



Development

Demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works. A Natura Impact Statement accompanies the planning application.

Location

Carrowbane Beg, Loughill, Co. Limerick

Planning Authority

Limerick City and County Council

Planning Authority Reg. Ref. 2360862

Applicant(s) Pat Noonan

Type of Application Permission

Planning Authority Decision Grant Permission

Type of Appeal Third Party

Appellant(s) Thomas O'Shaughnessy

Observer(s)

1. Marie Griffin (Loughill Community Development Association):
2. Chris Noonan (Kilteery Swimming Group)
3. John Lynch (Gerald Griffins GAA)

Date of Site Inspection 20th October 2025

Inspector Niall Haverty

1.0 Site Location and Description

- 1.1. The appeal site, which has a stated area of 0.447 ha, is located within the small village of Loughill (also known as Loghill) c. 6km west of Foynes and adjacent to the Shannon Estuary in Co. Limerick. The site is located on the northern side of the N69 National Road, which forms the main street of Loughill and the N69 in this area forms part of the Wild Atlantic Way. The speed limit on the N69 in the vicinity of the site is 50km/hr.
- 1.2. The site is irregularly shaped and incorporates a collection of single storey structures fronting onto the N69 and greenfield lands to the rear (i.e. to the north). To the west and south are a number of dwellings, to the north are agricultural lands and to the east is a cul de sac road and a small car park, beyond which is a small bay or inlet where the Owvane River (also known as the White River) meets the Shannon Estuary.
- 1.3. The topography in the area is undulating, with the appeal site being elevated above the cul de sac road and car park to the east.

2.0 Proposed Development

- 2.1. The proposed development includes:

- Demolition of existing single storey rear annex to existing building and decommissioning of existing septic tank;
- Change of use of existing domestic house to new use as a shop, cafe and public house;
- Construction of a single storey rear extension to contain toilets, store rooms and ancillary areas with an outdoor covered space;
- Internal and external modifications along with elevational changes to existing building;
- Construction of external spaces and outdoor seating and associated areas;
- External signage;

- Installation of an on-site mechanical effluent treatment system with polishing filter system; and
- and all associated site development works and site services.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority decided to grant permission, subject to conditions.

3.2. Planning Authority Reports

3.2.1. Initial Planning Report

3.2.2. The initial Planner's Report can be summarised as follows:

- EIA screening determination is not required as development is not a type included in Schedule 5 of the Regulations.
- Site is occupied by a single storey disused building which was previously used as a post office, house, storage and garage. Proposed changes to the front elevation are considered acceptable.
- Site is located within the development boundary of Loughill which is a Level 5 settlement as set out in the Development Plan. Under Objective CGR O17, new commercial development within such settlements shall generally only be located within the core area and shall contribute positively to the village streetscape. The rejuvenation of an existing disused structure within the village setting of Loughill providing commercial activity would be welcomed by the Planning Authority. The proposed development is acceptable in principle and in compliance with the Development Plan Objectives.
- A site characterisation report has been submitted which proposes to decommission the existing septic tank and install a mechanical aeration unit and soil polishing filter.
- Applicant was advised at pre-planning stage that an AA Screening, at a minimum, would be required. To be requested as further information.

- There is an existing car park to the east of the existing buildings, albeit it is not delineated. It is proposed to provide 5 parking spaces and a disability parking space to the front of the bar. As set out in Table DM 8, 1 space per 50 sq m of public floor area associated with a café/bar/lounge less than 100 sq m is required. The size of the public floor area is not clear but it is considered that it amounts to the front of the development only, as the rear extension forms storage and bathroom areas, and which is c. 100 sq m. Therefore, 2 car parking spaces and 12 bike parking spaces (+1 per 5 staff) are required.
- Proposed development is at low risk of coastal flooding.
- Further information to be sought (see below).

3.2.3. Other Technical Reports

- **Heritage Officer:** AA Screening at a minimum is required. Bat survey required, as demolition of a structure which may play host to bats.
- **Roads Department:**
 - Proposal may create unsafe vehicle manoeuvres onto and off the N69, as the proposed parking location will result in vehicles reversing on and off the N69, which is unsafe.
 - Proposed parking numbers appear insufficient to facilitate a shop, café and public house and may result in vehicles parking along the road edge of the N69.
 - The use of the proposed accessible car parking space would result in its use impeding sightlines to those leaving the car parking area.
 - Lack of parking numbers to serve the proposed development may result in parking along the road edge inside the yellow line. Those parked vehicles would impede sightlines to those leaving the car parking area.
 - No Road Safety Audit, drainage details or lighting details provided.
- **Environment Department (Jamie Newton):**
 - Refurbishment Demolition Asbestos Survey (RDAS) required as Further Information, to be prepared in accordance with HSA guidelines.

- Waste Management Plan to be submitted prior to commencement of development.
- **Fire & Emergency Services:** No objection.
- **Mid-West National Road Design Office:** No observations to make.
- **Environment Department (Paul O'Grady):**
 - Contents of RDAS and presence of asbestos in roof tiles and floor tiles noted.
 - Secondary wastewater treatment system seems acceptable in principle, however patronage of 40 daily seems low and a revised site assessment should be sought with a higher patronage figure (e.g. 120).
 - Further information should be sought regarding what mechanical and extraction apparatus is proposed, proposal for relocation and bunding of existing kerosene tank and arrangements for waste storage, including food waste and waste fats, oils and greases.
- **PEPM/Flooding Department:** The proposed development is at low risk of coastal flooding (Flood Zone C). No objection on the grounds of flood risk.

3.2.4. Further Information Request

3.2.5. Further information was sought in relation to the following matters:

- AA Screening to be submitted, at a minimum, with a Natura Impact Statement to be prepared and submitted if necessary.
- Roads Department concerns with regard to safe parking and the N69 to be addressed.
- Road Safety Audit, drainage details, lighting details, bicycle parking and storage details to be submitted.
- Planning Statement to be submitted to include hours of operation and number of staff.
- Bat survey on the existing structure to be demolished to be submitted.
- Specification for the proposed ventilation and extraction system to be submitted, including odour and noise impact assessment reports.

- Arrangements for the storage of both food waste and waste fats, oils and greases, a vermin control plan, grease trap details and proposed waste management regime to be submitted.
- Revised drawings in relation to the above to be submitted.
- Existing public water and wastewater systems within the vicinity of the site is noted and the Applicant is requested to confirm with Irish Water whether there is capacity to connect to the public system.
- Revised site assessment report to be submitted with data recalculated using a higher patronage figure, e.g. 120.

3.2.6. Subsequent Planning Report

3.2.7. The subsequent Planner's Report, following receipt of the response to the request for further information can be summarised as follows:

- The design and size of the proposed works has changed. The proposed extension works have increased in size. The extension now proposed is no longer visible from the public road. The internal layout of the extension has also been reconfigured. Front elevation changes include the removal of the chimney and inclusion of roof lights. Due to the changes and inclusion of an NIS, the proposed development has been re-advertised.
- The Heritage Officer is satisfied with the submitted NIS. Following the implementation of the mitigation measures, it is considered that the proposed development should not result in a significant effect on the integrity of the qualifying interests of any European Site.
- The applicant has discussed the development with Central Services and is now proposing to remove the car parking from the N69 location and utilise the parking along the side road to the east of the site. Road Department are satisfied, subject to conditions.
- Café will operate 8am to 5pm Monday to Saturday and 9am to 5pm on Sunday. The public bar will operate 10:30am to 11:30pm Monday to Thursday and 10:30am to 12:30am Friday and Saturday and 12:30pm to 11pm on Sunday. Two staff members will run the operation with maybe one part-time staff member during busy periods.

