



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-321179-24

<b>Development</b>	Construction of an extension to existing livestock housing unit with underground slurry storage tank and all site works.
<b>Location</b>	Clonabreaney, Crossakiel, Kells, Co. Meath.
<b>Planning Authority</b>	Meath County Council
<b>Planning Authority Reg. Ref.</b>	24306
<b>Applicant(s)</b>	Seamus Coyle
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Peter Sweetman Wild Ireland Defence CLG
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	24 <sup>th</sup> June 2025
<b>Inspector</b>	Alan Di Lucia

## Contents

1.0 Site Location and Description .....	4
2.0 Proposed Development .....	4
3.0 Planning Authority Decision.....	4
3.1. Further Information .....	4
3.2. Decision.....	5
3.3. Planning Authority Reports .....	5
3.4. Prescribed Bodies.....	6
3.5. Third Party Observations .....	6
4.0 Planning History .....	6
5.0 Policy Context .....	7
5.1. Development Plan .....	7
5.2. Natural Heritage Designations .....	8
5.3. EIA Screening.....	9
6.0 The Appeal.....	9
6.1. Grounds of Appeal.....	9
6.2. Applicant Response.....	10
6.3. Planning Authority Response.....	10
6.4. Observations .....	10
7.0 Assessment.....	10
8.0 AA Screening .....	14
9.0 Water Framework Directive .....	14
10.0 Recommendation .....	15
11.0 Reasons and Considerations .....	15

12.0	Conditions .....	15
------	------------------	----

Appendix 1 – Form 1: EIA Pre-Screening

Appendix 2 AA Screening

Appendix 3 WFD Screening

## **1.0 Site Location and Description**

- 1.1. The site is located in the townland of Clonabreaney, in County Meath, approximately 2.2km west of Crossakiel and 11.6km west of Kells. The site is accessed via a private lane off the local road L6819. The site is located at the end of this laneway approximately 250m north of the local road L-6819. The site can be characterised as agricultural in nature, comprising agricultural landholding, existing agricultural structures and a farmhouse directly to the south.
- 1.2. The subject site has a stated area of 0.06ha. The subject site has three existing agricultural sheds, a 215m<sup>2</sup> fodder storage shed, a 64m<sup>2</sup> cattle shed and a 158m<sup>2</sup> cattle shed, which is the subject of the proposed extension.
- 1.3. The nearest residential dwellings are located approximately 200m south of the subject site along the local road L-6819 and each dwelling location also includes agricultural structures.

## **2.0 Proposed Development**

- 2.1. The proposed development consists of an extension to the existing cattle shed (158m<sup>2</sup>). The proposed extension increases the size of the existing shed by 126m<sup>2</sup> resulting in a total area of the shed of 284m<sup>2</sup>. The proposed extension to the existing shed includes associated underground slurry tank and all associated works. The overall height of the proposed shed extension is 5.4m, 1m lower than the height of the existing shed at 6.4m.

## **3.0 Planning Authority Decision**

### **3.1. Further Information**

The Planning Authority requested further information regarding the proposed development relating to:

- Breakdown of existing and proposed stocking rate for the holding

- Dimensions and capacity of existing and proposed tanks on the holding to demonstrate compliance with EU (Good Agricultural Practice for Protection of Waters) Regulations, 2022, as amended.
- Demonstrate sufficient lands for land spreading activities.
- Address 3<sup>rd</sup> Party Submissions.

All information was submitted to the Planning Authority except for the item relating to third party submissions.

- The capacity of the existing tanks is 202m<sup>3</sup> with the capacity of the proposed extension at 222m<sup>3</sup>, given a total capacity of the slurry tanks at 424m<sup>3</sup>.
- 325m<sup>3</sup> of storage required.
- 29.12 ha of land required for land spreading. Sufficient lands available for slurry spreading and all of the farmers lands are available for land spreading.

### 3.2. **Decision**

Following receipt and assessment of the further information received, the Planning Authority issued a notification of decision to grant permission subject to 7 conditions:

Conditions of Note include:

- Cond. 4 Operated and maintained such that no pollution of any watercourse will take place and no emissions or smells that would give reasonable cause for annoyance to any person in any residence in the vicinity.
- Cond. 5b Maximise the opportunity for onsite infiltration
- Cond 6b Land spreading in accordance with the Good Agricultural Practice for the Protection of Water regulations.

