

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Lisacul Community Development Company Ltd,
Lisacul Community Centre,
Lisacul,
Castlerea,
Co. Roscommon.
F45 VY24.

Reference Number: DED 904
Application Received: 28th May, 2025
Name of Applicant: Lisacul Community Development Company Ltd
Agent: N/A

WHEREAS a question has arisen as to whether the installation of solar panels on the roof of Lisacul Community Centre at Lisacul, Castlerea, Co. Roscommon, F45 VY24, 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 Acts 2000 (as amended).
- (b) Class 56 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) 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).
- (e) The planning history of the site.


AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The installation of solar panels on the roof of Lisacul Community Centre is deemed an exempted development.
- (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 install solar panels on the roof of Lisacul Community Centre at Lisacul, Castlerea, Co. Roscommon, F45 VY24, 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:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 12th August, 2025

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.

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

Reference Number:	DED 904
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000, regarding Exempted Development permission to install solar panels on the roof of Lisacul Community Centre.
Name of Applicant:	Lisacul Community Development Company Limited
Location of Development:	Lisacul Community Centre, Lisacul, Castlerea, Co Roscommon (F45VY24)

WHEREAS a question has arisen as to whether the following works; permission to install solar panels on the roof of Lisacul Community Centre 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 Acts 2000 (as amended);
- (b) Class 56 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) 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);
- (e) The planning history of the site

Site Location & Development Description

The proposed development is located off the L-1230 at Lisacul Community Centre, Lisacul, Castlerea, Co Roscommon. The site contained the existing community centre with parking next to the road. The proposed development is to install solar panels to the roof of the existing building.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European sites to the site of the proposed development are Derrinea Bog PNHA/SAC (Site Code 000604) which is located approximately 3.3km to the south west and Lough Glinn PNHA (Site Code 001644) which is located approximately 5.5km to the south east of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the 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, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history as follows

- 02/514 – To demolish existing annexe to rear of Community Hall, to erect a new extension comprising meeting rooms, backstage areas, pre-school facilities with ancillary services, and to construct a septic tank system – Conditional
- 03/1330 - To erect an extension to Community Hall to a design which varies from that for which planning permission was granted under PD/02/514 – Refused
- 06/251 - To erect an extension to Community Hall to a design which varies from that for which planning permission was granted under PD/02/514 – Conditional

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 (2) of the Planning and Development Act 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) applies:

Development to which article 6 relates shall not be exempted development for the purposes of 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,

Class 56 of Part 1 of Schedule 2: Exempted development -General

Description of Development	Conditions and Limitations
<p>CLASS 56</p> <p>(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.</p>	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.

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

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said proposed development is to installation of solar panels on the roof of Lisacul Community Centre constitutes development, as defined in Section 3 of the said Act.

With regard to the compliance with the conditions and limitations of Class 56(e) of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. Development not located to such a zone and area proposed is less then 300m².
2. Development not located to such a zone, therefore N/A.
3. Based on information provided these measurements are not exceeded.
4. Based on information provided these measurements are not exceeded.
5. Based on information provided this is not exceeded.
6. Based on information provided, no other equipment required.
7. Based on information provided these measurements are not exceeded.
8. Proposal in not free standing therefore N/A.
9. Proposal in not free standing therefore N/A.
10. Proposal in not free standing therefore N/A.
11. Proposal in not free standing therefore N/A.

12. Solar panels are proposed on the roof.
13. Site is not located in an ACA.
14. Onus is on the applicant to comply with this.
15. Onus is on the applicant to comply with this.
16. Onus is on the applicant to comply with this.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 56(e) of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the proposed solar panels on the rear roof of an existing building as described in this case is considered an exempted development.

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, it is considered 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 Assessment Report or Natura Impact Statement 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 a NIS is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; permission to install solar panels on the roof of Lisacul Community Centre, as outlined above at Lisacul Community Centre, Lisacul, Castlerea, Co Roscommon 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 Acts 2000 (as amended);
- (b) Class 56 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) 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);
- (e) The planning history of the site

AND WHEREAS I have concluded that:

- a) The works are development.
- b) The installation of solar panels on the roof of Lisacul Community Centre is deemed an exempted development.
- 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.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 24th July 2025

Civil Technician

Signed:



Date: 11th August 2025

Senior Executive Planner







Comhairle Contae
Ros Comáin
Roscommon
County Council



Lisacul Community Development Company Ltd,
Lisacul Community Centre,
Lisacul,
Castlerea,
Co. Roscommon.
F45VY24.

Date: 12th June, 2025
Planning Reference: DED 904

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

Development: Permission to install solar panels on the roof of Lisacul Community Centre under the Planning & Development Act (Exempted Development) regulations 2018 at Lisacul Community Centre, Lisacul, Castlerea Co. Roscommon, F45VY24.

A Chara,

I wish to acknowledge receipt of the application which was received on the 28th May, 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: BANKS/306073/1014366 dated 13th May, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 904**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning Department.

Roscommon County Council
Courthouse
Roscommon

13-05-2025 00:00:00

Receipt No. : BANKS/306073/1014366
***** REPRINT *****

REF-PLANNING-DED

Unallocated Income	80.00
GOODS	80.00
VAT	0.00

Total 80.00 EUR

Tendered:
Cash 80.00

Issued By : Aine McDermott
From: Banks



Comhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: 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)	Lisacul Community Development Company Limited
Name of Agent	Lisacul Community Development Company Limited
Nature of Proposed Works	Solar panels on roof of Lisacul Community Centre
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Lisacul Community Centre, Lisacul, Castlereagh Co. Roscommon F45VY24
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>314.1 m2</u> b) <u>314.1 m2</u>
Height above ground level:	No change
Total area of private open space remaining after completion of this development	No change
Roofing Material (Slates, Tiles, other) (Specify)	No change beyond visual - solar panels

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	No change
Is proposed works located at front/rear/side of existing house.	No - on roof - solar panels
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/a
Existing use of land or structure	Community Centre
Proposed use of land or structure	No change - community centre
Distance of proposed building line from edge of roadway	No change
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

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

Signature: Elizabeth O'Sullivan for Lisacul Community Development
Date: 7-5-2025

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



The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

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.prai.ie

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

(coloured line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 245 and Registration Rules 1972 & 2010).

Burdens (may not always be represented on map)

Right of Way / Wayleave

Turbine

Pipe / Drain

Well

Pump

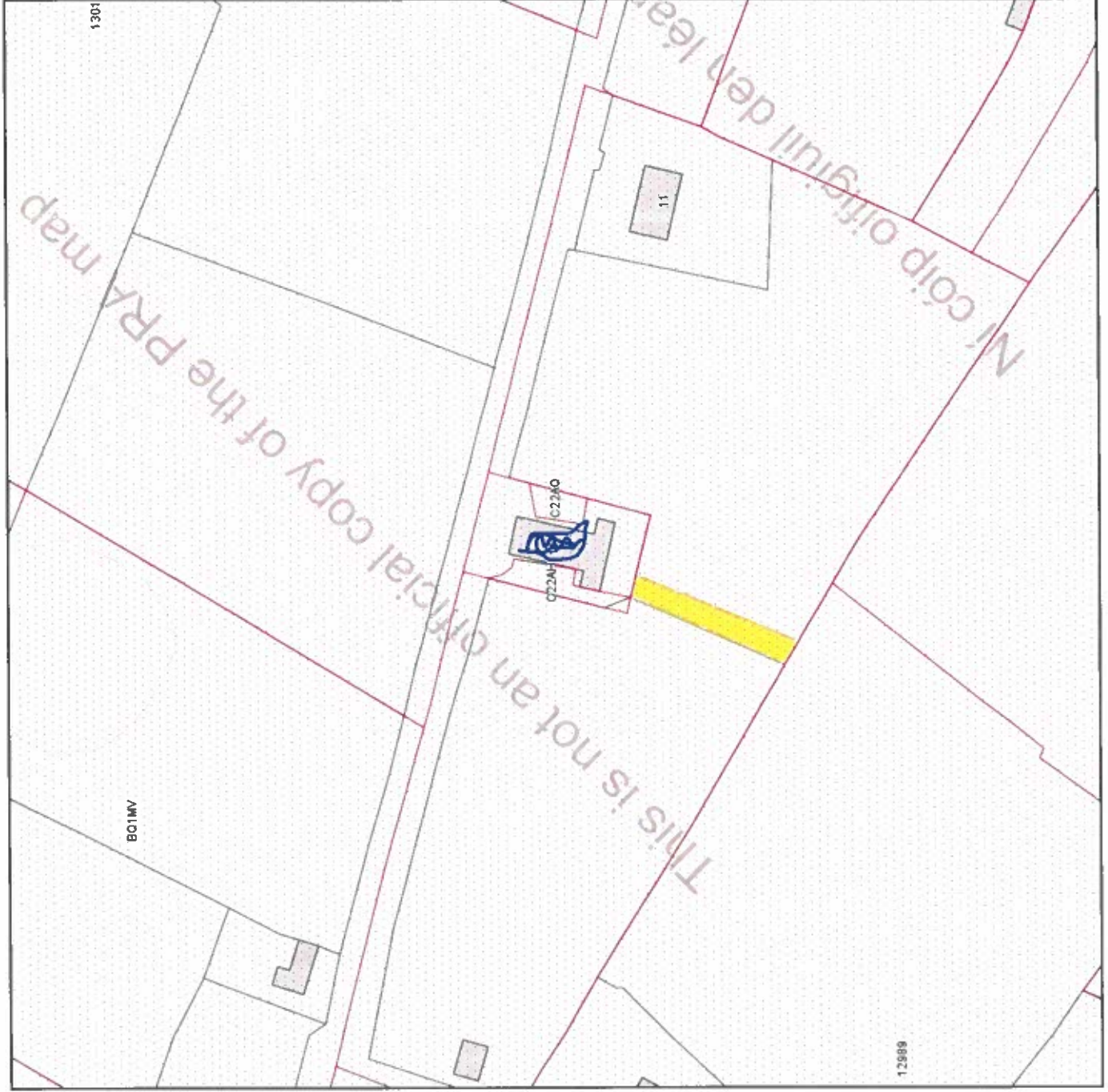
Septic Tank

Soakaway

A full list of burdens and their symbology can be found at: www.landcollective.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.





