



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322285-25

<b>Development</b>	Retention of agricultural machinery shed and straw storage shed
<b>Location</b>	Tooreenmore, Knocknagoshel, Co Kerry
<b>Planning Authority</b>	Kerry County Council
<b>Planning Authority Reg. Ref.</b>	24427
<b>Applicant(s)</b>	Niall B Murphy
<b>Type of Application</b>	Retention Permission.
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	John Daly.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	15 <sup>th</sup> July 2025.
<b>Inspector</b>	Jennifer McQuaid

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## **1.0 Site Location and Description**

- 1.1. The subject site is located in a rural townland of Tooreenmore off the National Primary N21 roadway between Castleisland and Abbeyfeale, Co. Kerry. The site area is 0.63 hectares and it consists of an existing dwelling and a number of farm buildings. There are no dwellings located to the southwest of the subject site, there are three number dwellings to the northeast of the subject site.

## **2.0 Proposed Development**

- 2.1. Retention permission was initially sought for agricultural machinery storage shed
- 2.2. Following further information request, the description was amended to include the retention of the second unauthorised structure on site which consists of the hay and straw storage shed.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Grant permission subject to 5 conditions.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

- The principle of development is considered acceptable.
- The subject structure does not result in an increase of animal effluent on site. Surface water discharged to watercourse.
- Noted that further structures are being constructed on site which was not shown on the site layout map submitted and is not included within the development description. There is no evidence that same has the benefit of planning permission and request further information.

Further information Report

- The applicant amended to site description to include the second unauthorised structure. No further issues raised.

### 3.2.2. Other Technical Reports

- Fire Services – No objections raised.
- Bio-diversity Officer – Notional Screening Report received which states that:
  - It is considered that the development concerned, would not have required an AA.
  - Would not have required either an EIA or a determination as to whether an environmental impact assessment would have been required.

### 3.2.3. Conditions

- Condition 4: The sheds shall be used only for storage of farm machinery and the storage of the hay and straw associated with the existing farmyard. The sheds shall not be used for the housing of farm animals or for any commercial purposes.

Reason: To regulate and control the use of the development.

## 3.3. Prescribed Bodies

Transport Infrastructure Ireland: Request that the Planning Authority has regard to the provisions of official policy for development proposals as follows: proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII's "Code of Engineering Practice for works on, near or adjacent the Luas Light Rail System".

Following Further Information Request TII made an additional submission stating that it considers that the proposal is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the development by itself, or by the precedent which a grant of permission for it would seriously adversely affect the operation and safety of the national road network for the following reason(s):

- Official policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012). The proposal, if approved, would create an adverse impact on the national road where the maximum permitted speed limit applies and would, in the Authority's opinion, be at variance with the foregoing national policy in relation to control of frontage development on national roads.
- The Authority is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site.
- The application indicates inappropriate standards which are not in accordance with those set out in DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012).

### 3.4. **Third Party Observations**

A third-party objection was received from a neighbouring property. The concerns raised were:

- Number of unauthorised sheds erected on site. An unauthorised shed structure on site is not shown on the site layout map included and not mentioned in development description.

Further submission received following further information request. The concerns raised are:

- Development constructed without benefit of planning permission.
- Visual impact, noise, odour & drainage, compliance with Dept of Agriculture guidelines.
- Increased traffic movements & hazard
- Public health concerns
- Overdevelopment of the site
- Contrary to proper planning and sustainable development of the area.

- Potential damage from major wind event
- Proposed final use of shed should only be storage of hay/straw
- Negative impacts on property values.

## 4.0 Planning History

**PA Ref: 1747:** Permission granted to construct an easy feed slatted unit, with an underground slurry tank, cubicles, calving pens and a cattle crush.

**PA Ref: 16418:** Permission granted to construct a slatted unit with underground tank.

## 5.0 Policy Context

### 5.1. Development Plan

Kerry County Development Plan 2022-2028

Landscape: Section 11.6 relates to landscape.

Objective KCDP 11-77      Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.

