

Comhairle Contae Chorcaí Cork County Council

Aldi Stores Ltd.,
c/o Brian Kelly,
Avison Young,
86 Merrion Square South,
Dublin 2.

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



24th March, 2025

REF: D/217/25
LOCATION: Aldi Store, Store Street, Youghal-Lands, Co. Cork, P36 K288.

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir,

On the basis of the information submitted by you on 25th February, 2025 the Planning Authority, having considered whether the provision of photovoltaic panels at roof level to the business premises at **Aldi Store, Store Street, Youghal-Lands, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

The Planning Authority in considering this referral, had particular regard to:

- Sections 2(1), 3(1), 4(2) and 4(4) of the Planning and Development Act, 2000, as amended
- Articles 3, 5, 6, 9 and Class 56(e) of Schedule 2, Part 1 of the Planning and Development Regulations 2001 -2024, as amended
- The plans and particulars received on 25th February 2025.

And Whereas the Planning Authority hereby concludes that the provision of photovoltaic panels at roof level to the business premises at **Aldi Store, Store Street, Youghal-Lands, Co. Cork** is **exempted development**.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Comhairle Contae Chorcaí
Yours faithfully,
Cork County Council



PIO TREACY,
A/SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.

Pleanáil agus Forbairt,
Halla an Chontae,
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We are Cork.



Recycled

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

<i>Ref No.</i>	D/217/25
<i>Applicant</i>	Aldi Stores Ltd.
<i>Description</i>	The provision of photovoltaic panels at roof level to the business premises of Aldi Youghal
<i>Location</i>	Aldi Youghal, Store Street, Youghal-Lands, Co. Cork, P36 K288

1. Section 5 Query

Whether the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended).

2. Site location and description

The site is located in the town centre of Youghal fronting onto Store Street. The site comprises an existing supermarket, namely Aldi. The customer car parking is located to the east and southeast of the premises. The surrounding area is mixed use with commercial and residential properties nearby. The site has a land use zoning category of Town Centre. This site is located within Youghal Architectural Conservation Area. It is also in close proximity to Blackwater River SAC (Site code 2170).

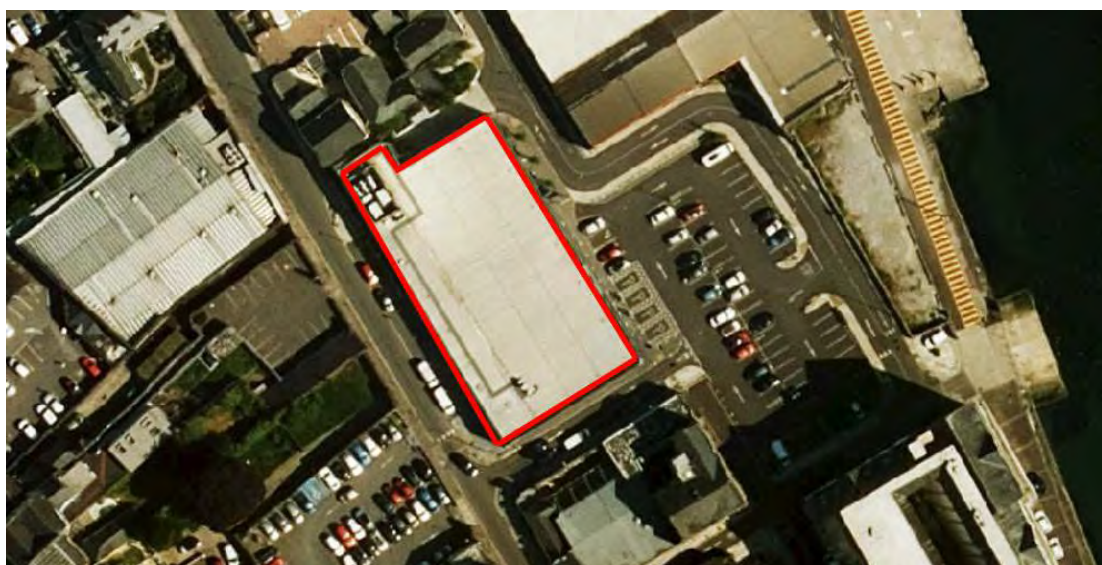


Fig. 1 Aerial view of site (2021-2023) – approximate site boundary outlined in red

3. Planning History

14/5523 Permission granted to Aldi Stores (Ireland) Ltd, (ABP Ref: PL04.244504) for demolition of 4no. workshops, 1no. derelict storage shed, 1no. derelict warehouse between New Catherine Street and Store Street, and partial demolition of warehouse building, known formerly as Youghal Carpets, between Store Street, Green's Quay and Lower Brown Street, alterations to same Former Youghal Carpets facility to provide new façades to South and West elevations, all to facilitate the construction of a single storey discount

food store of 1567sqm gross floor area (1140sqm net retail area), including the sale of alcohol for consumption off the premises, 81no. Car parking spaces, loading bay, bin enclosure/ESB substation structure, 2no. trolley bays, associated site signage, forming of new site access road from Catherine Street to Store Street, new footpaths along the associated application site, boundary treatments, hard & soft landscaping and associated site development works at the lands between 0.56ha (1.38 acres) Catherine Street, store Street, Green's Quay and Lower Brown Street.

19/4964 Permission granted to Aldi Stores (Ireland) Ltd. to amend the opening hours of the Aldi Store permitted under Cork County Council Planning Register Reference 14/05523 (An Bord Pleanála Ref. PL 04.244504). Specifically Condition 3 of the An Bord Pleanála Order which restricted the opening hours to 09.00 hours to 20.00 hours on Monday to Saturday and 10.00 hours to 19.00 hours on Sundays and public/bank holidays. It is proposed to amend the permitted opening hours to 09.00 hours to 22.00 hours on Monday to Friday and 09.00 hours to 21.00 hours on Saturday, Sunday and public/bank holidays. The application site is c.0.56 ha, located on New Catherine Street, Store Street, Green's Quay and Lower Browne Street.

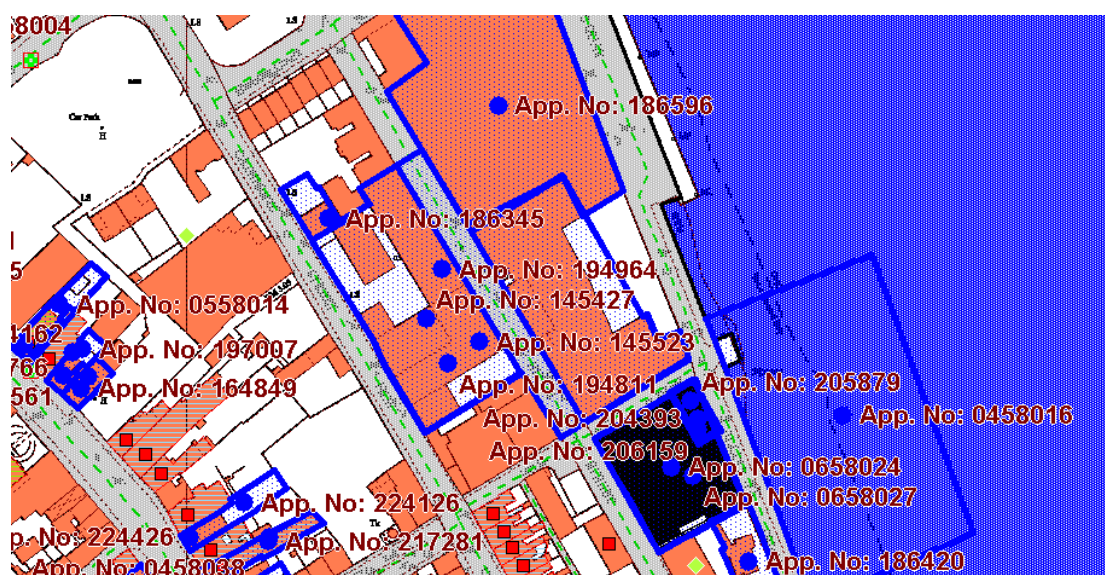


Fig. 2: Planning Enquiry System Map

4. Legislative Context

Planning and Development Act 2000, as amended:

Section 3 (1) states:

"In this Act, "development" means, except where the context otherwise requires, the carrying out of works on, in over or under land, or the making of any material change of use of any structures or other land."

Works *"includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal"*.

"ancillary equipment" for the purpose of rooftop solar photo-voltaic or solar thermal collector panels in classes 56(d), 56(e), 60 or 61 of Part 1 of Schedule 2 and class 18(c) of Part

3 of Schedule 2 does not include any equipment which must be placed or erected on a wall or a rooftop to allow a solar photo-voltaic or solar thermal collector installation to function;”.

“business premises” means—

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

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

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

Section 4 (2) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted development. The main regulations made under this provision are the Planning and Development Regulations 2001 -2024.

Planning and Development Regulations 2001 - 2024:

Article 6(1) of the Regulations states as follows: *“(a) Subject to article 9, development consisting of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.”*

Article 9 (1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development. As noted, the site is located within Youghal Architectural Conservation Area. The relevant Article is Article 9 (1) (vii), which states:

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

(a) if the carrying out of such development would—

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan.

The Planning and Development Act (Exempted Development) (No.3) Regulations 2022 (S.I. No. 493 of 2022) set out the main amendments to the existing solar planning exemptions contained in the Planning and Development Regulations 2001 (the Principal Regulations).

It is noted that there are no Solar Safeguard Zones in or around Youghal.

Class 56(e) of Part 1, Schedule 2 of the Planning & Development Regulations 2001-2024:

Class 56 (e)	Conditions/limitations
<p>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 wall mounted solar photo-voltaic and solar thermal collector panels taken together with any other such existing wall mounted panels shall not exceed 75 square metres.

11. The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.

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

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

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

15. Development under this Class shall only be exempted development where the solar photo-voltaic or solar thermal collector installation is primarily used for the provision of

electricity or heating for use within the curtilage of the business premises or light industrial building, and shall not be considered a change of use for the purposes of the Act.

16. Development under this Class which causes hazardous glint and/or glare shall not be exempted development and any solar photovoltaic 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.