- Bat survey submitted. No bats were found to be roosting but survey was carried out during the hibernation period for bats. A further survey in late Spring or Summer prior to commencement is recommended.
- The café will only serve teas, coffees, pastries etc. with items heated by microwave. There will be no commercial kitchen fryers or the like. No ventilation/extraction system is required and therefore no odours or noise from such equipment. Storage of food waste will be similar to that of a domestic nature. No oils or grease will be generated and a basic grease trap will be installed. Vermin control plan will be implemented once the building is under construction. Bins will be located to the rear of the site. Environment Dept. have reviewed these proposals and have no further comment.
- Applicant confirms that there is no feasible nearby foul sewer connection. A revised site characterisation report has been submitted and Environment Dept. are satisfied with the proposal.
- Applicant has confirmed that there is no kerosene tank located on site.
- The proposed development is welcomed by the PA, particularly considering the existing structure has been vacant for a period of time, the site is within the village setting of Loghill and the development will provide commercial activity rejuvenating this area of the village. The proposed development is in compliance with the policies and objectives of the Development Plan.

3.2.8. Subsequent Technical Reports

- **Roads Department:** Approval recommended, subject to conditions.
- **Heritage Officer:**
 - Submitted bat survey found no traces of bats within the building and that adjacent trees do not offer potential for roosting. Condition recommended regarding an additional bat survey to be undertaken during a time of optimum bat activity, prior to demolition.
 - Agrees with AA Screening assessment. That significant effects on the Lower River Shannon SAC are unlikely. The proposed development is located within an existing built up area and any disturbance effects would have to be viewed with this existing disturbance as a backdrop.

- **Environment Department:** No further observations.

3.2.9. Conditions

3.2.10. The Planning Authority decided to grant permission subject to 17 No. conditions, summarised as follows:

- C1: Standard condition 1.
- C2: Development contribution.
- C3: Wastewater treatment system condition.
- C4: Bat survey prior to demolition of extension.
- C5 – C7: Construction management conditions.
- C8: Detailed condition relating to Roads Dept. requirements regarding parking, road markings, Road Safety Audit.
- C9: Detailed condition relating to lighting for the car parking area.
- C10: Surface water management.
- C11: Waste management plan.
- C12: Signage condition.
- C13 and C14: Noise controls relating to amplified music etc.
- C15: Refuse bin requirement.
- C16: Details of bicycle storage to be submitted.
- C17: NIS mitigation measures to be implemented.

3.3. **Prescribed Bodies**

- **TII:** No observations to make.
- **HSE (Limerick Env. Health Service):**
 - Food business must comply with EC (Hygiene of Foodstuffs) Regulations.
 - Water connections must be carried out in accordance with the Local Authority requirements.

- Foul sewer connections must be made in accordance with the Local Authority requirements. Effluent treatment system must be installed, operated and maintained in accordance with manufacturer's specifications and LA requirements.
- **Department of Housing, Local Government and Heritage:**
 - Ensure mitigation measures are in place to ensure run-off due to proposed ground works do not adversely affect watercourses down gradient of the site, e.g. Ovane River and Lower River Shannon SAC.
 - Carry out a thorough bat assessment of the building before demolition of the rear annex. If bats are found, all works must cease and an application submitted to the NPWS for a Bat Derogation licence.
 - Consult with the NPWS Wildlife Manual 134 – Bat Mitigation Guidelines for Ireland – V2 in relation to surveying and applying appropriate mitigation measures including external lighting design.

3.4. Third Party Observations

3.4.1. None.

4.0 Planning History

4.1. I am not aware of any recent relevant planning history.

5.0 Policy Context

5.1. Limerick Development Plan 2022 – 2028

5.1.1. Loghill / Loughill is designated as a Level 5 Settlement by the Development Plan. Level 5 Settlements are described as: "small villages generally within a population range of 150 - 500 people with a range of infrastructural, social and community facilities. These settlements have some essential infrastructure (i.e. water and/or sewage facilities) and a range of community infrastructure that provide for convenience and daily needs of the local population and surrounding area. They also

provide some small-scale employment opportunities, local level residential and community functions”.

5.1.2. Section 5.1 of Volume 2b of the Development Plan states that:

“Carefully managing the sustainable growth of Limerick’s villages will add value and create more attractive settlements in which people can live and work. Emphasis will be placed on overcoming the current challenges faced by these settlements, including strengthening and consolidating the settlement core, sustaining population and existing services and the expansion of services that support the upper tiers of the settlement hierarchy.”

5.1.3. The following Objectives and Policies are noted:

- **Objective CGR O17: Development within Level 5 Settlements**

It is an objective of the Council within these settlements to facilitate development, subject to compliance with the following:

- a) The scale of new residential schemes shall be in proportion to the pattern and grain of existing development and shall be located within the development boundary, thus avoiding ‘leapfrogging’ of development and delivering compact growth and providing for the organic and sequential growth of the settlement. Infill and brownfield sites will be the preferred location for new development. In this regard, any development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.
- b) New commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape.
- c) New community and social facilities shall be provided in conjunction with residential development as required.
- d) The development of these centres shall provide for serviced sites and a variety of other house types and densities as appropriate.
- e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to

allow connection to public sewers in due course when capacity becomes available.

- **Policy CGR P4: Revitalisation of Towns and Villages**

It is the policy of the Council to:

- a) Actively address issues of vacancy and dereliction in settlements across Limerick.
- b) Promote projects contributing to compact growth and the physical, social and economic revitalisation of the towns and villages throughout County Limerick.

- **Objective CGR O20: Town and Village Revitalisation**

It is an objective of the Council to:

- a) Promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres.
- b) Support and work with State Bodies, private landowners, community and voluntary groups to successfully achieve the renewal and revitalisation of Limerick's towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of main streets and improve the public realm.

- 5.1.4. Car and bicycle parking standards for 'Newcastle West and other settlements' are set out in Table DM9(b) of the Development Plan.
- 5.1.5. Table DM10 sets out required car parking dimensions. For spaces parallel to the kerb, the required standard is 6m x 2.5m.

5.2. Natural Heritage Designations

- 5.2.1. The appeal site is adjacent to the Lower River Shannon Special Area of Conservation (Site Code 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code 004077), from which it is separated by the cul de sac roadway to the east of the site.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A third party appeal was submitted on behalf of Thomas O'Shaughnessy by Seamus McElligot Planning & Design Consultancy. This followed an application for leave to appeal, which was granted by the then-Board in July 2024 (ABP-320088-24 refers).

6.1.2. The appellant is the owner of the Angler's Rest Public House in Loughill village. The appeal can be summarised as follows:

- There are sufficient errors and irregularities in the planning application that would render it impossible for the Board to approve the development proposal and it should be refused.
- The ownership of the car park is the crux of the planning matter. The applicant chose by way of a revised site layout plan to refer to the appellant's private car park as 'existing car park with approx. 15 spaces available parking spaces not delineated'.
- It is clear from the submitted documentation that the appellant is the legal owner of the car park and that the applicant has suggested that this is a public car park in order to be granted planning permission for his development.
- Both the pub to the south and the car park to the north are in the legal ownership of the appellant and he has not given any third party a consent to use or undermine his car park.
- The estate of the Angler's Rest pub were also responsible for the upgrade and ongoing maintenance of the remaining parking area to the north of the legally owned car parking area and a further claim to extend the ownership may arise at a later date.
- Given the importance of the car park to the viability of the Angler's Rest, any attempt to undermine the ownership of his lands will be challenged.
- The road to the side is a registered local road (L69004, known as the Ferry Road). A second site notice should have been erected along the north eastern boundary along this local road.

