



Development	The development consists of the retention for the change of use from domestic residence to 6 holiday homes
Location	“Sheephouse Country Courtyard” , Sheephouse Donore , Co. Meath A92NXT7
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2460722
Applicant(s)	Des Gaffney
Type of Application	Permission and Retention
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party vs Refusal
Appellant(s)	Des Gaffney
Observer(s)	None.
Date of Site Inspection	20 th October 2025
Inspector	David Freeland

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Appendix 1 – Appropriate Assessment Screening

Appendix 2 - Water Framework Directive Screening and Assessment

1.0 Introduction

- 1.1.1. This report is an addendum report to the Inspector's report in respect of ABP-322883-25 dated 18th November 2025.
- 1.1.2. On 13th January 2026 the Commission issued a notice to all parties under Section 137 of the Planning and Development Act 2000 (as amended) relating to the following:

Having regard to the proposed location of new buildings directly over an existing percolation area and the absence of any technical evidence demonstrating that the existing wastewater treatment system can continue to function thereafter, the Commission is concerned that the existing system may not continue to operate effectively or in compliance with the Environmental Protection Agency (EPA) Code of Practice 2021: "Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" or the Environmental Protection Agency (EPA) manual Wastewater Treatment Systems for Small Communities, Leisure Centres and Hotels (1999).

The Commission also note that the effluent treatment system proposed in the subject application has been designed to only serve the six new self-catering units and, on the basis of the information submitted, is not suitable to serve both the proposed new development as well as the existing residential unit and nine established short-stay units on the overall landholding.

In these circumstances, the Commission is concerned that adequate collection, treatment and disposal of wastewater from the overall development has not been demonstrated.

In light of the foregoing, and given the site's proximity to the River Boyne and River Blackwater SAC (002299), the River Boyne and River Blackwater SPA (004232), and the hydrological connection via groundwater, the Commission may not be in a position to conclude, on the basis of the application documentation, that the development would not give rise to significant adverse effects on the qualifying interests and conservation objectives of these European Sites. Furthermore, and again having regard to potential inconsistencies regarding on-site effluent treatment proposals, the

Commission considers that the subject application may not support a conclusion that the development would not result in deterioration of water quality or hinder the attainment of Good Status under the Water Framework Directive.

- 1.1.3. As this was considered by An Coimisiún Pleanála to constitute a new matter in the context of the appeal, An Coimisiún Pleanála decided to issue a Section 137 Notice to the parties and prescribed bodies inviting submissions in respect of the foregoing issues. Further public notification was not required.
- 1.1.4. This addendum report considers the submissions received on foot of the Section 137 Notice and addresses the matters raised, including updated Appropriate Assessment screening and Water Framework Directive assessment.

2.0 Response to the Section 137 Notice

2.1.1. Planning Authority response

- 2.1.2. A response to the Section 137 Notice from the Planning Authority was received on 23rd February 2026. The Planning Authority noted the first-party appeal and issues raised and the submitted information by Hydrocare Environmental Ltd. on behalf of the applicant. The Planning Authority had no further comments and requested that ACP uphold the decision to Refuse permission.

2.1.3. First party response

- 2.1.4. A response was received from the applicant on 3rd February 2026, the applicant's response included updated site plans and an updated Site Characterisation Report.
- 2.1.5. The applicant stated that the existing percolation area was incorrectly marked on the Hydrocare Environmental drawing. The percolation area location has been corrected on the drawings submitted. The applicant states that the percolation has always been located in the position as indicated on submitted layout.

- 2.1.6. The response states that the original development was constructed in 2013 (Planning Ref. SA120758) and the WWTP was also installed at this time and has functioned in this location since. The response states that the existing percolation area was originally inspected by Hydrocare Environmental in 2023 and it was work satisfactorily with no evidence of ponding, malodours or blockages.

2.1.7. The new proposed WWTP is to be located adjacent to the existing WWTP with a separate new polishing filter installed. The response states that the proposed polishing filter has been adjusted to ensure 10m separation distance to the existing percolation area.

3.0 **Assessment**

3.1.1. I have reviewed the submissions received in response to the Section 137 notice, the revised drawings and supporting information submitted by the applicant, together with all other documentation on file. The substantive issues for consideration in this addendum report are:

- Whether the concerns raised by the Commission in relation to the wastewater treatment arrangements have been adequately addressed;
- The updated Appropriate Assessment (AA) screening determination in light of the information submitted; and
- The updated Water Framework Directive (WFD) assessment.

