



An
Coimisiún
Pleanála

Inspector's Report

ABP-320923-24

Development	Replacement of existing septic tank with new domestic wastewater treatment system to EPA code of practice 2021 and associated siteworks.
Location	Primrose Cottage, Killegar, Scalp Road, Enniskerry, County Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	2460383
Applicant(s)	Jason Kenna
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Charlie Dunne
Observer(s)	None
Date of Site Inspection	23 rd June 2025
Inspector	Aoife McCarthy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 1.0Ha and is accessed off Killegar Road, (L5008, a local road), at the junction with the Scalp Road (R117, a regional road).
- 1.2. The site is located c.2.3km to the north of Enniskerry village.
- 1.3. The site and immediate environs are characterised with residential properties set within gardens; and the wider area comprising agricultural uses including equestrian.
- 1.4. The site boundaries include established trees to the north, east and west with gated low level stone wall to Killegar Road. The rear of the site is grassland, sloping towards the rear of the property.
- 1.5. The site includes a single storey dwelling, with space for car parking and landscaped garden to the front. The dwelling on site is currently vacant.

2.0 Proposed Development

- 2.1. The proposed development consists of the replacement of existing septic tank with new domestic wastewater treatment system to EPA Code of Practice 2021 and associated siteworks.
- 2.2. The existing system serving 'Primrose Cottage' is located on lands to the north-east of the R117. This will be removed as part of the proposed development. The replacement system would be located within the front boundaries of the cottage, all to the south-west of the R117, taking account a change in ownership of lands relating to this dwelling.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The Planning Authority issued a Notification to Grant Permission on 12th September 2024, subject to 3 no. conditions. **Condition 3** states the following:

Upon completion of the upgraded effluent treatment system the existing septic tank serving the dwelling shall be removed or backfilled with inert material unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent groundwater contamination.

3.2. Planning Authority Reports

3.2.1. Planning Reports (15th August 2024)

- The report includes a summary of a single third-party submission received on the application.
- The issues raised in relation to junction improvement works by the third party are not relevant to the subject application.
- The proposal is acceptable in principle.
- As the new system will accord with EPA Code of Practice, 2021, the proposal is considered to be acceptable.
- The proposed development does not give rise to any negative impacts to any Natura 2000 sites, and therefore Stage 2 Appropriate Assessment can be ruled out.
- EIA is not applicable in this instance.
- Further Information is required to ensure the location of the system would not conflict with existing greenspace and planting/boundaries.

3.2.2. Planning Report (9th September 2024)

- The submitted response is deemed acceptable, identifying existing boundaries, location of effluent treatment system and confirmation that the development does not include new hard or soft boundaries along the roadside.
- The report recommends that permission is therefore granted.

3.2.3. Other Technical Reports

- **Environmental Health Officer (10th July 2024):** No objection subject to conditions.

3.3. Prescribed Bodies

3.3.1. None received.

3.4. Third Party Observations

3.4.1. A single third party submission was made, the grounds of which are summarised as follows:

- The septic tank for Primrose Cottage is not within the Site Layout Plan.
- The septic tank and percolation area too close to Scalp Road, leading to effluent discharge along this route.
- The Council has an opportunity to remove significant sections of hedgerow along the R117 to improve sightlines towards The Scalp. The setting back of lands along R117, including within the subject site, would improve sightlines towards Enniskerry village, to the benefit of all road users in the wider area.

4.0 Planning History

4.1. Subject Site

4.1.1. **P.A. Reg. Ref.: 952457:** Planning permission refused by Wicklow County Council in July 1995 for the development of a dwelling and septic tank.

4.2. Planning Environs of Site (as cited by the Appellant)

4.2.1. **Killegar, Enniskerry (Reg. Ref.: 16/1305; ABP Ref.: PL27.248023):**

Planning permission refused by An Bord Pleanála in August 2017 for the development of a single storey dwelling and waste water treatment plant and gravity soil polishing filter and all associated site and landscaping works.

4.2.2. The application was refused for three reasons. Reason 1 related to location in the open countryside, in an “Area under Strong Urban Influence”, as set out in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, and would be contrary to these guidelines. Reason 2 related to the impact of the site on the rural character and scenic amenities of the area

located within an Area of Outstanding Natural Beauty and an 'Open Countryside' area of special control.