### 3.3. **Planning Authority Reports**

#### 3.3.1. Planning Reports

The Planner's Report had regard to the following issues.

- The proposal complies with the RA Rural Area zoning designation

- The siting and design comply with agricultural and building structures section of the County Development Plan
- The assessment of the further information, in relation to capacity, stock numbers and land spreading
- The Planner's Report did not consider that either Appropriate Assessment or Environmental Impact Assessment was required.

#### 3.3.2. Other Technical Reports

- Environment, Flooding and Surface Water Section: No objection following the submission of further information and subject to appropriate conditions.

#### 3.4. Prescribed Bodies

- EPA No objection to the proposed development.

#### 3.5. Third Party Observations

One third party submission was received. Issues raised include:

- Ensure development is in accordance with the proper planning and sustainable development of the area
- Potential environmental impacts of the proposed development
- Obligation in relation to Habitats Directive
- Obligation in relation to the Water Framework Directive

### 4.0 Planning History

#### Appeal Site

PA Reference: KA/30330

Planning permission granted by Meath County Council for the retention and completion of double domestic garage and store to rear of dwelling house and to revise the site boundaries.

## 5.0 Policy Context

### 5.1. Development Plan

- 5.1.1. Meath County Development Plan 2021-2027 (MCDP) is the relevant statutory development plan for the area. It has regard to national and regional policies in respect to agricultural development.
- 5.1.2. Chapter 9 of the MCDP relates to rural development, which states that is it a Goal *‘to maintain a vibrant and healthy agricultural sector based on the principles of sustainable development whilst at the same time finding alternative employment in or close to rural areas to sustain communities.’*
- 5.1.3. Policy RD POL 12 of the MCDP states that is it the policy *‘to facilitate the development of agriculture while ensuring that natural water, wildlife habitats and conservation areas are protected from pollution.’*
- 5.1.4. Section 9.8.1 of the MCDP relates to agricultural buildings and outlines the factors for the suitability of proposals.
- *The provision of buildings to a design, materials specification and appearance and at locations which would be compatible with the protection of rural amenities. Particular attention should be paid to developments therefore in sensitive landscapes as identified in the Landscape Character Assessment (Refer to Appendix 5).*
  - *The availability of an effective means of farm waste management to ensure nutrient balancing between application of farm wastes to land and its balanced uptake by agricultural use of land.*
  - *Whilst the Planning Authority recognises the primacy in land use terms of agriculture in rural areas and that the presence of individual housing should not impinge unduly on legitimate and necessary rural activity, regard should also be had to the unnecessary location of major new farm complexes proximate to existing residential development.*
- 5.1.5. The lands are zoned RA Rural areas, which it is an objective to *‘protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and*

*the built and cultural heritage.*’ Agricultural buildings are a permitted use within the RA zoning.

5.1.6. Chapter 11 Section 11.6.8 of the MCDP details the development management objective for agricultural developments. DM OBJ 62 states that applications for agricultural buildings and structures shall address the following criteria as part of a planning application.

- *To require that buildings are sited appropriately in order to minimise obtrusion on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5.*
- *The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.*
- *Developments shall comply with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2014, (GAP Regs 2014).*
- *All planning applications for agricultural development shall be accompanied by comprehensive details of all land holdings and herd number(s), if applicable.*
- *All new and existing agricultural developments will be required to contain sufficient detail which demonstrates that all effluent, including yard run-off, is collected and stored within the confines of the development.*
- *In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc.*

## 5.2. Natural Heritage Designations

5.2.1. The Following Heritage Sites are located within the vicinity of the appeal site.

Site Code	Site Name	Distance (Approx.)
002299	River Boyne and River Blackwater SAC	0.7 km
004232	River Boyne and River Blackwater SPA	6.3 km



### **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. Refer to Form 1 in Appendix 1 of report.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

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

- The Planning authority has failed to carry out an Appropriate Assessment on the effects of the River Boyne and River Blackwater SAC (002299) which is within the zone of influence of the subject site.

