



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500078-KE

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<b>Development</b>	Retention and upgrading of existing hard standing area, retention of existing buildings and existing drive.
<b>Location</b>	Porterstown, Kill, Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	25131
<b>Applicant(s)</b>	Porterstown Haulage and Transport Ltd.
<b>Type of Application</b>	Permission and Retention
<b>Planning Authority Decision</b>	Refuse permission
<b>Type of Appeal</b>	First Party Appeal
<b>Appellant(s)</b>	Porterstown Haulage and Transport Ltd.
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	16 <sup>th</sup> January 2026
<b>Inspector</b>	Emer Doyle

## 1.0 Site Location and Description

- 1.1. The site is located in the townland of Porterstown, Kill, Co. Kildare. Porterstown lies approximately 2km to the east of Kill and approximately 7km to the north-east of Naas. The site is situated off the local road L2019 which runs roughly parallel to the N7.
- 1.2. The site contains a number of buildings which are used in association with a haulage company together with a large hardstanding area which is used for truck parking. It is accessed by a gated access and long driveway set back from the local road. The site has a stated area of approximately 1.189 hectares.
- 1.3. A single storey dwelling is located on lands adjacent to the site and accessed from the same driveway. Existing development in the immediate vicinity is characterized by one off dwellings on substantial sites, together with a number of businesses including a large orchard on lands to the south and east.

## 2.0 Proposed Development

- 2.1. The proposed development comprises of the following:
  - The retention of:
    - (a) 3754 square metres of hard standing area comprising of a mix of concrete, blacktop and gravel,
    - (b) Use of same hard standing area for the parking of up to twenty trucks and trailers,
    - (c) 898 square metres of existing buildings and retention of use of these buildings for the use of overnight parking of trucks and trailers and the storage of dry spare parts, components and towing equipment necessary for the trucks and trailers,
    - (d) The use of a drive which serves the home of the directors of Kill Haulage as a means of access to the public road from the hard standing areas and buildings, the subject of this application,
    - (e) All ancillary works.

- Permission is sought for upgrading of the same hardstanding area for the parking of up to twenty trucks and trailers.

### 3.0 Planning Authority Decision

#### 3.1. Decision

Permission refused by the Planning Authority for the following reasons:

Having regard to:

- The total gross area of the structures to be retained being in excess of 898 square metres (not including the structures notated on the Site Layout Plan as 'temporary buildings not forming part of this application, applicant can remove same'), and where Table 9.1 of the County Development Plan limits development to small-scale rural based business development with a floor area at circa 200 square metres only.
- The development not being appropriate in scale to its location.
- The development not being a 'redundant farm building/ yard or similar agricultural brownfield site' and where no planning permission can be traced to the subject lands and the overall landholding were the subject of permission for a rural house only.)
- The Applicant not demonstrating a social or economic benefit for the location of this use and development located in a rural area.
- The proposal not including a comprehensive planting plan of native species to screen the development and lessen its impact on the rural character and landscape.
- The Applicant not demonstrating that the proposal will not adversely affect the character and appearance of the landscape.
- The proposal being detrimental to the amenities of nearby residential properties, by way of traffic/ business noise, the requirement for increased

lighting at the site and increased traffic and business operations all within a rural area.

- The Applicant submitting insufficient information regarding a mobility plan catering for employees' home to work transportation.
- Inadequate proposals to cater for any waste arising at the facility.

The development (proposed and proposed to be retained) located on unzoned lands, would be non-farm related, attracting unnecessary traffic into an un-serviced rural area, would be contrary to Table 9.1 of the County Development Plan, would be contrary to Objectives RD01 and RD05 of the Kildare County Development Plan 2023-2029, which seeks to 'Encourage the development of appropriately scaled alternative rural based small-scale enterprises that are appropriate in rural areas' and if granted, would be contrary to the proper planning and sustainable development of the area.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

- The planner's report considers that the main issue relates to the principle of development at this location and development plan policy. A summary/ assessment of the main Development Plan policy as set out in Table 9.1 is contained within the report.