**The Property
Registration Authority**
An tÚdarás
Clárúcháin Maoiné

Official Property Registration Map

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(dashed line of parcel(s) outcrop)

Freehold

Leasehold

Subleasehold

'S' Register

(see Section 8(2)(b) of Registration of Title Act 1964 and Rules 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbine

Pipeline

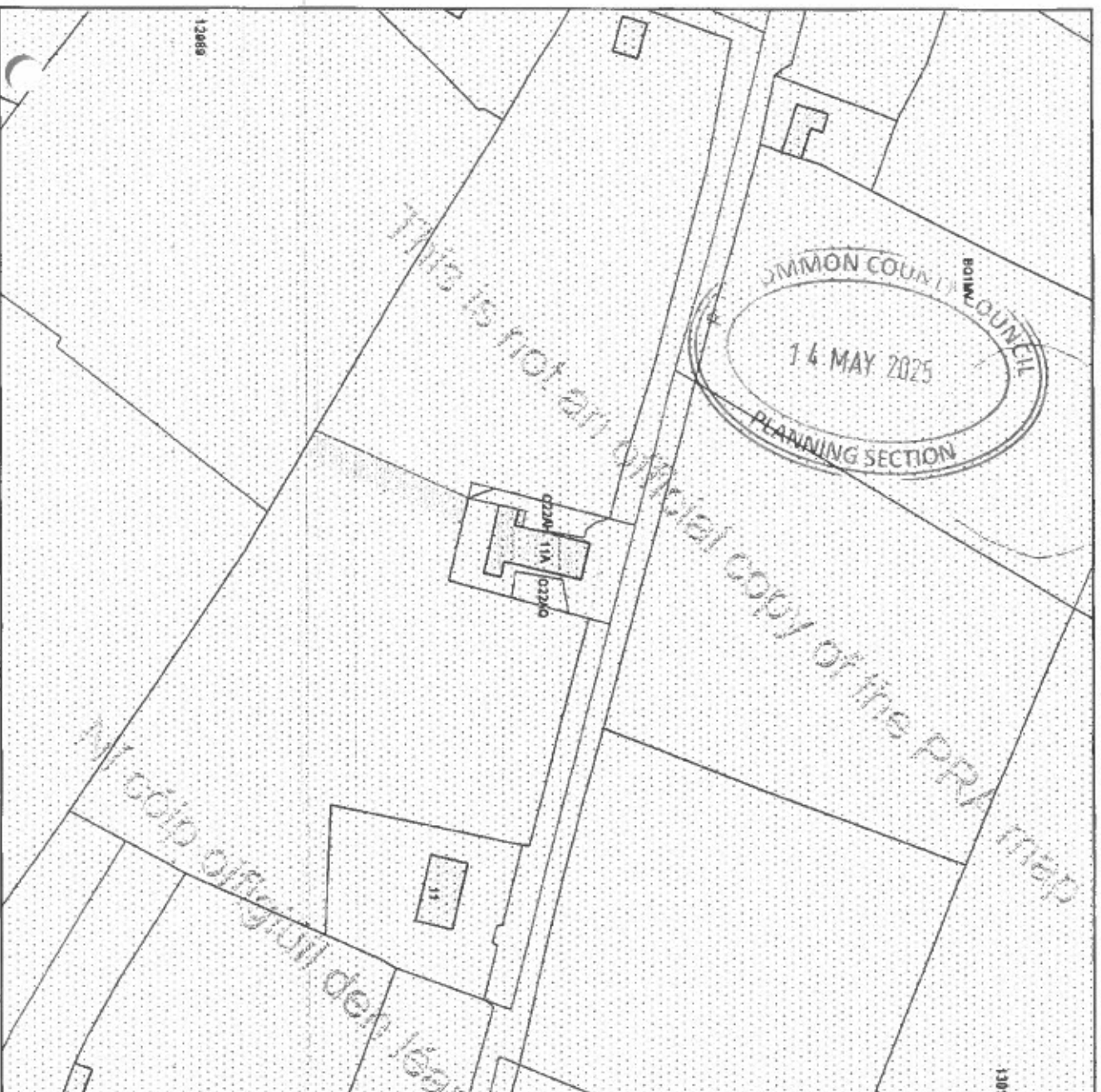
Well

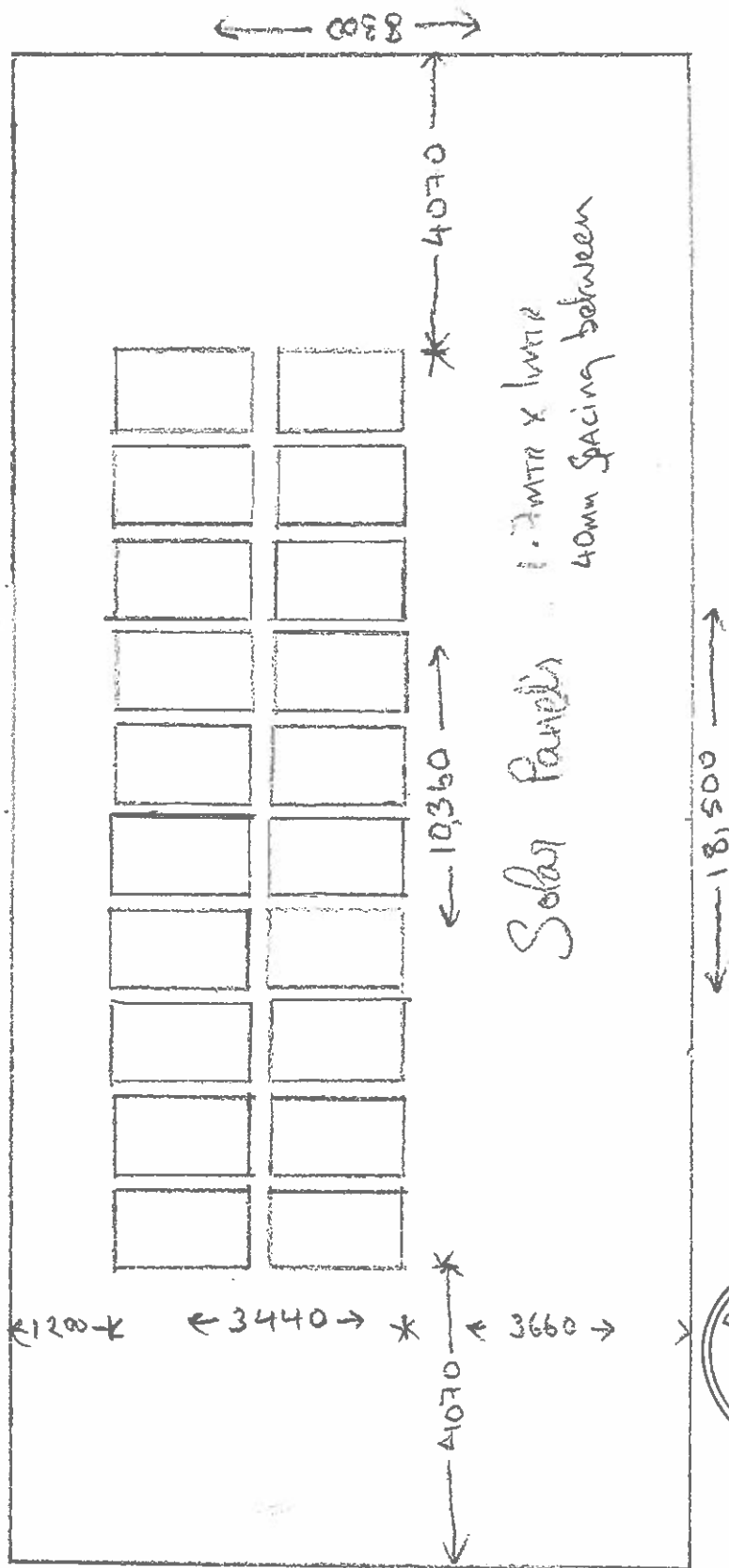
Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie



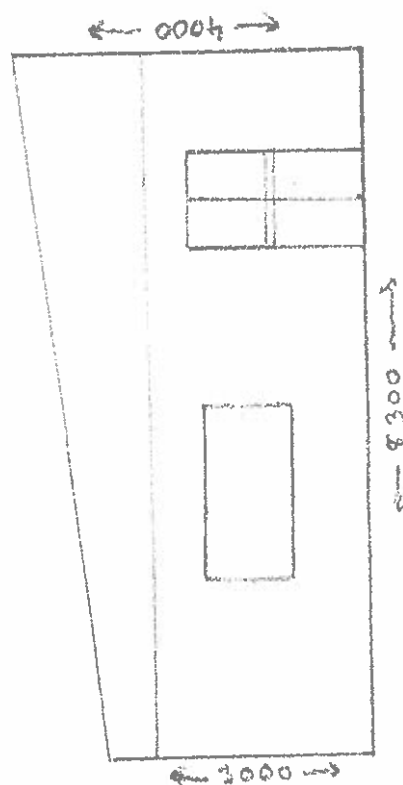


Roof Position of Solar Panels

Scale 1 → 80



Side Elevation Scale 1 → 80



**CONFIDENTIAL
INFORMATION
REMOVED**



Vertex S+

BIFACIAL DUAL GLASS N type i-TOPCon MODULE

PRODUCT: TSM-NEG9RC.27

POWER RANGE: 410-440 W

440 W

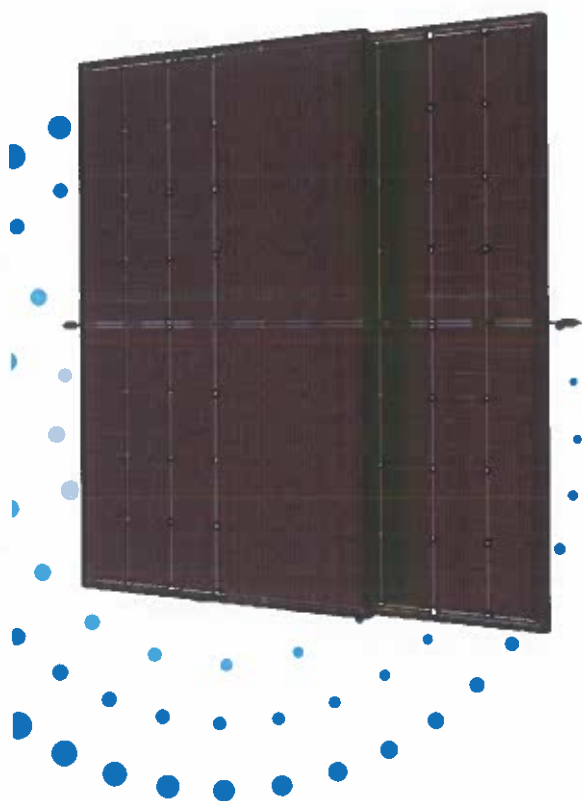
MAXIMUM POWER OUTPUT

0/+5 W

POSITIVE POWER TOLERANCE

22.0 %

MAXIMUM EFFICIENCY



Small in size, bigger on power

- Generates up to 440 W, 22.0 % module efficiency with high density interconnect technology
- Boost performance at high temperature environments with better thermal behavior



Transparent Dual-glass Design

- Designed with aesthetics in mind
- Excellent fire rating and resistance to harsh environmental conditions
- 5,400 Pa snow load and 4,000 Pa wind load (test loads)



Maximize Energy Harvest

- Higher bifaciality up to 85 %
- Up to 25 years product warranty and 30 years power warranty
- 1 % first-year degradation and 0.4 % annual degradation enabled by N-type technology



Universal solution for residential and C&I rooftops

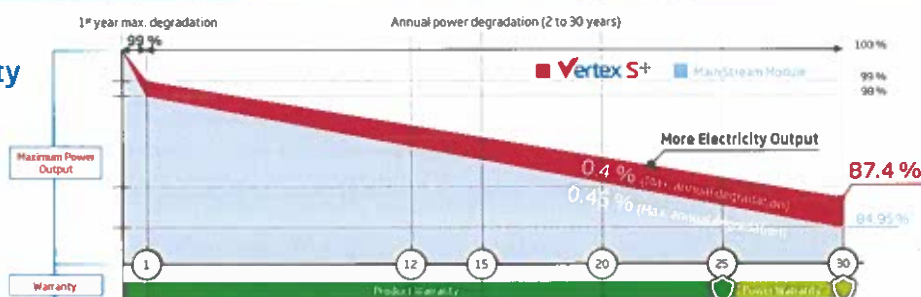
- Designed for compatibility with existing mainstream inverters, optimizers and mounting systems
- Perfect size and low weight for easy handling

Extended Vertex S+ Warranty

1 %
1st year max. degradation

0.4 %
Max. annual degradation from year 2 to 30

25 Years
Product Workmanship Warranty



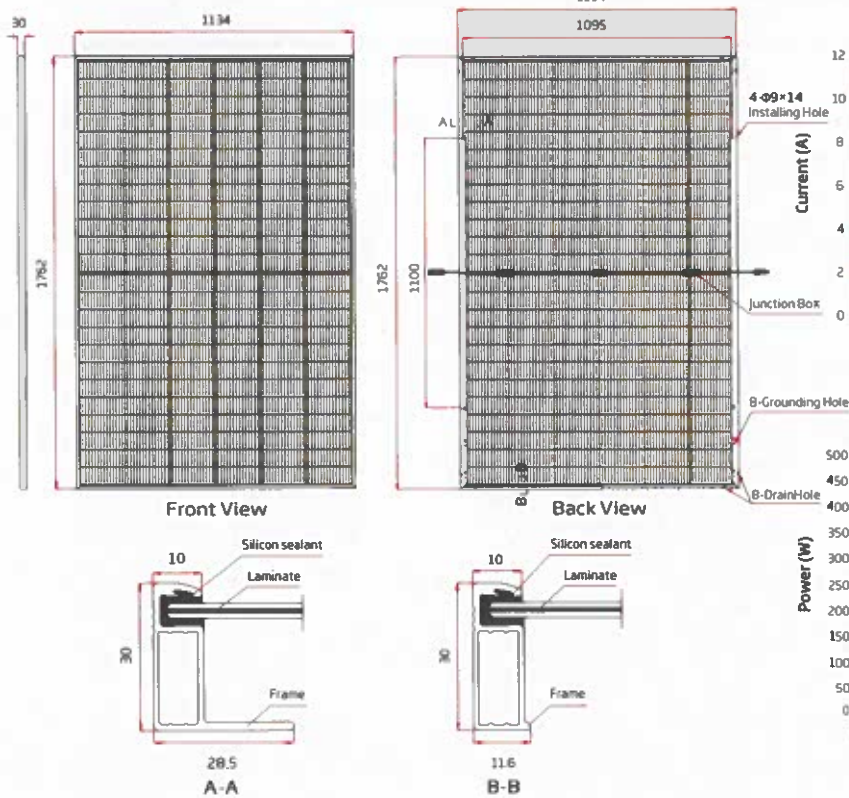
Comprehensive Products and System Certificates



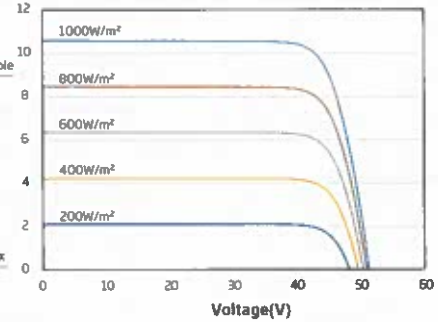
IEC61215/IEC61730/IEC61701/IEC62716/UL61730
 ISO 9001: Quality Management System
 ISO 14001: Environmental Management System
 ISO14064: Greenhouse Gases Emissions Verification
 ISO45001: Occupational Health and Safety Management System

TrinaSolar

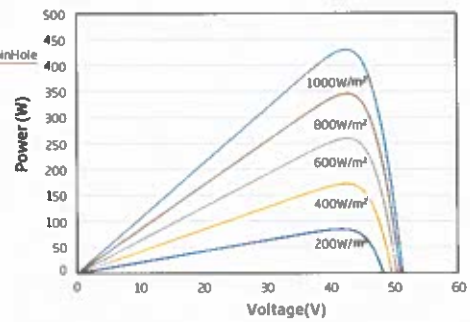
DIMENSIONS OF PV MODULE (mm)



I-V CURVES OF PV MODULE (430 W)



P-V CURVES OF PV MODULE (430 W)



ELECTRICAL DATA (STC)

	TSM-415 NEG9RC 27	TSM-420 NEG9RC 27	TSM-425 NEG9RC 27	TSM-430 NEG9RC 27	TSM-435 NEG9RC 27	TSM-440 NEG9RC 27
Peak Power Watts- P_{max} (W)*	415	420	425	430	435	440
Power Tolerance- P_{MAX} (W)	0/+5					
Maximum Power Voltage- V_{MPP} (V)	42.1	42.5	42.9	43.2	43.6	44.0
Maximum Power Current- I_{MPP} (A)	9.86	9.89	9.92	9.96	9.99	10.01
Open Circuit Voltage- V_{OC} (V)	50.1	50.5	50.9	51.4	51.8	52.2
Short Circuit Current- I_{SC} (A)	10.50	10.53	10.56	10.59	10.64	10.67
Module Efficiency η_m (%)	20.8	21.0	21.3	21.5	21.8	22.0

STC: Irradiance 1000 W/m², Cell Temperature 25 °C, Air Mass AM1.5. *Measuring tolerance $\pm 3\%$