4.2.3. Reason 3 states that the proposed development would generate additional traffic movements along the L5008, considered substandard in width and alignment and served by a substandard junction with a private laneway and the R117. If sightlines were to be improved at these substandard junctions, the proposed development would seriously injure the visual amenities of the area.

4.2.4. **Killegar, Enniskerry (P.A. Reg. Ref.: 19/343)**: Planning permission refused by Wicklow County Council in May 2019 for the construction of a 4 bed, 2 storey house (c.276m² GFA), with new driveway entrance and driveway from an existing gateway on Killegar Road, associated site and landscape works, septic tank and waste treatment system, percolation area, soakaway and bored well.

4.2.5. The application was refused for 4 no. reasons. Reasons 1, 2 and 3 were consistent with the reasons of refusal of the previous application on site as discussed above (Reg. Ref.: **16/1305**; **ABP Ref.: PL27.248023** refers). Reason 4 related to insufficient information having been submitted with respect to proposals for water supply.

5.0 Policy Context

5.1. Wicklow County Development Plan 2022-2028

5.1.1. The site is located on lands which lie outside the functional area of current Local Area Plans under the Development Plan.

5.1.2. Waste water Services

5.1.3. The Development Plan includes the following relevant policy objective, which is reiterated as part of the Development and Design Standards of the Plan:

CPO 13.16 Permission will be considered for private wastewater treatment plants for single rural houses where:

- the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;
- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's 'Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10)' and the Environmental Protection Agency "Waste Water Treatment Manuals"; and
- in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

5.2. Natural Heritage Designation

- 5.2.1. There are no European sites within the subject site.
- 5.2.2. The closest European site to the subject site is the Ballyman SAC (Site Code: 000713), located c.750m to the south-east of the site.
- 5.2.3. The closest designated site is the Ballyman SAC pNHA (Site Code: 000713), which shares a boundary with the Ballyman SAC, c.750m to the south-east of the site.

5.3. EIA Screening

- 5.3.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. (Form 1, Appendix 1 refers).

5.4. Water Body Assessment

- 5.4.1. The proposed development 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. (Form 2, Appendix 1 refers).

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. The grounds of the appeal may be summarised as follows:

- The application should have been accompanied by an NIS as the percolation area is 1.2m above a roadside drain which flows to the county boundary stream, and which in turn flows to Ballyman Glen SAC. It is assumed that the appellant is referring to the Dargle River in this instance.
- The appeal is accompanied by photographs of a roadside drain outside the subject property, noting that the proposed system would absorb this run-off.
- Sewage effluent has the potential to flow downstream polluting and damaging habitats within the Ballyman Glen SAC.
- There is no reference to 2 no. large trees which stand in the proposed percolation area. The appellant suggests that this could be avoided by installing a mini pumping station adjacent to the septic tank and pump the effluent elsewhere on the subject landholding.
- The boundaries of Primrose Cottage affects traffic travelling towards or from Killegar.
- This matter has previously constituted a reason of refusal by the Council for proposals for rural housing (P.A Reg. Ref.: **16/1305** and **19/343** refer).
- There is no visibility when turning onto the R117 from the L5008.
- If the subject appeal proceeds, there will never be an upgrade to this substandard junction.

6.2. Applicant Response

6.2.1. The first party provides the following response to the first party appeal:

- The application relates to the replacement of an existing Domestic Wastewater Treatment System (DWWTS) with a high-quality modern system, all works primarily underground.
- The applicant considers the appeal to be vexatious, frivolous and without substance or foundation, and requests it's dismissal; pursuant to s.138(1) of the Planning and Development Act 2000, as amended.
- The third party is appealing the decision of the Council in order to seek improved sightlines at the junction of Killegar Road (L5008) and the R117.
- The appellant does not reside in close proximity to the site or proposal and does not present any connection to the subject site or wider area.
- The roadside drain and new system are not connected and therefore the claims of the third party are unfounded.
- The planning cases as referenced by the first party have no relevance to the subject application.
- The third party commentary with respect to the impact on Ballyman Glen SAC is inaccurate. The subject dwelling has been served by a foul drainage system since the 1950s, which drained domestic effluent through a drainage network crossing underneath the R117 and terminating in a field; within the ownership of the property at the time, and which is no longer the case.
- The replacement system includes primary, secondary and tertiary wastewater treatment system, in accordance with EPA Code of Practice 2021. The percolation capability of the subsoil was tested and proven to be appropriate for the proposed system.
- The proposal constitutes a modern and significantly improved system entirely contained within the subject property, effectively ensuring greenfield site conditions. The location of the system is set back from the property boundary, such that no potential effluent runoff would occur. Separation distances accord with EPA Code of Practice 2021.