- Relevant Case Law is detailed:

259/11 Sweetman & Others v An Bord Pleanála legal case for screening, implemented into Irish law by Kelly v An Bord Pleanála IEHC 400

- The Board is now the competent authority to screen the development and make a decision under Article 6(3) of the Habitats Directive. The legal requirement for screening is not to establish such an effect, it is merely necessary to determine that there may be such an effect. The possibility of there being a significant effect will generate the need for an AA.
- It is not possible for the Board to make a decision to grant permission due to a lack of certainty in the information submitted. An assessment under Article 6(3) cannot have lacunae and must contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt as to the effects of the works proposed on the protected site concerned.

I note that the submission submitted to the Planning Authority referenced Environmental Impact Assessment and Water Framework Defective but these issues are not referenced in the grounds of appeal.

## 6.2. Applicant Response

None

## 6.3. Planning Authority Response

The Planning authority is satisfied that the subject proposal was appropriately considered throughout the course of the assessment of the planning application as detailed in the respective Planning Officer Reports dated 05/09/24 and 17/10/24. The Planning Authority respectively requests that An Bord Pleanála uphold the decision to grant permission for said development.

## 6.4. Observations

None

## 7.0 Assessment

7.1. Having Examined the application details and all documentation on file and inspected the site and having regard to local policy and national legislation and guidance, I consider that the key issues are as follows.

- Principle of Development
- Appropriate Assessment
- Environmental Issues.
- Residential Amenity

## 7.2. Principle of Development

7.2.1. The proposed development is located in a rural area that is zoned 'RA-Rural Area' in the MCDP, , which it is an objective to *'protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.'* Agricultural buildings are a permitted use within the RA zoning. As the proposal consists of an extension to an existing agricultural building within an

existing farm yard, I consider that the proposed development complies with the zoning provisions of the MCDP.

- 7.2.2. The subject site is within the South West Kells Lowlands, Landscape Character Area Classification as set out in Appendix 5 of the MCDP. This landscape has a moderate sensitivity and therefore development proposals in such areas should integrate into the existing environment.
- 7.2.3. The proposal is for an extension to the existing cattle shed with underground slurry tanks. The proposed extension to the existing shed has a stated gross floor areas of 126m<sup>2</sup> and a finished ridge height of 5.4m. The finished materials are indicated as concrete and render with corrugated steel sheeting. I am satisfied, based on my site inspection and the details submitted with the planning application that that the siting and design within an existing farmyard complex integrates into the existing environment at this location and is compliant with the provisions of Section 9.8.1 and Objective DM OBJ 62 of the MCDP.
- 7.2.4. Therefore, based on the above, I consider that the principle of the proposed development is acceptable at this location.

### **7.3. Appropriate Assessment.**

- 7.3.1. The grounds of appeal states that An Bord Pleanála must carry out an Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive. I have carried out an Appropriate Assessment Screening which concluded that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on River Boyne and River Blackwater SAC (002299) in view of the conservation objectives of this sites and is therefore excluded from further consideration. Appropriate Assessment is not required. (Refer to 8.0 and Appendix 2 of this report for Appropriate Assessment Screening)
- 7.3.2. I note that the Planners report references an Appropriate Assessment Screening Report submitted on behalf of the applicant by Whitehall Environmental. Having examined the planning application details on file, and also examined the Planning Authority's website, there is no record of an Appropriate assessment Screening submitted on file by the applicant. It has been confirmed with Meath County Council that they have no record of an Appropriate Assessment Screening report as referenced in the Planners Report.