#### 3.2.2. Other Technical Reports

**Area Engineer:** No objection subject to conditions.

**Environment Section:** Requires further information in relation to waste management.

**Fire Officer:** No objection.

**Water Services:** No objection subject to conditions.

**Roads Section:** Further Information required.

### 3.3. Prescribed Bodies

- No reports.

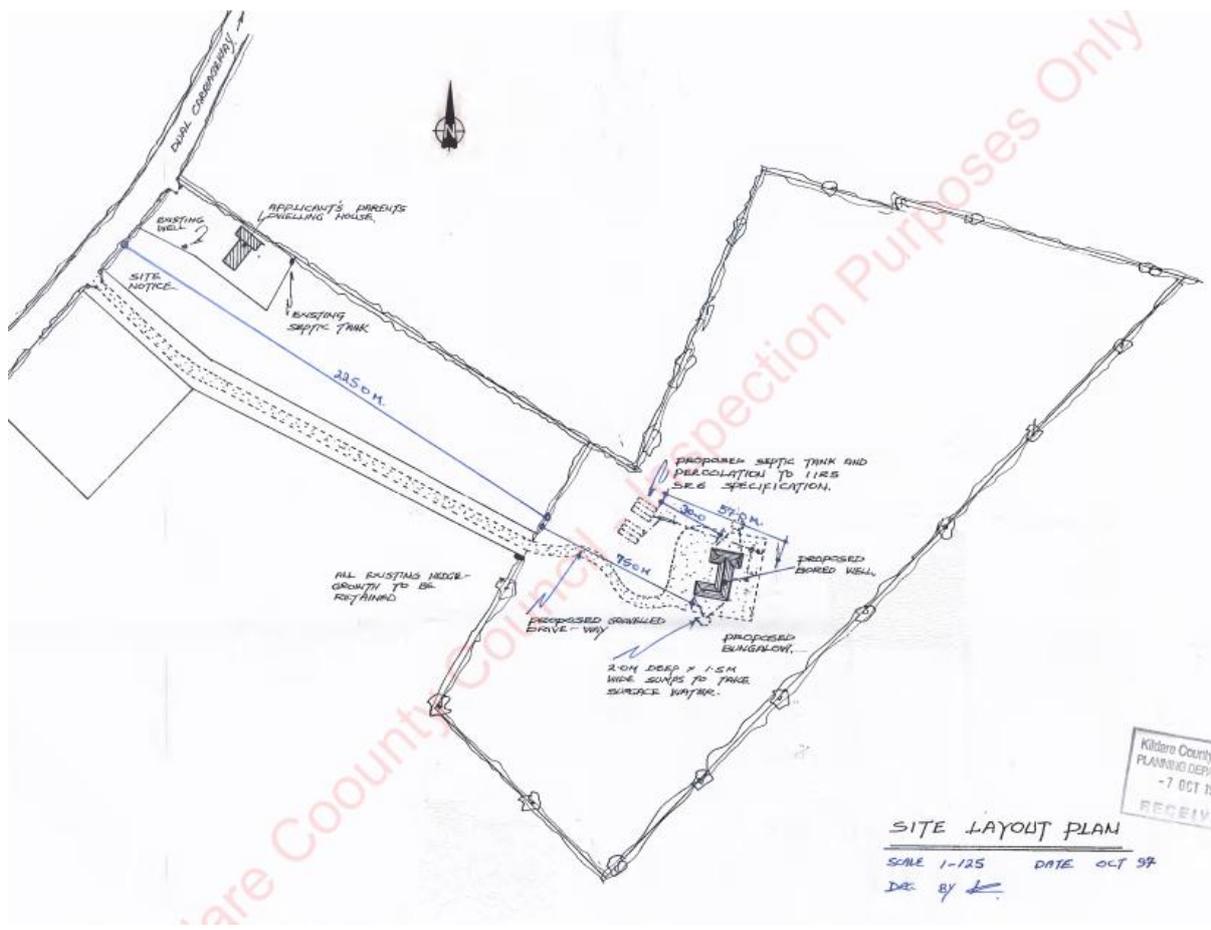
### 3.4. Third Party Observations

- None.

### 4.0 Planning History

PA Reg. Ref. 97/1428

Permission granted to G. Dunne for dwelling house and septic tank.