- Errors in the development description in the revised public notices, with regard to the submission of a Natura Impact Statement at RFI stage.
- The PA's assessment of the number of car parking spaces required is unclear. It is obvious they made their decision based on the presumption that there was a public car park adjacent to the proposed development.
- The applicant's proposed 6 car parking spaces appear to be 5m in length whereas regulations and guidance for parallel parking requires per space length of 6.1m. This would reduce the number of spaces to 4, allowing for one wheelchair space.
- With regard to conditions 8 and 9, the applicant is not the owner of the private car park area and it would not be legally possible for the applicant to comply with the planning conditions. It would be legally impossible to enforce the conditions as the landholding map shows no control or ownership of the private car parking.
- The PA relied on the revised site layout drawing and did not properly assess who owns what. Clarification of further information should have been sought.
- Appellant visited the PA offices from January 2024 and at all times informed the PA of his ownership of the car park. This important point was lost and the decision was rushed.
- In the absence of consent between the applicant and appellant regarding public lighting, EV charging etc. this development will end up haphazard and poorly planned and should be refused.
- It would be reckless for the Board to rubber stamp the development without appropriate levels of car parking. It could impact on the N69 due to illegal parking on the road side.
- The appellant faces many challenges with his public house located on one side of the national road and the parking on the other side not to mention the difficulties that arise if another public house is permitted in proximity and the inferences created in the lodged documents that the appellant's car parking is some sort of public use parking.

- In the absence of an agreed plan for car parking located along the existing heavily trafficked N69 including the complex local road junction and incline/move off, this development should be refused permission.

6.1.3. The appeal included a number of attachments, including folios, legal and OS maps and related correspondence and documentation from the planning file.

6.2. **Applicant Response**

6.2.1. A response was submitted on behalf of the applicant by Kenneally Murphy & Associates and can be summarised as follows:

- At no stage did the applicant claim ownership of the adjoining area used for parking. The submitted Site Layout and Site Location maps and land ownership map clearly define the extent of the applicant's property.
- The claim that this is the crux of the planning matter is unfounded. On-site parking is proposed for 6 No. vehicles, which is in excess of the 3 No. spaces required under the CDP.
- The Site Layout Plan illustrates the proposed development within the red line boundary and appropriately highlights adjoining features such as buildings, roads and the existing car park to provide context. This is standard practice and does not imply ownership.
- There is no planning requirement for the proposed development to use any parking spaces on the appellant's landholding. The application does not rely on the appellant's car park for obtaining planning permission and never has.
- The site notices were erected at the front boundary wall facing the N69 and were clearly visible and legible. While there is a local road to the north east, it is inaccessible to the public due to a gate installed by the adjacent landowner, preventing through traffic. As a result it cannot be classified as a public road as it is not available for public use.
- Revised public notices were issued in accordance with established procedures. The appellant was fully informed of the planning application and its developments. As evidenced by his correspondence, he had been actively

engaging with the council since January 2024, indicating his awareness of the changes and his involvement in the process.

- The proposed 6 No. car parking spaces are within the applicant's landholding and exceed the minimum requirement. The property's historic use as a post office and residential property likely generated a higher demand for parking than the proposed café and bar.
- The development is relatively small in scale, intended as a retirement project with expected low visitor numbers. The business will cater to daytime café customers and evening bar patrons with much of the clientele anticipated to be passing trade or foot traffic from the village or utilising the church or nearby park and playground.
- With regard to the parking space dimensions, the CDP specifies that parallel parking spaces adjacent to kerbs should measure 6.0m x 2.5m, not 6.1m as stated by the appellant.
- The appeal misinterprets condition Nos. 8 and 9. These conditions clearly pertain to the applicant's site, as delineated by the red line boundary. All the specified conditions can be satisfied because the necessary works are being carried out within the applicant's landholding and do not involve the appellant's car park.
- The appellant had ample opportunity to view the site notice following the submission of Significant Further Information. Claims that the decision was rushed are unfounded.
- Regarding the appellant's concerns about the local road junction and incline, it is important to highlight that there is no impact on the appellant's parking and nor does it exacerbate any issues with the local road network. The appellant's own car park utilises the same road without issue.
- The appellant's underlying concerns may stem from the potential opening of another public house, given that 'the Angler's Rest' has been closed for a time.
- This small-scale development adheres to planning standards, generates minimal traffic and is expected to attract considerable footfall from the

surrounding area. The revitalisation of an existing unused structure will provide a valuable service to the community and contribute to the local economy and village life.

6.3. Planning Authority Response

6.3.1. None.

6.4. Observations

6.4.1. Three observations were received and can be summarised as follow:

- **Marie Griffin (Loughill Community Development Association):**
 - Welcomes the proposed development. It would help to bring the decimated village of Loughill back to life and benefit the local community and groups/organisations in the area.
 - The local community have suffered due to the lack of such facilities.
 - The applicant is from a local family and much involved in community matters.
- **Chris Noonan (Kilteery Swimming Group):**
 - Endorse and support the proposed development. It is on a national route, the Wild Atlantic Way and would be close to Foynes Village.
 - Proposed development would be a very welcome service all year round to the swimming group and to users of the park and playground in the village.
 - Over the years, the village has been decimated by the closure of shops, public houses and post offices. This would hopefully bring some cheer, joy and community spirit back to the village.
- **John Lynch (Gerald Griffins GAA):**
 - The village has been without a shop for many years and since Covid they lost their one public house.
 - The applicant is a past player and officer with the club and they were delighted when he purchased the site.

- The club fully support the proposed development that would bring some badly needed life back into the village.

6.5. Further Responses

6.5.1. None.

7.0 Assessment

7.1. I consider that the issues arising can be assessed under the following headings:

- Principle of proposed development.
- Car parking provision.
- Procedural matters.
- Site services.
- Other issues.

7.2. Principle of Proposed Development

7.2.1. The appeal site is located within the small village of Loughill / Loghill, which is designated as a Level 5 settlement in the Limerick Development Plan 2022 – 2028. The village currently has little commercial development. The appeal site is partially occupied by a former post office and the appellant's public house 'the Angler's Rest' appears not to be currently trading, with the signage removed.

7.2.2. Objective CGR O17 seeks to facilitate development in Level 5 Settlements and requires that new commercial developments shall generally only be located within the core area and shall contribute positively to the village streetscape.

7.2.3. Policy CGR P4 states that it is the policy of the Council to actively address issues of vacancy and dereliction in settlements across Limerick and to promote projects contributing to compact growth and the physical, social and economic revitalisation of the towns and villages throughout County Limerick. Similarly, Objective CGR O20 states that it is an objective of the Council to promote and support the renewal and revitalisation of rural town and village centres to enhance the vitality and viability of settlements as attractive residential and service centres and to achieve the renewal

and revitalisation of towns and village centres, including projects to re-use vacant premises and underutilised sites, enhance the unique characteristics and assets of main streets and improve the public realm.

- 7.2.4. The proposed development would result in the re-use of vacant buildings within the core of Loghill village, and I consider that it would contribute positively to the village streetscape and would assist in the social and economic revitalisation of the village centre. In this regard I note the observations made by Loughill Community Development Association, Kilteery Swimming Group and Gerald Griffins GAA, all of which welcome the proposed development, noting the loss of shops, public houses and other facilities in the village and expressing their view that it will bring life and vitality back to the village.
- 7.2.5. I consider that the proposed development would be consistent with the abovementioned policies and objectives of the Development Plan and the broader principles of proper planning and sustainable development. I am therefore satisfied that the proposed development would be acceptable in principle.

7.3. Car Parking Provision

- 7.3.1. The initial site layout plan submitted with the planning application indicated 6 No. car parking spaces (including 1 No. PRM space) to the east of the buildings in an existing hardstanding area, which is identified on the drawing as 'existing car park', with direct access to/from the N69. While TII stated that they had no observation to mark, the Roads Department of the Planning Authority considered that this was an unsafe arrangement, and the applicant was requested to revisit the proposals as part of the RFI. I note that the initial site layout plan includes the note 'existing car park' on the appellant's car parking area, but that it is not within the red line boundary or a blue line boundary. Similarly, the site location map identifies the site in red and does not include the appellant's car parking area within the red line boundary. A land ownership map was also submitted and again does not include the appellant's car parking area within the site boundary.
- 7.3.2. The revised site layout plan, submitted in response to the RFI, relocates and reconfigures the 6 No. car parking spaces to parallel parking spaces along the western edge of the local road to the east of the site. The revised site layout plan

includes both the notes 'existing car park' and 'existing car park with approx. 15 spaces available. Parking spaces not delineated' on the appellant's car parking area. Again, the appellant's parking area is not within the red line boundary or a blue line boundary.