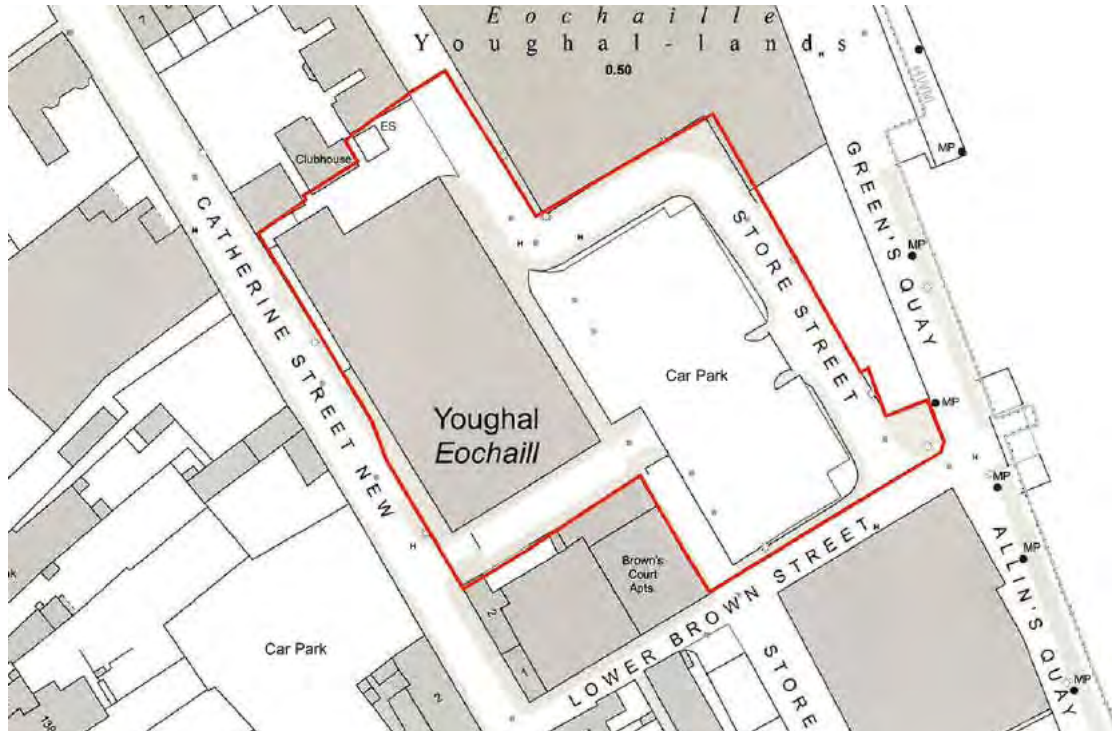


Fig. 4: Extract from Site Location Map



Fig. 5: Extract from Proposed Site Layout Plan

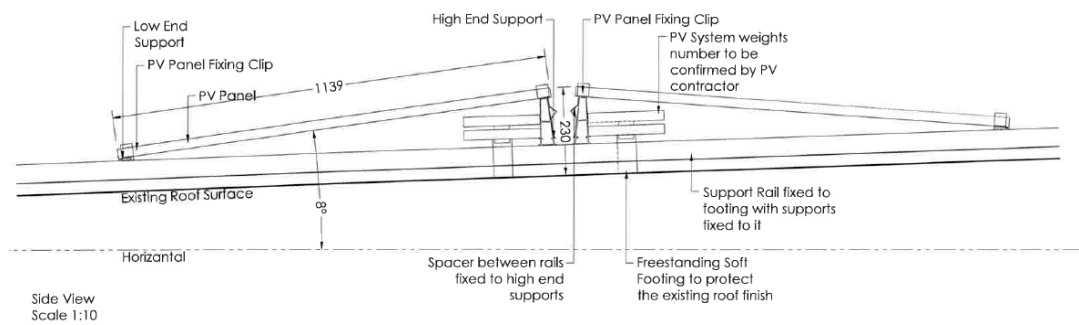


Fig. 6: Extract from side view of proposal PV panels



Fig. 7: Extract from East Elevation

The applicant has submitted a completed application form with cover letter and the following supporting documentation:

- Site location map;
- Existing and proposed site layout plan;
- Plans, elevations and sections;
- Planning Report by Avison Young;
- Glint & Glare Screening Report by Macroworks.

5. Assessment

The query relates to whether the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning and Development Act, 2000 (as amended).

Class 56 (e)

Taking account of the Class 56(e) of Part 1, Schedule 2 of the Planning and Development Regulation 2001-2024 the following is noted in relation to the proposal:

- The site is not located within a Solar Safeguarding Zone.
- The existing roof of the premises is a flat roof.
- The extend of the proposed works is to the flat roof only.
- The distance between the roof plane and the solar panels is 230 mm.
- The solar panels are shown more than 2 metres from the edge of the building.
- The ancillary equipment is located on the flat roof.
- The height of the ancillary equipment is less than 1.6 metres from the flat roof and positioned more than 2 metres from the edge of the building.
- There is no solar panel proposed for the walls.
- The site is located within an ACA (please see below assessment from Architectural Conservation Officer).
- The applicant proposes for the solar PV panels to provide electricity to the premises as part of the company's commitment to reducing their carbon footprint throughout their stores.
- A Glint & Glare Screening Report by Macroworks accompanies the application. The report concludes that the site is not in proximity to a Solar Safeguarding Zone and should not give rise to issues of glint and glare given the design of the solar PV panels and the site's location.
- The solar PV panels are not free-standing.

6. Internal Reports

Architectural Conservation Officer – No objection to the proposed development.

The ACO comments as follows: *"I have had a look at the site and have no objection to the proposed solar panels on this site- it will be only minimally visible within the ACA and is on the flat roof of a modern building somewhat concealed by a parapet"*.

Area Engineer – No comment received at the time of drafting.

7. AA/ EIA

Section 4(4) of the Act essentially de-exempts any development which attracts a requirement for Environmental Impact Assessment (EIA) or Appropriate Assessment (AA).

In relation to EIA, Part 2 of Schedule 5 lists development which may require EIA for the purposes of Part 10 of the Planning and Development Act. Having considered that detail I am satisfied the proposal does not trigger any requirement for mandatory or sub-threshold EIA.

Similarly, and having regard to the nature of the proposal and that fact the existing accommodation has wastewater and surface water facilities in place, I am satisfied that

requirement for AA is not warranted having regard to the scale and nature of the proposal and lack of any physical or hydrological connection between the development site and any European Site.

8. Recommendation

In considering this referral, and having had regard particularly to –

(a) Section 2(1), 3(1), 4(2), 4(4) of the Planning and Development Act, 2000, as amended,

(b) Articles 3, 5, 6, 9 and Class 56(e) of Schedule 2, Part 1 of the Planning and Development Regulations 2001 -2024,

The Planning Authority has concluded that:

The provision of photovoltaic panels at roof level to the business premises of Aldi Youghal is considered development and is exempted development.



Claudine Mahu
Assistant Planner
21/03/2025

Subject: section 5 aldi youghal D/217/25

Hello Claudine

I have had a look at the site and have no objection to the proposed solar panels on this site- it will be only minimally visible within the ACA and is on the flat roof of a modern building somewhat concealed by a parapet.

Elena

Dr Elena Turk | Oifigeach Caomhantais Ailtireachta | Pleanáil agus Comhshaol

Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire

| www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Tracy OCallaghan

From: Golisti, Matt (Avison Young - IE)
Sent: Monday 24 February 2025 14:40
To: PlanningInfo
Cc: Kelly, Brian (Avison Young - IE); Molloy, Robert (Avison Young - IE)
Subject: Section 5 Declaration Request Submission on behalf of ALDI Stores Ltd
Attachments: 20984 Issue Sheets 30.01.25.pdf; 20984-THPK-27-XX-DR-A-101 P01 Site Location Map (A3).pdf; 20984-THPK-27-XX-DR-A-102 Existing Site Layout (A3).pdf; 20984-THPK-27-XX-DR-A-103 Proposed Site Layout (A3).pdf; 20984-THPK-27-XX-DR-A-104 Existing Roof Plan (A3).pdf; 20984-THPK-27-XX-DR-A-105 Proposed Roof Plan (A3) P01.pdf; 20984-THPK-27-XX-DR-A-106 Typical East or West Facing PV System (A3).pdf; 20984-THPK-27-XX-DR-A-107 Existing and Proposed Elevations (A3) P01.pdf; 20984-THPK-27-XX-DR-A-108 Existing and Proposed Sections (A3).pdf; 20250213_Youghal_Aviation_GG_Screening.pdf; ALDI Youghal Section 5 Declaration Report FINAL.pdf; Cork CoCo Section 5 Application Form SIGNED.pdf; Cover Letter ALDI Youghal Section 5 Application 10.02.25.pdf

External email >

Contains topics of a financial nature >

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Good afternoon,

On behalf of our client, ALDI Stores Ltd, please find attached a Section 5 Declaration Request Submission Pack relating to whether or not the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning & Development Act, 2000 (as amended).

With regard to payment of the application fee, please contact my colleague Brian Kelly on the following phone number to take the payment over the phone - [REDACTED]

I trust the contents of the submission is sufficient for validation, however please let me know if there are any queries.

Kind Regards,

Matt

Matt Golisti (he/him/his)
Associate Director
MRTPI

Mobile + [REDACTED]
[REDACTED] | avisonyoung.com
86 Merrion Square South, Dublin 2, D02 YE10



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10th February 2025

Cork County Council,
Planning Department, County Hall,
Carrigrohane Road, Cork.
Co. Cork, T12 R2NC

Dear Sir/Madam

RE: SECTION 5 DECLARATION SUBMISSION ON BEHALF OF ALDI STORES LTD FOR ROOF-MOUNTED PV PANEL DEVELOPMENT AT ALDI YOUGHAL

On behalf of our client, ALDI Stores Ltd, please find enclosed a request for a Section 5 Declaration submission in respect of the proposed installation of roof-mounted PV Panels on the ALDI Killaloe store, at ALDI Youghal, Store Street, Youghal, Co. Cork.

The question being asked in respect of this request is as follows:

"Whether the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning & Development Act, 2000 (as amended)"

Please find the following enclosed of the documents being submitted as part of this declaration:

- Cover Letter (prepared for by Avison Young Ireland)
- Section 5 Application Form
- Planning Report (prepared for by Avison Young Ireland)
- Architectural Drawings Pack (prepared for by The Harris Partnership)
- Glint & Glare Assessment Note (prepared for by Macroworks)

We intend to make payment over the phone for the Section 5 Fee following submission of this pack. Should you have any queries on the forementioned submission pack, please do not hesitate to reach out directly to us to provide further clarification on any aspects of the request.

Yours faithfully



Brian Kelly, Principal

(01) 676 2711

Brian.Kelly@avisonyoung.com

For and on behalf of Avison Young Planning and Regeneration Limited



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

X
X
X
X
X
X
X

FOR OFFICE USE ONLY

Receipt No.	PL020002484
Cash/Cheque/ Credit Card	CARD
Date	25/2/25
Declaration Ref. No.	D/217/25

DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)

ALDI Stores Ltd

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION OF EXEMPTION IS SOUGHT:

ALDI Youghal, Store St, Youghal-
Lands, Cork, P36 K288

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought
Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

Whether the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning & Development Act, 2000 (as amended)

4. APPLICATION DETAILS:

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

(a) Floor area of existing/proposed structure(s):	
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use <hr/> N/A <hr/>	Proposed use <hr/> N/A <hr/>
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

7. APPROPRIATE ASSESSMENT:

Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Processing of your Declaration of Exemption application by the Planning Authority

I give permission for my personal information to be processed for the purpose stated above

Signed (By Applicant Only)	Peter Lambe (ALDI Stores Ltd)
Date	07th February 2025

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority for the purpose stated above.

Signed	Brian Kelly (Agent) Avison Young
Date	05th February 2025

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.


ADVISORY NOTES:

The application must be accompanied by the required fee of €80
The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.
The application should be sent to the following address:
The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.