Objective KCDP 11-78      Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted.

Section 11.6.3 relates to Landscape Designations.

The subject site is located in a Visually Sensitive Areas.

Section 11.6.3.1 relates to Visually Sensitive Areas.

Visually Sensitive landscape areas comprise the outstanding landscapes throughout the County which are sensitive to alteration. Rugged mountain ranges, spectacular coastal vistas and unspoilt wilderness areas are some of the features which this designation. These areas are particularly sensitive to development. In these areas,

development will only be considered subject to satisfactory integration into the landscape and compliance with the proper planning and sustainable development of the area. The County enjoys both a national and international reputation for its scenic beauty. It is imperative in order to maintain the natural beauty and character of the County, that these areas be protected.

Section 11.6.3 relates to Development in Designated Areas.

The capacity of an area to visually absorb development is also influenced by a combination of the following factors:

1. Topography – development in elevated areas will visually be visible over a wide area; development in enclosed areas will not.
2. Vegetation – areas which support (or which have the potential to support) trees, tall hedges and woody vegetation can screen new development from view. Areas which cannot easily sustain such vegetation will be unlikely to screen new development.
3. Development – new development is likely to be more conspicuous in the context of existing development in the landscape. Visually sensitive landscape are particularly notable by virtue of their scenic and visual quality and offer significant opportunities for tourism development and rural recreational activities. The Council will seek to ensure that a balance is achieved between the protection of sensitive landscapes and the appropriate socio-economic development of these areas. Development is not precluded in visually sensitive landscapes; however, development proposals will be required to demonstrate that they integrate and respect the visual quality of the landscape. The following provisions shall apply to development in Visually Sensitive Landscapes areas:
  - There is no alternative location for the proposed development in areas outside of the designation.
  - Individual proposals shall be designed sympathetically to the landscape and the existing structures and shall be sited so as not to have an adverse impact on the character, integrity and distinctiveness of the landscape or natural environment.



- Any proposal must be designed and sited so as to ensure that it is not unduly obstructive. The onus is, therefore, on the applicant to avoid obstructive locations. Existing site features including trees and hedgerows should be retained to screen the development.
- Any proposal will be subject to the Development Management requirements set out in this plan in relation to design, site size, drainage etc.
- The new structure shall be located adjacent to, or a suitable location as close as possible to, the existing farm structure or family home. Individual residential home units shall be designed systematically to the landscape, the existing structures and sited so as not to have an adverse impact on the character of the landscape or natural environment. Existing site features including trees and hedgerows shall be retained to form a part of a comprehensive landscaping scheme. Consideration must also be given to alternative locations.
- Extending development into unspoilt coastal areas is to be avoided. Notwithstanding the landscape designation of a site, where infrastructure is proposed by the Local Authority or another prescribed body, these works will be considered on their own merits on a case-by-case basis in accordance with the proper planning and development of the area.

Section 9 relates to Economic Development.

Section 9.7.3 relates to Rural Economy.

Section 9.7.6 relates to Agriculture, Agri-Food and Agri-Tech. The aim of the CDP is to heighten the sustainability of the traditional sectors of tourism and agriculture and ensure that they continue to play a significant role in driving Kerry's economy.

KCDP 9-53 Facilitate and support the development of sustainable agricultural practices and facilities within the county, subject to normal planning and environmental criteria and the development management standards contained in Volume 6 of this plan.

KCDP 9-55 Facilitate the sustainable modernisation of agriculture and to encourage best practice in the design and construction of new agricultural buildings and installations to protect the environment, natural and built heritage and residential amenity.

KCDP 9-56 Ensure agricultural waste is managed and disposed in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the European Communities Good Agricultural Practice for the Protection of Waters Regulations (2010-2020) and any subsequent updates and relevant best practice guidelines.

Section 14 relates to Connectivity. Section 14.4.1 relates to National Primary and Secondary Routes.

KCDP 14-29 Protect the capacity and safety of the National Road and Strategically Important Regional Road network in the County and ensure compliance and adherence to the provisions of official Government policy outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) in order to safeguard carrying capacity and safety of National Primary and Secondary Routes and associated national road junctions.