3.1.2. The AA and WFD determinations are set out under Sections 3.4 and 4.0 below.

3.2. **Wastewater Treatment**

3.2.1. There were two distinct issues raised in the Section 137 Notice. First, the Commission was concerned that proposed buildings were to be constructed directly over the existing percolation area, which would render that area inoperative and thereby undermine the functioning of the existing wastewater treatment system. Second, the Commission was concerned that the proposed new WWTP had been designed only to serve the six new self-catering units and was not sized to also serve the existing residential unit and nine established short-stay units, such that the adequacy of wastewater treatment across the overall site had not been demonstrated.

3.2.2. Having reviewed the revised drawings submitted in response to the Section 137 Notice, I am satisfied that the concern regarding the proposed positioning of buildings over the existing percolation area has been resolved. The revised drawings, accompanied by confirmation from Hydrocare Environmental Ltd., clearly indicate the position of the existing percolation area is to the south-west of the main

dwelling within the site. On the basis of the revised information, no proposed structure is positioned over or in a manner that would compromise the existing percolation area. The separation distance between the existing percolation area and the proposed new polishing filter is confirmed at 10 metres, which I consider acceptable.

- 3.2.3. In respect of the second concern, I note that the proposed new WWTP has been designed to serve the proposed 6 no. new short-stay units (24 PE), while the existing WWTP is to continue to serve the main dwelling and the nine established short-stay units.
- 3.2.4. I am satisfied, having regard to the documentation on file, that the existing system is functioning adequately and will not be adversely impacted by the new development. In this regard I note that the existing WWTP was installed under ABP Ref. PL17.241532 (P.A. Ref. SA120758) granted in 2013 and has been in continuous operation since that time. The applicant's environmental consultants, Hydrocare Environmental Ltd., reviewed the system in 2023 and stated that the existing WWTP was operating satisfactorily with no evidence of ponding, malodours or blockages. The proposed new development will be served by a separate, independently designed WWTP and polishing filter, which I am satisfied is an appropriate arrangement.
- 3.2.5. I note that the Council's Environment Wastewater Section recommended conditions in the event of a grant of permission following submission of further information during the initial application process with the Planning Authority. The conditions are general in nature requiring the WWTP to be laid out as per recommendations in the submit site characterisation report with a report to submit to the planning authority demonstrating this.
- 3.2.6. Having regard to the foregoing, I am satisfied that the concerns raised in the Section 137 notice in relation to wastewater treatment can be adequately addressed and that the proposed development, as conditioned, would not give rise to unacceptable risks to public health or the environment in this regard.

3.3. **Environmental Impact Assessment**

3.3.1. Please refer to the Planning Inspectors report dated 18th November 2025. The further plans and particulars, as received on 3rd February 2026, do not result in a change to the pre-screening determination.

3.4. **Water Framework Directive**

An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Eastern/South Eastern River Basin Management Plan 2022–2027.

The receiving water environment has been identified and assessed, see Appendix 2 attached. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures incorporated into the design, proposed or conditioned, it is concluded that the proposed development will not:

- Result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- Increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- Prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

Any residual risks are capable of being addressed through the proposed mitigation measures.

The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

4.0 **Appropriate Assessment**

Refer to Appendix 1 'Appropriate Assessment Screening Determination'.

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 any

European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The nature and scale of the works including on-site WWTP and surface water drainage.
- The separation distance from the nearest European site and lack of meaningful connections.

5.0 Recommendation

Having regard to the information submitted in response to the Section 137 Notice and my assessment above, I am satisfied that the concerns raised by the Commission regarding wastewater treatment have been addressed. Subject to the conditions set out below, I recommend that planning permission be granted, overturning the decision of Meath County Council.

My assessment and recommendation in respect of all other matters, as set out in the original Inspector's Report dated 18th November 2025, remains unchanged.