7.3.3. The cover letter submitted with the response to the RFI states that:

"As discussed with Tony Carmody of Central Services we are removing the car parking from the N69 Location and utilising the parking along the side road to the east of the site."

7.3.4. It is clear from the submitted drawings and documentation that the applicant does not claim ownership of or control over the car parking area associated with the Angler's Rest. Neither is any claim made by the applicant in any of the documentation on file regarding the nature of the appellant's car parking area insofar as whether it is public or private parking. While the appellant's car parking area is identified on the site layout drawings, I accept that this would be common practice in terms of identifying key features in the vicinity of the site.

7.3.5. The car and bicycle parking standards for 'Newcastle West and other settlements' are set out in Table DM9(b) of the Development Plan. There appears to be an error or lack of clarity in how the table distinguishes between the requirements for Newcastle West and for 'other settlements'. My understanding of the car parking requirement for 'other settlements' (assuming that the lower provision is applicable to the larger population settlement of Newcastle West) is as follows:

- Takeaway/Fast-food Restaurant/caf /bar/lounge < 100 sq m: 1 car parking space per 30 sq m public floor area.
- Takeaway/Fast-food Restaurant/caf /bar/Lounge > 100 sq m: 1 car parking space per 50 sq m public floor area.

7.3.6. On foot of the modifications proposed at RFI stage, the total area of the development is 276 sq m. The car parking requirement is therefore 1 space per 50 sq m of public floor area.

7.3.7. It is not clear from the Development Plan whether the definition of 'public floor area' would include ancillary toilet and circulation areas which are accessible to customers but don't result in the ability to accommodate additional customers. Taking a very

conservative approach that the entirety of the 276 sq m of development comprises public floor area, this would result in a car parking requirement of 6 No. spaces. That is the number of car parking spaces that are proposed within the applicant's site boundary and I am therefore satisfied that the proposed car parking provision is consistent with the requirements of the Development Plan and that it can be provided within the appeal site and without relying on the appellant's car parking area. I note that the applicant's calculation of public areas, which excludes toilet, storage and other areas, results in a requirement for just 3 No. spaces.

- 7.3.8. The appellant contends that it is obvious that the Planning Authority made their decision based on the presumption that there was a public car park adjacent to the proposed development. Having reviewed the Planner's Report and the Roads Department report, there does not appear to me to be any confusion or misunderstanding of the proposed car parking arrangements or any reliance on a presumption that the appellant's car park could be utilised. As noted above, the proposed development meets Development Plan parking requirements within the confines of the site.
- 7.3.9. The appellant also contends that condition Nos. 8 and 9 cannot be legally complied with without his consent since they pertain to his parking area. Having reviewed the conditions, I do not consider that this is the case.
- 7.3.10. Under condition 8(a), there is a requirement to "show a pedestrian route from the carparking area to the site with a minimum width 1.8m, avoid use of the N69". There is no reason to believe that this was intended to relate to the appellant's existing car parking area, rather than the applicant's proposed parking area. There is no footpath along the local road or the N69 in front of the appeal site, and it is reasonable that the PA would wish to ensure that safe pedestrian access can be provided from the new 6 No. car parking spaces to the café/bar without needing to use the N69. In the response to the appeal, the applicant states that this can be achieved via a universal accessible pathway entering the rear of the proposed development with a stepped approach as well, all works being undertaken within the applicant's property. The remainder of condition No. 8 relates to road markings, a required Road Safety Audit and provision of 10% electric vehicle charging spaces. Again, there is no mention of this applying to the appellant's car parking area.

7.3.11. Similarly, condition 9 relates to lighting of “the car parking area”. There is no suggestion in the condition that this also refers to the appellant’s existing car parking area, rather than the car parking area that forms part of the proposed development.

7.3.12. Finally, with regard to the dimensions of the proposed parallel parking spaces. The Development Plan requirement is that they be 6.m x 2.5m. The appellant contends that the spaces shown on the site layout plan are 5m long, but having reviewed the relevant drawing, I am satisfied that each space is c. 6m long and that the width of each is in excess of 2.5m.

7.3.13. In conclusion, I am satisfied that the proposed car parking provision is adequate and compliant with Development Plan requirements and that the proposed development does not seek to rely upon the use of the appellant’s existing car parking area to meet the car parking requirement.

7.4. Layout and Design

7.4.1. The existing buildings on the site are single storey buildings with simple detailing and vernacular characteristics. The proposed development primarily re-uses the existing buildings to the front of the site, with traditional style shop fronts and retention of the visual character of the buildings. The proposed rear extensions are contemporary in design, with flat roofs and simple detailing and materials which is consistent with the existing buildings to be retained. I am satisfied that the layout and design of the proposed development is of suitably high standard for its prominent location with Loghill village.

7.4.2. Outside seating is proposed to the front and rear of the premises and there is an expansive grassed area to the rear. Given the proximity to residential dwellings, I recommend that suitable conditions be imposed regarding noise control and external amplification of music.

7.5. Procedural Matters

7.5.1. The appellant raises various procedural matters including in relation to site notice locations and the wording of newspaper notices. I note that these matters were considered acceptable by the Planning Authority. The appellant did not make an observation on the planning application but sought leave to appeal on the basis of

condition Nos. 8 and 9 of the PA's decision. The then-Board subsequently granted leave to appeal and an appeal was consequently submitted. The assessment contained in this report represents my de novo consideration of all planning issues material to the proposed development.

7.6. **Site Services**

- 7.6.1. With regard to site services, I note that it is proposed to connect to the public water mains and to discharge surface water to a soakpit.
- 7.6.2. It is proposed to decommission an existing septic tank on the site and to discharge wastewater to a new on-site treatment system, with an updated assessment submitted in response to the PA's request for further information, based on 3 staff and 120 bar and café patrons per day.
- 7.6.3. The site is identified on mapping as being 'LI' Locally Important Aquifer, with Moderate vulnerability. Soils are 'AminPD - Mineral poorly drained (Mainly acidic)' and subsoil is 'Till derived from Namurian sandstones and shales'. Bedrock is Central Clare Group and the groundwater body is Ballylongford which has a Good status. The assessor assigns a groundwater protection response of R1, i.e. "acceptable subject to normal good practice". I would agree with that assessment.
- 7.6.4. The trial hole was excavated to a depth of 2.1m and no bedrock or water was encountered. With regard to subsurface percolation, the average T-value for the subsoil was 10.56. For surface percolation, the average P-value for the soil was 28.42. These figures indicate that the site is suitable for a secondary or tertiary treatment system.
- 7.6.5. The proposed system is a secondary system with a sand polishing filter.
- 7.6.6. I note that the Environment Department were satisfied with the revised proposals. Having reviewed the submitted information and having inspected the site, I consider that the proposed treatment system in this instance would be acceptable.
- 7.6.7. It is not proposed to provide a commercial kitchen in the proposed development, with no corresponding requirement for exhaust or ventilation equipment or associated potential for odour and noise issues. Details of a standard grease trap arrangement were submitted with the response to the request for further information.

7.6.8. Given the limited scale and nature of the proposed development, I consider the site servicing arrangements to be adequate, subject to appropriate conditions.

