



Inspector's Report

PL-500299-RN-25

Development	Retention of slatted shed, silage base, and straw bedded shed, and permission to construct a new slatted shed.
Location	Moyvannan Td. Kiltoom, Co. Roscommon.
Planning Authority	Roscommon County Council
Planning Authority Reg. Ref.	2560188
Applicant(s)	Sean Dolan
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Cormac Watson
Observer(s)	None
Date of Site Inspection	10 th March 2026
Inspector	Patricia Byrne

1.0 Site Location and Description

- 1.1. The appeal site is located in the townland of Moyvannan, Kiltoom Co. Roscommon. The site is located west of the N61 national road and is accessed via a gated, surfaced lane from a local road L-7551 which connects to the L-2019 to the south and the N61 to the east.
- 1.2. A110Kv overhead powerline traverses the lands to the south of the farm yard, travelling southeast-northwest.
- 1.3. The farming enterprise comprises primarily of a beef farm. Yard areas are in the main hard surfaced and are bounded by numerous agricultural structures, including a straw bedded shed, feed stores/silos, silage pits and slatted units.
- 1.4. There is no residential component to the site. Single dwelling units occur sporadically in the wider hinterland. The site and surrounding lands which are in pasture, are locally elevated and set out in fields, bounded by dry stone walls, low hedging and fencing.
- 1.5. St. Brigid's GAA club house and floodlit grounds lie to the east on the opposite side of the N61.
- 1.6. The area of the application site is stated as 1.677Ha.

2.0 Proposed Development

- 2.1. Retention Permission is sought for:
 - (a) a slatted shed containing cattle handling facilities of stated floor area of 2852sq.m. with associated tanks A-F.
 - (b) a silage base of stated floor area 701sq.m.
 - (c) a straw bedded shed of stated floor area 745sq.m.

Permission is sought to construct:

- (a) a slatted shed together with all associated site works. The stated area is 1280sq.m.

- 2.2. The application was accompanied by floor plans and elevational drawings together with a Fertiliser Plan and digital mapping/documentation sourced from Teagasc, indicating waterbodies, organic composition of soil and land parcels by area.
- 2.3. Water supply is via public mains, although reference is made within the application to private wells also serving the farm.
- 2.4. Following a request for Further Information made on the 19th June 2025, particulars relating to the following were provided:
- Land registry folios, maps and leasing documentation.
 - Well record (drill date May 2025)
 - Response from Shane Hennessy Ltd. Agri and Business Consultancy confirming the nature of the enterprise on site.

3.0 Planning Authority Decision

3.1. Decision

Roscommon County Council by Order dated 20th October 2025 GRANTED PERMISSION to RETAIN (1) existing slatted shed containing cattle handling facilities (2) existing silage base (3) existing straw bedded shed and GRANTED PERMISSION to construct a new slatted shed together with associated site works.

Permission was awarded subject to 7no. conditions. The conditions, which are summarised below, are standard in nature and relate to the following:

Condition No. 1: Standard Condition.

Condition No. 2: Restricts the number of animals to slurry storage capabilities in accordance with EU Good Agricultural Practice for the Protection of Waters Regulations 2022 and refers to the collection, storage and spreading of waste as well as soil analysis testing.

Condition No. 3: Controls the application of organic fertiliser and soiled water within prescribed calendar dates and precludes the spreading of organic fertiliser and farmyard manure in certain circumstances or within prescribed distances of certain features. Land spreading to be carried out on lands identified in the Nutrient Management Plan submitted on the 28th April 2025.

Condition No. 4: Compliance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 and any subsequent amendments thereto in relation to the collection, storage and spreading of organic fertilisers, soiled water and run-off.

Condition No. 5: Requirement to install inspection manholes on all surface water collection systems/pipelines prior to discharge point to all soakpits and/or surface water drains, including all existing discharge points.

Condition No. 6: All construction waste generated to be disposed of to an authorised facility in accordance with the provisions of the Waste Management Act 1996 as amended.

