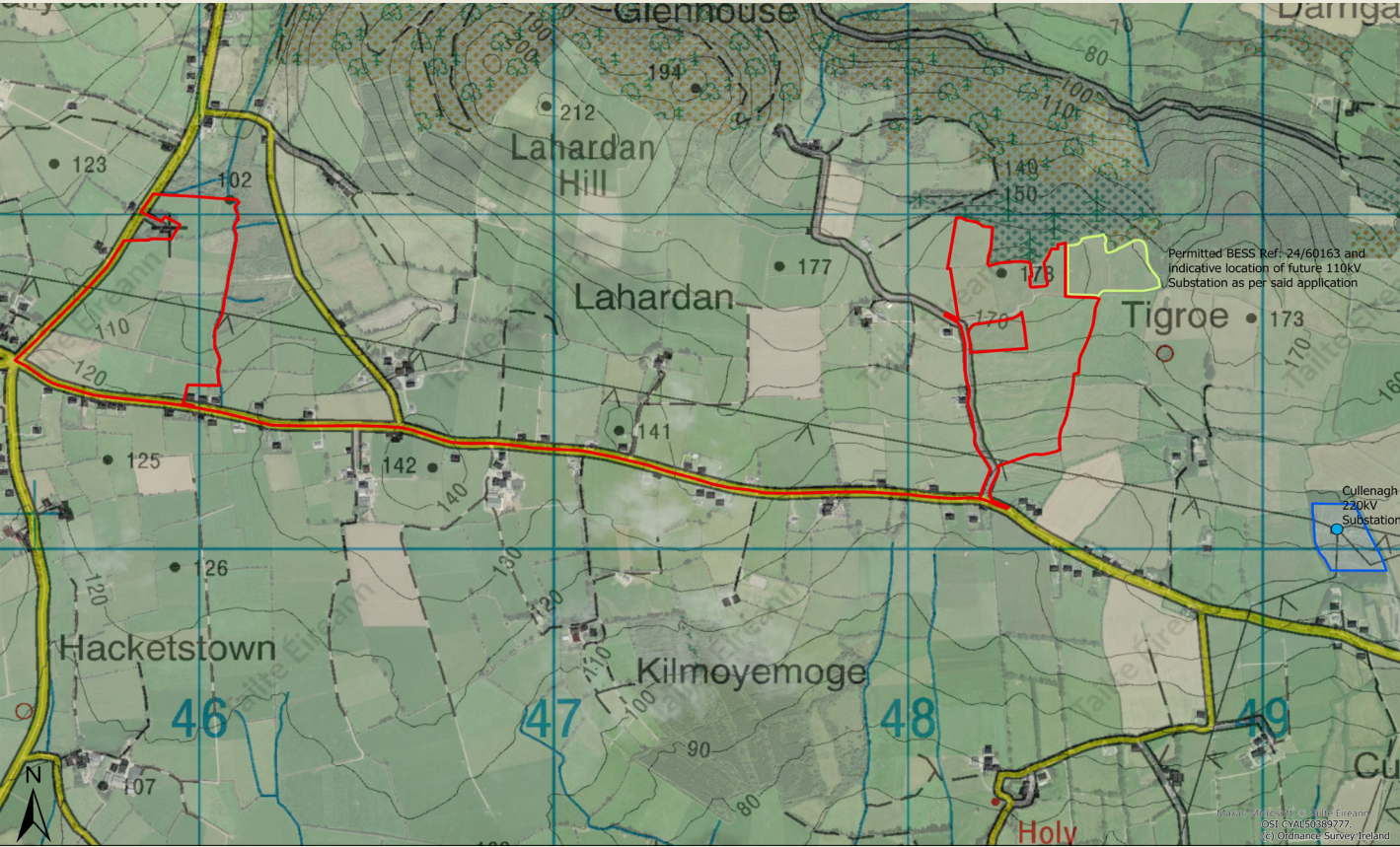
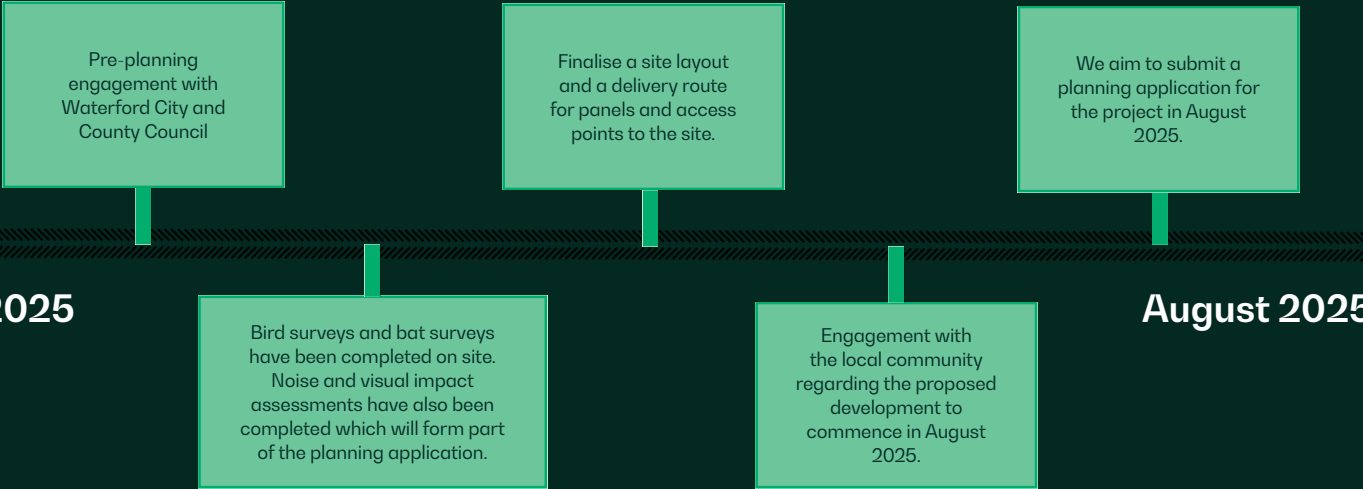