7.7. **Other issues**

7.7.1. Bats

7.7.2. DHLGH and the Planning Authority's Heritage Officer raised the issue of the potential impact of demolition works on bats that may utilise the existing structures. In response to the request for further information, a report entitled 'Bat Survey & Mitigation Measures' was submitted.

7.7.3. The Bat Survey included desktop research and surveys of the existing structures for signs of roosting bats and potential entry points to the attic. A dusk roost emergence survey was also undertaken.

7.7.4. While several species of bat are recorded within the 10km square that the site lies within, no bat species were recorded in the 1km square that the site lies within. No bats were found to be roosting in the building at the time of the survey and no signs of bat presence were found. As the survey was carried out in February, during the hibernation period for bats, it recommends that a follow-on survey be undertaken prior to any demolition works, preferably in late Spring or summer (May – September).

7.7.5. The Heritage Officer considered the issue to be satisfactorily resolved, with a condition requiring a further pre-commencement bat survey, while no further submission was made by DHLGH.

7.7.6. There is no evidence that bats are roosting in the structures to be demolished/modified or in boundary trees. Given the vacant nature of the structures, however, I agree that a pre-commencement survey should be required by way of condition, if the Commission is minded to grant permission.

7.7.7. Asbestos

7.7.8. A Refurbishment/Demolition Asbestos Survey (RDAS) was submitted with the planning application. This found that the roof slates contain asbestos, as do the vinyl floor tiles in the shop and kitchen areas.

7.7.9. Asbestos is a notifiable substance and is therefore the subject of a separate legal code. I do not consider that any conditions specific to asbestos management and disposal are necessary.

8.0 EIA Screening

8.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

9.0 Appropriate Assessment

9.1. Stage 1 – Screening Determination for Appropriate Assessment

Finding of likely significant effects

9.1.1. In accordance with Section 177U of the Planning and Development Act 2000, as amended, and on the basis of objective information provided by the applicant, I conclude that the proposed development could result in significant effects on the Lower River Shannon SAC (Site Code 002165) or the River Shannon and River Fergus Estuaries SPA (Site Code 004077) in view of the conservation objectives for those sites.

9.1.2. It is therefore determined that Appropriate Assessment (stage 2) under Section 177V of the Planning and Development Act 2000 of the proposed development is required.

9.2. Stage 2 – Appropriate Assessment

9.2.1. In carrying out an Appropriate Assessment (Stage 2) of the project, I have assessed the implications of the project on the Lower River Shannon SAC (Site Code 002165) and the River Shannon and River Fergus Estuaries SPA (Site Code 004077) in view of the sites' conservation objectives. I have had regard to the applicant's NIS and all

other relevant documentation and submissions on the case file. I consider that the information included in the case file is adequate to allow the Commission to carry out an Appropriate Assessment.

- 9.2.2. Following the Appropriate Assessment (Stage 2), it has been concluded that the project, individually and/ or in-combination with other plans or projects would not adversely affect the integrity of either European Site in view of the sites' conservation objectives and qualifying interests.
- 9.2.3. This conclusion is based on:
 - An assessment of all aspects of the project including proposed mitigation measures in relation to the conservation objectives for the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA.
 - Consideration of the potential for in-combination effects with other plans and projects.
 - There being no reasonable scientific doubt as to the absence of adverse effects on the integrity of the Lower River Shannon SAC or the River Shannon and River Fergus Estuaries SPA.

10.0 Water Framework Directive

- 10.1. Refer to Appendix 3. I conclude that on the basis of objective information, that the proposed development in its own right will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

- 11.1. I recommend that planning permission is granted for the reasons and considerations set out below.

12.0 Reasons and Considerations

12.1. Having regard to the nature of the development proposed and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14th day of May 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

3. A pre-construction bat survey shall be carried out by a suitably qualified ecologist during the active bat season and results of the survey shall be submitted to the planning authority. Any destruction of bat roosting sites or relocation of bat species shall only be carried out by a suitably qualified ecologist under a Derogation Licence granted by the Minister of Housing, Local Government and Heritage.

Reason: In the interests of biodiversity and nature conservation.

4. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the

commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

5. Site development and building works shall be carried out between the hours of: Mondays to Fridays - 7.00 a.m. to 6.00 p.m, Saturday - 8.00 a.m. to 2.00 p.m. and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and repair any damage to the public road arising from carrying out the works. Storage of construction materials is not permitted on the public road/footway unless agreed in writing with the Planning Authority.

Reason: To protect the amenities of the area and in the interests of road safety.

7. (a) Prior to the commencement of development, revised drawings and supporting information shall be submitted to, and agreed in writing with, the planning authority to include the following:
 - (i) Details of how parking will be prevented in the existing area where cars are currently parking fronting the N69.
 - (ii) Details of 'STOP' road markings and appropriate signage on the local road at the side junction.
 - (iii) Details of a pedestrian route from the car parking area within the site boundary to the proposed premises, with a minimum width of 1.8m and avoiding use of the N69 National Road.

- (b) 1 No. car parking space to be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date.
- (c) A Stage 2/3 Road Safety Audit shall be submitted in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
- (d) The developer shall submit details of the proposed Audit Team for written agreement with the planning authority prior to proceeding with the Audit.
- (e) The developer shall address all problems raised with the Audit in full prior to first use of the development and submit revised Site Layout Plans to include the recommendations of the Audits, which must be clearly labelled for written agreement with the planning authority.
- (f) Road Markings shall be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". Road Signs shall be in accordance with "IS EN 1436 European Standard for Road Markings" & in accordance with the "Traffic Signs Manual". All road markings and signage shall be kept maintained by the developer.

Reason: In the interest of traffic and pedestrian safety.

8. Details of a suitably located, secure and covered bicycle parking area within the site shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

9. Lighting of the car parking area shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

10. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interests of sustainable drainage.

11. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with the application, as amended by the further details submitted on the 14th day of May 2024, and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
(b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
(c) Within four weeks of the completion of the works, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.
(d) The existing septic tank on the site shall be emptied and decommissioned.

Reason: In the interest of public health and to prevent water pollution

12. All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the provision of such shopfronts and signage. Where agreement cannot be reached between the applicant/developer and the

local authority the matter shall be referred to An Coimisiún Pleanála for determination. The signage shall be lit by external illumination only.

Reason: In the interest of visual amenity.

13. No amplified music or other specific entertainment noise emissions shall be permitted within the outdoor seating areas.

Reason: To protect the residential amenities of property in the vicinity.

14. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of public health and visual amenity.

15. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Niall Haverty
Senior Planning Inspector

15th January 2026

APPENDIX 1: Form 1 – EIA Pre-Screening

Case Reference	ABP-320549-24	
Proposed Development Summary	Demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works.	
Development Address	Carrowbane Beg, Loughill, Co. Limerick	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?		
<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input checked="" type="checkbox"/> No, No further action required.		
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?		
<input type="checkbox"/> Yes, it is a Class specified in Part 1. <input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3		
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?		
<input type="checkbox"/> No, the development is not of a Class specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. <input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. <input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> </div> <div style="width: 30%;"> Part 2, Class 10(b)(iv). Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area </div> </div>		
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?		
<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No	Pre-screening determination conclusion remains as above (Q1 to Q3)	

Inspector: _____ Date: _____

Form 2 – EIA Preliminary Examination

Case Reference	ABP-320549-24
Proposed Development Summary	See below.
Development Address	Carrowbane Beg, Loughill, Co. Limerick
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works. The proposed development will not give rise to the production of significant emissions, pollutants or waste.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is located within a relatively built-up village setting, adjacent to existing development. There are no sites of historic, cultural or archaeological significance in the immediate vicinity. The site is close to the coastline and the Shannon Estuary as well as the White/Ovwane River.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The nature and scale of the proposed development is not significant relative to the EIA threshold. The issues arising in relation to proximity to European sites are dealt with under the Appropriate Assessment section and potential impacts on bats are addressed under the planning assessment. I am satisfied that there is no likelihood of other significant effects on the environment.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