## **5.2. Natural Heritage Designations**

The subject site is not located within a designated site. However, the following are in close proximity:

- Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) is located directly adjacent the subject site to the southeast.
- Lower River Shannon SAC (site code: 002165) is located 90 metres to the southeast of the subject site.
- Dooneen Wood pNHA (site code: 001349) is located 4.5km southwest of the subject 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. Refer to Form 1 in Appendix 1 of report.

### **5.4. Water Framework Directive**

- 5.4.1. The subject site is located in a rural area of Tooreenmore, approximately 800 metres northeast of Castleisland town. The site is located approximately 200 metres north and 400 metres east of Owveg (Kerry)\_020 stream. The retention development consists of retention of 2 no. agricultural sheds for the purposes of storage of machinery and hay/straw. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water body 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 consists of retention of storage sheds within an existing agricultural complex.
- Distance from nearest water bodies at over 200 metres and lack of hydrological connections to this water body.

I conclude that on the basis of objective information, that 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.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The grounds of appeal have been received from an adjacent neighbour to the subject site. The concerns raised are:

- Design, Siting & Visual impact: Location of steel structure within close proximity to boundary. Intensive use will have a visual impact.
- Principle of Development: Does not adhere to Department of Agriculture guidelines or Kerry County Development Plan 2022 – 2028.
- Traffic: Increased traffic movement and no sightlines indicated.
- Other Issues: Stability of structure in regard to climate change, noise, vibration, odour, drainage and effluent storage.

### 6.2. Applicant Response

The applicant has responded and made the following comments:

- All buildings are built to a high standard and are fully insured. The shed queried by the appellant has undergone 2 storms and a large fall of snow with no impact.
- Planning history: a slatted shed was built in 2018, and the appellant was consulted, and no objection was made at that time. The shed is built in accordance with Department of Agriculture specifications and guidelines.
- No buildings on the farm vibrate when machinery is used.
- Traffic: the proposal relates to a hay/straw storage shed and no additional traffic will be generated.

### 6.3. Planning Authority Response

- None

#### **6.4. Observations**

- None

#### **6.5. Further Responses**

- None

### **7.0 Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered as follows:

- Principle of Development
- Design, Siting & Visual impact
- Traffic
- Other Issues
- Appropriate Assessment

#### **7.2. Principle of Development**

7.3. The proposal relates to the retention of a machinery shed for storage and a straw/hay shed for storage. The sheds are part of an existing farming complex. The site is located in a rural area.

7.4. The ground of appeal states the proposed retention development does not adhere to Department of Agriculture guidelines or Kerry County Development Plan 2022 – 2028.

7.5. I have reviewed the CDP in relation to agricultural developments, and I note Section 9.7.6 relates to Agriculture, Agri-Food and Agri-Tech. The aim of the CDP is to heighten the sustainability of the traditional sectors of tourism and agriculture and ensure that they continue to play a significant role in driving Kerry's economy. In addition, objectives KCDP 9-53 facilitates and supports the development of

sustainable agricultural practices and facilities within the county, subject to normal planning and environmental criteria and the development management standards contained in Volume 6 of this plan. And KCDP 9-55 facilitates the sustainable modernisation of agriculture and to encourage best practice in the design and construction of new agricultural buildings and installations to protect the environment, natural and built heritage and residential amenity. I have carried out a site visit and I note the retention development is part of an existing operating farmyard and the retention buildings are ancillary to the existing development on site. Therefore, I consider the proposed retention development complies with objectives KCDP 9-53 and KCDP 9-55.

7.6. In relation to non-compliance with the Department of Agriculture Guidelines, the applicant has confirmed that the sheds are built in accordance with the Department standards. This is a matter for the Department and not an issue for the Commission.