9. **I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

Signed (Applicant or Agent as appropriate)	Brian Kelly (Agent) Avison Young 
Date	05th February 2025

**AVISON
YOUNG**

Request for a Section 5 Declaration

ALDI Stores (Ireland) Ltd

ALDI Youghal,
Store St, Youghal,
Co. Cork, P36 K288

February 2025

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Report title: Request for a Section 5 Declaration

Prepared by: Robert Molloy

Contributors: Brian Kelly

Status: D01

Draft date: 7 February 2025

For and on behalf of Avison Young Planning and Regeneration Limited

1. Introduction

1.1 Avison Young is instructed by ALDI Stores (Ireland) Limited to request a Declaration of Exempted Development, under Section 5(1) of the Planning and Development Act 2000 (as amended), from Cork County Council in relation to a property at Store St, Youghal, Co. Cork.

1.2 The question being asked is:

Whether the provision of photovoltaic panels at roof level is or is not exempted development within the meaning of the Planning & Development Act, 2000 (as amended)

1.3 In this regard, our client proposes to install photovoltaic (PV) panels at roof level of its retail store, as part of a wider roll-out of renewable energy infrastructure nationwide. This investment will deliver upon Aldi's corporate sustainability strategy and improve the energy efficiency of its operations.

1.4 It is considered that the area of roof space required for the installation of PV Panels (645.9 sqm) qualifies as exempted development, under the Planning & Development Act, 2000 (as amended), as the site is not within a Solar Safeguarding Zone (SSZ) and therefore no coverage restriction applies.

1.5 BS6229:2018 describes design and construction best practice for flat roofs. It defines a flat roof as a roof at a pitch of not greater than 10 degrees to the horizontal. The accompanying drawing entitled PV Panels & Fixing Details shows the pitch of the roof that will accommodate the proposed PV panels as being less than 8 degrees to the horizontal, therefore it is considered flat for the purposes of assessment against the exemption criteria stated under Class 56(e), Part 1 of the Exempted Development Regulations S.I 493, 2022, as referenced under Article 6(1) of the Primary Planning and Development Regulations, 2001 (as amended).

1.6 This request for a declaration of exempted development will describe the nature of the proposed development and consider the proposals against the relevant legislative context, to establish the grounds for this declaration. This request should be read in conjunction with the Section 5 Application Form, the *Glint & Glare Screening Report* prepared for by Macro Works, and the related drawings prepared by The Harris Partnership.

2. Site Context

Site Location

- 2.1 The subject site, which covers an area of 0.56ha., is located on the eastern side of Youghal town centre. The site, formerly occupied by Youghal Carpets, straddles Store Street and forms two discreet blocks either side. The western block lies between Store Street and New Catherine Street and comprises a number of largely vacant warehouse/workshop and yard areas. New Catherine Street serves a number of car parks serving commercial and retail development to the rear of properties that front onto North Main Street in addition to terraced residential units

Analysis of Surroundings

- 2.2 The site and immediate vicinity is brownfield in character with the lands between North Main Street and the Quays characterised by underutilised commercial/warehouse uses with intermittent residential development. The scale and height is generally low scale, with the exception of a seven storey mill building at the corner of Lower Brown Street and Store Street which has been converted to apartments.

Relevant Planning History

- 2.3 The subject site has the following planning history associated with it:

Application Ref	Proposal	Decision Outcome
14/5523	Demolition of 4no. workshops, 1no. derelict storage shed, 1no. derelict warehouse between New Catherine Street and Store Street, and partial demolition of warehouse building, known formerly as Youghal Carpets, between Store Street, Green's Quay and Lower Brown Street, alterations to same Former Youghal Carpets facility to provide new façades to South and West elevations, all to facilitate the construction of a single storey discount food store of 1567sqm gross floor area (1140sqm net retail area), including the sale of alcohol for consumption off the premises, 81no. Car parking spaces, loading bay, bin enclosure/ESB substation structure, 2no. trolley bays, associated site signage, forming of new site access road from Catherine Street to Store Street, new footpaths along the associated application site, boundary treatments, hard & soft landscaping and associated site development works at the lands between 0.56ha (1.38 acres) Catherine Street, store Street, Green's Quay and Lower Brown Street	Grant Permission January 2015 3 rd Party Appealed February 2015 Grant of Permission upheld by ABP June 2015

3. Proposed Development

- 3.1 As outlined above, ALDI (Ireland) Stores Ltd is seeking to install PV Panels at roof level of this retail store, to provide a new sustainable energy supply.
- 3.2 The extent of the proposed works will be limited to the roof level of the store and connected to the stores electricity system and not the main electricity grid.
- 3.3 The proposal is in line with Aldi's wider Corporate Responsibility Strategy (2030), and the underpinning strategies for improving sustainability across all aspects of its business operations. The strategy themes are focussed on:
- Human Rights;
 - Resource efficiency;
 - Zero Carbon;
 - Employer of Choice;
 - Customers; and
 - Community.
- 3.4 Aldi has adopted an Energy Policy Statement, with the objective of making sustainability affordable for its customers and to achieve net zero carbon across all their operations by 2035. The significant energy users (SEU's) for ALDI include Refrigeration, Lighting, Heating, Fleet Diesel & Electrical Appliances. Energy commitments made within the Energy Policy Statement include:
- Continuous improvement of their Energy Management System and energy performance.
 - Meet legal and other requirements relating to energy efficiency, energy use and energy consumption.
 - Support the purchase of energy efficient products and services.
 - Consider energy performance in building design activities and operations.
 - Ensure all the information and resources required to meet energy objectives and targets are made available.
 - Regularly track progress against energy targets, including electricity, gas, and fuel use, and review these targets annually.
 - Promote and encourage policy awareness amongst employees.
- 3.5 In order to achieve these commitments, a number of key energy saving measures have been introduced, including: to transition to low carbon fuels for HGV's; convert store lighting to LEDs; and install electric vehicle charging points at new and refurbished stores; along with the transition to

100% renewable electricity through the installation of solar panels on over 400 stores across the UK & Ireland.

- 3.6 The installation of these PV Panels will enable the store operations to be energy self-sufficient, for day-to-day operations, and minimise the need to draw off the electricity grid. Utilising low cost sustainable electricity will contribute positive net-benefits to Aldi's consumers and the local community.

4. Legislative Context

4.1 Relevant sections in legislation, that provide the context for considering this declaration of exempted development, are referenced in this section.

Planning and Development Act, 2000 (as amended)

4.2 'Development' is defined in Section 3 (1) of the Planning and Development Act 2000, as amended (hereafter referred to as the 'Act'), as follows:

"...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."

4.3 Section 2(1) of the Act describes "works" as:

"...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 form the surfaces of the interior or exterior of a structure".

4.4 Section 4 of the Act refers to 'Exempted Development', and subsection (1) sets out the categories of development that shall be exempted development for the purposes of the Act. Section 4(1)(h) of the Act identifies that:

*"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..."*

4.5 Section 4(1) of the Act sets out various forms of development that are exempted development. Section 4(2) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted development

Planning and Development Regulations, 2001 (as amended)

4.6 Article 5(1) of the Planning and Development Regulations 2001, as amended (hereafter referred to as the 'Regulations'), relating to 'exempted development', provides the following definitions that are relevant in considering this to be exempted development:

- *“ancillary equipment” for the purpose of rooftop solar photo-voltaic or solar thermal collector panels in classes 56(d), 56(e), 60 or 61 of Part 1 of Schedule 2 and class 18(c) of Part 3 of Schedule 2 does not include any equipment which must be placed or erected on a wall, or a rooftop allow a solar photo-voltaic or solar thermal collector installation to function;*
- *“business premises” means—*
 - (a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial, or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,*
 - (b) a hotel, hostel (other than a hostel where care is provided) or public house, or*
 - (c) any structure or other land used for the purposes of, or in connection with, the functions of a State authority;*
- *“solar safeguarding zone” has the same meaning as in the Planning and Development (Solar Safeguarding Zone) Regulations 2022;*

4.7 Article 6(1) of the Regulations provides that development of a class, as specified in Column 1 of Part 1 in Schedule 2, shall be exempted development for the purposes of the Act, provided that such development complies with the conditions specified in Column 2, and subject to Article 9 of the Regulations which outlines certain restrictions on exempted development.

4.8 Class 56(e), Part 1 of the Exempted Development Regulations is relevant to consideration of the current proposal, as it refers to the following works:

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.

4.9 A comparison of the proposed development with the Conditions and Limitations of Class 56(e) is provided in Section 5 below.

5. Grounds of the Exempted Development Declaration Request

5.1 Consideration of whether the installation of Solar PV Panels at Roof Level of a Retail Store, is or is not 'development', and whether it subsequently constitutes 'exempted development', as defined under the Planning and Development Act, 2000 (as amended), is addressed in a series of questions as follows.

Is it Development?

5.2 The matter of whether the installation of Solar PV Panels at Roof Level constitutes development, is assessed against the definition of development under Section 3(1) of the Act.

5.3 The term "development" constitutes the carrying out of works or the making of any material change in the use of any structure.

5.4 The term "works" refers to any act or operation of construction, excavation, demolition, extension, alteration, repair, or renewal.

5.5 The proposed installation of Solar PV Panels at Roof Level will involve the alteration of the roof to provide for the ancillary equipment needed to support the PV Panels and connect internally to the Retail Stores Electrical Grid System. The physical installation of the Panels is considered to be "works" and it is therefore accepted that the process involved constitutes "development". It is then to be considered if the proposals constitute 'exempted development'.

It is Exempted Development?

5.6 Under Section 4(1)(h) "exempted development" includes:

'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.'

5.7 Accordingly, under the Planning and Development Regulations 2001 (as amended) Article 6 (1), it states that:

'Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with

the conditions and limitations specified in Column 2 of the said Part 1 opposite the mention of that class in the said Column 1.'

- 5.8 Section 9(1)(a) sets out restrictions on exempted development, where the development would:
- (i) *contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act, or*
 - (viii) *consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.*
- 5.9 It is considered that in the case of the proposed development at the ALDI Youghal Retail Store, that the conditions set out in the grant of permission under Reg. Ref 14/5523, do not restrict the development of PV Panels at Roof Level. Therefore, Section 9(1)(a) does not apply to the proposed development.
- 5.10 The Planning and Development Act (Exempted Development) (No. 3) Regulations 2022 (S.I No. 493 of 2022) amends the solar energy infrastructure planning exemptions in the Planning and Development Regulations 2001 (the Principal Regulations).
- 5.11 Class 56(e) of the Exempted Development Regulations S.I 493, 2022, as referenced under Article 6(1) of the Primary Planning and Development Regulations, 2001 (as amended) outlines the relevant conditions and limitations that apply to photovoltaic panels. The table below provides the thresholds and considers each against the current proposal.

Condition & Limitation Thresholds	Applicant Response to Thresholds
1. Where such development is located within a solar safeguarding zone, the total aperture area of any solar photo-voltaic and/or solar thermal collector panels, taken together with any other such panels previously placed on a roof, shall not exceed 300 square metres.	Not applicable, site is outside a solar safeguarding zone.
2. Where such development is located within a solar safeguarding zone, the planning authority for the area shall be notified in writing no later than 4 weeks after the commencement of such development and such notification shall include details regarding the location and scale of the development.	Not applicable, as above.