#### **7.4. Environmental Issues**

- 7.4.1. The planning documentation submitted by the applicants include details of animal stocking numbers and a Fertiliser Plan prepared by an agricultural advisor and dated for the year, 2024. The plan details that the proposed extension to the existing shed and tank would allow for full housing of all stock for the full 18-week period. It would also allow for a buffer of additional storage which would ensure that land spreading can occur at appropriate times. The applicant requires a capacity of 325.5 m<sup>3</sup> for 18 weeks of storage. The proposed extension will provide for a capacity of 424m<sup>3</sup>.
- 7.4.2. The plan outlines that they would have 100% capacity for the storage of the manures produced within the proposed slatted unit over the required 18-week period. I note that the stated capacity of the proposed slatted tanks amounts to 424 m<sup>3</sup> .
- 7.4.3. Slurry and manure will be spread directly from the slatted shed to their lands and the planning documentation includes details of land availability for spreading. I am satisfied based on the land spreading maps submitted with the planning application, that the applicant has sufficient lands in their ownership for land spreading, subject to standard agricultural practice conditions. I have no objection to the slurry spreading proposals once the spreading of slurry and manure is managed in accordance with EU Good Agricultural Practice for Protection of Water Regulations 2022. A condition to this effect (condition number 6) was included as part of the Planning Authority decision in the interest of protecting groundwater quality. I recommend that a similar condition be considered in the event of a grant of permission.
- 7.4.4. No details have been provided in relation to soiled or contaminated run-off disposal methods. A condition to ensure that such run-off is collected and managed appropriately (condition number 5) was included as part of the Planning Authority decision as recommended by the Environmental Section of the Planning Authority. I am satisfied that this matter can be addressed by means of an appropriate planning condition, if the Board deemed appropriate.
- 7.4.5. Having regard to the above, I am satisfied that the applicants have demonstrated that adequate capacity and proposals for the storage and disposal of effluent from within the appeal site. Ultimately, the management of effluent arising from agricultural activities and the undertaking of land spreading is governed by the

European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022.

- 7.4.6. The Board should note that land spreading does not form part of this application, and such process is regulated under the European Union (Good Agricultural Practice for Protection of Waters) Regulations, 2022. The regulations contain specific measures to protect surface waters and groundwater from nutrient pollution arising from agricultural sources. This includes, inter alia, no land spreading within 5-10 metres of a watercourse following the opening of the spreading period. I note that an Appropriate Assessment was completed as part of Ireland's fifth Nitrates Action Programme (NAP) 2022-2025, which is given effect by the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2022 and concluded that the programme would not adversely affect the integrity of any European Site.
- 7.4.7. Notwithstanding this, land spreading of manure that does not comply with the above-mentioned legislation has the potential to give rise to likely significant effects on European sites within the zone of influence, having regard to the relevant sites' conservation objectives and the likelihood for these effects have been assessed in the Appropriate assessment screening conducted by the Planning Authority and is addressed as part of an Appropriate Assessment screening exercise included in Appendix 1 with this report.
- 7.4.8. I am satisfied based on the above that the proposed development complies with RD Policy 12 of the MDCP as the proposed development will ensure that natural water, wildlife habitats and conservation areas are protected from pollution and that the proposal complies with the criteria detailed on objective DM OBJ 62 of the MCDP.

## **7.5. Residential Amenity**

- 7.5.1. From my site inspection I note that the nearest residential properties are 200m to the south, each of which form part of an existing small farmyard complex. I consider that due to the nature and extent of the proposed development, extending an existing agricultural shed, and the distances between the proposed development and existing residential properties, each of which contain small agricultural building, that any noise or odour resulting from agricultural activities associated with the proposed

development will not have any significant impacts on the residential amenities of the existing properties in the vicinity of the site.

## **8.0 AA Screening**

- 8.1.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the River Boyne and River Blackwater SAC (002299) in view of the conservation objectives of this sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- Nature of works
- Location-distance from nearest European site and lack of connections
- Taking into account the determination by the Planning Authority

## **9.0 Water Framework Directive**

The subject site is located 431m to the southwest of the Belview River.

The proposed development comprises the construction of an extension to the existing life stock shed with underground slurry tanks.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Nature of works e.g. small scale and nature of the development

- Location-distance from nearest Water bodies and lack of hydrological connections

Refer to Appendix 3 of this report for WFD Impact Assessment Stage 1: Screening.

## 10.0 Recommendation

I recommend that permission is granted for the following reasons and considerations.