APPENDIX 2

Screening for Appropriate Assessment Test for likely significant effects

Step 1: Description of the project and local site characteristics								
Brief description of project	Demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works.							
Brief description of development site characteristics and potential impact mechanisms	Site is located with a village centre setting, adjacent to and elevated above the Shannon Estuary at the location where the Owvane/White River discharges to the estuary. Potential for construction/operational phase water discharge impacts or disturbance mechanisms.							
Screening report	Yes (as part of NIS)							
Natura Impact Statement	Yes							
Relevant submissions	See below							
Step 2. Identification of relevant European sites using the Source-pathway-receptor model								
In my opinion, the only European Sites within a potential zone of influence of the proposed development are the Lower River Shannon Special Area of Conservation (Site Code 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code 004077), from which the proposed development is separated by the cul de sac roadway to the east of the site.								
The submitted NIS includes reference to the Stacks to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle Special Protection Area (SPA site code 004161), for which the QI is Hen Harrier, however I consider that there is no potential connection with that site due to distance (4.7km), nature and scale of proposed development and nature of QI species.								
The NIS also identifies the Moyreen Bog NHA and Carigkerry Bogs NHA, however these are not European Sites.								
European Site (code)	Qualifying interests Link to conservation objectives ¹ (NPWS, date)	Distance from proposed development (km)	Ecological connections	Consider further in screening Y/N				
River Shannon and River Fergus Estuaries SPA (004077)	https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/ CO004077.pdf	5m	Potential hydrological connection due to construction phase run-off leading to water quality impacts.	Yes				
Lower River Shannon SAC (002165)	https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/ CO002165.pdf	5m	Potential hydrological connection via surface water runoff during construction phase.	Yes				
Stack's to Mullaghareirk Mountains, West Limerick	https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004161.pdf	4.4km	None. Hen Harrier is only QI and site is not suitable	No				

Hills and Mount Eagle SPA			habitat for hen harrier.	
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Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Lower River Shannon SAC (002165) Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]	Potential for direct hydrological pathway during construction works due to proximity to SAC boundary and elevated and slightly sloping site relative to SAC. Potential impacts would arise from spillages of hydrocarbons/pollutants or silt or sediment laden run-off from construction works. Potential for disturbance impacts to species or spread of invasive species. In the operational phase, there is the potential for wastewater contamination of groundwater reaching the SAC, however the proposed wastewater treatment system and sand polishing filter designed in accordance with EPA CoP, which is required regardless of the proximity to the European Sites, would be sufficient to avoid the potential for significant impacts.	Potential disturbance/displacement to species. Potential damage to habitats and species due to water quality impacts. Potential impacts on habitats due to spread of invasive species. While the proposed development is limited in scale and extent, I consider that the possibility of significant effects cannot be ruled out without further analysis and assessment.
Likelihood of significant effects from proposed development (alone):	Yes	
If No, is there likelihood of significant effects occurring in combination with other plans or projects?	N/A	
Possibility of significant effects (alone) in view of the conservation objectives of the site*	Yes	

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 2: River Shannon and River Fergus Estuaries SPA (004077) Cormorant (<i>Phalacrocorax carbo</i>) [A017] Whooper Swan (<i>Cygnus cygnus</i>) [A038] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Scaup (<i>Aythya marila</i>) [A062] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Lapwing (<i>Vanellus vanellus</i>) [A142] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Greenshank (<i>Tringa nebularia</i>) [A164] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wigeon (<i>Mareca penelope</i>) [A855] Shoveler (<i>Spatula clypeata</i>) [A857] Wetland and Waterbirds [A999]	Potential for direct hydrological pathway during construction works due to proximity to SPA boundary and elevated and slightly sloping site relative to SPA. Potential impacts would arise from spillages of hydrocarbons/pollutants or silt or sediment laden run-off from construction works. Potential for disturbance impacts to species or spread of invasive species. In the operational phase, there is the potential for wastewater contamination of groundwater reaching the SPA, however the proposed wastewater treatment system and sand polishing filter designed in accordance with EPA CoP, which is required regardless of the proximity to the European Sites, would be sufficient to avoid the potential for significant impacts.	Potential disturbance/displacement to species. Potential damage to species due to water quality impacts. While the proposed development is limited in scale and extent, I consider that the possibility of significant effects cannot be ruled out without further analysis and assessment.
Likelihood of significant effects from proposed development (alone): If No, is there likelihood of significant effects occurring in combination with other plans or projects?	Yes	N/A
Possibility of significant effects (alone) in view of the conservation objectives of the site*	Yes	
* Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
Based on the information provided, site visit, review of the conservation objectives and supporting documents, I consider that in the absence of mitigation measures beyond best practice construction methods, the proposed development has the potential to result in significant effects on the Lower River Shannon SAC (Site Code 002165) and/or the River Shannon and River Fergus Estuaries SPA (Site Code 004077).		

Appropriate Assessment

The requirements of Article 6(3) as related to appropriate assessment of a project under part XAB, sections 177V of the Planning and Development Act 2000 (as amended) are considered fully in this section.

Taking account of the preceding screening determination, the following is an appropriate assessment of the implications of the proposed development in view of the relevant conservation objectives of the Lower River Shannon SAC (Site Code 002165) and the River Shannon and River Fergus Estuaries SPA (Site Code 004077) based on scientific information provided by the applicant.

The information relied upon includes the following:

- Natura Impact Statement prepared by Kenneally Wildlife & Ecological Services.
- National Parks and Wildlife Service website.
- AA determination undertaken by the Planning Authority and the reports of the Planning Officer and Conservation Officer.

I am satisfied that the information provided is adequate to allow for Appropriate Assessment. I am satisfied that all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.

Submissions/observations

Department of Housing, Heritage and Local Government-DAU:

- Ensure mitigation measures are in place to ensure run-off due to proposed ground works do not adversely affect watercourses down gradient of the site, e.g. Ovane River and Lower River Shannon SAC.

LCCC Heritage Officer:

- Agrees with AA Screening assessment, that significant effects on the Lower River Shannon SAC are unlikely. The proposed development is located within an existing built-up area and any disturbance effects would have to be viewed with this existing disturbance as a backdrop.

LCCC Planning Officer:

- Following the implementation of the mitigation measures, it is considered that the proposed development should not result in a significant effect on the integrity of the qualifying interests of any European Site.

LOWER RIVER SHANNON SAC (SITE CODE 002165):

Summary of Key issues that could give rise to adverse effects (from screening stage):

- (i) Water quality degradation (construction and operation)
- (ii) Disturbance of QI species
- (iii) Spread of invasive species