## 5.0 Policy Context

### 5.1. Development Plan

#### **Kildare County Council Development Plan 2023-2029**

The site is located within a rural area which is designated by the Core Strategy Map as – Rural Housing Policy Zone 1 – these are areas under Strong Urban Influence.

Policy in relation to the rural economy is set out in Chapter 9.

Section 9.3 recognises the importance of the rural economy and rural enterprise.

The rural employment base should encourage diversification of the rural economy, by promoting economic growth in towns, villages and settlements to support local populations, by facilitating stronger rural based activities including tourism and leisure activities and encouraging more appropriate forms of rural development. The development of rural enterprise and employment opportunities will be vital to sustaining the rural economy. Employment servicing the rural areas should in general be directed to local employment centres, small towns and villages catering for local investment and small-scale industry. Other land uses such as housing while not encouraged may be considered in the rural countryside. If land is not within an identified settlement and is not otherwise zoned as part of this Plan, or any Local Area Plan, the use of such land shall be deemed to be primarily agriculture.

It is the policy of the Council to:

RD P1 Support and promote rural enterprises and encourage appropriate expansion and diversification in areas such as sustainable agriculture, forestry, peatlands, peatlands rehabilitation and sustainable peatland related tourism, food, crafts, renewable energy at suitable locations in the county, particularly where they contribute to a low carbon and resilient economy.

Relevant objectives include the following:

RD 01 Encourage the development of appropriately scaled alternative rural based small-scale enterprises that are appropriate in rural areas. All planning applications for one off enterprises in rural areas shall have regard to the criteria listed in Table 9.1 of the Plan.

In general, existing commercial or industrial activities in towns and villages will not be permitted to re-locate to the countryside or to un-serviced rural areas. However, in specific circumstances, some commercial / industrial developments may be acceptable in rural areas due to their dependence on an existing local resource or source material that is required for the carrying out of the process / activity or service. In such instances the local resource or source of material shall be situated close to the location of the proposed development.

Established authorised rural based enterprises seeking to expand beyond their existing capacity, where in the opinion of the planning authority, the expansion proposed would seriously affect the rural nature or amenity of the rural area and surrounding countryside, will be encouraged to relocate on nearby serviced zoned lands.

One- off enterprises in the rural area may be situated in the open countryside only where the council is satisfied that there is a demonstratable need for the enterprise at the specific location in the first instance and where it complies with the criteria outlined in Table 9.1 below.

Proposals for the development of one-off new small-scale enterprises in rural areas outside of designated employment centres will be assessed against the following criteria:

- Development proposals shall be limited to small-scale rural based business development with a floor area at circa 200 square meters and shall be appropriate in scale to its location.
- The development will enhance the strength of the local rural economy.
- The proposed development will normally be located on the site of a redundant farm building / yard or similar agricultural brownfield site.
- There is a demonstratable social or economic benefit to being located in a rural area.
- The proposal shall include a comprehensive planting plan of native species to screen the development.
- The proposal will not adversely affect the character and appearance of the landscape.

- The proposal will not be detrimental to the amenity of nearby properties, and in particular the amenities of nearby residents.
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal.
- The proposal shall be accompanied by a mobility plan catering for employees' home to work transportation.
- Adequate proposals to cater for any waste arising at the facility.
- All advertising should be kept to a minimum and be suitable in design and scale to serve the business.
- Proper planning and sustainable development.
- The proposals should conform to all other objectives of the County Development Plan.

Chapter 15 of the Development Plan deals with Development Management Standards and Section 15.7.5 deals with sightlines. It is noted that sightline requirements are determined by the Council on a case-by-case basis and factors including the type, speed limit and condition of the road are taken into consideration. Where sightlines are inadequate, and would give rise to a traffic hazard, development will not be permitted, and in cases where an access already exists with inadequate sightlines, it is Council policy to recommend the closing-up of this entrance prior to the use of an alternative access with adequate sightlines.