7.7. Having regard to the nature of the proposed retention in relation to storage sheds as part of an existing agricultural farm complex and having regard to objectives KCDP 9-53 and KCDP 9-55 of the CDP which facilitates and supports the development of sustainable agricultural practices and the construction of new buildings, I consider the proposed retention development is in compliance with the CDP.

**7.8. Design, Siting and Visual Impact**

7.9. The applicant is seeking retention for two number storage sheds, which are located within an existing farmyard complex and to the rear of the farmyard and farmhouse on site.

7.10. The grounds of appeal state the retention development will have a visual impact and is located within close proximity to boundary.

7.11. I have assessed the location of the retention storage sheds; the hay/straw storage shed is located approximately 25 metres from the nearest dwelling to the northeast and the machinery storage shed is located approximately 90 metres to the southwest from the appellant's property. In addition, there is a hedgerow boundary and wall between the applicant and the appellants property to the northeast along with a mature treeline hedgerow to the front boundary along the public road. The sheds are located to the rear of the existing farmyard, and I do not consider that they impact the visual amenity of the area due to their location and given the existing farmyard

use on site. In my opinion, given the separation distance and the presence of mature hedgerow and trees between the retention storage sheds and the appellant's property, I do not consider that the retention development will have a negative visual impact on the appellants property.

7.12. Having regard to the nature of the development to the rear of an existing farmyard complex, the separation distance to the nearest property and the mature hedgerow on site, I do not consider that the proposed retention development will have a negative visual impact on the surrounding areas or the adjacent property.

**7.13. Traffic**

7.14. The retention development is accessed of a slip road of the N21. There is an existing access point for the farmyard and a separate access point for the farmhouse.

7.15. The grounds of appeal state that there will be an increase in traffic movement and no sightlines indicated.

7.16. I note the applicant has responded and stated that no additional traffic movements will be generated as the proposal relates to the retention of storage sheds within an existing farmyard complex. I have carried out a site visit and I observed the site entrance is located along a straight stretch of the N21, sightlines in excess of 215 metres in both directions are achievable. This is the require sightlines for entrances along a national route and I consider the existing site entrance and sightlines are in accordance with the Design Manual for Roads and Bridges (DMRB) and with objective KCDP 14-29 of the CDP which ensures protection of the capacity and safety of the national routes. I note the submission from Transport Infrastructure Ireland (TII) in relation to the capacity and insufficient information submitted, however, I consider given the nature of the development for storage sheds which are ancillary to the existing farmyard use on site, I do not consider that any additional traffic movements will be generated and the proposal will not contravene the standards as set out in DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities. Therefore, I do not consider that the proposal will create a traffic hazard.

7.17. Having regard to the retention development for storage sheds which utilise an existing entrance with adequate sightlines for an entrance onto a national route in

accordance with DMRB, I consider the retention development will not result in a traffic hazard.

#### **7.18. Other Issues**

7.19. The appellant has raised other issues in relation to the stability of structure in regard to climate change, noise, vibration, odour, drainage and effluent storage.

7.20. The applicant has responded and stated the buildings were constructed in accordance with the Department of Agriculture guidelines and built to a high standard and have withstood two storms and a large snow fall. Having viewed the sheds, I consider the buildings are constructed to a reasonably high standard and do not appear to be unstable or prone to any future storms.

7.21. In relation to noise, vibration, odour and effluent storage, the retention buildings will be used for storage of machinery and hay/straw, I do not consider given the nature of the development that issues such as noise, vibration, odour will increase beyond the levels currently experienced with an operating farmyard. Also, there is no requirement for effluent storage as the retention solely relates to storage of machinery and hay/straw.

7.22. In regard to drainage, the applicant is proposing to direct all surface water to a watercourse, in the event of a grant of permission an appropriate condition shall be attached to ensure all surface water will be dealt with appropriately.

7.23. I consider that all issues have been addressed, and this is my denovo assessment of the application.

### **8.0 AA Screening**

8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

8.2. The subject site is located rural townland of Tooreenmore off the National Primary N21 roadway between Castleisland and Abbeyfeale, Co. Kerry. The site is located adjacent to Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site code: 004161) to the southeast. Lower River Shannon SAC (site code: 002165) is located 90 metres to the southeast of the subject site.