6.0 Reasons and Considerations

Having regard to the following, An Coimisiún Pleanála is satisfied that, subject to conditions, the proposed development would not be contrary to the proper planning and sustainable development of the area:

- i. The site comprises an established and previously permitted short-stay tourist accommodation complex in a rural area well-suited to the expansion of tourism uses within the Boyne Valley;
- ii. The proposed development represents an appropriate extension of the existing tourism enterprise which is consistent with the relevant policies and objectives of the Meath County Development Plan 2021–2027, in particular the tourism and rural enterprise policies, and with the objectives of the Boyne Valley Tourism Strategy 2024–2030;

- iii. The proposed design and layout of the development is appropriate to the historic and rural character of the site and will not give rise to unacceptable impacts on the landscape character of the Boyne Valley, the setting of the Brú na Bóinne World Heritage Site, the National Monument on site or the adjacent Protected Structures;
- iv. The proposed development will not give rise to unacceptable risks to public health, groundwater or surface water quality, and is consistent with the requirements of Article 4 of the EU Water Framework Directive, having regard to the continued use of the existing WWTP and the proposed separate new WWTP to serve the new units;

7.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 22nd April 2025 and the plans and particulars lodged with the Commission on 3rd February 2026, 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. Tourist Accommodation: The proposed holiday units shall be used for tourism purposes only and shall not be used as a permanent place of residence by any person.

Reason: To regulate the use of the development.

3. Car Parking: Parking for the development shall be provided in accordance with a detailed parking layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The layout shall provide for 16no. car parking spaces shall be provided within the site. The location and layout of these spaces shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: To ensure adequate off-street parking provision is available to serve the proposed development and in the interests of orderly development.

4. Landscaping: All landscaping works shall be completed, within the first planting season following commencement of development, in accordance with landscape drawings no. PP399-01 & PP399-02 submitted to the planning authority on 09/09/2024. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of biodiversity and the visual and residential amenity of the area.

5. Archaeology

(a) The applicant is required to employ a suitably qualified archaeologist to monitor under licence all groundworks associated with the development.

(b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by this Department with regard to any necessary mitigating action (e.g. preservation in situ ,or excavation) and should facilitate the archaeologist in recording any material found.

(c) The Planning Authority and this Department shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.”

6. Water Supply: Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

7. Surface Water Disposal:

(a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

(b) Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interest of public health.

8. Wastewater:

(a). The wastewater treatment system must be constructed and laid out in strict accordance with the recommendations contained within the site characterisation report and plans and documentation submitted to the Commission on 3rd February 2026.

(b). The applicant shall submit a report compiled by a suitably qualified person confirming that the waste water treatment system has been designed, laid out and constructed in accordance with the design proposed by the site assessor.

(c). The applicant shall enter into a maintenance contract with the provider of the wastewater treatment system.

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

9. Waste: A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials [within each house plot and/or for each apartment unit] shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

10. Construction Management Plan: Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall

provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

11. Construction Hours: Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority. The developer shall ensure that construction-related activities at the site do not give rise to noise levels beyond the site boundary exceeding 55dB(A) Leq (30 minutes) during daytime hours (08:00–20:00) or 45dB(A) at any other time.

Reason: In the interest of safeguarding the residential amenities of property in the vicinity.

12. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual amenity.

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

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

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

David Freeland

Planning Inspector

20th May 2026

Appendix 1

Appropriate Assessment Screening

Screening for Appropriate Assessment	
Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	The application is for Retention Permission of the change of use of the main dwelling within the property from domestic residence to short stay holiday home and Permission for; the construction of 6 short stay holiday homes; Landscaping and boundary treatment; A new waste water treatment plant and percolation area and all associated site works. The total floor area of the development is 402sq.m.
Brief description of development site characteristics and potential impact mechanisms	<p>The site extends to 1.49ha and is located approximately 480m of the River Boyne and River Blackwater SAC (site code: 002299) and within 530m of the River Boyne and Blackwater SPA (site code: 004232). The River Boyne leads to the Boyne Estuary SPA (site code: 004080), c. 5.8km, the Boyne Coast and Estuary SAC (Site Code: 001957), c. 7.1km and the North West Irish SEA SPA (Site Code 004236), c. 11.1km from the site.</p> <p>The site is underlain by a locally important aquifer with high vulnerability. There is no surface water bodies or drainage ditches within/adjacent to the site.</p> <p>Surface water will be directed to a proposed soakaway.</p> <p>Further information has been provided by the applicant which clarifies that the proposed on-site wastewater treatment system accords with the EPA Code. It is further demonstrated that the existing wastewater treatment system serving the existing on-site residential accommodation will not be impacted by the proposed development.</p> <p>The groundwater is an indirect hydrological connection to the River Boyne.</p>
Screening report	Y – ‘Appropriate Assessment Screening Report’ prepared by Panther Ecology LTD.