## **5.2. Natural Heritage Designations**

5.2.1. The following natural heritage designations are located in the general vicinity of the development site:

- Wicklow Mountains SAC, approximately 10.7km to the east of the site.
- Poulaphouca Reservoir SPA, approximately 7.8km to the south of the site.
- Wicklow Mountains SPA, approximately 14.7km to the east of the site.
- Poulaphouca Reservoir NHA approximately 7.8km to the south of the site.  
2km to the south of the site.

### **5.3. EIA Screening**

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

## **6.0 The Appeal**

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

The main grounds of the first party appeal can be summarised as follows:

- The use of the appeal site for transport/ haulage purposes predates the turn of the century.
- It is immune from enforcement action.
- Development Plan policy supports non-agricultural development in rural areas.
- The matters raised in the planner's report in relation to their assessment under Section 9.1 could be dealt with/ mitigated by way of planning conditions.
- There are numerous businesses in the local rural area and other examples of haulage companies within rural areas in Kildare.
- No third parties have objected to the development.
- The scale of the development is smaller than many existing non-rural businesses in the vicinity of the site.
- The existing buildings were previously used for equestrian purposes- see photographs 10, 11, and 12 included in appeal documentation.
- The development can easily be screened with additional landscaping.
- Conditions can be imposed by ACP in relation to the treatment of surface water.

- A mobility management plan can be included by condition.

## 6.2. Planning Authority Response

The Planning Authority Response can be summarised as follows:

- The Planning Authority notes the content of the appeal and requests the Commission to refer to the planner's report.

## 6.3. Observations

- None.

## 6.4. 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 local/ regional/ national policies and guidance, I consider that the main issue in this case is as follows:

- Principle of Development and Development Plan Policy

### 7.2. Principle of Development and Development Plan Policy

- 7.2.1. The development site is located in the rural area of Porterstown, Kill, Co. Kildare. It is not located within any settlement or rural node and is located on unzoned lands. Thus, the policies and objectives for rural development apply and in particular Chapter 9 'Our Rural Economy' of the Kildare County Development Plan 2023-2029.
- 7.2.2. The information submitted with the application and appeal is that this haulage company has been in operation for over 20 years and is immune from enforcement action. The applicant is seeking to regularise the existing situation and allow the operation to be brought within the scope of planning control for the first time. The

appeal makes the case that the Development Plan Policy supports non-agricultural development in rural areas. It is stated that there are many industrial businesses in the vicinity of the site and these are indicated on maps submitted with the appeal. It is also stated that there are many examples of haulage companies elsewhere in rural County Kildare.

7.2.3. Section 9.3 of the Plan refers to Rural Economy and Rural Enterprise which recognises that there is a role for rural employment in contributing to the general economic development of the county. Criteria are listed in Table 9.1 for assessment of one off rural enterprises. I consider that a comprehensive assessment in relation to each of these criteria has been undertaken in a table contained within the planner's report. I generally concur with the conclusions of the planner's report in this regard.

7.2.4. Specifically, I wish to draw the attention of the Commission to the following in terms of the criteria set out in Section 9.1.

Scale of Development:

Permission is sought to retain 3754 square metres of a hard standing area and 898 square metres of existing buildings.

Section 9.1 outlines that development proposals shall be limited to small-scale rural based business development with a floor area at circa 200 square meters and shall be appropriate in scale to its location.

In my view, the scale of development is considerably in excess of what would normally be considered to be an appropriate scale for a rural enterprise. Further, I have examined some of the examples (precedent cases) outlined in the appeal for truck parking/ heavy goods vehicles. These generally relate to developments of a smaller scale than the current proposal. As such, I am not satisfied that these cases set a precedent or that the scale of development is appropriate at this rural location.

Demonstratable Social or Economic Need/ Enhancement of local rural Economy

Two of the criteria set out in Section 9.1 are that the development will enhance the strength of the local rural economy and that there is a demonstratable social and economic benefit to being located in a rural area.

I am not satisfied that any justification has been provided in the application or appeal response in relation to these criteria. The plan outlines that one- off enterprises in the rural area may be situated in the open countryside only where the council is satisfied that there is a demonstratable need for the enterprise at the specific location in the first instance. There is no location specific need, no community gain, no improvement or enhancement of social well being or quality of life associated with this development. I do not consider that the development will enhance the strength of the local rural economy or that there is a social or economic reason for the development at this rural location.