## 11.0 Reasons and Considerations

Having regard to the nature and scale of the development within an established agricultural farmyard, the separation distance to existing residential properties and sensitive environmental receptors, and the proposed developments compliance with the Meath County Development Plan 2021-2027 regarding agricultural developments, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or residential amenity of the area, would not be likely to have a significant effect on European sites, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the particulars received by the planning authority on the 25th day of 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 proposed development shall be carried out and completed in accordance with the agreed particulars

**Reason:** In the interests of clarity

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

**Reason:** in the interest of visual amenity.

3. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways

(b) all soiled waters shall be directed to an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended, or to a slatted tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

(c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2022, as amended shall be strictly adhered to

**Reason:** In the interest of environmental protection and public health.

4. The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2022, as amended. The applicant shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations. Prior to the commencement of the development, details showing how the applicant intends to comply with this requirement shall be submitted to and agreed in writing with the Planning Authority.



**Reason:** In order to avoid pollution and to protect residential amenity.

5. (a) A management schedule for the operation of the slatted shed shall be submitted to the planning authority, prior to the housing of animals in the facility.
- (b). The management schedule shall comply with the requirements of the European Union (Good Agricultural Practices for the Protection of Waters) Regulations 2022, or as otherwise updated.
- (c) The management schedule shall provide for:
- the number, age and types of animals to be housed,
  - arrangements for the disposal of slurry
  - arrangements for the storage and disposal of manure and
  - the cleansing of buildings and structures, including the public road, where relevant.

**Reason:** In order to prevent pollution and in the interest of amenity.

6. (a) The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to national regulations pursuant to Council Directive 91/676/EEC (The Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources.
- (b) If slurry or manure is moved to other locations off the farm, the details of such movements shall be notified to the Department of Agriculture, Food and Marine, in accordance with the above Regulations.
- (c) Where a third party removes the slurry or manure, the details of the agreement shall be submitted to the local authority where the waste material is to be disposed to.

**Reason:** To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of waters.

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.

---

Alan Di Lucia  
Senior Planning Inspector

August 2025

## Appendix 1

### Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ABP-321179-24
<b>Proposed Development Summary</b>	Construction of an extension to existing livestock housing unit with underground slurry storage tank and all site works.
<b>Development Address</b>	Clonabreaney, Crossakiel, Kells, Co. Meath.
<b>In all cases check box /or leave blank</b>	
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (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)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p><b>No Screening required.</b></p>	
<p><del><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</del></p> <p><del><b>EIA is Mandatory. No Screening Required</b></del></p>	<p><del><b>State the Class and state the relevant threshold</b></del></p>
<p><del><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</del></p> <p><del><b>Preliminary examination required. (Form 2)</b></del></p> <p><del><b>OR</b></del></p> <p><del><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></del></p>	<p><del><b>State the Class and state the relevant threshold</b></del></p>

<p><del><b>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)?</b></del></p>	
<p><del>Yes <input type="checkbox"/></del></p>	<p><del><b>Screening Determination required (Complete Form 3)</b></del></p>
<p><del>No <input checked="" type="checkbox"/></del></p>	<p><del><b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b></del></p>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## Appendix 2- Screening the Need for Appropriate Assessment

Screening for Appropriate Assessment Test for likely significant effects	
<b>Step 1: Description of the project and local site characteristics</b>	
<b>Brief description of project</b>	Construction of an extension to existing livestock housing unit with underground slurry storage tank and all site works
<b>Brief description of development site characteristics and potential impact mechanisms</b>	<p>The proposed development comprises a slatted shed, associated underground slurry tanks. All effluent from the slatted shed will be discharged into the underground slurry tank.</p> <p>The site has a stated area of 0.06ha. The site is located within an existing farmyard. The proposed development is intended for the better management of existing cattle stock on site; the proposed extension will provide sufficient storage for the full 18-week period. It will also allow a buffer of additional storage which will ensure that land spreading can occur at the most appropriate times</p> <p>I note that the Belview river is 431m to the northeast of the site which forms part of the Rever Boyne and River Blackwater SAC (002299) which is 0.7km from the subject site.</p> <p>There are no watercourses or other ecological features of note on the site that would connect it directly to European Sites in the wider area.</p>
<b>Screening report</b>	<p>No</p> <p>Meath County Council screened out the need for AA.</p>
<b>Natura Impact Statement</b>	No
<b>Relevant submissions</b>	N/A