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power - P_{MAX} (Wp)	448	454	459	464	470	475
Maximum Power Voltage- V_{MPP} (V)	42.1	42.5	42.9	43.2	43.6	44.0
Maximum Power Current- I_{MPP} (A)	10.65	10.68	10.71	10.76	10.79	10.81
Open Circuit Voltage- V_{OC} (V)	50.1	50.5	50.9	51.4	51.8	52.2
Short Circuit Current- I_{SC} (A)	11.34	11.37	11.40	11.44	11.49	11.52
Irradiance ratio (rear/front)	10 %					

Power Bifactority: 80 $\pm 5\%$

ELECTRICAL DATA (NOCT)

	TSM-415 NEG9RC 27	TSM-420 NEG9RC 27	TSM-425 NEG9RC 27	TSM-430 NEG9RC 27	TSM-435 NEG9RC 27	TSM-440 NEG9RC 27
Maximum Power- P_{MAX} (Wp)	316	320	324	328	332	335
Maximum Power Voltage- V_{MPP} (V)	39.3	39.7	40.0	40.4	40.7	41.0
Maximum Power Current- I_{MPP} (A)	8.03	8.07	8.09	8.11	8.15	8.17
Open Circuit Voltage- V_{OC} (V)	47.5	47.8	48.2	48.7	49.1	49.4
Short Circuit Current- I_{SC} (A)	8.46	8.49	8.51	8.53	8.57	8.60

NOCT: Irradiance at 800 W/m², Ambient Temperature 20°C, Wind Speed 1 m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline
No. of cells	144 cells
Module Dimensions	1762*1134*30 mm
Weight	21.0 kg
Front Glass	1.6 mm, High Transmission, AR Coated Heat Strengthened Glass
Encapsulant material	POE/EVA
Back Glass	1.6 mm, High Transmission, Heat Strengthened Glass
Frame	30 mm Anodized Aluminium Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0 mm² Landscape: 1100/1100 mm Portrait: 280/350 mm*
Connector	TS4 / MC4 EVO2*

*Special order only

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	43 °C (± 2 K)
Temperature Coefficient of P_{MAX}	-0.30 %/K
Temperature Coefficient of V_{OC}	-0.24 %/K
Temperature Coefficient of I_{SC}	0.04 %/K

MAXIMUM RATINGS

Operational Temperature	-40 to +85 °C
Maximum System Voltage	1500 V DC (IEC)
Max Series Fuse Rating	25 A

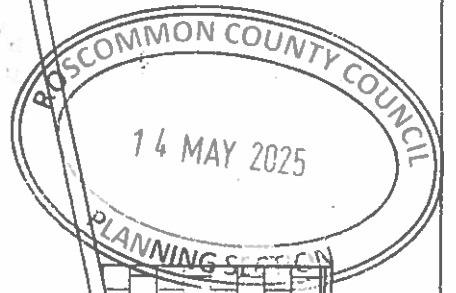
WARRANTY

25 year Product Workmanship Warranty
30 year Power Warranty
1 % first year degradation
0.4 % Annual Power Attenuation

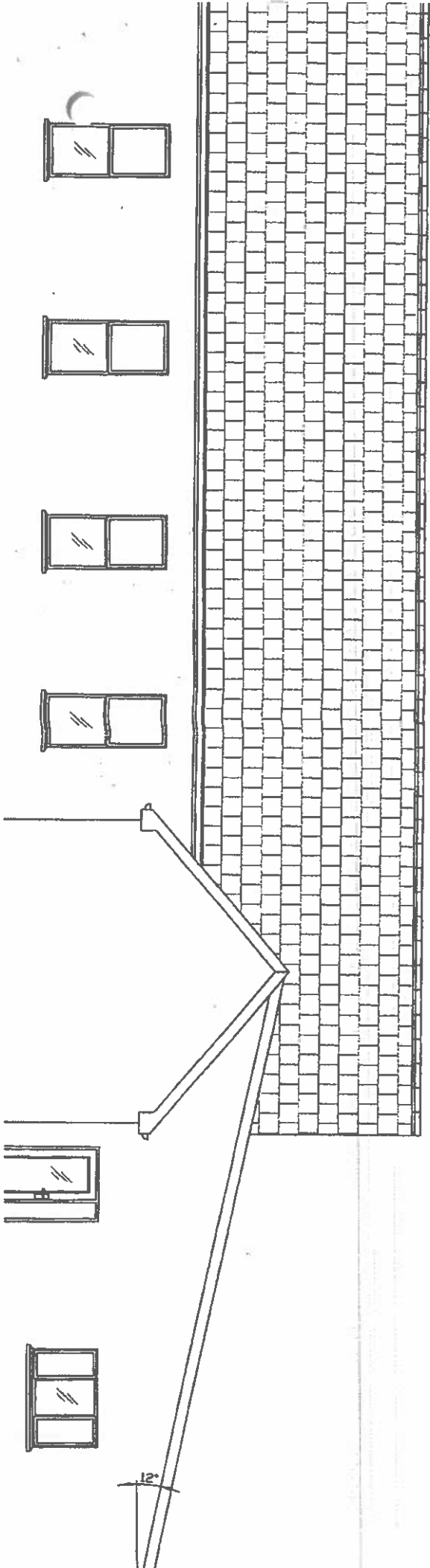
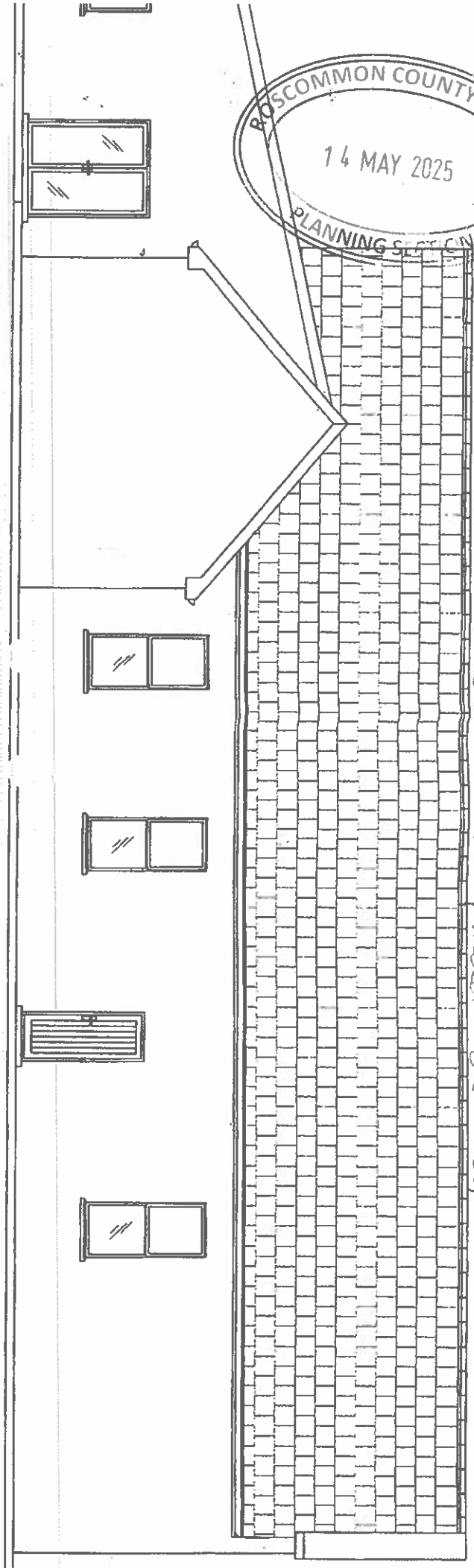
(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box:	36 pieces
Modules per 40' container:	936 pieces