### Use of Redundant Farm Buildings

I note that the planner's report has outlined a number of developments on the landholding which may not have the benefit of planning permission including the farm sheds associated with the development. The Commission has no role in enforcement matters so I do not consider it appropriate to address this matter in detail.

Nonetheless, Section 9.1 outlines that one off rural enterprises could be considered on the site of redundant farm buildings or similar agricultural brownfield sites.

It is not clear from the information before me exactly how long this business has been in operation but it would certainly appear to be in excess of 20 years. It would appear that the buildings originally started off as buildings associated with an equine business. Section (iv) of the appeal response refers to redundant farm buildings and disagrees with the planner's assessment in this regard. Photographs 10, 11, and 12 submitted with the appeal response indicate that there previously was equine activity associated with the site and the buildings.

Nevertheless, the core point is that these buildings do not have the benefit of planning permission. The appeal response does not refute this. Indeed, a copy of the planning authority register is attached to the appeal response which indicates that there was only one previous planning application relating to a dwelling house on the lands. Having regard to the above and my review of the planning history available, I concur with the planning authority assessment. As such, the positive benefit which

might otherwise apply in the policy in relation to 'redundant farm building's' is not applicable.

### Visual Amenity / Landscaping

It is a requirement of Section 9.1 that proposals for rural enterprises shall include a comprehensive planting plan of native species. I note that the appeal considers that this matter can be conditioned.

I consider that should the Commission be minded to grant permission, this matter can be conditioned for further planting. However, I am satisfied that there is minimal negative visual impact associated with the existing development as even though the size of the development is considerable in scale, the site is well set back from the road, accessed through a gated entrance and existing boundaries are well planted such that the development is not visible from the public road and does not detract from the rural landscape.

### Impact on Residential Amenities

It is a requirement of Section 9.1 that any proposal for a rural enterprise will not be detrimental to the amenity of nearby properties, and in particular the amenities of nearby residents. The Planning Authority raised concerns in relation to impacts on residential amenities. No submissions were received by the Planning Authority or the Commission in relation to impacts on residential amenity.

The appeal response points out that the haulage business has been at this location for a considerable period of time and there have never been any complaints from neighbouring dwellings or enforcement action by the Planning Authority. I consider that possible impacts from a haulage business could be light pollution, working early in the morning or late at night, noise, traffic movements, waste management etc.

There is no information in relation to these matters within the application or appeal response. Having regard to the separation distance of the business from the nearest dwelling, the dense boundary treatment, the long access road into the site, and the ownership of the nearest dwelling to the site by one of the company directors, I am

satisfied that whilst there may be some impacts on residential amenity, these impacts would not warrant a separate reason for refusal.

### Traffic Movements/ Mobility Management

I note that no information has been submitted with regard to traffic movements to and from the site. No mobility management plan has been submitted. I note that the stated number of truck parking spaces is 20. The cover letter accompanying the application states that Porterstown Transport and Haulage currently employ 48 people. The appeal response considered that this matter can be conditioned. The Roads Report outlines a number of items sought as Further Information including sightlines, electric vehicles points, bicycle parking and lighting scheme. The appeal response does not address any of these items. Having regard to the scale of the development in a rural area, I am not satisfied that sufficient information has been submitted in relation to traffic impacts, traffic movements, or active travel.

### Waste Management

The planner's report notes that no proposals for waste management have been submitted. The appeal response states that waste management is governed by entirely different legislation and as such it would be inappropriate to attach conditions relating to other codes in line with Section 7.8 of the Development Management Guidelines.

The report from the Environment Section raises concerns in relation to the importation of waste onto the site and seeks comprehensive Further Information in relation to same.

I note that the policy outlined in Section 9.1 requires that an application must submit adequate proposals to cater for any waste arising at the facility. I consider that this is a reasonable requirement. I consider that there are concerns in relation to both the importation of waste onto the site and the management of waste directly arising from the haulage activities currently carried out on the site.