Natura Impact Statement	N			
Relevant submissions	No submissions received.			
<p>The submitted AA Screening Report identifies a hydrological link to the River Boyne. The report considered that the proposed WWTP will prevent emissions to any Protected Site. While the previous Inspector's Report did not agree with this assessment, having regard to the revised plans and particulars submitted to ACP demonstrated that the proposed WWTP accords with the EPA Code and Practive and the proposed development will not impact the existing WWTP which is intended to continue operations as existing.</p>				
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N
River Boyne and River Blackwater SAC (site code: 002299)	Conservation objectives dated 3rd December 2021.	c.0.48km	In-direct connection via groundwater.	Y
River Boyne and River Blackwater SPA (site code: 004232)	Conservation objectives dated 2nd July 2024.	c.0.53km	In-direct connection via groundwater.	Y
Boyne Estuary SPA (site code: 004080)	Conservation objectives dated 26 th February 2013.	c. 5.8km	In-direct connection via groundwater.	Y
Boyne Coast and Estuary SAC (Site Code: 001957)	Conservation Objectives dated 31 st October 2012.	c. 7.1km	In-direct connection via groundwater.	Y
River Nanny Estuary & Shore SPA (Site Code: 004158)	Conservation Objectives dated 21 st September 2012.	c. 10.3km	No pathway/hydrological connection	N

North-West Irish Sea SPA (Site Code 004236)	Conservation objectives dated 19 th September 2023	c. 11.1km	In-direct connection via groundwater.	Y
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¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³if no connections: N

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>Site 1: River Boyne and River Blackwater SAC (site code: 002299)</p> <p><u>Qualifying Interests</u></p> <p>River Lamprey Lampetra fluviatilis (1099)</p> <p>Salmon Salmo salar (1106)</p> <p>Otter Lutra lutra (1355)</p> <p>Alkaline fens (7230)</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* (91E0)</p>	<p><u>Indirect:</u></p> <p>Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p> <p>Potential impacts via groundwater pollution and onward to surface water from the on-site wastewater treatment system due to close proximity to the River Boyne and this SAC.</p> <p><u>Direct:</u> N/A</p>	<p>Potential negative affect on conservation objectives related to water quality.</p> <p>The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.</p> <p>I consider that there is low potential for pollution of surface and ground waters given the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to</p>

		collect surface water runoff from the proposed building.
	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?	
	Impacts	Effects
Site 2: River Boyne and River Blackwater SPA (site code: 004232) <u>Qualifying Interests</u> Kingfisher Alcedo atthis (A229)	Indirect: Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution. Potential impacts via groundwater pollution and onward to surface water from the on-site wastewater treatment system due to close proximity to the River Boyne and this SPA. Direct: N/A	Potential negative affect on conservation objectives related to water quality. The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted. I consider that there is low potential for pollution of surface and ground waters given the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to collect surface water runoff from the proposed building.
	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?	

* Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.

	Impacts	Effects
<p>Site 3: Boyne Estuary SPA (site code: 004080)</p> <p><u>Qualifying Interests</u></p> <p>Shelduck Tadorna tadorna (A048)</p> <p>Oystercatcher Haematopus ostralegus (A130)</p> <p>Golden Plover Pluvialis apricaria (A140)</p> <p>Grey Plover Pluvialis squatarola (A141)</p> <p>Lapwing Vanellus Vanellus (A142)</p> <p>Knot Calidris canutus (A143)</p> <p>Sanderling Calidris alba (A144)</p> <p>Black-tailed Godwit Limosa limosa (A156)</p> <p>Redshank Tringa tetanus (A162)</p> <p>Turnstone Arenaria interpres (A169)</p> <p>Little Tern Sterna albifrons (A195)</p> <p>Wetlands (A999)</p>	<p>Indirect:</p> <p>Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p> <p>Potential impacts via groundwater pollution and onward to surface water from the on-site wastewater treatment system due to close proximity of stream which flows to this SAC.</p> <p>Direct: N/A</p>	<p>Potential negative affect on conservation objectives related to water quality.</p> <p>The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.</p> <p>I consider that there is low potential for pollution of surface and ground waters given the separation distance involved, the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to collect surface water runoff from the proposed building.</p>
	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?	

* Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
	Impacts	Effects
<p>Site 4: Boyne Coast and Estuary SAC (Site Code: 001957)</p> <p><u>Qualifying Interests</u></p> <p>Estuaries (1130)</p> <p>Mudflats and sandflats not covered by seawater at low tide (1140)</p> <p>Salicornia and other annuals colonizing mud and sand (1310)</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) (1330)</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) (1410)</p> <p>Embryonic shifting dunes (2110)</p> <p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') (2120)</p> <p>Fixed coastal dunes with herbaceous vegetation ('grey dunes') (2130)</p>	<p>Indirect:</p> <p>Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p> <p>Potential impacts via groundwater pollution and onward to surface water from the on-site wastewater treatment system due to close proximity to the River Boyne and this SAC.</p> <p>Direct: N/A</p>	<p>Potential negative affect on conservation objectives related to water quality.</p> <p>The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.</p> <p>I consider that there is low potential for pollution of surface and ground waters given the separation distance involved, the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to collect surface water runoff from the proposed building</p>
	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?	

* Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.

	Impacts	Effects
<p>Site 5: North-West Irish Sea SPA (Site Code 004236)</p> <p><u>Qualifying Interests</u></p> <p>Red-throated Diver <i>Gavia stellata</i> (A001)</p> <p>Great Northern Diver <i>Gavia immer</i> (A003)</p> <p>Fulmar <i>Fulmarus glacialis</i> (A009)</p> <p>Manx Shearwater <i>Puffinus puffinus</i> (A013)</p> <p>Cormorant <i>Phalacrocorax carbo</i> (A017)</p> <p>Shag <i>Phalacrocorax aristotelis</i> (A018)</p> <p>Common Scoter <i>Melanitta nigra</i> (A065)</p> <p>Black-headed Gull <i>Chroicocephalus ridibundus</i> (A179)</p> <p>Common Gull <i>Larus canus</i> (A182)</p> <p>Lesser Black-backed Gull <i>Larus fuscus</i> (A183)</p> <p>Herring Gull <i>Larus argentatus</i> (A184)</p> <p>Great Black-backed Gull <i>Larus marinus</i> (A187)</p> <p>Kittiwake <i>Rissa tridactyla</i> (A188)</p>	<p>Indirect:</p> <p>Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p> <p>Potential impacts via groundwater pollution and onward to surface water from the on-site wastewater treatment system due to close proximity of stream which flows to this SPA.</p> <p>Direct: N/A</p>	<p>Potential negative affect on conservation objectives related to water quality.</p> <p>The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.</p> <p>I consider that there is low potential for pollution of surface and ground waters given the separation distance involved, the limited scale of the proposed works, the employment of standard construction practices and the inclusion of standard measures designed in to the scheme including design of the proposed WWTP to meet EPA COP 2021 standards and provision of a soakaway to collect surface water runoff from the proposed building</p>

<p>Roseate Tern <i>Sterna dougallii</i> (A192)</p> <p>Common Tern <i>Sterna hirundo</i> (A193)</p> <p>Arctic Tern <i>Sterna paradisaea</i> (A194)</p> <p>Little Tern <i>Sterna albifrons</i> (A195)</p> <p>Guillemot <i>Uria aalge</i> (A199)</p> <p>Razorbill <i>Alca torda</i> (A200)</p> <p>Puffin <i>Fratercula arctica</i> (A204)</p> <p>Little Gull <i>Hydrocoloeus minutus</i> (A862)</p>		
	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?	
* Where a restore objective applies it is necessary to consider whether the project might compromise the objective of restoration or make restoration more difficult.		
<p>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</p>		
<p>Screening Determination - Finding of no likely significant effects</p> <p>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 any European site and associated conservation objectives and is therefore excluded from further consideration. Appropriate Assessment is not required.</p> <p>This determination is based on:</p> <ul style="list-style-type: none"> The nature and scale of the works including on-site WWTP and surface water drainage. 		

- The separation distance from the nearest European site and lack of meaningful connections.