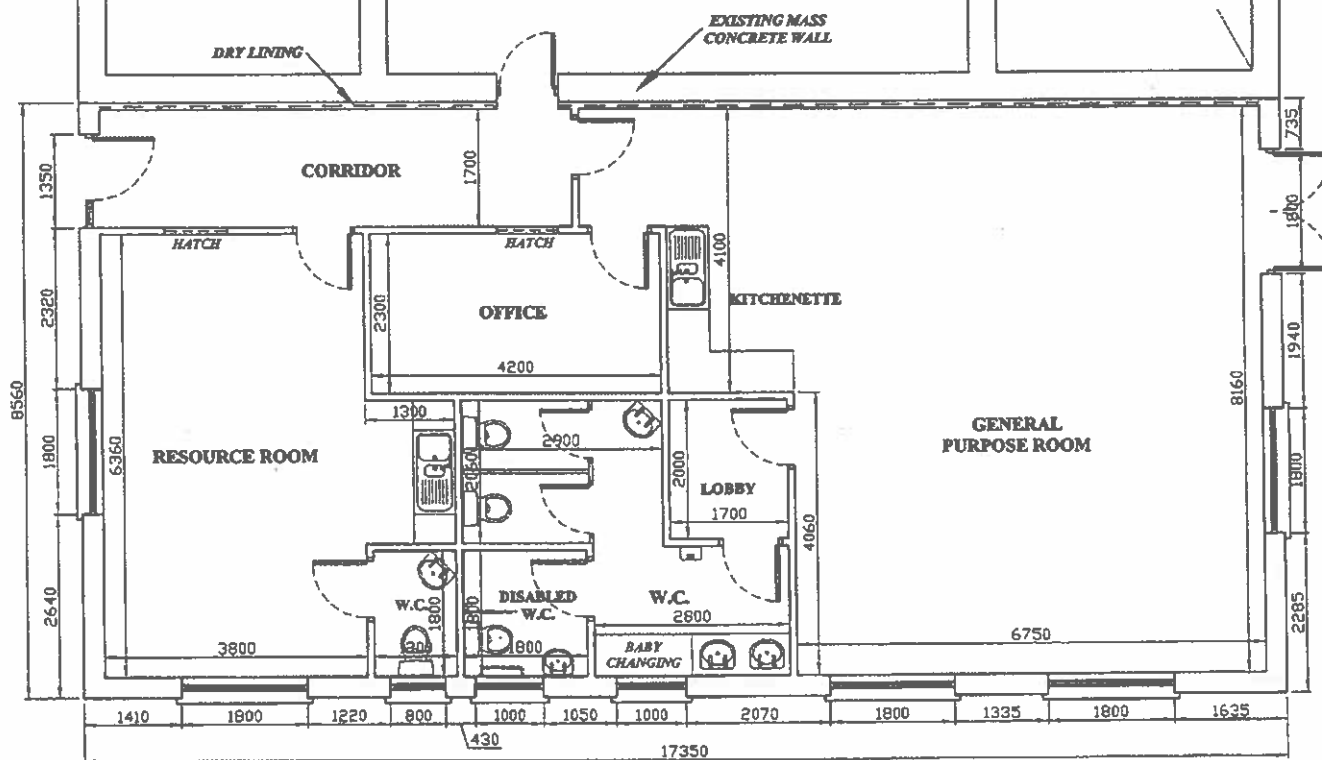


Solar Panels to be placed on roof



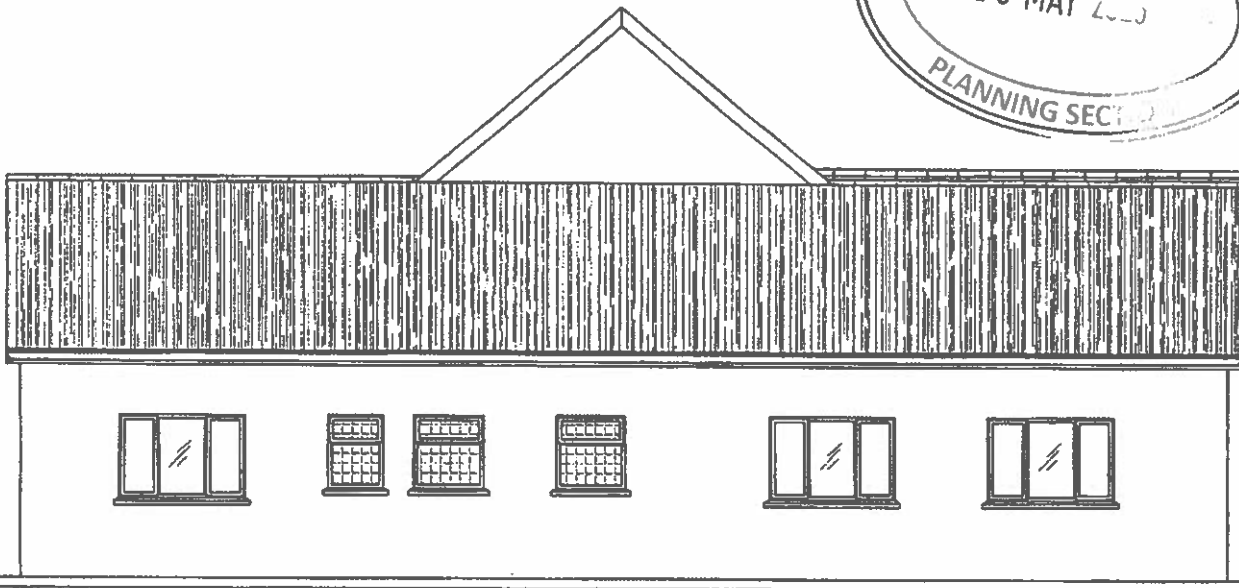
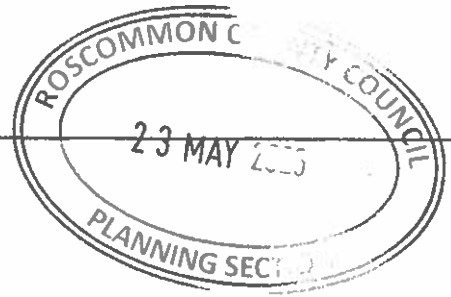


EXISTING COMMUNITY CENTRE
UNCHANGED

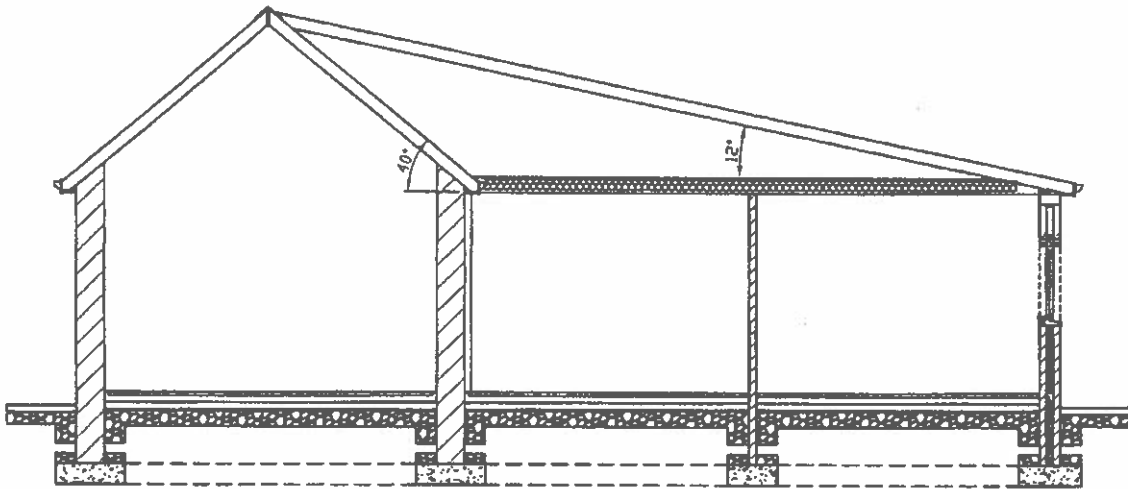


FLOOR PLAN

EXTENSION FLOOR AREA = 136.7 m² or 1471 ft²



REAR ELEVATION



SECTION

NO	REVISION	DATE
----	----------	------

MARY O HARA & ASSOCIATES
CIVIL ENGINEERS
PLANNING & DESIGN CONSULTANTS

Market Street,
Ballaghaderreen,
Co. Roscommon.

Phone: 094 9861515
Fax: 094 9861516
email: oharasmary@eircom.net

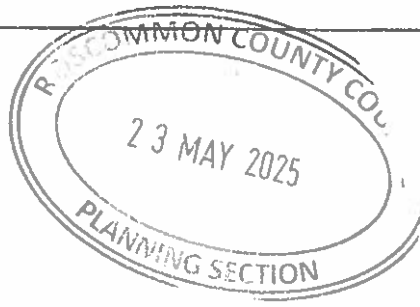
THIS DRAWING HAS BEEN PREPARED FOR PLANNING APPLICATION PURPOSES ONLY AND SHOULD BE READ WITH REFERENCE TO THE RELEVANT PLANNING PERMISSION AND ANY ATTACHED CONDITIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE. (READ WRITTEN DIMENSIONS ONLY). ENGINEER TO BE NOTIFIED OF ANY APPARENT DISCREPANCIES PRIOR TO COMMENCEMENT.

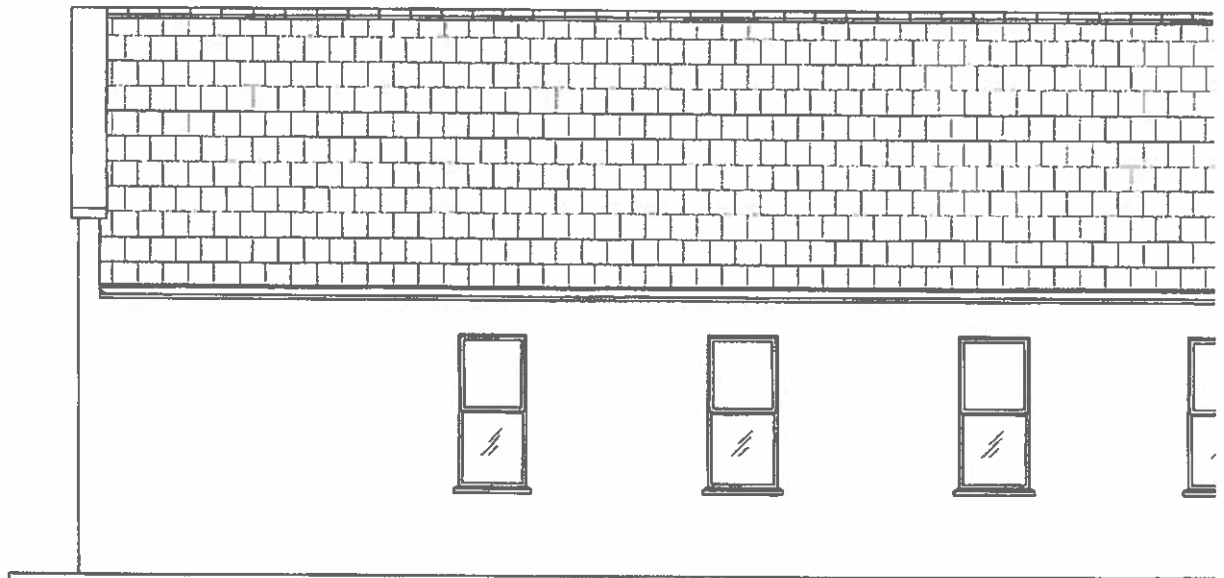
ALL MATERIALS, METHODS AND WORKMANSHIP IN CONNECTION WITH THE CONSTRUCTION OF THIS DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS AND TO LOCAL AUTHORITY PLANNING PERMISSION.