Location of Proposed Development



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Next Steps and Indicative Timelines



Contact Us

Please visit our project website which we will keep updated as the project progresses:
<https://regnumrenewables.ie/projects/cullenagh-solar-farm/>

If you have any feedback, comments or queries in relation to the project, please do not hesitate to contact the team through our dedicated project email address:

cullenagh@regnumrenewables.ie

Alternatively, you can get in contact with our project manager Daragh Browne:
daragh@regnumrenewables.ie
+353 87 487 6422



Proposed Cullenagh Solar Farm

Information Notice, August 2025

c. 33 MW
Powering up to 8,000 homes¹

c. 40 hectares

Introduction

Regnum Renewables Developments Ltd (Regnum) would like to introduce ourselves and our proposed solar farm development, to be known as Cullenagh Solar Farm.

This information is being circulated to you and your neighbours, as the proposed site boundary is within the townlands of Glenhouse, Lahardan, Tigroe and Ballycahane. The purpose of this leaflet is to introduce the project and to encourage open, two-way dialogue. We are committed to engaging with you, to ensure transparency and keep you updated on the status of the project.

About Us

Regnum is an Irish company where respect for the land and the people who live on it is always utmost in our design. To be truly sustainable and deliver the renewable energy innovation that our parishes, villages, towns, and cities need; we must work closely with the surrounding communities.

Our focus throughout the development process is to benefit local communities which host a solar farm in their area during the operational lifetime of the solar farm. Benefits come from creating new jobs, boosting the local economy, upgrading the local infrastructure and environment and providing direct community investment.

We, at Regnum, believe in driving Ireland's energy future through our expertise in renewable technologies.

Climate Action Plan 2025

Addressing climate change is a shared global responsibility to ensure a sustainable and habitable planet for future generations. The science is indisputable, and the effects of climate change are already clear.

Ireland is committed to achieving climate neutrality by 2050. The Climate Action and Low Carbon Development Act 2021 is a legislative framework in Ireland which sets a legally binding target of a 51% reduction in greenhouse gas emissions by 2030, compared to 2018 levels.

The Act establishes clear targets and commitments to align with national, EU, and international climate goals. Electricity will play a crucial role in the decarbonisation of various sectors through electrification, such as transportation, heating, and industry.

The Climate Action Plan 2025 (CAP25) focuses on implementing policies, measures, and actions to support the attainment of the 2030 and 2050 climate targets. Specific targets for 2030 include achieving 9,000MW from onshore wind, 8,000MW from solar, and 5,000MW from offshore wind energy, to raise the share of renewable electricity to 80% by 2030.

¹ SEAI Energy in Ireland Report, December 2024, Section 10.4, Table.42

Solar Energy in Ireland

Advancements in solar panel efficiency and energy storage solutions have helped to drive growth of solar energy in Ireland. Solar energy is a clean energy source which does not produce greenhouse gases when generating electricity.

There are over 1,700MW of solar projects installed in Ireland to date, with nearly 900MW of this from groundmounted utility scale projects that connect directly to the grid. It is forecasted that almost 2,200MW will be connected by the end of 2025, according to the SEAI's National Energy Projections.

By 2030, 80% of Ireland's electricity is targeted to be generated from renewable energy and solar energy is expected to play a significant role in this, particularly during the summer months. In order to achieve this, we must maintain a significant rate of deployment of utility scale solar farms.

The generation profile for solar is very compatible with that of wind in Ireland. The longer and brighter days in the summer months allow for greater generation during the typically less windy months. Similarly, the solar farm will generate less power in the windier winter months.