**Step 2. Identification of relevant European sites using the Source-pathway-receptor model**

European Site (code)	Qualifying interests <sup>1</sup> Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections <sup>2</sup>	Consider further in screening <sup>3</sup> Y/N
River Boyne and River Blackwater SAC (002299)	<p>Alkaline fen (7230)</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae (91E0)</p> <p>River Lamprey (<i>Lampetra fluviatilis</i>) (1099)</p> <p>Salmon (<i>Salmo salar</i>) (1106)</p> <p>Otter (<i>Lutra lutra</i>) (1355)</p>	0.7km	No direct,  Possible Indirect	Y

**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
<p><b>River Boyne and River Blackwater SAC (002299)</b></p> <p>Alkaline fen (7230)</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae (91E0)</p>	<p>Direct: None.</p> <p>Indirect: localised, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction</p>	<p>The nature, scale and extent of the proposed works, the established farming use on the site, the absence of a direct hydrological link, implementation of standard construction techniques, and distance from receiving features connected to the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC for the QIs listed.</p>

River Lamprey ( <i>Lampetra fluviatilis</i> ) (1099)  Salmon ( <i>Salmo salar</i> ) (1106)  Otter ( <i>Lutra lutra</i> )(1355)		Conservation objectives would not be undermined.
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
<b>Further Commentary / Discussion</b>		
<p>All effluent from the cattle shed will be disposed of via the underground slurry tanks, which will comply with the provisions of the European Union (Good Agricultural Practice for Protection of Waters) Regulations, as amended.</p> <p>I note that the application of fertilisers are regulated under the European Union (Good Agricultural Practice for Protection of Waters) Regulations, as amended. The regulations contain specific measures to protect surface waters and groundwater from nutrient pollution arising from agricultural sources.</p> <p>I note that an Appropriate Assessment was completed as part of Ireland’s fifth Nitrates Action Programme (NAP) 2022-2025, which is given effect by the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2022 and concluded that the programme would not adversely affect the integrity of any European Site. Notwithstanding this, the Board should note that the carrying out of land spreading does not form part of this application.</p>		
<b>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</b>		
<p>I conclude that the proposed development (alone) would not result in likely significant effects on River Boyne and River Blackwater SAC (002299). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project.</p> <p>No mitigation measures are required to come to these conclusions.</p>		

## **Screening Determination**

### **Finding of no likely significant effects**

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on River Boyne and River Blackwater SAC (002299) in view of the conservation objectives of this sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- Nature of works
- Location-distance from nearest European site and lack of connections
- Taking into account the determination by the Planning Authority



## Appendix 3 – WFD IMPACT ASSESSMENT STAGE 1: SCREENING

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	321179-24	Townland, address	Clonabreaney, Crossakiel, Kells, Co. Meath.
Description of project		Construction of an extension to existing livestock housing unit with underground slurry storage tank and all site works.	
Brief site description, relevant to WFD Screening,		The site is located in the Boyne_SC_070 Water Framework Directive Sub Catchment Area which is part of the Boyne Water Framework Catchment Area. The site is relative flat and mainly consist of well drained Elton Soil located in a rural area. There are no drainage ditches within the site, The Belview river is 431m from the subject site	
Proposed surface water details		Soakaway (see condition attached to planning permission)	
Proposed water supply source & available capacity		Not applicable.	

Proposed wastewater treatment system & available capacity, other issues			Not applicable.			
Others?			Not applicable.			
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)
River waterbody	432m	Athboy-020 (IE_EA_07A010050)	Good	Not at risk	No pressures	Not hydrologically connected to surface watercourse.
Groundwater waterbody	Underlying Site	Athboy (IE_EA_G_001)	Good	Not at risk	No pressures	Moderate susceptibility in dry conditions.

Step 4: 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.	Surface	Athboy-020 (IE_EA_07A01 0050)	None	None	None	No	Screened out
2.	Ground	Athboy (IE_EA_G_001 )	Drainage	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Athboy-020 (IE_EA_07A01 0050)	None	None	None	No	Screened out

4.	Ground	Athboy (IE_EA_G_001 )	Drainage	None	None	No	Screened out
DECOMMISSIONING PHASE							
5.	N/A	N/A	N/A	N/A	N/A	N/A	N/A