- The location of the new system, was determined following extensive site assessment, including with respect to site conditions and deemed to be within acceptable limits, as specified by the EPA Code of Practice 2021.
- The nearest watercourse, the Dargle River, is within c.105m from the proposed system and Ballyman Glen SAC, the nearest Natura site, is within c.580m.
- The existing gully on the eastern boundary of the site is 8m from the proposed DWWTS, a sealed system, presumably out-falling to a nearby watercourse.
- There is therefore no potential for the subject development to impact on a Natura 2000 Site.
- It is misguided and vexatious to use this appeal process to hold the applicant to ransom to facilitate or undertake junction improvements as part of the subject proposal.
- Wicklow County Council as Roads Authority has the statutory authority for road and junction improvements.
- Notwithstanding, the first party has conveyed to the Roads Authority in this capacity, that the applicant is willing to engage; to determine whether anything within the applicant's control could be done, in order to improve sightlines at this junction, and/or contribute to any junction upgrade if pursued by the County Council.

6.3. **Planning Authority Response**

6.3.1. None received.

6.4. **Observations**

6.4.1. None received.

6.5. **Further Responses**

6.5.1. None received.

7.0 **Assessment**

7.1. Having examined the application details and other documentation on file, including the report of the local authority, having inspected the site and having regard to the relevant national and local planning policy guidance, I consider the substantive issues in this appeal area as follows:

- Principle of Development
- Effluent Treatment System
- Traffic and Access
- AA Screening

7.2. At the outset, I note the First Party requests that the third party appeal is dismissed on the grounds that the appeal is “vexatious, frivolous or without substance or foundation”, pursuant to section 138(1) of the Planning and Development Act, 2000 (as amended).

7.3. Having reviewed the appeal in the context of the application, in my view, the appeal includes relevant grounds relating to the proposed development. As such, in my opinion, there is insufficient grounds to dismiss the third party appeal in this case. The considerations of both parties are assessed hereunder within the respective sections of this Report.

7.4. **Principle of Development**

7.4.1. There is an existing house on site. The septic tank for this site is located in a field to the east of the R117. I note that the house was up for sale on the day of the site visit. The proposed development is to provide on-site wastewater infrastructure within the site boundaries to serve this dwelling.

7.4.2. In this context, I consider that the subject proposal is acceptable in principle, subject to assessment with respect to the following relevant matters.

7.5. **Effluent Treatment System**

7.5.1. The subject dwelling is currently served by an effluent treatment system, discharging through a drainage network and terminating in a field to the

north-east of the site, and east of the R117. The application outlines that this these lands previously formed part of the subject property.

- 7.5.2. It is proposed to install a replacement wastewater treatment system discharging treated effluent to groundwater. The applicant proposes to install the effluent treatment system to the north-east of the dwelling, to the south-west of the R117. The system has been designed to cater for a total of 6 no. persons, allowing a future potential future increase from the current capacity of 4 no. persons.
- 7.5.3. From a review of the documentation, I note that the Applicant's Site Characteristics Form confirms that the site is located in an area with a highly vulnerable locally important aquifer. The trial hole depth was 2.1m and the soil types are noted to consist of gravel-silt subsoil. Bedrock or groundwater was not encountered in the trial hole. Further to a site visit, I note that this area to the north-east of this dwelling, includes a series of deep cavities, including at least 1 to 2.1m in depth. The trail hole was not identified. (Please refer to photographs accompanying this report).
- 7.5.4. The form indicates the site to have a sub-surface value of 6.94mm min/25mm and surface value-rating of 7.28min/25m. The wastewater from the septic tank is distributed to a suitable soil/and or subsoil percolation area which acts as a bio-filter underlying subsoil, as specified in the EPA Code of Practice, 2021.
- 7.5.5. I note that the Environmental Health Officer of Wicklow County Council had no objection to the proposed site conditions.
- 7.5.6. The third party submission as made to Wicklow County Council considers that the drawings as submitted have incorrectly identified an existing well to the south-west of the dwelling. From a review of the site, this does not appear to be the case, and I consider the existing well, as illustrated on Site Layout Plan as submitted at FI stage as accurate in this regard. (View 9 of the appended photos refer.)
- 7.5.7. The third party suggests that a mini pumping station should be located adjacent to the septic tank and the effluent "pumped elsewhere" on site, due to the presence of tree roots in the percolation area. From a review of this

file and site visit, I note that on-site trees accord with Code of Practice 2021, with respect to distances to the proposed percolation area.