While offshore wind energy will play a significant role in decarbonisation of the electricity market in Ireland, we remain reliant on projects that can be more readily deployed in order to achieve our 2030 targets set out in Government's Climate Action Plan 2025.

For context, in order to reach our renewable energy targets, we must achieve and maintain a deployment of 2,200MW of renewables, annually, between 2025 and 2030 (CAP25).

Currently: 2030 Target:

- ◊ 42% of total electricity generation was from renewables in 2024 (EirGrid)²
- ◊ c. 1,700MW of solar energy installed (ISEA)³
- ◊ 80% of total electricity generation from renewables
- ◊ c. 8,000MW of onshore solar installed

Project to Date:

✓

Completed a **preliminary feasibility** assessment for the proposed project

✓

Completed **ecological walkovers** and extensive surveys including **bat and mammal surveys**

✓

Noise assessments have been completed on site

✓

A **preliminary layout** has been produced, taking into account all ecological, hydrological and geological and existing infrastructure constraints

✓

Engineering design has been completed for site entrances and internal tracks

✓

Archeology/Geophysics surveys have been completed on site

Identifying Suitable Sites

Our Development Team carried out a systematic site selection process to select this site, overlaying constraints including;

- ◊ County Development Plan Designations,
- ◊ Residential setbacks,
- ◊ Solar resource (irradiance),
- ◊ Environmental Designations (SPAs / SACs & NHAs),
- ◊ Linear Constraints (including roads, rivers & utilities),
- ◊ Land use,
- ◊ Distance from grid and grid capacity,
- ◊ Slope stability land slide susceptibility,
- ◊ Hydrology / flood plains,
- ◊ Ecology (terrestrial and ornithology),
- ◊ Landscape, topography and cumulative impact,
- ◊ Heritage - Built and Natural,
- ◊ Transport routes.

Once we have selected a site, we commission feasibility reports on planning, grid, preliminary energy assessment and engineering to verify our selection work.

What makes Cullenagh suitable for a solar farm?

- » There is a strong irradiance resource available at the site.
- » The Waterford City & County Development Plan 2022 - 2028 supports the development of local renewable energy sources.
- » No significant ecological concerns identified based on detailed surveys that were carried out on site.
- » There has been positive engagement from private landowners.
- » Accessible and short grid routes from the site.

Proposed Development

The proposed c.40 ha layout is currently at design freeze. The overall site design has been informed by detailed geological, hydrological, and ecological studies carried out over the past several months.

Existing hedgerows and field boundaries will be preserved where possible, with additional planting to enhance natural screening. During the project's operational life, there will be minimal disturbance, with regular maintenance being the primary activity on site. The project will include:

- ✓

Solar Panels,
- ✓

Temporary construction compound,
- ✓

Ground-mounted frames,
- ✓

Underground cabling,
- ✓

Inverters,
- ✓

Ancillary infrastructure.
- ✓

Access tracks,



Project Benefits

Potential local, regional and national benefits from this project;

Locally:

- » Establishment of a Community Benefit Fund, supporting positive local initiatives, clubs and schools.
- » Substantial commercial rates paid to the Local Authority, each year.
- » Job creation during construction phase.
- » Significant development contributions to be paid to the Local Authority in advance of construction as per the adopted S48 Contribution Scheme.
- » Continued agricultural use of land for grazing.

Nationally:

- » Reduction of electricity prices by removing expensive fossil fuel generators from the system and replacing with cheaper renewable alternatives.
- » Increased security of energy supply and progression towards energy independence for Ireland, reducing reliance on imported fossil fuels.
- » Cleaner air and water quality through the offset of c.10,000 tonnes CO₂ equivalent per annum.
- » Contribution to national and regional renewable energy targets for both 2030 and 2050 targets.



Community Benefit Fund

If the solar farm is granted planning permission, Regnum is committed to setting up a community benefit fund to support local clubs and projects that will benefit the residents living closest to the project. We will collaborate closely with the community to customise this financial support package, placing local individuals at the forefront of decision-making regarding its implementation and impact.

This money will be used to support;

- » Education initiatives,
- » Installation of solar panels and energy efficiency upgrades,
- » Biodiversity and community enhancement projects to support local wellbeing,
- » Local services and resources,
- » Local schools,
- » Sports clubs,
- » Tidy Towns groups,



Best Practice Guidance Report: Large Scale Solar Energy Development

In Ireland, there are no official planning guidelines for developing solar farms. The most recent guidance for large-scale solar energy projects is the report by Fehily Timoney from November 2023, which we at Regnum use for our solar farm developments. This report addresses essential aspects of solar farm development and offers best practice guidelines on topics such as noise, visual impact, glint and glare, ecology, community engagement, grid connections, environmental considerations, archaeology, and the entire process from construction to decommissioning.

² Annual Report 2023, EirGrid Group

³ SCALE OF SOLAR 2024 REPORT, www.irishsolarenergy.org