IT IS THE RESPONSIBILITY OF THE BUILDER / DEVELOPER TO ENSURE SUCH COMPLIANCE.

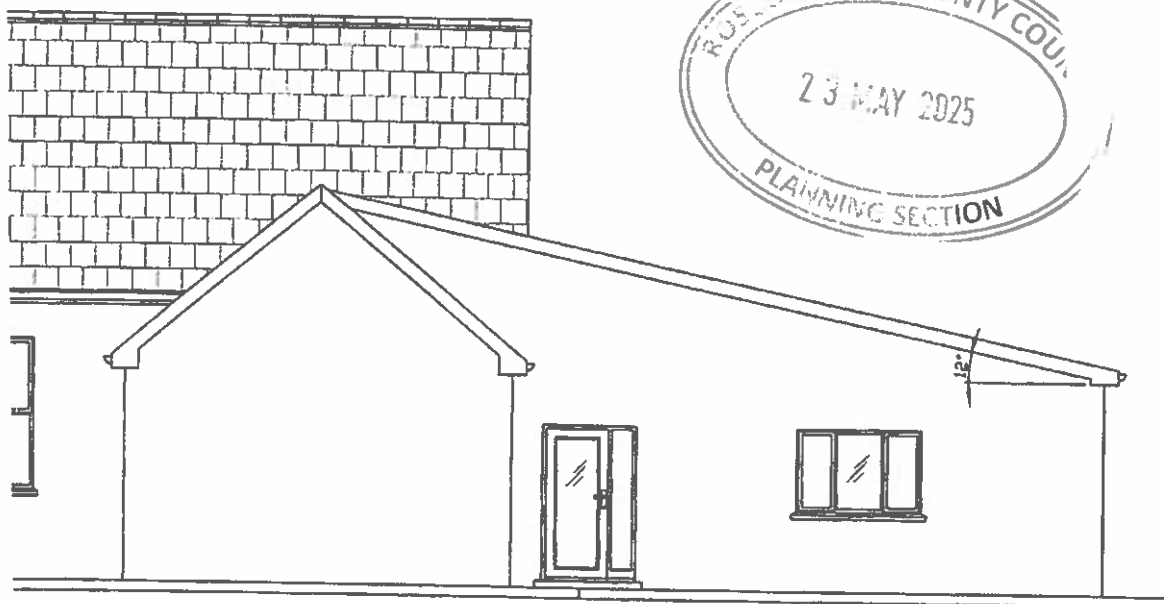
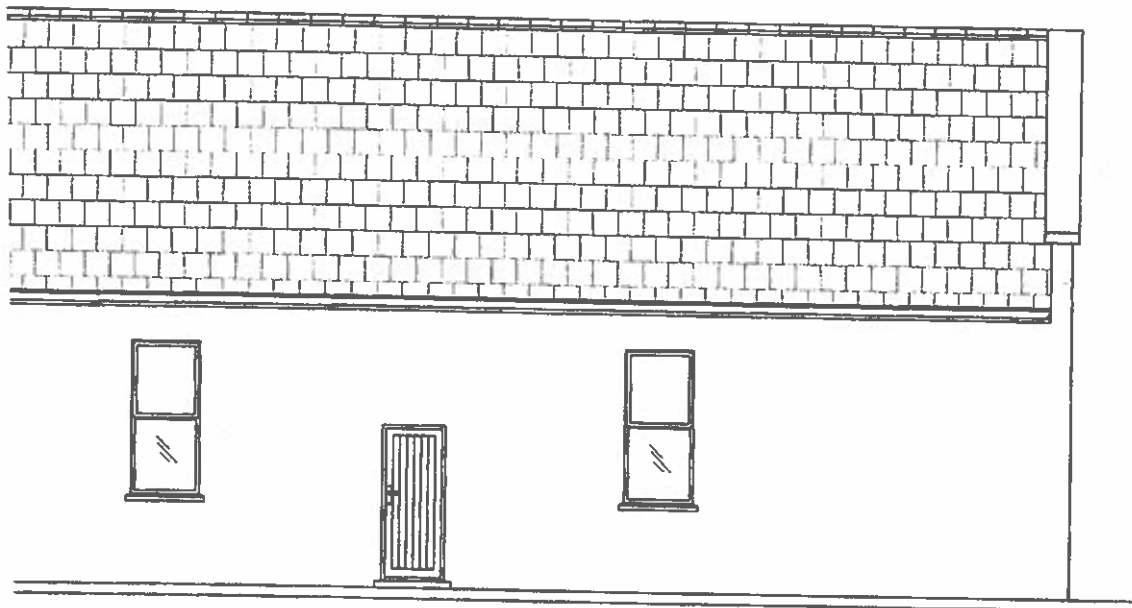
CLIENT: --- → LISACUL COMMUNITY CENTRE
TITLE: --- → PROPOSED EXTENSION
DATE: --- → AUGUST 2011
SCALE: --- → 1:100
DRAWN: --- → P. MURTAGH
DRAWING NO: --- → DRAFT



SIDE ELEVATION



SIDE ELEVATION



NO	REVISION	DATE

MARY O HARA & ASSOCIATES
CIVIL ENGINEERS
PLANNING & DESIGN CONSULTANTS

Market Street,
Ballaghaderreen,
Co. Roscommon.

Phone: 094 9861515
Fax: 094 9861516
email: oharmary@eircom.net

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F45 VY24, Ireland | 12 Mar 2025



SMART BATTERY

SolarEdge Home Battery 9.7kWh

Smart Battery Management

70%

€ 5,891



9.7 kWh

11 hr

WHAT YOU CAN POWER



2hr

or



53hr

or



6hr

or



4hr

or



64hr

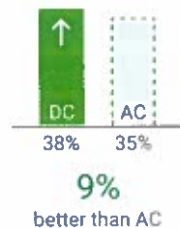
or



19hr

ADVANTAGES OF DC COUPLED STORAGE OVER AC

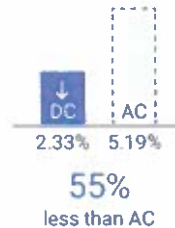
Battery Self Consumption



Annual Bill Savings



Energy Loss from Clipping



SYSTEM OVERVIEW



20 PV modules



1 Inverter



20 Optimizers



1 Battery

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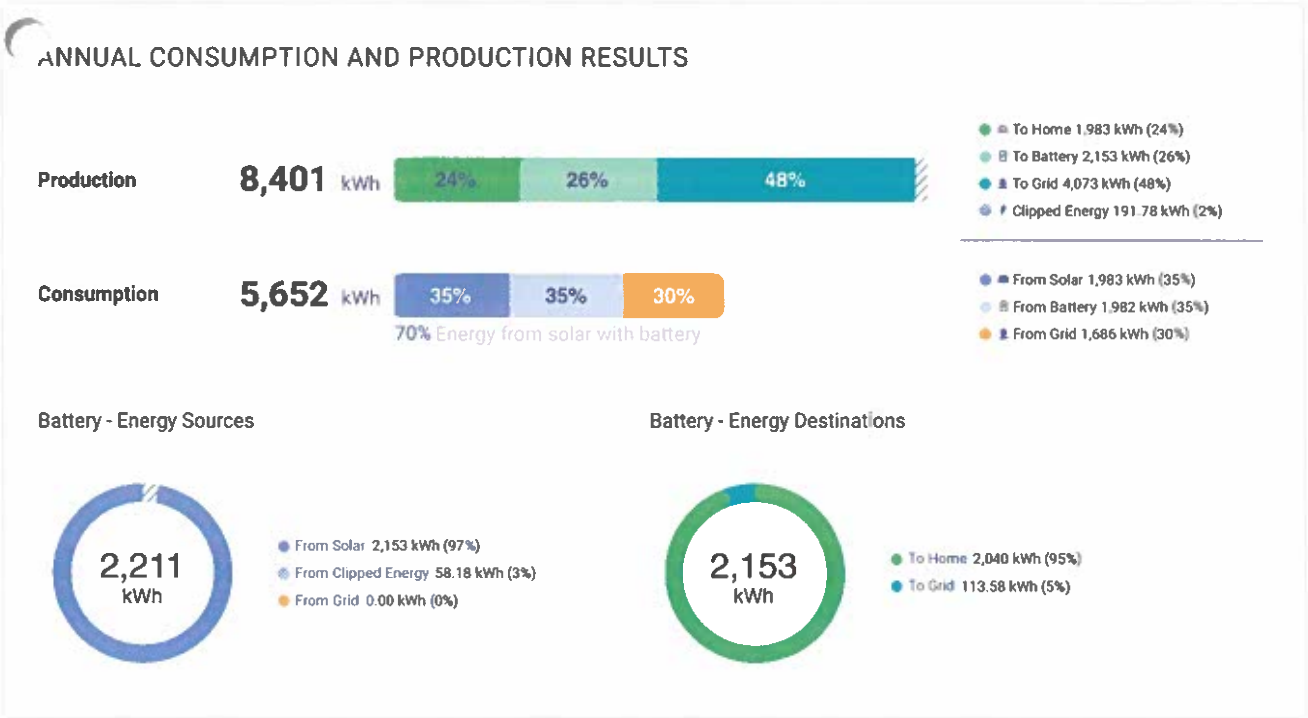
FINANCIAL OVERVIEW