<p>3. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed: a. for a business premises, 1.2 metres in the case of a flat roof or 15cm in any other case. b. for a light industrial building, 2 metres in the case of a flat roof or 50cm in any other case.</p>	<p>The design does not exceed these size thresholds.</p>
<p>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.</p>	<p>The design does not exceed these size thresholds.</p>
<p>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).</p>	<p>The design does not exceed this design threshold.</p>
<p>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.</p>	<p>The design complies with this requirement.</p>
<p>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.</p>	<p>The design complies with this requirement.</p>
<p>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</p>	<p>The design complies with this requirement.</p>
<p>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.</p>	<p>The design complies with this requirement.</p>
<p>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.</p>	<p>Not applicable, as this is a proposal for rooftop photovoltaic panels.</p>

11. The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.	Not applicable, as this is a proposal for rooftop photovoltaic panels.
12. The placing or erection of a solar photo-voltaic or solar thermal collector installation on any wall shall not be exempted development.	The design complies with this requirement.
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.	The design complies with this requirement.
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.	The design complies with this requirement.
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.	Power generated by the photovoltaic panels will only provide electricity for use within the retail store.
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.	A <i>Glint and Glare Screening Report</i> is submitted with this application and demonstrates there will be no hazardous glint and glare from the photovoltaic panels.

5.12 It is considered that the proposed development, when assessed against the threshold requirements of 56(e), as set out above, is in compliance with the conditions and limitations relating to the erection of photovoltaic panels at roof level. In this regard it is considered that the installation of PV Panels at the roof level of the ALDI Youghal would constitute development but is considered exempted development based on compliance with each of the threshold requirements.

6. Conclusion

- 6.1 The question before Cork County Council is whether the proposed installation of PV Panels at Roof Level is, or is not, exempted development. Having examined the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, this report demonstrates that the proposed development is exempted development, when compared with the constraints and limitations in the relevant legislative regulations and guidelines.
- 6.2 The development proposed is accepted to fall under the definition of 'works' but is considered to be exempt under the provisions set out under Section 4(1)(h) of the Planning and Development Act, 2000 (as amended).
- 6.3 The conditions & limitations set out within the exemption thresholds under Schedule 2 Part 1 Class 2 of the Planning and Development Regulations, 2001 (as amended) (referred to under the Exempted Development Regulations S.I 493, 2022), clearly define the restrictions that are imposed on the erection of PV Panels at roof level.
- 6.4 An assessment to compare the proposals with each of the requirements of Class 56(e) demonstrates the proposals are below threshold.
- 6.5 In this regard, the proposed installation of PV Panels at roof level of the ALDI Youghal retail store is considered **to be development** but is **exempted development** for the purposes of the Act.
- 6.6 It is respectfully requested that the Planning Authority has regard to this submission, and the analysis therein, in making a determination on the request for a Declaration of Exempted Development.

Contact details

Enquiries

Robert Molloy
(01) 676 2711
robert.molloy@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

86 Merrion Square South, Dublin 2, D02 YE10

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macroworks

AVIATION GLINT AND GLARE SCREENING ASSESSMENT

Proposed Solar PV Energy Development

Aldi, Store Street, Youghal, Co. Cork.

Prepared by Macro Works Ltd

February 2025



LVA | TVIA | Landscape Design | Visibility Analysis | Glint and Glare | Verified Photomontages | CGI | Shadow Flicker Analysis



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1.3 Overall Conclusion	7



Registered
Landscape
Architect



1. AVIATION GLINT AND GLARE ASSESSMENT

1.1 INTRODUCTION

This Glint and Glare Screening Assessment was carried out by Macro Works Ltd to determine the potential for solar reflectance effects upon aviation receptors in respect of proposed roof-mounted solar PV installations on the roof of a building at Aldi, Store Street, Youghal, Co. Cork. Figure 1.1 & 1.2 refer.



Figure 1.1 Aerial view indicating the approximate location of the proposed PV panels.

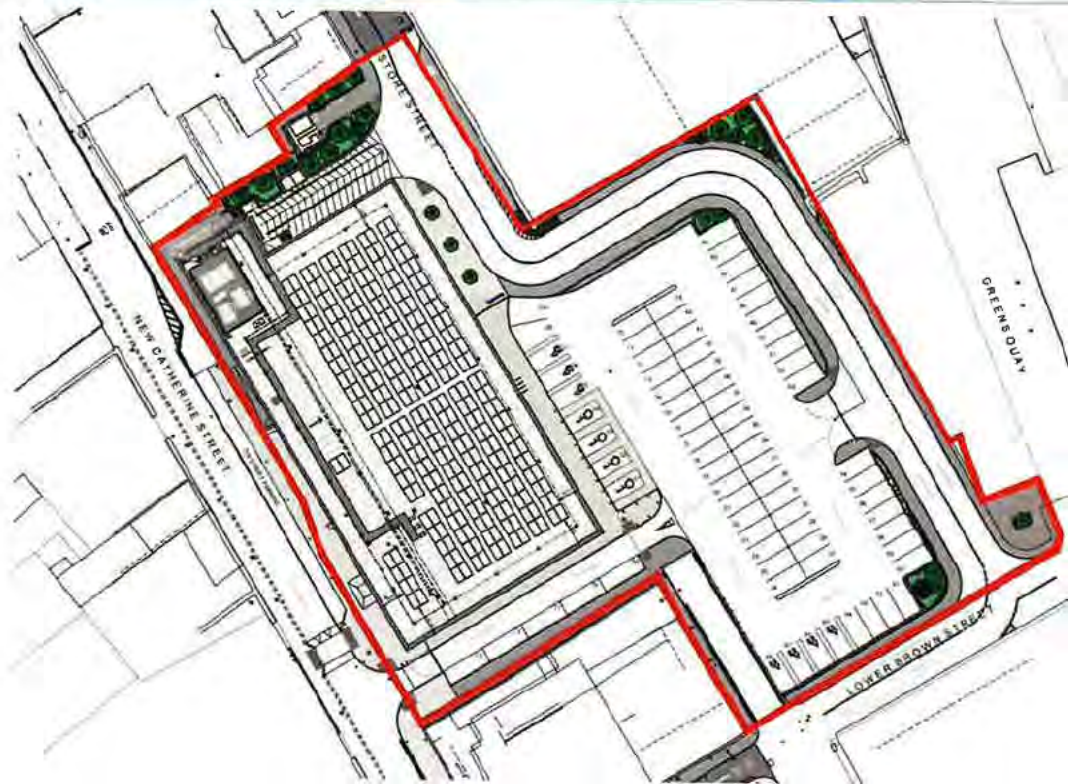


Figure 1.2 Extract from drawing no. 20984-THPK-27-XX-DR-A-103 "Proposed Site Layout" showing the proposed site and panel layout.

1.1.1 **Statement of Authority**

Macro Works' relevant experience includes twenty years of analysing the visual effects of a wide range of infrastructural and commercial development types. This experience includes numerous domestic and international wind and solar energy developments.

1.1.2 **Guidance and Best Practice**

Guidance has been prepared by the Federal Aviation Authority¹ to address the potential hazards that solar developments may pose to aviation activities, and this has been adopted for use by the Irish Aviation Authority. SGHAT was developed in conjunction with the FAA in harmony with this guidance and is commonly regarded as the accepted industry standard by aviation authorities internationally when considering the glint and glare effects upon aviation related receptors.

By virtue of their efficiency, the intensity of reflected light from modern PV solar panels is deliberately low and currently equates with that of the reflection from still water. Recent studies generally agree, however, that there still exists the potential for hazard or nuisance upon surrounding receptors. Macro Works' glint and glare analysis methods and determination of effects are based on a combination of available studies and established best practice. This methodology has been successfully implemented on numerous previous solar farm projects that met with the approval of both Planning Authorities and An Bord Pleanála.

¹ Harris, Miller, Miller & Hanson Inc., (November 2010). Technical Guidance for Evaluating Selected Solar Technologies on Airports; 3.1.2 Reflectivity. Technical Guidance for Evaluating Selected Solar Technologies on Airports. Available at: https://www.faa.gov/airports/environmental/policy_guidance/media/airport-solar-guide.pdf

Federal Aviation Authority

Within the FAA's interim policy, a 'Review of Solar Energy System Projects on Federally Obligated Airports'² it states:

"To obtain FAA approval to revise an airport layout plan to include a solar installation and/or a "no objection" (a) Notice of Proposed Construction Form 7460-2, the airport sponsor will be required to demonstrate that the proposed solar energy system meets the following standards:

No potential for glare or glare in the existing or planned Airport Traffic Control Tower (ATCT) cab and

No potential for glare or "low potential for after-image" (shown in green in Figure 1.1 (Figure 1.3 refers)) along the final approach path for any existing landing threshold or future landing thresholds (including any planned interim phases of the landing thresholds) as shown on the current FAA-approved Airport Layout Plan (ALP). The final approach path is defined as two (2) miles from fifty (50) feet above the landing threshold using a standard three (3) degree glidepath."

Furthermore, in November 2021 the FAA deprioritised runway approaches as critical aviation receptors, citing the following;

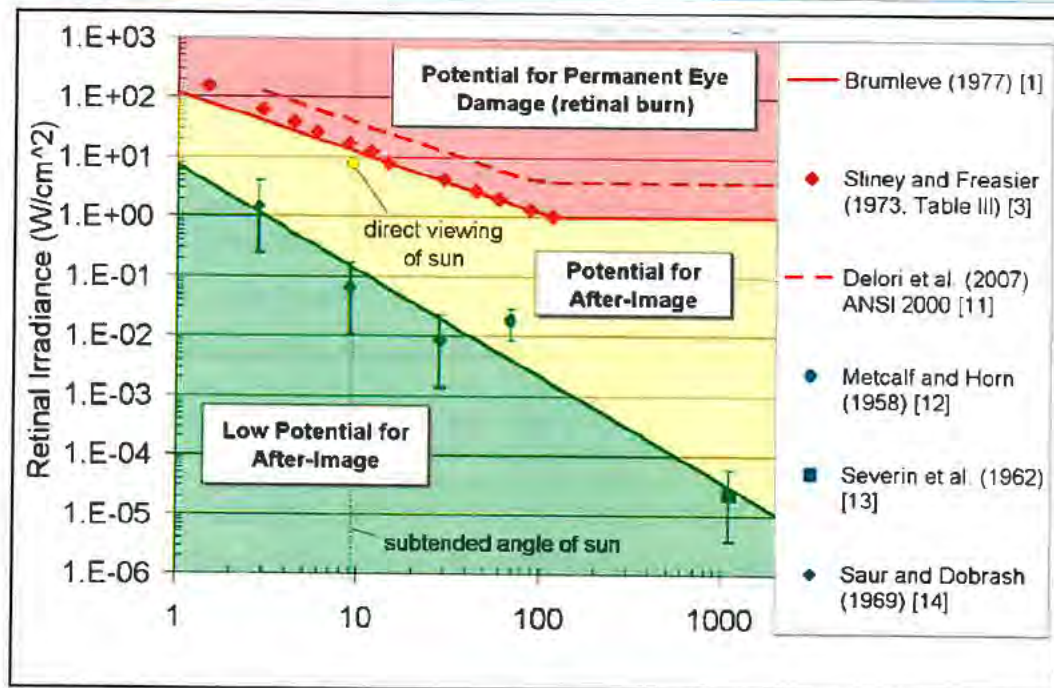
"Initially, FAA believed that solar energy systems could introduce a novel glare and glare effect to pilots on final approach. FAA has subsequently concluded that in most cases, the glare and glare from solar energy systems to pilots on final approach is similar to glare and glare pilots routinely experience from water bodies, glass facade buildings, parking lots, and similar features. However, FAA has continued to receive reports of potential glare and glare from on-airport solar energy systems on personnel working in ATCT cabs. Therefore, FAA has determined the scope of agency policy should be focused on the impact of on-airport solar energy systems to federally-obligated towered airports, specifically the airport's ATCT" (Federal Aviation Administration DS/11/2021)

In summary, glare at an ATCT is not acceptable and while still relevant glare with a "low potential for after-image" is generally acceptable along final approach paths to runways in most instances.