Qualifying Interest features likely to be affected	Conservation Objectives Targets and attributes	Potential adverse effects	Mitigation measures (summary) NIS Section 2.7
Margaritifera marginifera (Freshwater Pearl Mussel) [1029]	Restore favourable conservation condition as defined by specific targets and attributes	Having regard to the nature and limited scale of the proposed development and its location within an existing village centre setting, I consider that the potential for adverse effects are limited to the construction phase and are primarily associated with contamination of water with sediments, pollutants, hydrocarbons etc.	Best practice pollution control measures.
Petromyzon marinus (Sea Lamprey) [1095]	Restore favourable conservation condition as defined by specific targets and attributes		Application of industry standard controls for fuels and hydrocarbons, waste management and materials stockpiling. Supervision by site engineer.
Lampetra planeri (Brook Lamprey) [1096]	Maintain favourable conservation condition as defined by specific targets and attributes		
Lampetra fluviatilis (River Lamprey) [1099]	Maintain favourable conservation condition as defined by specific targets and attributes		
Salmo salar (Salmon) [1106]	Restore favourable conservation condition as defined by specific targets and attributes	The site is outside the SAC and there will be no loss of habitat or alteration to habitats within the SAC.	
Sandbanks which are slightly covered by sea water all the time [1110]	Maintain favourable conservation condition as defined by specific targets and attributes	In the operational phase, I consider that the proposed wastewater treatment system and polishing filter, designed in accordance with the EPA CoP will be sufficient to ensure no degradation of water quality that could effect the SAC and its QIs in light of the conservation objectives for the site.	
Estuaries [1130]	Maintain favourable conservation condition as defined by specific targets and attributes		
Mudflats and sandflats not covered by seawater at low tide [1140]	Maintain favourable conservation condition as defined by specific targets and attributes		
Coastal lagoons [1150]	Restore favourable conservation condition as defined by specific targets and attributes		
Large shallow inlets and bays [1160]	Maintain favourable conservation condition as defined by specific targets and attributes		
Reefs [1170]	Maintain favourable conservation condition		

	as defined by specific targets and attributes		
Perennial vegetation of stony banks [1220]	Maintain favourable conservation condition as defined by specific targets and attributes		
Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Maintain favourable conservation condition as defined by specific targets and attributes		
Salicornia and other annuals colonising mud and sand [1310]	Maintain favourable conservation condition as defined by specific targets and attributes		
Atlantic salt meadows (Glaucopuccinellietalia maritimae) [1330]	Restore favourable conservation condition as defined by specific targets and attributes		
Tursiops truncatus (Common Bottlenose Dolphin) [1349]	Maintain favourable conservation condition as defined by specific targets and attributes		
Lutra lutra (Otter) [1355]	Restore favourable conservation condition as defined by specific targets and attributes		
Mediterranean salt meadows (Juncetalia maritimi) [1410]	Restore favourable conservation condition as defined by specific targets and attributes		
Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]	Maintain favourable conservation condition as defined by specific targets and attributes		
Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]	Maintain favourable conservation condition as defined by specific targets and attributes		
Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]	Restore favourable conservation condition as defined by specific targets and attributes		
Assessment of issues that could give rise to adverse effects view of conservation objectives			
<p>(i) Water quality degradation</p> <p>The NIS contends that, while there is no direct hydrological connection from the proposed development site to the designated sites, there is a very small potential risk for sediment laden water</p>			

and hydrocarbons to enter the estuary/Ovvane River via runoff from excavation works, particularly in periods of heavy rainfall and high tides.

Mitigation measures and conditions

The proposed mitigation measures are stated to follows CIRIA Good Practice Guidelines, including "Control of water pollution from construction sites" (CIRIA, 2001) and Environmental good practice on site (CIRIA, 2010) and include:

- The site should be fenced off to prevent unauthorized access during construction.
- The site should have a designated area for stockpiling of materials.
- Raw or uncured waste concrete should be disposed of by removal from the site.
- Washout of concrete trucks should occur at a designated, contained impermeable area.
- Prior to any work it should be ensured that all construction equipment is mechanically sound to avoid leaks of oil, fuel, hydraulic fluids and grease.
- Sediment control measures will be put in place prior to any excavation or site clearance works commencing, such as the excavation works for the wastewater treatment system. The existing earth ditch along the boundary of the site adjacent to the estuary will be maintained and this will ensure that no runoff of sediment laden water will enter the estuary.
- Fuel management measures including:
 - All fuels, lubricants and hydraulic fluids should be carefully handled to avoid spillage and properly secured against unauthorised access or vandalism,
 - Fuelling and lubrication of equipment should be carried out in bunded areas.
 - Any spillage should be immediately contained and the contaminated soil removed from the site and properly disposed of.
 - Waste oils and hydraulic fluids should be collected in leak-proof containers and removed from the site for disposal or re-cycling.
 - Ancillary equipment such as hoses, pipes must be contained within the bund;
 - Taps, nozzles or valves must be fitted with a lock system;
- Stockpiling of materials: Use of a designated bunded impermeable area, and sand, concrete blocks and treated timber covered with a tarp to prevent hydrocarbons being leached during periods of rainfall.

(ii) Disturbance of species

The NIS contends that due to the small-scale nature of the proposed development, and having regard for sediment and pollution control measures, it is objectively concluded that there will be no significant disturbance or displacement impacts on any of the species listed under the qualifying features of interest for the designated sites. The PA Heritage Officer also noted that the site is within an existing built-up area and disturbance effects would have to be viewed with this existing disturbance as a backdrop.

Mitigation measures and conditions

I agree that significant effects are not likely to arise due to disturbance of species and I do not consider that specific mitigation measures or conditions are required.

(iii) Spread of invasive species

There is the potential for alien invasive species such as Japanese Knotweed or Himalayan Balsam to be brought on site in machinery used for excavation works and possibly spread along the Lower River Shannon SAC.

Mitigation measures and conditions

No invasive species were recorded on site. Any trucks/diggers entering the site should be checked for Japanese Knotweed fragments contained in mud on the wheels. It should be insisted that the tyres of any vehicles entering the site are clean and free of mud/earth which could contain fragments of Japanese Knotweed.

I am satisfied that the aforementioned mitigation measures together with suitable planning conditions are adequate and will be effective in ensuring that the attributes required to maintain favourable conservation condition of the qualifying interests listed above will not be adversely affected and that the proposed development will not prevent or delay the attainment of same.

In-combination effects

I am satisfied that in-combination effects have been adequately considered in the NIS (section 2.6.5) and that the applicant has demonstrated satisfactorily that no significant residual effects will remain post the application of mitigation measures that could act in combination with other plans and projects to generate significant effects on this European site in view of the conservation objectives. It is considered that there is no potential for significant in-combination effects.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of this European site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for this European site.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation objectives of the Lower River Shannon SAC. Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

RIVER SHANNON AND RIVER FERGUS ESTUARIES SPA (SITE CODE 004077):

**Summary of Key issues that could give rise to adverse effects (from screening stage):
[examples]**

- (i) Water quality degradation (construction and operation)
- (ii) Disturbance of QI species

Qualifying Interest features likely to be affected	Conservation Objectives Targets and attributes	Potential adverse effects	Mitigation measures (summary)
Cormorant (<i>Phalacrocorax carbo</i>) [A017] Redshank (<i>Tringa totanus</i>) [A162]	Maintain favourable conservation condition as defined by specific targets and attributes	Having regard to the nature and limited scale of the proposed development and its location within an existing village centre setting, I consider that the potential for adverse effects are limited to the construction phase and are primarily associated with contamination of water with sediments, pollutants, hydrocarbons etc.	Best practice pollution control measures. Application of industry standard controls for fuels and hydrocarbons, waste management and materials stockpiling. Supervision by site engineer.
Whooper Swan (<i>Cygnus cygnus</i>) [A038]	Maintain favourable conservation condition as defined by specific targets and attributes		
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]	Maintain favourable conservation condition as defined by specific targets and attributes		
Shelduck (<i>Tadorna tadorna</i>) [A048]	Maintain favourable conservation condition as defined by specific targets and attributes		
Wigeon (<i>Mareca penelope</i>) [A855]	Maintain favourable conservation condition as defined by specific targets and attributes	The site is outside the SPA and there will be no loss of habitat or alteration to habitats within the SPA upon which the QI species may depend.	
Teal (<i>Anas crecca</i>) [A052]	Maintain favourable conservation condition as defined by specific targets and attributes	In the operational phase, I consider that the proposed wastewater treatment system and polishing filter, designed in accordance with the EPA CoP will be sufficient to ensure no degradation of water quality that could effect the SPA and its QIs in light of the conservation objectives for the site.	
Pintail (<i>Anas acuta</i>) [A054]	Maintain favourable conservation condition as defined by specific targets and attributes		
Shoveler (<i>Spatula clypeata</i>) [A857]	Maintain favourable conservation condition as defined by specific targets and attributes		
Scaup (<i>Aythya marila</i>) [A062]	Maintain favourable conservation condition as defined by specific targets and attributes		
Ringed Plover (<i>Charadrius hiaticula</i>) [A137]	Maintain favourable conservation condition as defined by specific targets and attributes		