Net Payments	Lifetime Bill Savings (NPV)	System Profit (NPV)	Internal Return Rate (IRR)	Payback Period
	€5,891 Savings from Battery			

SIMULATION RESULTS

 Installed DC Power	 Max. System DC Power	 Annual Total Energy Production	 Annual CO2 Emission Saved	 Annual Carbon Footprint Offset (tCO2e)
8.8 kWp	5 kW	8,038 kWh	3.42 t	157
 Max. Achieved DC Power	 DC/AC Dividing	 Max. Active AC Power	 Performance Ratio	 Annual Specific Production
8.4 kW	168 %	5 kW	89 %	913 kWh/kWp



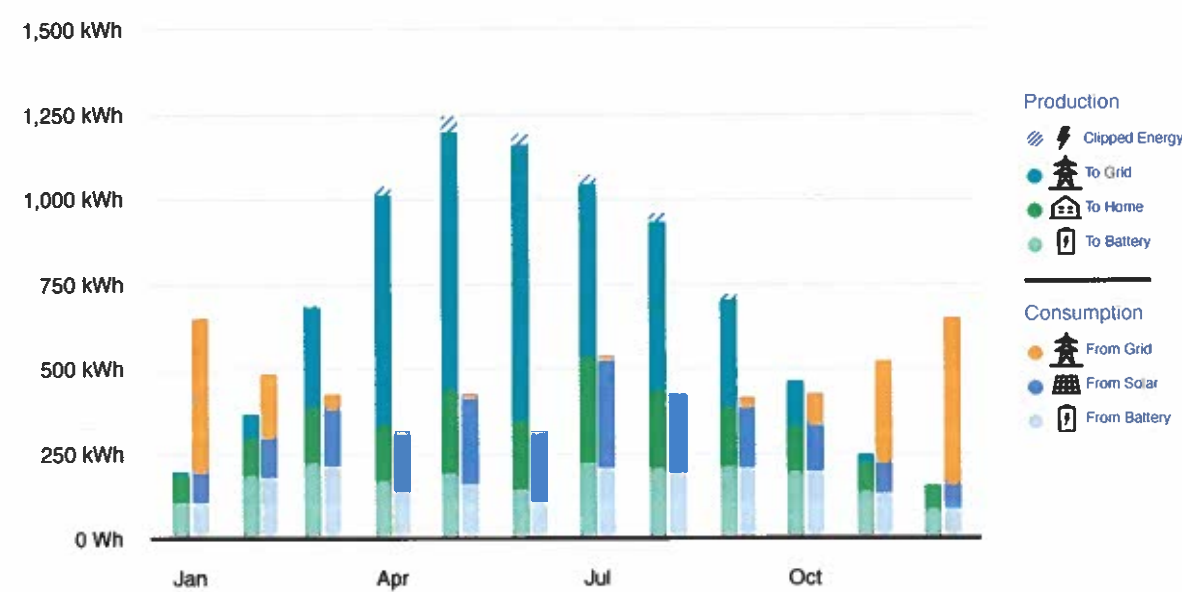




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ESTIMATED MONTHLY ENERGY



Total Clipped Energy PV only: 5.03% Total Clipped Energy With Battery: 2.33%

PV MODULES

Quantity	Module	Power (kWp)	Orientation	Pitch
20	Trina Solar Energy, TSM-440NEG9RC.27 (Vertex S+)	8.8 kWp	194°	15°
20		8.8 kWp		

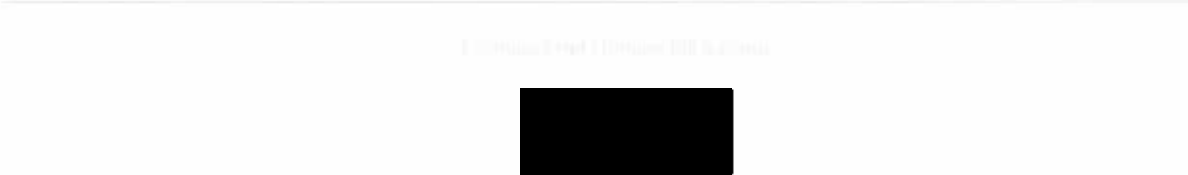




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ESTIMATED BILL SAVINGS YEAR 1



FloGas Commercial | FloGas 24HR (0.24 €/kWh)
FloGas Export (0.18 €/kWh) (from 16/09/2024)



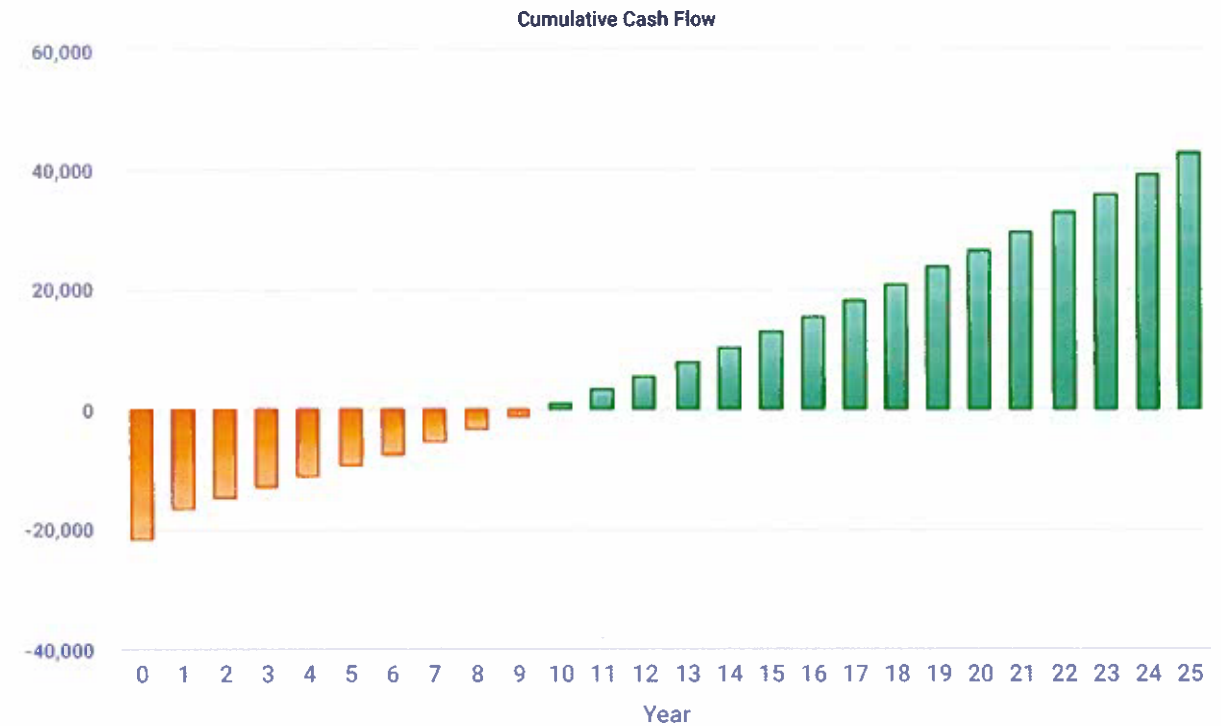


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DETAILED FINANCIAL ANALYSIS

Component	Annualized Cost (€PV)	Annualized Income (€PV)	Net Payback (€)	Levelized Cost of Energy (€PV)
[Redacted]				
Roofing Profile (€/m²)	Financial Metrics (€PV)	Return On Investment (%)	Levelized Cost of Energy (€/kWh)	Payback Period
[Redacted]	10.46 %	115.12 %	€/kWh 0.131	9.5 years



SEAI NDMG 9kW



YEARLY CASH FLOW						
Year	Subsidies	Hydrocarbons/Minerals	Oil/Gas	Net P&S	Annual Cash Flow	Capital Expenditure
0						



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YEARLY CASH FLOW (CONTINUED)

Yearly Cash Flow Balance Sheet Profit & Loss Net Asset Statement Capital Cash Flow <Continue> (2021-2022)






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BILL OF MATERIALS (BOM)

Items	Quantity	Unit Price	Total Price
Base Price	1		
 SE5000H Home Hub Capable for handle Battery and Backup interface / changeover switch	1	0.00	0.00
 S440	20		
 SolarEdge Home Battery 9.7kWh Optional Battery	1		
 TSM-440NEG9RC.27 (Vertex S+)	20		
 SolarEdge Backup Interface with Supply and Install Automatic Changeover Switch for Blackouts	1		

ELECTRICAL DESIGN

Equipment & Quantity	Notes	Notes	Notes
 1 x SE5000H Home Hub 8.4kW 168% Oversizing  1 x SolarEdge Home Battery 9.7kWh	 2 x strings	 10 x S440	 10

