



An  
Bord  
Pleanála

## Inspector's Addendum Report

**ABP-321399-24**

<b>Development</b>	The demolition of an existing shed and the construction of two new shed with an underground tank, feeding passage and all associated site works.
<b>Location</b>	Glenreagh Mor, Holycross, Co. Tipperary
<b>Planning Authority</b>	Tipperary Co. Co.
<b>Planning Authority Reg. Ref.</b>	2460367
<b>Applicant(s)</b>	John Fanning.
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant with Conditions
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Peter Sweetman
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	7 <sup>th</sup> of May 2025
<b>Inspector</b>	Caryn Coogan

## **1.0 Introduction**

- 1.1. This report is an addendum report to the Inspector's report in respect of ABP-321399-24 dated 12<sup>th</sup> of May 2024.
- 1.2. On 12<sup>th</sup> of June 2025 the Commission decided to request an addendum report from the inspector specifically assessing the potential impact of the proposed development in the context of the Water Framework Directive.

## **2.0 Assessment**

- 2.1. Please refer to the Water Framework Impact Assessment Screening Report Appended to this Addendum Report
- 2.2. The Commission should note I examined the planning histories of the nearest dwellings to the subject development in my earlier report and found the area and the subject site are served by a public watermain. The potential impact to private wells can be screened out. The soiled water is to be stored in the underground slatted tank proposed, and uncontaminated surface water will be discharged via soakaways.
- 2.3. The soils in the area are or a Limestone till with either Grey Brown Podzolics or Brown Earths prevailing both deep well drained materials with infiltration dominating over run-off. The site is of high vulnerability underlain by a locally important and moderately productive aquifer with the site at a high point locally. Recharge coefficient is 60% for this site which tells us that 60% of the effective rainfall makes its way to groundwaters.
- 2.4. There are 2 watercourses local to the site but neither connected hydrologically to the subject site. These are
  - 1). Clodiagh (Tipperary)\_040 c.850m to the south of the proposed development and of good status and not at risk of meeting WFD objectives and
  - 2) the Farneybridge\_040 located c.1250m to the West of the site is of moderate status and deemed to be at risk of not achieving WFD Objectives.

The Groundwater body underlying the site is deemed to be at risk and of poor status mainly attributable to Anthropogenic pressures and agriculture. Single sampling locations have shown elevated Nitrate reading above the threshold values, in addition to the contribution of phosphorus from groundwaters to surface waters.

The Department of Agriculture minimum specification lays out guidance regarding separation distances required between slatted units and public water supply. In the absence of a hydrogeological assessment the separation here would be 60 metres. The area is mains serviced therefore, this concern can be screened out.

- 2.5 In addition as stated in the original report there is no hydrological link between the subject site and the River Suir SAC located over 10km to the south of the site.

2.3. **Conclusion:**

*I am satisfied the proposed development will not any signifigant adverse impacts to ground and surface water bodies and can therefore be screened out for more detailed assessments.*

3.0 **Recommendation**

- 3.1. I refer to the previous Inspector's Report and recommendation on this application dated 12th of May 2025. I am satisfied that all matters have been addressed in full and no additional conditions are required/

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.

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Caryn Coogan  
Planning Inspector

17/07/2025



WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	321399	Townland, address	Glenreagh Mor, Holycross, Co. Tipperary
Description of project		Demolition of existing shed and the construction of 2No. new sheds with underground slatted tanks	
Brief site description, relevant to WFD Screening,		Site is located within an elevated rural area with freely draining brown earths. The bedrock type is limestone. The site is surrounded by well drained grassland with no drainage ditches. There are a number of one-off houses in the general vicinity of the site. There are no watercourses located in the general vicinity of the subject site.	
Proposed surface water details		Roofwater will be drained to a soakage area and discharged to groundwater	
Proposed water supply source & available capacity		There is a public water mains serving the dwellings in the area. The aquifer is of local importance with high vulnerability.	
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	1.2km to the west	Farneybridge River	Moderate	At risk	Domestic Sewage Treatment Plants, Agriculture, Hydromorphology	Not hydrologically connected to the watercourse.
Reiver Waterbody	850m to the south	Clodiagh (Tipperary)_040	Good	Not at risk		No hydrological connection

Groundwater waterbody		Underlying site	Undifferentiated  Visean Limestone	Good	Not at risk	No pressures	Free draining soil  Limestone Cill 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	Farneybridge River	None	None	None	No	Screened out
3.	Ground	0020	Drainage	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
3.	Surface	0010	None	None	None	No	Screened out

4.	Ground	0020	None	None	None	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						