- 7.5.8. I note the commentary of the applicant that the subject location constitutes the optimum position for the subject proposal, informed by a site assessment, taking account of, inter alia, landscape position, slope of the site, proximity to surface features and structures, drainage, land use and ground conditions.
- 7.5.9. Limited information has been provided with respect to the location, nature and proposed removal of the existing tank, noting the location of this component on lands outside the red and blue lines of the application.
- 7.5.10. Notwithstanding, it is considered that the replacement of the existing tank, is referenced within the statutory notices and plans and particulars of the application, supporting the inclusion of Condition 3 of the Notification of the Decision to Grant Permission of Wicklow County Council, as recommended in this instance.

7.6. Traffic and Access

- 7.6.1. The grounds of appeal state that the current boundaries of the site adversely affect visibility and sightlines exiting to the Killegar Road to the R117. The third party outlines that County Council has the opportunity to improve road safety, through the removal of 2 no. sections of hedgerow on either side of the Killegar Road in order to improve sightlines to the R117. This includes a section of hedgerow within the subject property.
- 7.6.2. From a review of the file, this matter does not relate to the subject application, relating to the replacement of an existing septic tank with a new system only, as per the plans and particulars of the application, including the statutory notices.
- 7.6.3. As such, in my opinion, this matter cannot be addressed as part of this appeal process.
- 7.6.4. Whilst not addressed within the application, from a site visit there is sufficient space for car parking and set down within the boundaries during the

construction phase. There are no proposals to amend the entrance or layout during the operational phase. (Please refer to site photos in this context).

- 7.6.5. I am therefore satisfied that the proposed development would be acceptable with respect to traffic and transportation.

7.7. Appropriate Assessment Screening

- 7.7.1. The Appellant sets out that the application should have been accompanied by an NIS, on the grounds that the percolation area is 1.2m above a road side drain, which flows to the county boundary stream, and which in turn flows to Ballyman Glen SAC (Site Code:000713).
- 7.7.2. The third party, in addition sets out that sewage effluent has the potential to flow downstream, polluting and damaging habitats at this SAC.
- 7.7.3. The site of the proposed development is not located within the boundaries of a European site. In addition, the proposed replacement system is not directly connected with or necessary to the management of any European site.
- 7.7.4. The site is located c.750m from the closest Natura 2000 site, the Ballyman SAC.
- 7.7.5. The existing tank is located c.45m from the Dargle River (IE_EA_10D010250), whilst the proposed system is located at a distance of c. 82.8m to this river, the nearest watercourse to the subject site, which flows to the Ballyman SAC, before discharging to the Irish Sea.
- 7.7.6. NPWS Summary Site Data (September 2013) notes that Ballyman Glen has been selected as an SAC for following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:
- Petrifying Spring (a priority Habitat under the Directive).
 - Alkaline Fens.
- 7.7.7. Ballyman Glen is noted to include a small strip of alkaline fen which is associated with petrifying spring/seepage areas, noted as rare in Dublin.

Potential Impacts

- 7.7.8. As noted above, the Dargle River is located at a distance of 45m from the existing tank and c.83m from the site of the upgraded system. The proposed

development includes the removal of this existing infrastructure, and replacement with a new system, located within the current grounds of the property, to the south-west of the R117.