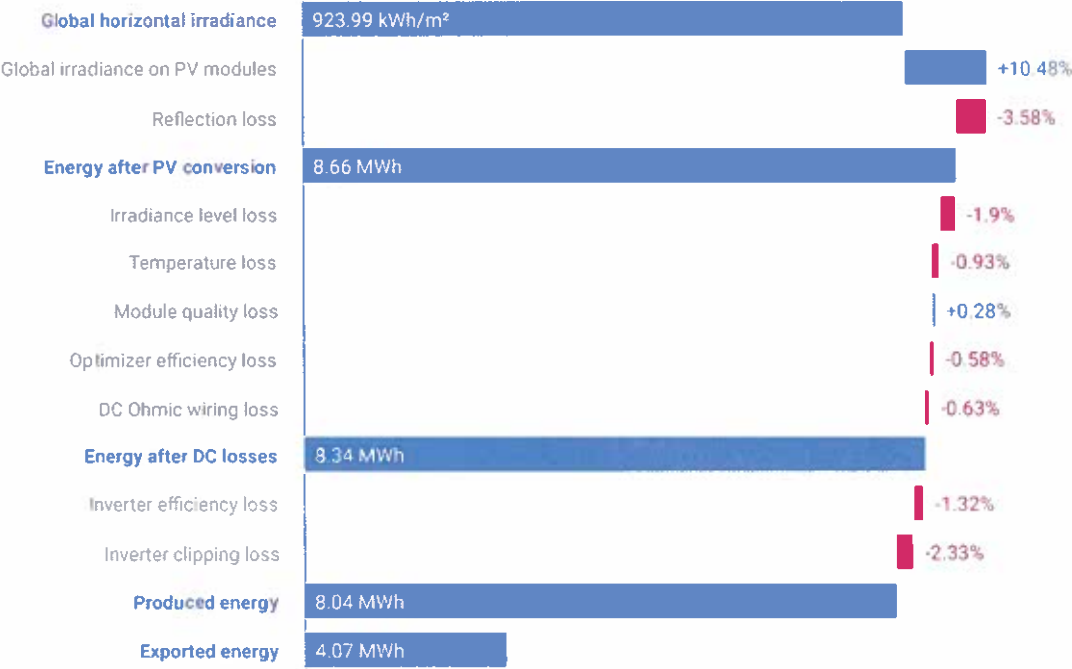




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SYSTEM LOSS DIAGRAM



SIMULATION PARAMETERS



LOCATION & GRID

Location: GMT (Dublin)
Nearest Airport: Connaught Airp. (12.21 km away)
Elevation: 64 m
Weather: Meteoronorm 8.2
Voltage: 230V L-N



LOSS FACTORS

	Enabled
Module mismatch	0.20
Temperature	0.30
Module quality	0%
DC wiring	0.05
Inverter efficiency	20
Inverter clipping	29
Optimizer efficiency	0%
DC Ohmic wiring	0%





VEEP Energy
Unit 50 Premier Business Park
Dublin
Dublin
Ireland D11KH52

Smart Solar Panel Quotation

Valid Until: E Mar 12, 2025 04:05 PM + 14Days

Quote Number : SQ-3124

BILL TO:



Roscommon

SHIP TO:



Roscommon

Quote Prepared by: **Wayne Leonard**
Modified by & time: **Zoltan Nemeth** || Mar 12, 2025 04:08 PM

Advisor Email: **wayne@veepenergy.ie**
Advisor Mobile:

Account Name:
Customer Name:

Quote Stage: **Quote Issued**
Customer Phone:

Qty	Product Details	Quantity	List Price	Total
1	20PV - 8.8kW SolarEdge Residential Solar PV System	1		

- 20 x EU Made Denim Glass to Glass 440WP Mono Crystalline PV Modules with Peak power output at 530WP per PV Module.
- 1 x EU Made SolarEdge 6KW Hybrid Inverter - Battery Ready (with 5 year Labour & 12 years parts warranty)
- 20 x EU Made SolarEdge S440 Power Optimiser (with Arc protection & 5 year labour + 25 years parts warranty)
- 1 x SolarEdge Import / Export meter
- 0 x SolarEdge Hot Water Diverter (with 5 years Labour and Parts Warranty)
- 0 x 10kW SolarEdge battery with 5 years Labour and 10Years Parts Warranty) - optional
- 1 x 4 Pole Fireman Switch
- 1 x Electrical Materials, Fuses, etc...
- 1 x Full Install and Grid Commission
- 1 x Wi-Fi Kit and Free Monitoring Portal for Life
- 1 x SEAI Grant Paperwork Management Including BER Assessment for the Grant.
- 5 Years Workmanship Warranty
- 5 Years SolarEdge Parts Service Warranty by VEEP Energy (backed by SolarEdge)

Your solar PV system design, installation and RECI certification will be carried out by Veep Energy's in-house engineers. An another great news is that Your comprehensive Solar PV proposal includes WEEE recycling charges as well.

Residential System Cost Details (Inc. 0% VAT, ex. Potential SEAI Grant)

Please note, Additional one time ESB Fee of €977 inc VAT will apply on this Quotation, as the 6kW Solar Inverter requires NC7 Grid Applications, which will be billed to customer directly by ESBN for the NC7 application fee.



2 SolarEdge 1PH Backup Interface with Full Supply & Install

1

Safe Electric Approved, SolarEdge 100A Automatic Backup interface for Partial and for Full Home Backup Power. Providing Automatic Power in case of grid loss from Solar Panels & Battery Storage.

- Automatically provides backup power to home loads in the event of grid interruption.
- Flexibility in which loads to back up - the entire home or selected loads.
- Scalable solution to support higher power & higher capacity.
- Seamless integration with the SolarEdge Home Hub Inverter to manage and monitor both PV generation and energy storage.

Warranty - 12 years Parts & 5 Year Labour backed by SolarEdge

3 SolarEdge Home Battery - 1PH 400V 9.7kWh Battery v02

1

Compatible with all models of SolarEdge single phase HD wave inverters including both Home wave and Home hub. Integrates with the complete SolarEdge residential offering, providing a single point of contact for warranty, support, training, and simplified logistics & operations.

NMC 9.7kWh / 5kW Li-ion technology

DC coupling

Support up to 3 batteries per inverter for more power and capacity 100% depth of discharge

Superior system efficiency (PV > Battery > Grid)

Simple installation with plug & play:

Floor mounting or wall mounting

Automatic configuration with pre-defined settings

· **Customer-Centric Approach:** At Veep Energy we believe in building long-lasting relationships with our clients. Our dedicated team provides personalized service and support, guiding you through every step of your solar journey – from consultation and installation to maintenance and beyond.

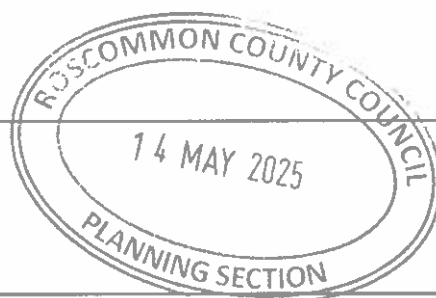
· **Sustainability Commitment:** We are passionate about driving sustainable change. By harnessing the power of the sun, we help our clients reduce their environmental impact and contribute to a greener future for Ireland and beyond.

Join the growing number of businesses and homeowners who trust Veep Energy, for their solar needs. Experience the difference that expertise, safety, and innovation can make.

Additional Agreement(s) with Customer:

Terms and Conditions

Residential Solar Terms and Conditions can be viewed by clicking [here](#).



Next Steps



We hope this proposal is to your satisfaction. If you have any questions or need clarification, please do not hesitate to contact us.

Should you wish to proceed with this PV installation, the following steps will need to be taken to complete the project.

1. When you accept this proposal, please **click** on the **(Accept Button)** at the bottom of this Proposal, which equals to a digital signature **Or Print the PDF, sign and return it to our Postal Address.**
2. Followed by payment of 25% deposit (€4,625) by bank transfer to our bank account or via Telephone (01/537-7669).
3. After your deposit is verified on our accounts, on our weekly production meeting we will set a proposed date for your installation and allocate the engineers for your solar PV development.
4. A member of our team will be in touch with you to offer you a suitable date for your PV installation.
5. On the set date, our qualified engineers will arrive to your home and complete your installation as agreed.
6. Electrical work, system commissioning and certificates will be done by our SEAI and RECI certified engineers.
7. On completion, your solar PV system will be in full operation and it will start saving you money.
8. When you transfer the remainder of your outstanding balance to our bank account, our dedicated team will start organising your certifications and handover pack within one week. (this includes your BER assessment and SEAI grant paperwork where applicable).

Dear Tony,

Please let me know what do you think, we are look forward to hear from you

Warm Regards

Wayne Leonard
Sales Consultant at VEEP Energy

Office: 37 7669

Mobile: 087 175 1111

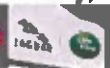
E-mail: wayne@veepenergy.ie

Web: www.VeepEnergy.ie

Address: Unit 50, Premier Business Park, Ballycoolin Road, Dublin 11, D11KH52, Ireland



Commercial Customers We helped already, can we help you?



Veep Energy are a company that values a work life balance. Sometimes I may send emails outside of normal working hours because it suits my schedule. I do not expect a response if it is outside of your normal working times.

Company Name and Trading Name: SaveMeMoney Wind and Solar LtdT/A Veep Energy
Registered Address: Unit 50, Premier Business Park, Ballycoolin Road, D11 KH52

CRO Reg: 568824 || VAT Reg: IE3396299AH || Safe Electric Reg: A4614 || WEE Reg: SAV669 || SEAI NDMG Reg: 50025