Golden Plover (<i>Pluvialis apricaria</i>) [A140]	Maintain favourable conservation condition as defined by specific targets and attributes		
Grey Plover (<i>Pluvialis squatarola</i>) [A141]	Maintain favourable conservation condition as defined by specific targets and attributes		
Lapwing (<i>Vanellus vanellus</i>) [A142]	Maintain favourable conservation condition as defined by specific targets and attributes		
Knot (<i>Calidris canutus</i>) [A143]	Maintain favourable conservation condition as defined by specific targets and attributes		
Dunlin (<i>Calidris alpina</i>) [A149]	Maintain favourable conservation condition as defined by specific targets and attributes		
Black-tailed Godwit (<i>Limosa limosa</i>) [A156]	Maintain favourable conservation condition as defined by specific targets and attributes		
Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]	Maintain favourable conservation condition as defined by specific targets and attributes		
Curlew (<i>Numenius arquata</i>) [A160]	Maintain favourable conservation condition as defined by specific targets and attributes		
Redshank (<i>Tringa totanus</i>) [A162]	Maintain favourable conservation condition as defined by specific targets and attributes		
Greenshank (<i>Tringa nebularia</i>) [A164]	Maintain favourable conservation condition as defined by specific targets and attributes		
Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]	Maintain favourable conservation condition as defined by specific targets and attributes		
Wetland and Waterbirds [A999]	Maintain favourable conservation condition as defined by specific targets and attributes		

Assessment of issues that could give rise to adverse effects view of conservation objectives

(i) Water quality degradation

The NIS contends that, while there is no direct hydrological connection from the proposed development site to the designated sites, there is a very small potential risk for sediment laden water

and hydrocarbons to enter the estuary/Ovvane River via runoff from excavation works, particularly in periods of heavy rainfall and high tides.

Mitigation measures and conditions

The proposed mitigation measures are stated to follows CIRIA Good Practice Guidelines, including "Control of water pollution from construction sites" (CIRIA, 2001) and Environmental good practice on site (CIRIA, 2010) and include:

- The site should be fenced off to prevent unauthorized access during construction.
- The site should have a designated area for stockpiling of materials.
- Raw or uncured waste concrete should be disposed of by removal from the site.
- Washout of concrete trucks should occur at a designated, contained impermeable area.
- Prior to any work it should be ensured that all construction equipment is mechanically sound to avoid leaks of oil, fuel, hydraulic fluids and grease.
- Sediment control measures will be put in place prior to any excavation or site clearance works commencing, such as the excavation works for the wastewater treatment system. The existing earth ditch along the boundary of the site adjacent to the estuary will be maintained and this will ensure that no runoff of sediment laden water will enter the estuary.
- Fuel management measures including:
 - All fuels, lubricants and hydraulic fluids should be carefully handled to avoid spillage and properly secured against unauthorised access or vandalism,
 - Fuelling and lubrication of equipment should be carried out in bunded areas.
 - Any spillage should be immediately contained and the contaminated soil removed from the site and properly disposed of.
 - Waste oils and hydraulic fluids should be collected in leak-proof containers and removed from the site for disposal or re-cycling.
 - Ancillary equipment such as hoses, pipes must be contained within the bund;
 - Taps, nozzles or valves must be fitted with a lock system;
- Stockpiling of materials: Use of a designated bunded impermeable area, and sand, concrete blocks and treated timber covered with a tarp to prevent hydrocarbons being leached during periods of rainfall.

(ii) Disturbance of species

The NIS contends that due to the small-scale nature of the proposed development, and having regard for sediment and pollution control measures, it is objectively concluded that there will be no significant disturbance or displacement impacts on any of the species listed under the qualifying features of interest for the designated sites. The PA Heritage Officer also noted that the site is within an existing built-up area and disturbance effects would have to be viewed with this existing disturbance as a backdrop.

Mitigation measures and conditions

I agree that significant effects are not likely to arise due to disturbance of species and I do not consider that specific mitigation measures or conditions are required.

In-combination effects

I am satisfied that in-combination effects have been adequately considered in the NIS (section 2.6.5) and that the applicant has demonstrated satisfactorily that no significant residual effects will remain post the application of mitigation measures that could act in combination with other plans

and projects to generate significant effects on this European site in view of the conservation objectives. It is considered that there is no potential for significant in-combination effects.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of this European site.

Based on the information provided, I am satisfied that adverse effects arising from aspects of the proposed development can be excluded for this European site.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation objectives of the River Shannon and River Fergus Estuaries SPA. Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development could result in significant effects on the Lower River Shannon SAC and the River Shannon and River Fergus Estuaries SPA in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177V was required.

Following an examination, analysis and evaluation of the NIS, all associated material submitted, and taking into account observations of the Department of Housing, Local Government and Heritage, I consider that adverse effects on site integrity of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Nature, location and scale of the proposed development.
- Detailed assessment of construction and operational impacts.
- Consideration of the conservation objectives of qualifying interest species and habitats.
- Consideration of the submitted NIS which includes objective and scientific information and is carried out by a competent person.
- Application of specific mitigation measures designed to avoid adverse effects on site integrity.

APPENDIX 3 – WATER FRAMEWORK DIRECTIVE

STAGE 1: SCREENING										
Step 1: Nature of the Project, the Site and Locality										
ACP Ref. No.	ABP-320549-24	Townland, address	Carrowbane Beg, Loughill, Co. Limerick							
Description of project		Demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works.								
Brief site description, relevant to WFD Screening,		Site is within an existing built-up area in Loughill / Loghill village, in close proximity to the White / Owvane River and the Shannon Estuary.								
Proposed surface water details		Collected surface water will be drained via soakpit to ground								
Proposed water supply source & available capacity		Public water main								
Proposed wastewater treatment system & available capacity, other issues		Wastewater treatment system and polishing filter								
Others?		N/A								
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection										
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status (2019-2024)	Risk of not achieving WFD	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)				

				Objective (2019-2024)		
River Waterbody	20m	Ovwane (Limerick)_ 030	Moderate	At risk	Forestry, agriculture, hydromorphology	The proposed development will provide for an on-site wastewater treatment system with sand polishing filter designed to EPA CoP standards with surface water directed to soakpits. No hydrological connection to surface watercourse, although there is potential for construction phase contamination/pollution of the watercourse via run-off or spillage.
Transitional Waterbody	5m	Lower Shannon Estuary	Good	Not at risk	No pressures identified	The proposed development will provide for an on-site wastewater treatment system with sand polishing filter designed to EPA CoP standards with surface water directed to soakpits. No hydrological connection to coastal waterbody in the operational phase, although there is potential for construction

						phase contamination/pollution of the watercourse via run-off or spillage.
Groundwater waterbody	Underlying site	Ballylongford IE_SH_G_030	Good	At risk	Agriculture, domestic wastewater, forestry	The proposed development will provide for an on-site wastewater treatment system with sand polishing filter designed to EPA CoP standards with surface water directed to soakpits. In the construction phase there is potential for contamination via spillages to ground.

Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	River Waterbody	Ovvane (Limerick) _030	None	None	Standard Construction	No	Screened out

					Measures / Conditions		
2.	Transitional Waterbody	Lower Shannon Estuary	None	None	Standard Construction Measures / Conditions	No	Screened out
3.	Groundwater waterbody	Ballylongford IE_SH_G_030	Drainage	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
4.	Groundwater waterbody	Ballylongford IE_SH_G_030	Drainage	Contamination with wastewater	Wastewater treatment system with sand polishing filter designed to EPA CoP standards	No	Screened out
DECOMMISSIONING PHASE							
5.	N/A						