### 7.3. Conclusion

I am not satisfied that the applicant has demonstrated tangible locational links to this specific rural area or sufficient justification as to why the development could not be accommodated on more appropriately zoned land closer to an existing settlement. Furthermore, the scale of the development together with the number of employees is very substantial and not considered appropriate to a rural area with limited public transport options. As set out above, the application is lacking in certain information required by Section 9.1 in order to assess the impacts of the development in a more robust manner, however I consider that the principle of development is unacceptable at this location. The proposed development and development proposed to be retained would be contrary to Objective RD 01 of the Kildare County Development Plan 2023-2029 which seeks to encourage the development of appropriately scaled alternative rural based small -scale enterprises that are appropriate in rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

### 8.0 AA Screening

I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any European Site. The closest European Site, part of the Natura 2000 network is Poulaphouca Reservoir SPA, approximately 7.8km to the south of the site.

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

The reason for this conclusion is as follows:

- Scale and nature of the development
- The distance from European Sites and the absence of any ecological or hydrological pathways to any European Site.

## 9.0 Water Framework Directive Screening

Please refer to Appendix 2. The nearest water body is the PAINESTOWN\_010 IE\_EA\_09P010400 c.150m to the north east of the site (poor water body status, at risk) and the groundwater body is IE\_EA\_G\_078 (Industrial Facility (P0325-01)). This groundwater body is stated as being 'At Risk' in relation to not meeting their Water Framework Directive objectives. It has 'poor' overall status. The proposed development is detailed in section 2.0 of my report. No water deterioration concerns were raised in the planning appeal.

I have assessed the development proposed and the development proposed to be retained of hardstanding and buildings associated with a haulage company and I have considered the objectives as set out in Article 4 of the Water Framework a dwelling and associated works 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:

- Small scale and nature of the development
- Location-distance from nearest water bodies and/or lack of hydrological connections.

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.

## 10.0 Recommendation

10.1. I recommend that RETENTION permission and PERMISSION be refused for the following reasons and considerations:

## 11.0 Reasons and Considerations

It is the policy of the planning authority, as set out in the Kildare County Development Plan 2023-2029, to permit development proposals for small scale enterprises in the open countryside only where there is a demonstratable need for the enterprise at the specific location in the first instance and where it complies with the criteria outlined in Table 9.1 of the plan. The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a haulage company could not be accommodated on more appropriately zoned land closer to/ edge of the settlement locations. Furthermore, it is considered that the sheds proposed to be retained, together with the cumulative impacts of adjoining areas of hardstanding, storage yard and hardcore access route would not be at a scale considered appropriate to a rural area. The proposed development and development proposed to be retained would be contrary to Objective RD 01 of the Kildare County Development Plan 2023-2029 which seeks to encourage the development of appropriately scaled alternative rural based small - scale enterprises that are appropriate in rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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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Emer Doyle  
Planning Inspector

4<sup>th</sup> February 2026

	<b>Appendix 1 - Form 1 - EIA Pre-Screening</b>
<b>Case Reference</b>	500078-KE
<b>Proposed Development Summary</b>	Retention of hardstanding and buildings and drive associated with a haulage company. Permission for upgrading of hardstanding.
<b>Development Address</b>	Porterstown, Kill, Co. Kildare.
	<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.	N/A
<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	

<p>type of proposed road 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>	N/A
<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>	N/A

<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>No <input checked="" type="checkbox"/></p>	

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

## Appendix 2

### Screening the need for Water Framework Directive Assessment Determination

The appeal site is located at Porterstown, Kill, Co. Kildare.

The nearest water body is the PAINESTOWN\_010 IE\_EA\_09P010400 c.150m to the north east of the site (poor water body status, at risk) and the groundwater body is IE\_EA\_G\_078 (Industrial Facility (P0325-01). This groundwater body is stated as being 'At Risk' in relation to not meeting their Water Framework Directive objectives. It has 'poor' overall status. The proposed development is detailed in section 2.0 of my report. No water deterioration concerns were raised in the planning appeal.

I have assessed the development proposed and the development proposed to be retained of hardstanding and buildings associated with a haulage company and I 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.

No water deterioration concerns were raised in the planning appeal.

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:

- The location-distance from nearest water bodies and/ or lack of hydrological connections.

#### Conclusion

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.