- 7.7.9. As noted above, in this instance, it is recommended that the existing septic tank is backfilled with inert material, unless otherwise agreed with the planning authority, in order to prevent groundwater contamination, and by extension potentially impact on water quality SAC.
- 7.7.10. As noted by the First Party, the roadside drainage system along the R117 is separate to the new on-site domestic drainage system, with no possible mechanism for the new system to feed into, discharge or overspill into the road drainage network. I concur with this assessment as the percolation to ground will not flow onto the public road.
- 7.7.11. As detailed in Section 7.4 of this report, the proposal constitutes an upgrade to the existing system serving the subject dwelling, completed in accordance with EPA Code of Practice 2021. The location of the system is set back from the property boundary, such that no potential effluent run-off will occur.
- 7.7.12. As such, having considered the nature, scale and location of the project, the Qualifying Interests of the Ballyman SAC, I am satisfied that it can be eliminated from further assessment, for the following reasons:
- the limited nature and scale of works, to be completed in accordance with EPA Code 2021.
 - the lack of a hydrological connection to Ballyman SAC.
 - the distance to the closest Natura 2000 site.
- 7.7.13. I therefore conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 7.7.14. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

8.0 Recommendation

- 8.1. I recommend that planning permission should be granted for the reasons and considerations as set out below and subject to the following conditions.

9.0 Reasons and Considerations

Having regard to the existing dwelling on site, the proposed upgraded effluent treatment system to serve this dwelling, the provisions of the Wicklow County Development Plan 2022-2028, the proposed development would, subject to condition attached, would not give rise to a public health hazard and would be in accord with proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application by the planning authority on 28th June 2024 and 6th September 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 (a) The effluent disposal system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 28th June 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. Photographic evidence of the installation of the secondary unit, distribution chamber and percolation trenches/ polishing filter and pipes shall be submitted on completion of the system.

(b) Within 1 month of the completion of the upgraded effluent system, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the upgraded effluent treatment system has been installed, in accordance with this condition.

Reason: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity.

- 3 Upon completion of the upgraded effluent treatment system the existing septic tank serving the dwelling shall be removed or backfilled with inert material unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent groundwater contamination

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, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Aoife McCarthy
Planning Inspector

30th June 2025

Form 1 - EIA Pre-Screening

Case Reference	R320923-24
Proposed Development Summary	Replacement of existing septic tank with new domestic wastewater treatment system and associated siteworks.
Development Address	Primrose Cottage, Killegar, Scalp Road, Enniskerry, County Wicklow
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ 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?	
☒ 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. No Screening required.	

☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

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)?	
Yes ☐	
No ☒	

Inspector: _____ Date: _____

Form 2- WFD Pre-Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	320923-24	Townland, address	Killegar Primrose Cottage, Killegar Road, Scalp, Enniskerry, Co. Wicklow.
Description of project		Replacement of existing septic tank with new domestic wastewater treatment system and associated siteworks to serve existing dwelling on site.	
Brief site description, relevant to WFD Screening,		The site includes a steep incline to the west of the single storey cottage on site, fronting to Killegar Road. The site and environs are within a rural area. Gravel/Silt subsoil in area serving the replacement effluent system. Mains drain on R117 is downstream from subject site.	
Proposed surface water details		Mains drain on the R117 manages surface water runoff from the road. Otherwise, NA.	
Proposed water supply source & available capacity		N/A	

Proposed wastewater treatment system & available capacity, other issues		The existing dwelling is served by a foul drainage system, draining domestic effluent through a network of pipes under the R117 to a septic tank on lands no longer in the ownership of applicant. The proposed replacement effluent treatment system to be located within current house and garden boundaries, all to the south-west of R117.				
Others?		No.				
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	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g. canal) or heavily modified body.	82.8m 44.8m from existing tank.	IE_EA_10D010 250	Not at risk	None	None	Existing septic tank to be removed in close proximity to this water body. Accidental damage /spillage from new effluent treatment system during

							construction and operational phases.
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.	Removal of existing tank and associated infrastructure	IE_EA_10D0 10250	Damage to /spillage from tank and infrastructure to water body	Low Risk	Not applicable as outside red line boundary. Dependant on works being undertaken in accordance with best practice.	Limited residual risk.	No – screened out

2.	Replacement effluent treatment system within site boundaries.	IE_EA_10D010250	Damage to /spillage from new treatment system during construction phase, via groundwater to waterbody.	Low, due to relocation of system to within property boundaries, to south-west of R117, at significant distance from waterbody.	Relocation and upgrade of system reducing potential impact to water body.	None	No- screened out.
OPERATIONAL PHASE							
3.	Replacement effluent treatment system within site boundaries.	IE_EA_10D010250	Damage to /spillage from new treatment system, via groundwater to waterbody.	Low	Relocation and upgrade of system reducing potential impact to water body.	None	No- screened out.
DECOMMISSIONING PHASE							
5.	N/A						