Solar Glare Hazard Analysis Tool

The SGHAT was designed to determine whether a proposed solar energy project would result in the potential for ocular impact as depicted on the Solar Glare Hazard Analysis Plot (Figure 1.3 refers). SGHAT analyses ocular impact over the entire calendar year in one minute intervals from when the sun rises above the horizon until the sun sets below the horizon. One of the principal outputs from the SGHAT report is a glare plot per receptor that indicates the time of day and days per year that glare has the potential to occur. SGHAT plot classifies the intensity of ocular impact as either Green Glare, Yellow Glare or Red Glare. These colour classifications are equivalent to the FAA's definitions regarding the level of ocular impact e.g. 'Green Glare' in the SGHAT is synonymous to the FAA's "low potential for after-image", and so forth. The various correlations are illustrated on the Solar Glare Hazard Analysis Plot.

² Federal Aviation Administration (FAA). (2013). Department of Transportation - Federal Aviation Administration. Interim Policy, FAA Review of Solar Energy System Projects on Federally Obligated Airports. Vol 78 (No 205), 63276-63279.



Solar Glare Ocular Hazard Plot: The potential ocular hazard from solar glare is a function of retinal irradiance and the subtended angle (size/distance) of the glare source. It should be noted that the ratio of spectrally weighted solar illuminance to solar irradiance at the earth's surface yields a conversion factor of ~100 lumens/W. Plot adapted from Ho et al., 2011.

Chart References: Ho, C.K., C.M. Ghanbari, and R.B. Diver, 2011, Methodology to Assess Potential Glint and Glare Hazards from Concentrating Solar Power Plants: Analytical Models and Experimental Validation. J. Solar Energy Engineering, August 2011, Vol. 133, 031021-1 – 031021-9.

Figure 1.3- Figure 1 from the FAA Interim Policy, FAA Review of Solar Energy System Projects on Federally Obligated Airports

1.2 METHODOLOGY

The process for dealing with aviation receptors is as follows:

1. The Federal Aviation Administration (FAA) approved Solar Glare Hazard Analysis Tool (SGHAT) is used to determine if any of these aviation receptors has the potential to theoretically experience glint or glare. This tool also calculates the intensity of such reflectance and whether it is acceptable by FAA standards.
2. SGHAT does not account for terrain screening or screening provided by surface elements such as existing vegetation or buildings, therefore the results of the SGHAT may need to be considered, in conjunction with an assessment of existing intervening screening that may be present, to establish if reflectance can actually be experienced at the receptors.
3. Finally, if necessary, additional assessment is undertaken using Macro Works' bespoke model which would into account any screening provided by any proposed mitigation measures.

1.2.1 Identification of Relevant Receptors

In accordance with current IAA and DAA protocol 10 km and 15 km radius study areas were established for the identification of IAA registered aerodromes and main airports respectively, that might require testing for glint and glare impacts. However, there are no IAA registered aerodromes within the 10 km aviation study area and neither of DAA's Dublin or Cork airports occur within 15 km of the proposed solar development. For these reasons, no further aviation analysis was undertaken.

Furthermore, the Planning and Development (Solar Safeguarding Zone) Regulations 2022 set out 43 Solar Safeguarding Zones (SSZs). A SSZ is an area around an airport, aerodrome or helipad in which there is a potential for glint or glare from solar panels to impact aviation safety. The proposed development is not located within any of the defined SSZs, and therefore, an aviation-based glint and glare analysis was scoped out for further assessment.



Figure 1.4 Map showing the approximate location of the proposed development relative to the nearest Solar Safeguarding Zone(s).

1.3 OVERALL CONCLUSION

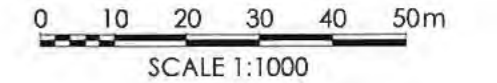
The need for a SGHAT assessment was screened out as the proposed development at Aldi, Youghal, Co, Cork, is not contained within a designated Solar Safeguarding Zone. On review of the PV panel and roof layout, no further investigation was deemed necessary.

Planning Pack Map



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Rev	Date	Description	Drawn	Chk'd
P01	20/02/25	OS data added and drawing title rev'd	MS	JFG



Red line Site boundary Area - 6,279 sqm / 1.551 acre / 0.6279 hectare



Tailte Éireann

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PLANNING DRAWING

This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

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**Architecture
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Watfield Manchester Millan Keynes Reading London Harrogate Edinburgh

Client

Aldi Stores Ltd.



Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

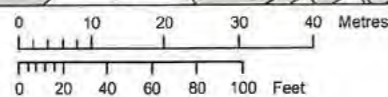
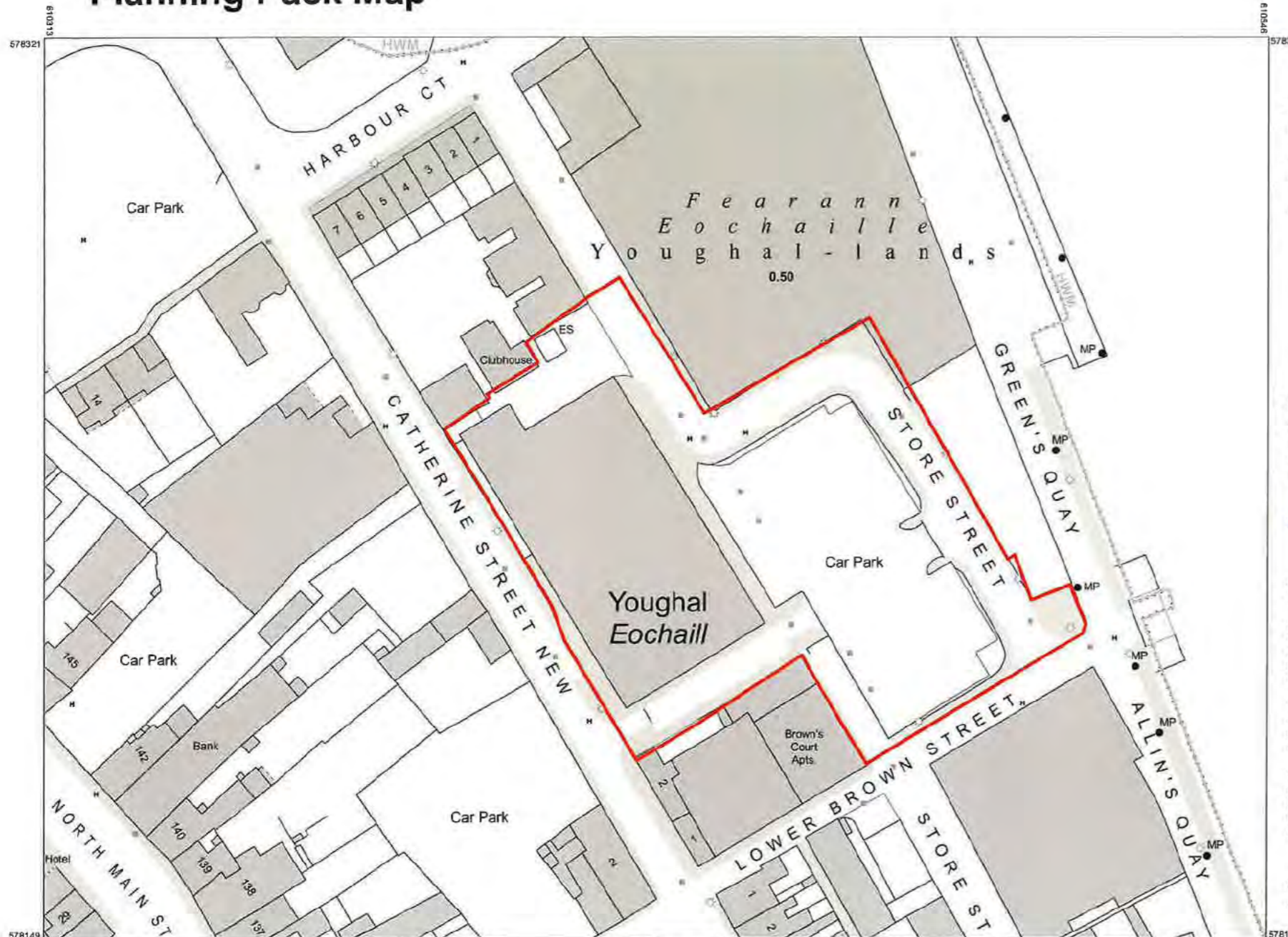
Drawing Title