The proposed development comprises of retention of two number storage sheds on an existing farmyard and all associated site works.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Nature of works consists of retention of storage sheds within an existing agricultural complex.
- Distance from nearest water bodies at over 200 metres and lack of connection to the nearest European site.

Taking into account screening report/determination by Planning Authority, I 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.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## **9.0 Recommendation**

I recommend that retention permission should be granted, subject to conditions as set out below.

## **10.0 Reasons and Considerations**

Having regard to the agricultural nature of retention development within a rural area and within an existing farm complex and given the separation distance to the nearest neighbouring property and planning history on site, it is considered that the retention development would not be prejudicial to public health and would not seriously injure the amenities of the area or of property in the vicinity. The retention development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 11.0 Conditions

1. The development shall be retained 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 26<sup>th</sup> day of November 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason: In the interest of clarity.**

2. 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 within three months of this grant of permission 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.**

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, within three months of grant of permission.

(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. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road.

**Reason: In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.**

5. The sheds shall be used for the storage of farm machinery and the storage of hay and straw associated with the existing farmyard. The sheds shall not be used for the housing of farm animals or for any commercial purposes.

**Reason: To regulate and control the use of the development.**

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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Jennifer McQuaid  
Planning Inspector

22<sup>nd</sup> July 2025

## Appendix 1: Form 1 - EIA Pre-Screening

<b>Case Reference</b>	ABP-322285-25
<b>Proposed Development Summary</b>	Retention of agricultural machinery shed and straw storage shed.
<b>Development Address</b>	Tooreenmore, Knocknagoshel, Co Kerry.
	<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><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	

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

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

## **Appendix 2: Water Framework Directive Screening**

**WFD IMPACT ASSESSMENT STAGE 1: SCREENING****Step 1: Nature of the Project, the Site and Locality**

<b>An Bord Pleanála ref. no.</b>	<b>ABP-322285-25</b>	<b>Townland, address</b>	Tooreenmore, Knocknagoshel, Co Kerry.
<b>Description of project</b>		Retention of agricultural machinery shed and straw storage shed.	
<b>Brief site description, relevant to WFD Screening,</b>		The site is located within the rural area of Tooreenmore; the site is not zoned. Surface water will be discharged to local watercourse. The site is slightly elevated from the public road and to the rear of existing farm sheds, the works carried out were not significant.  There are no water features on site or adjacent the subject site.  The site is not within a flood zone area.	
<b>Proposed surface water details</b>		Directed to nearest watercourse.	
<b>Proposed water supply source &amp; available capacity</b>		Not Applicable.	



Proposed wastewater treatment system & available capacity, other issues			Not Applicable			
Others?						
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.	200metres and 400metres north and west of River.	Owveg (Kerry)_020	River status is described as High	River is described as Not at Risk	None identified	Potential surface water run-off

		Groundwater r	The site is located within Groundwater Body Abbeyfeale (IE_SH_G_001)	Groundwater status is described as Good (period for GW 2016-2021).	Groundwater is described as Not at Risk.		
<b>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.</b>							
<b>CONSTRUCTION PHASE</b>							
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	Owveg (Kerry)_020	Possibly surface water run off	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice CEMP	No - due to distance	Screened out
2.	Ground	Groundwater r Body	Pathways exists through bedrock	Spillages	Standard constructio	No	Screened Out

		Abbeyfeale (IE_SH_G_001)			n practice CEMP		
<b>OPERATIONAL PHASE</b>							
4.	Ground	Groundwater r Body Abbeyfeale (IE_SH_G_001)	Pathways exists	Spillages	SuDs features – on site soakaways to be installed/cle an water directed to nearest watercours e	No	Screened Out
5.	River	Owveg (Kerry)_02 0	Possibly existing drainage ditches	hydrocarbon spillages	Suds features	No	Screened out
<b>DECOMMISSIONING PHASE</b>							

5.	N/A						
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