I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required

Appendix 2

Water Framework Directive Screening and Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
<p>Step 1: The application is for Retention Permission of the change of use of the main dwelling within the property from domestic residence to short stay holiday home and Permission for; the construction of 6 short stay holiday homes; Landscaping and boundary treatment; A new wastewater treatment plant and percolation area and all associated site works.</p> <p>Site Area 1.49ha</p> <p>Total floor area 402sqm.</p> <p>An on-site wastewater treatment system is proposed. The further information submitted to ACP demonstrates that it accords with EPA 2021 standards such that untreated wastewater is unlikely to escape to groundwater.</p>			
An Bord Pleanála ref. no.	ABP-322883-25	Townland, address	Sheephouse Donore , Co. Meath
Description of project		The application is for Retention Permission of the change of use of the main dwelling within the property from domestic residence to short stay holiday home and Permission for; the construction of 6 short stay holiday homes; Landscaping and boundary treatment; A new waste water treatment plant and percolation area and all associated site works. The total floor area of the development is 402sq.m.	
Brief site description, relevant to WFD Screening,		The site is located on a locally elevated location uphill, c. 590m from the River Boyne_180 Waterbody to the west and north of the site with the Drogheda (IE_EA_G_025) and Trim (IE_EA_G_002_) Ground Waterbodies.	

	<p>The site is adjoining by a number of terrace dwellings to the north with wider area characterised by rural one-off dwellings, agricultural lands and Battle of the Boyne site to the north.</p> <p>The water supply for the development is stated to be from public water mains.</p> <p>The Site Characterisation Report noted that bedrock was not encountered at 2.1m depth.</p> <p>The proposed wastewater treatment system is to be located at a level on the site lower than the existing and proposed buildings.</p>
Proposed surface water details	Soakpit proposed to the south-east of existing buildings.
Proposed water supply source & available capacity	Connection to public water mains. Point of connection not shown on site plans.
Proposed wastewater treatment system & available capacity, other issues	The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.
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)
River Waterbody	590m to the west	Boyne_180 (Code: IE_EA_07B042200)	Good	Not at risk.	No pressures.	Surface run-off and groundwater.
Groundwater Waterbody	Underlying site	Drogheda (IE_EA_G_025)	Good	At risk.	No pressures.	Surface run-off and groundwater.
	Underlying site	Trim (IE_EA_G_002)	Good	At risk.	No pressures.	Surface run-off and groundwater

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	Waterbody 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	Boyne_180 (Code: IE_EA_07 B042200)	Via land sloping towards watercourse on site and adjacent lands	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice	No	Screened out
2.	Ground	Drogheda (IE_EA_G_025)	Pathway exists	Spillages.	As above	No	Screened out
3.	Ground	Trim (IE_EA_G_002)	Pathway exists	Spillages.	As above	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Boyne_180 (Code: IE_EA_07 B042200)	Via land sloping towards watercourse on site and adjacent lands	Surface Water to watercourse Transmission from inadequately treated	Soakpit for surface water run-off. The further information submitted to ACP demonstrates	No No	Screened out

				wastewater (not demonstrated to EPA Code) via groundwater to a watercourse	that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.		
4.	Ground	Drogheda (IE_EA_G_025)	Pathway exists	The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.	None	No	Screened out

5.	Ground	Trim (IE_EA_G_002)	Pathway exists	The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted.	None	No	Screened Out
DECOMMISSIONING PHASE							
5.	NA						
STAGE 2: ASSESSMENT							
Details of Mitigation Required to Comply with WFD Objectives							
Groundwater							

Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2 : Groundwater</u> Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	
Development Activity 3: Operation phase, surface water	Required to demonstrate existing and proposed WWTP and soil polishing filter to comply with EPA Code as potential transmission via groundwater to watercourses	Required to demonstrate existing and proposed WWTP and soil polishing filter to comply with EPA Code.	WWTP to EPA Code.	Yes - The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the

				existing WWTP on-site will not be impacted.
Development Activity 4: Operation phase, groundwater	Required to demonstrate existing and proposed WWTP and soil polishing filter to comply with EPA Code	Required to demonstrate existing and proposed WWTP and soil polishing filter to comply with EPA Code.	WWTP to EPA Code.	Yes - The further information submitted to ACP demonstrates that the proposed WWTP complies with the EPA 2021 standards and that the existing WWTP on-site will not be impacted