Site Location Map

Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:1000	NA	01/25

Drawing Status	Rev	THP Project No
Planning	P01	20984

Project No.	Original	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	101

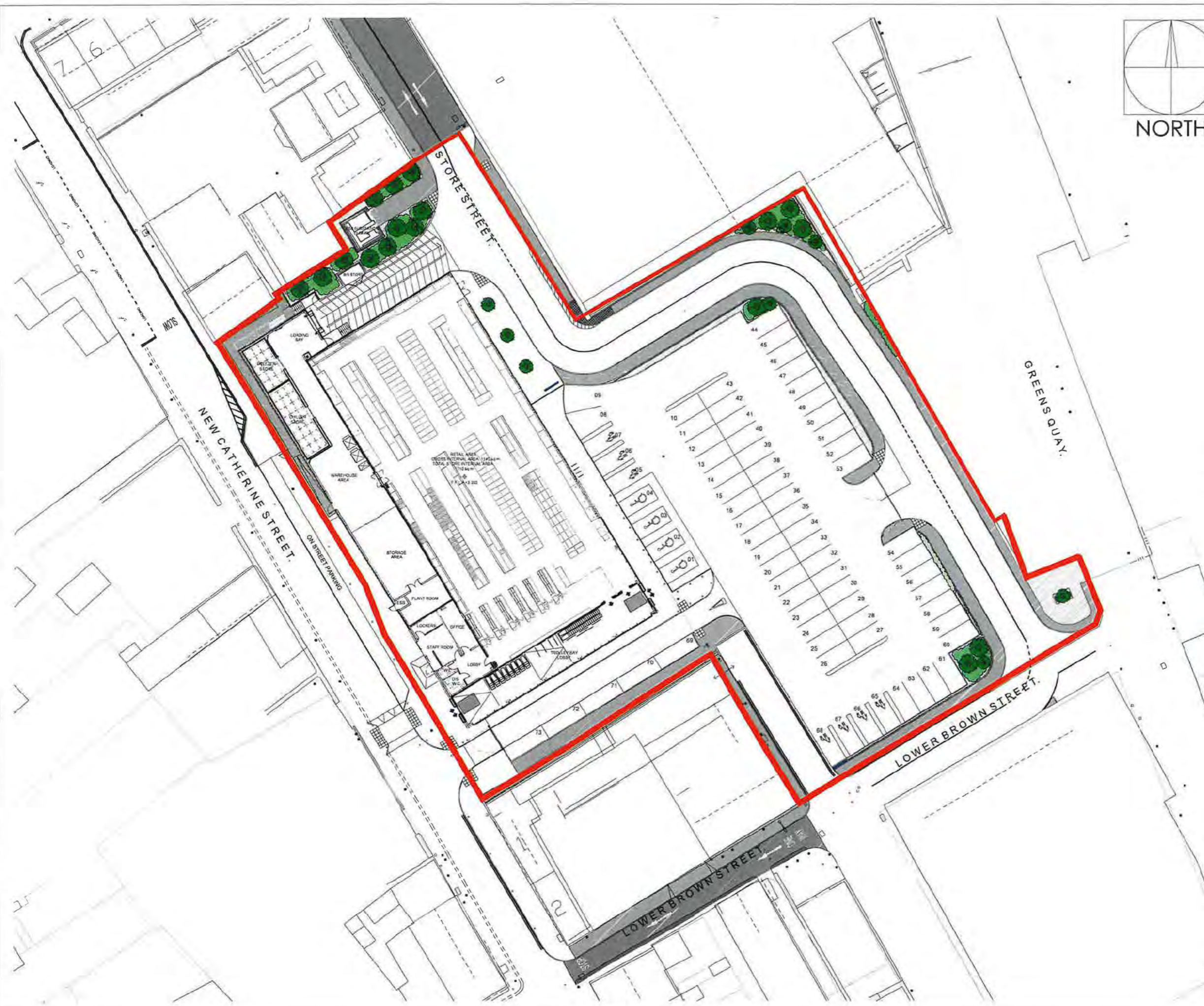


OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

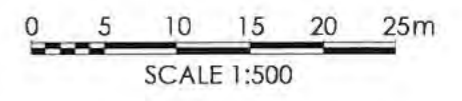
LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'





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Rev	Date	Description	Drawn	Chkd



Red line Site boundary Area - 6279 sqm / 1.551 acre / 0.6279 hectare

PLANNING DRAWING

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Store no. 27
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P36 K288, Ireland

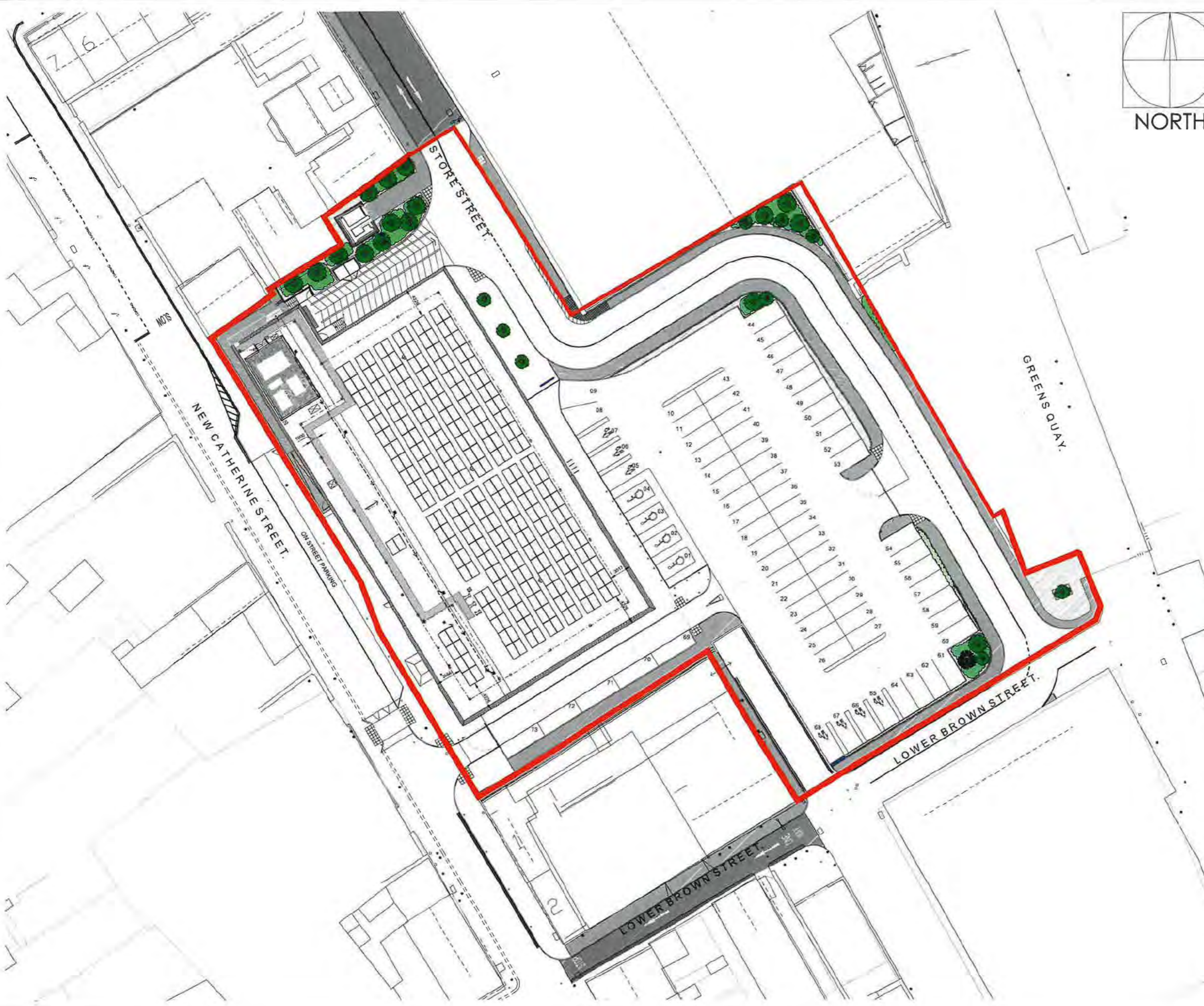
Drawing Title

Existing Site Layout

Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:500	NA	01/25

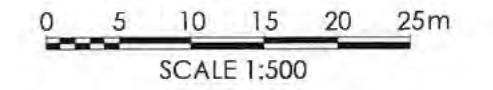
Drawing Status	Rev.	THP Project No
Planning	-	20984

Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	102



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Rev	Date	Description	Drawn	Chkd



Red line Site boundary Area - 6279 sqm / 1.551 acre / 0.6279 hectare

PLANNING DRAWING

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Number of Solar Panels: 272no. using 520-540kw Solar Panels generating 144KW

Total Area of PV Panel Array - 6457sqm

Note: existing fall arrest system to be retained



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Client

Aldi Stores Ltd.

Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

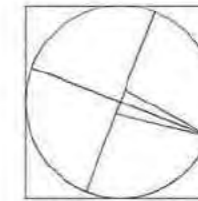
Drawing Title

Proposed Site Layout

Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:500	NA	01/25

Drawing Status	Rev.	THP Project No
Planning	-	20984

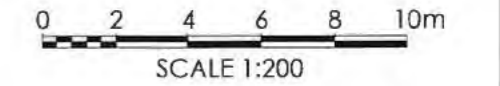
Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	103



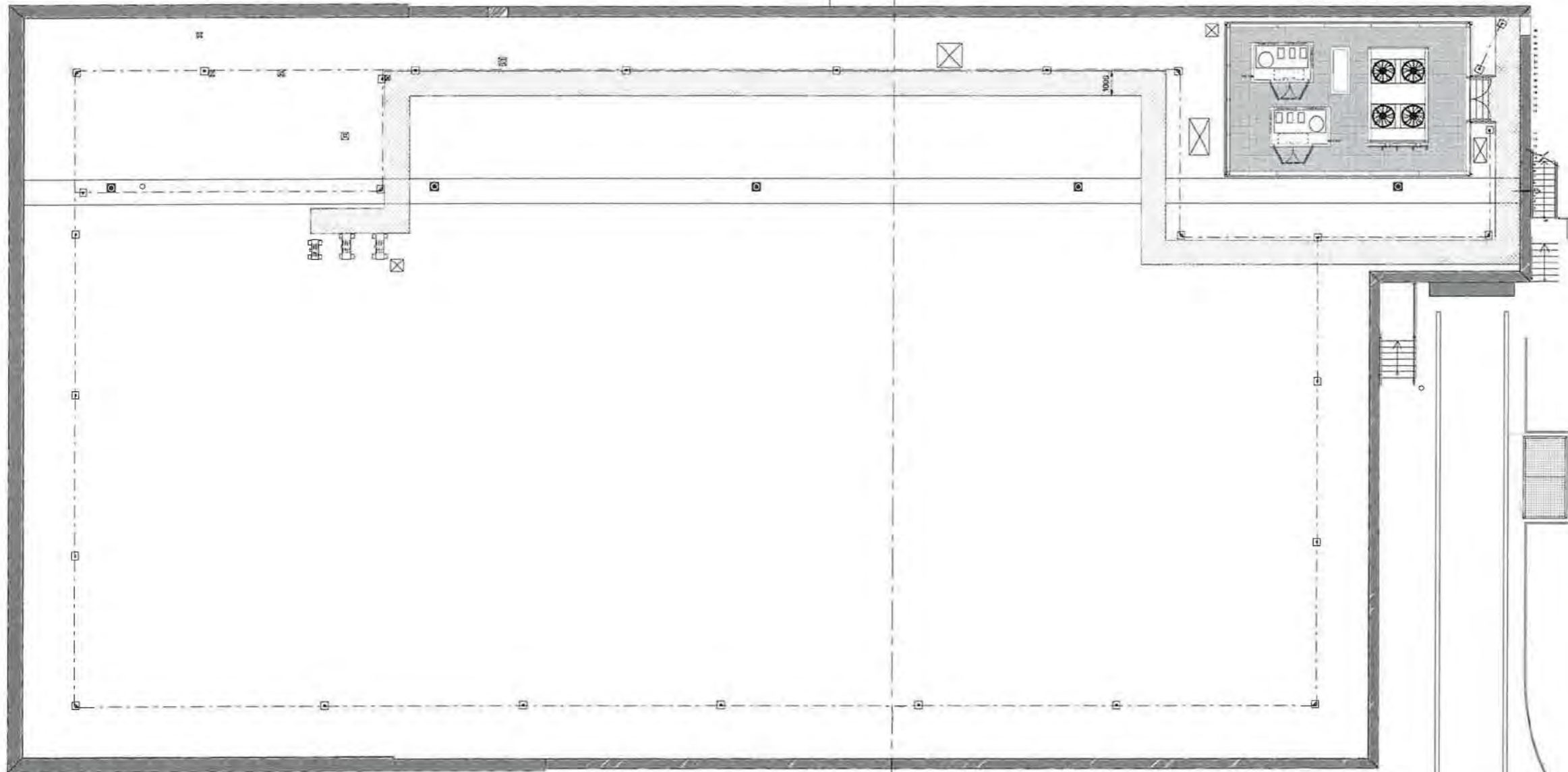
NORTH

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Rev	Date	Description	Drawn	Chkd



SEC
A-A



PLANNING DRAWING

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Client

Aldi Stores Ltd.

Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

Drawing Title

Existing Roof Plan

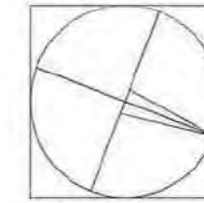
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IMN	JG	1:200	NA	01/25

Drawing Status	Rev.	THP Project No
Planning	-	20984

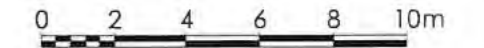
Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	104

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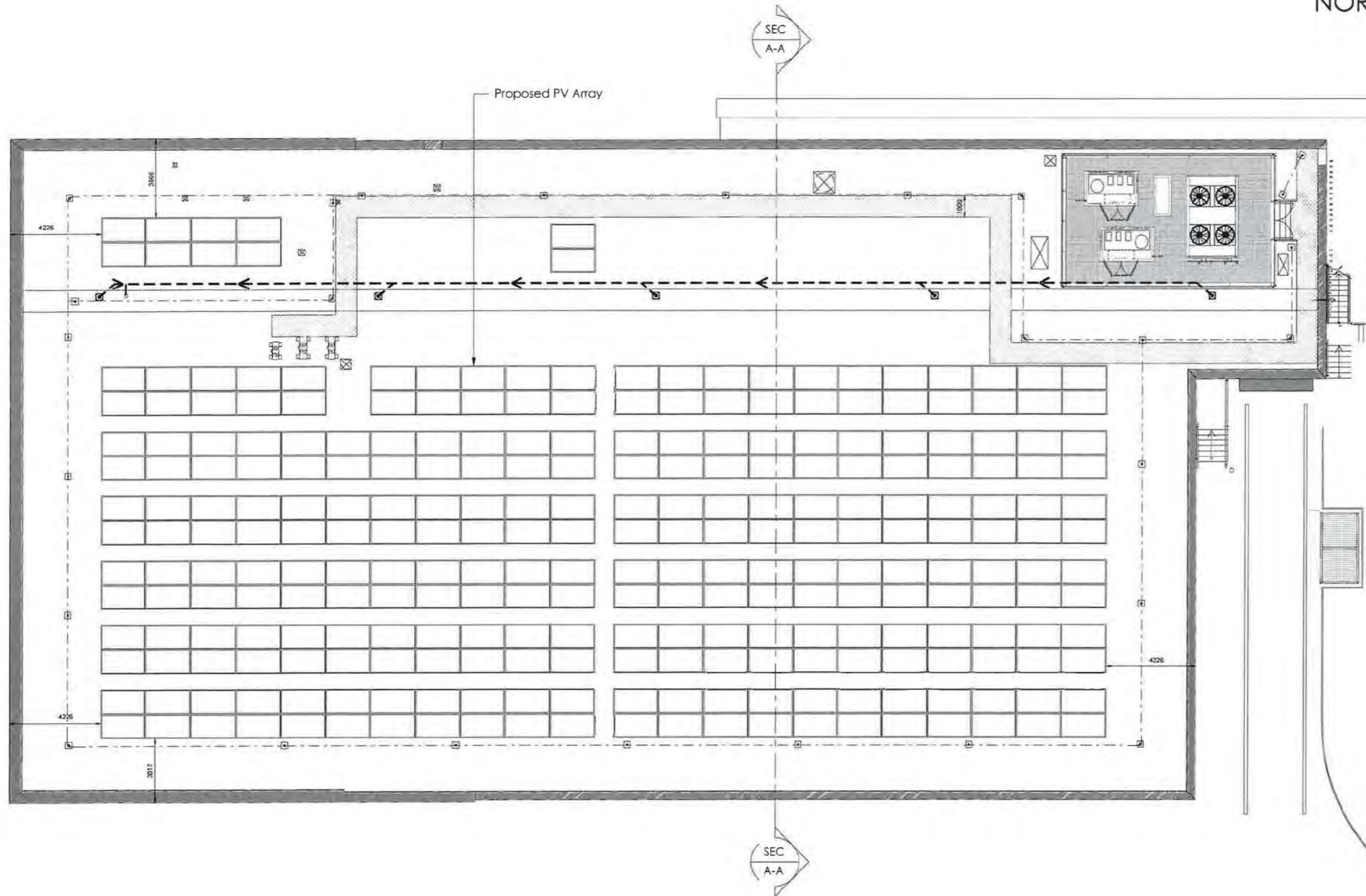
Rev	Date	Description	Drawn	Chkd
P01	05.02.25	Annotation on PV panel location.		



NORTH



SCALE 1:200



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Number of Solar Panels: 272no. using 520-540kw Solar Panels generating 144KW

Total Area of PV Panel Array - 445.9sqm

Note: existing fall arrest system to be retained



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Client

Aldi Stores Ltd.

Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

Drawing Title

Proposed Roof Plan

Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:200	NA	01/25

Drawing Status	Rev.	THP Project No
Planning	P01	20984

Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	105

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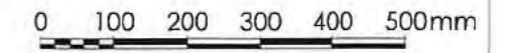
PLANNING DRAWING

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SCALE 1:10

Rev	Date	Description	Drawn	Ch'd

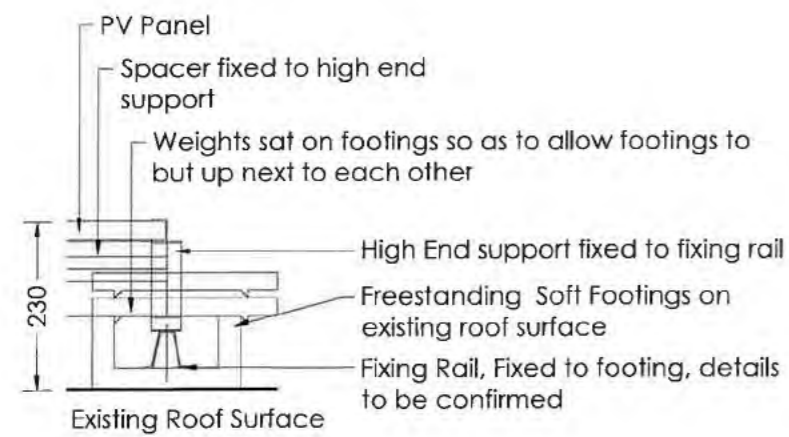
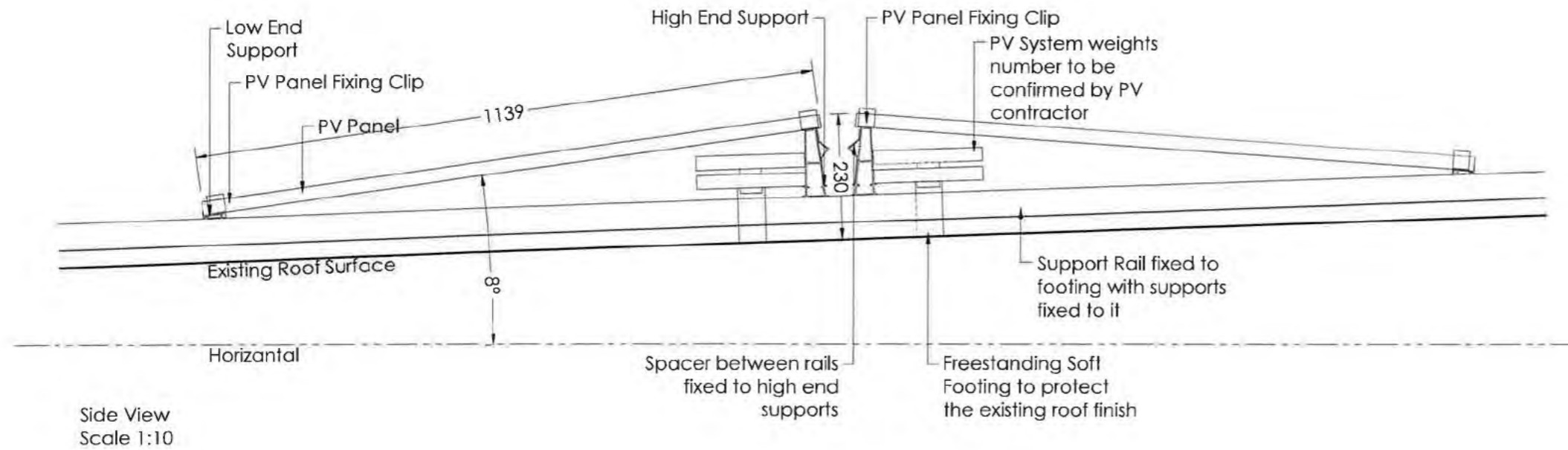


Image of typical PV array (south facing)



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Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

Drawing Title

Typical East or West Facing PV System

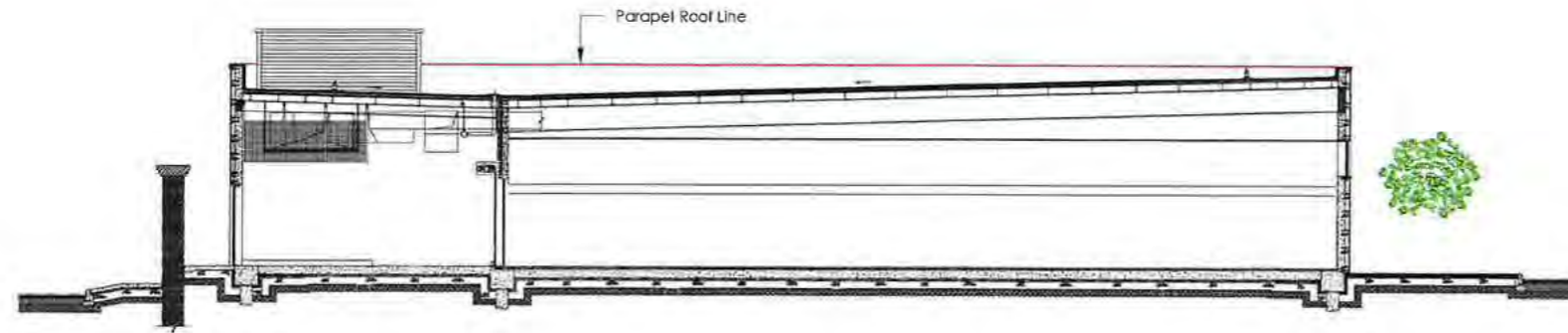
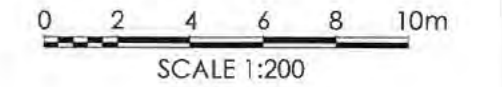
Drawn	Checked	Scale @A3	BIM Status	Date
AC	JG	1:10	NA	01/25

