structure that was covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. It should be noted that this is not a new dwelling house and does not enjoy the benefits of modern-day standard construction methods; therefore this house would require a greater and higher level of repair, renewal, maintenance and upkeep to maintain it as a comfortable, habitable home.

Signed

**Brendan T. Kelly**

**Brendan T. Kelly,  
BEng (Hons) CEng MIEI  
CHARTERED ENGINEER  
BK ENGINEERING DESIGN LTD**

**DATED: 25/09/2024**





Please tick below all the proposed works that you intend to have done on your property and state the cost of each of the proposed works

Works Category	
1. <b>Demolitions<sup>8</sup> / Strip-out / Site Clearance</b> (including removal of hazardous materials)	€
2. <b>Substructure works</b> (including works to foundations: rising walls; beds / slabs; damp-proofing; underpinning)	€
3. <b>Superstructure works</b> (including works to internal / external walls; chimneys; upper floors; stairs; roof structure; other structural timbers)	€
4. <b>Completions</b> (including works associated with external doors and windows; internal doors and associated frames, architraves and ironmongery; balustrades; skirtings; rooflights; fascias / soffits; rainwater goods)	€
4a external completions (incl. doors, windows, sills)	€
4b internal completions (incl. doors, frames, architraves, ironmongery)	€
4c skirtings	€
4d fascias, soffits, rainwater goods	€
4e roof completions (incl. flashings, fascias, soffits, gutters, downpipes)	€
5. <b>Finishes</b> (including finishes to external / internal walls; ceiling finishes; tiling / waterproof finishes to wet areas; roof finishes)	€
5a tiling / waterproof finishes to wet areas	€
5b painting and decorating	€
5c roof finishes	€
6. <b>Services</b> (including plumbing; heating; ventilation; power; lighting; telecommunications; smoke / CO2 detection)	€
7. <b>Fittings</b> (including kitchen units; sanitary / bathroom fittings)	€
7a kitchen units	€
7b sanitary ware / bathroom fittings	€
8. <b>External Works</b> (necessary external / site works carried out within the curtilage of the site)	€
9. <b>Extension</b> either within the ambit of exempt development under planning regulations, or as part of a planning application, if required, as part of a wider refurbishment	€
10. <b>Professional services associated with works</b> (fees / surveys)	€

How much do you think the work will cost in total including VAT?

€ [redacted] + VAT = € [redacted]

8. While demolition and extension works can form part of an application for the Vacant Property Refurbishment Grant, such works must be part of a wider refurbishment of the existing dwelling in keeping with the objectives of the scheme.