Drawing Status	Rev.	THP Project No
Planning	-	20984

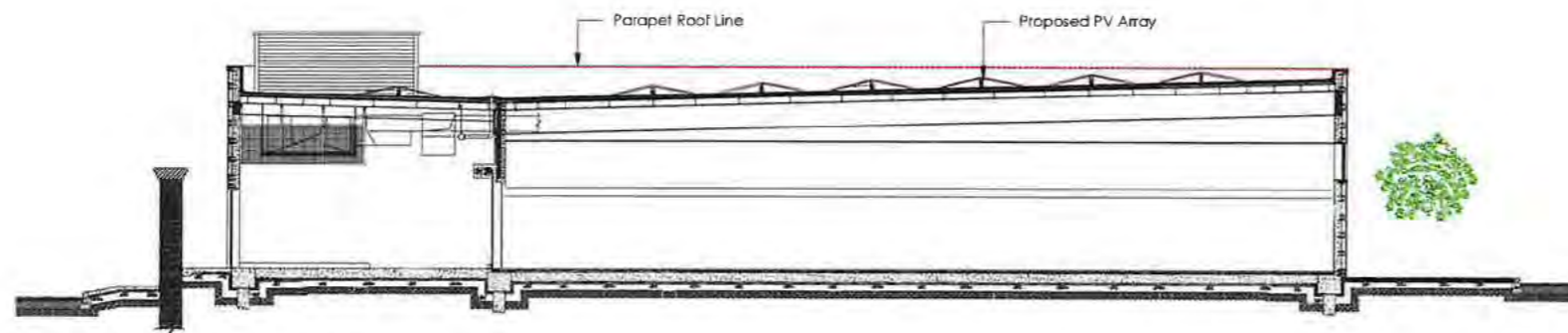
Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	106

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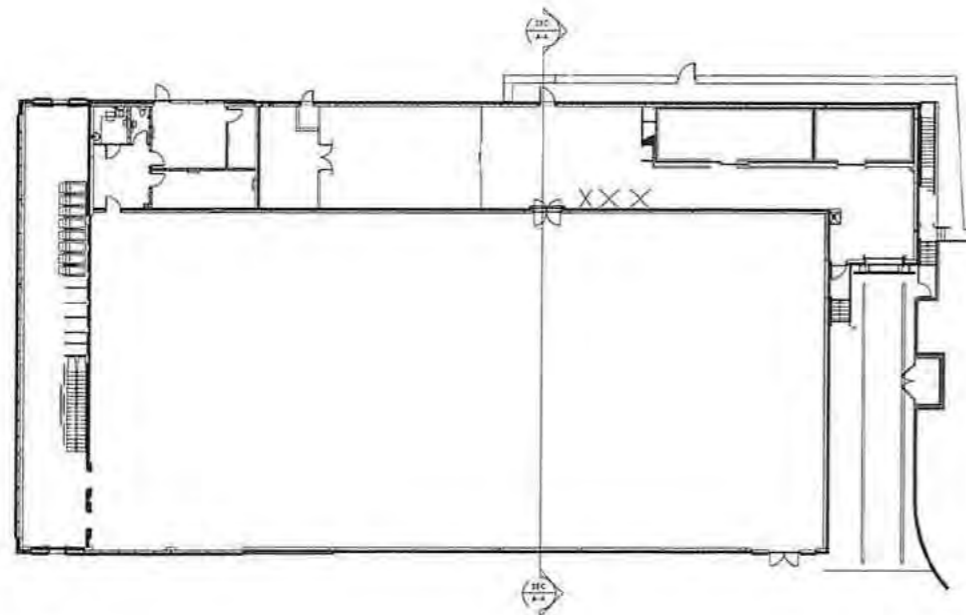
Rev.	Date	Description	Drawn	Check



01. EXISTING SECTION A-A



02. PROPOSED SECTION A-A



KEY PLAN

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Number of Solar Panels: 272no. using 520-540kw Solar Panels generating 144KW

Note: existing fall arrest system to be retained.



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Project Title

Aldi PV Rollout

Store no. 27
Store St, Youghal-Lands, Cork
P36 K288, Ireland

Drawing Title

Existing and Proposed Sections

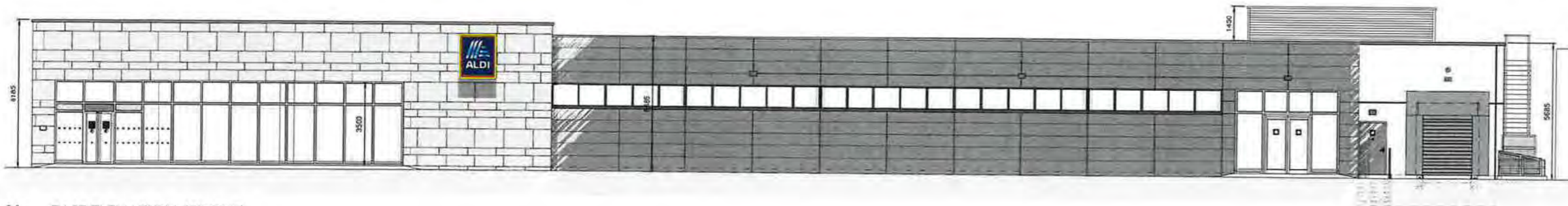
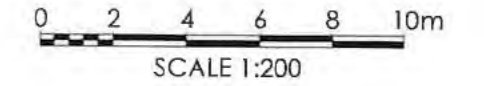
Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:200	NA	12/24

Drawing Status	Rev.	THP Project No
Planning	-	20984

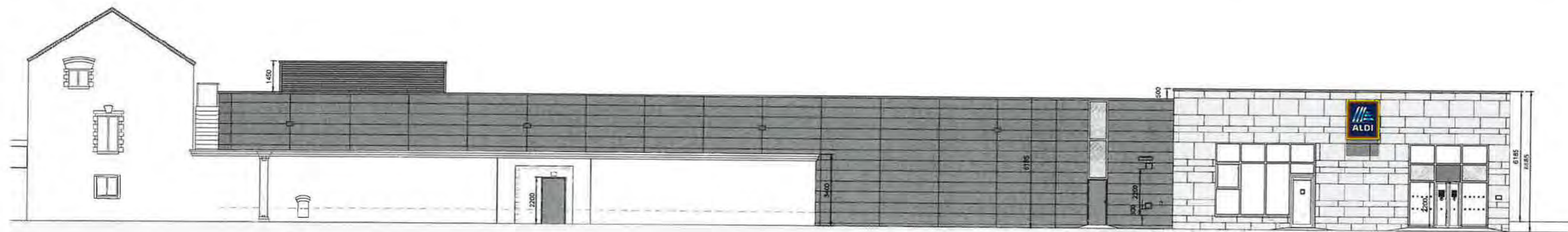
Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	108

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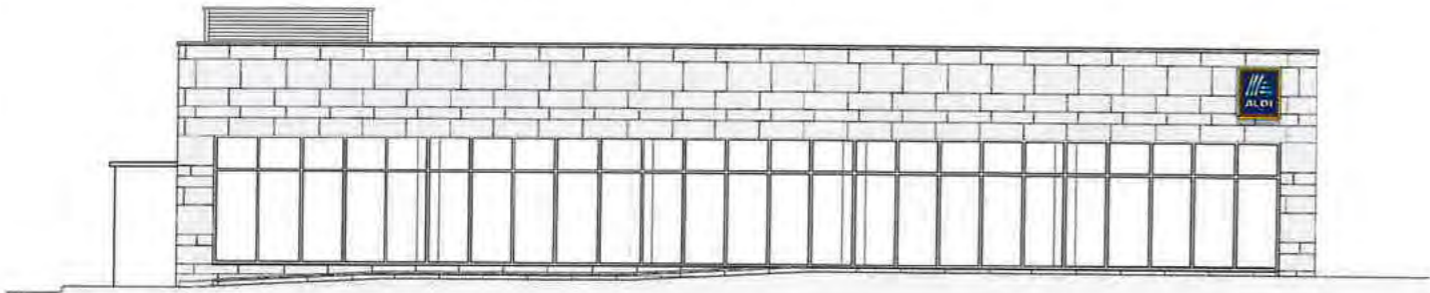
Rev	Date	Description	Drawn	Chk'd
P01	05/02/25	Note on elevations' lack of changes		



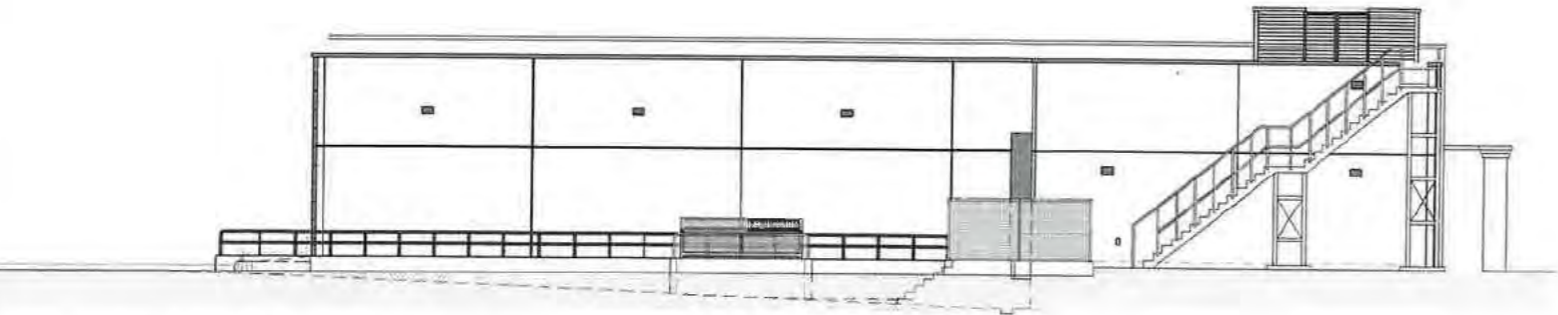
01. EAST ELEVATION (FRONT)



02. WEST ELEVATION (REAR)



03. SOUTH ELEVATION (SOUTH)



04. NORTH ELEVATION (SIDE)

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 Number of Solar Panels: 272no. Using 520-540kw Solar Panels generating 144KW
 Note: existing fall arrest system to be retained

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 Client
 Aldi Stores Ltd.

Project Title
 Aldi PV Rollout

Store no. 27
 Store St, Youghal-Lands, Cork
 P36 K288, Ireland

Drawing Title
 Existing and Proposed Elevations

Drawn	Checked	Scale @A3	BIM Status	Date
IMN	JG	1:200	NA	01/25

Drawing Status	Rev.	THP Project No
Planning	P01	20984

Project No.	Originator	Volume	Level	Type	Role	Number
20984	THPK	27	XX	DR	A	107

NOTE: No visible changes to elevations due to hidden PV panels.