Condition No. 7: Payment of a Development Contribution within six months of the final grant of permission, or other such timeframe as may be agreed with the planning authority.

3.2. Planning Authority Reports

3.2.1. Planning Report

The initial report described the development and the application site, referring to historical planning applications, including the upgrading of the 110Kv overhead line under Reg. Ref. 2460559 and to an application under Reg. Ref. 2560052 by a family member (Withdrawn prior to decision). The report referred to planning policy, third party submissions and to an inter-departmental report from the Environment Department seeking Further Information. Matters in relation to visual impact/design, access and traffic safety, services and environmental considerations were also assessed, culminating in a request for Further Information. A final report prepared by the planning department on receipt of a response, expressed satisfaction that the development would not give rise to intensification of operations to an extent that would adversely impact the local road network, residential amenities or the receiving environment. Permission was recommended subject to conditions. The recommendation is reflective of the decision of the planning authority made on the 20th October 2025.

3.2.2. **Other Technical Reports**

Environment Department

An initial report dated 11th June 2025 sought Further Information to demonstrate ownership/control of land available for the spreading of organic fertiliser; Details with respect to the quantities of slurry to be exported, verification of traffic movements in and out of the holding and demonstration of a stocking rate below the declared derogation threshold. A subsequent report dated 16th October 2025 noted the response to the request and that the quantity of livestock on site would not be increased. The report expressed a view that the proposal represented an improvement in the management of farming operations and listed conditions in the event of planning permission.

No response was received from the ESB following referral and no further inter-departmental reports are noted on file.

3.3. **Third Party Observations**

2 no. Observations were received by the planning authority with the matters raised summarised as follows:

- Separate applications should be lodged with respect to retention and permission.
- Retrospective permission undermines trust in, and integrity of, the planning system and creates precedent, encouraging future breaches.
- The site is highly visible and is elevated giving rise to concerns of visual impact on the landscape.
- Use of artificial light/ resultant glare impacts the visibility of road users and gives rise to road safety concerns.
- Intensification of activity on site results in increased waste/slurry production; additional vehicular movement/livestock traffic; operational noise, light pollution and activity; deterioration in air quality and nuisance.

- Concerns in relation to the management of surface water and risk of nutrient run-off given the terrain, surface treatment of the lane and ground levels.
- Reference to related planning applications on other lands held by the applicant/family members including at Corraclogh Kiltoom in the name of Mrs. Patricia Dolan.
- Clarity sought regarding the number of cattle concerned, the holding capacity for additional stock and whether a derogation is required to satisfy 220kg nitrogen/Ha.
- Query as to future development of an aerobic digester on site in proximity to upgraded ESB infrastructure.
- Additional traffic movements associated with increased slurry export with risk of spills and pollution during transport and additional strain on local roads.
- Application should have referenced permission for a Strategic Infrastructure Development (substation) approved by An Bord Pleanála.
- Access will be shared with the substation. Electric gates and cctv have been installed and the access widened. Sight lines are not detailed.
- Water usage within the facility should be detailed.
- Absence of a soiled water network for dry shed areas.
- Capacity of soakaway to address water generated from the sheds.
- Risks to watercourses and private wells has not been assessed given absence of EIA.
- Odour and Air Quality concerns.
- Demand for export of additional slurry off site.
- Impact of slurry spreading on SAC and SPA given the proximity of the holdings to tributaries serving Lough Ree and Lough Funshinagh.
- Impact on ground water and private wells. Slurry spreading in the area is at saturation point.
- Incompatible with the principles of sustainable development, giving rise to unacceptable environmental, visual and public health impacts.

4.0 Planning History

Reg. Ref. 2460559

Permission GRANTED for works to uprate approximately 35.7km of the overall 35.82km of existing Athlone to Lanesboro 110 kV overhead line (OHL) circuit located within the administrative boundary within Co. Roscommon. Applicant- EirGrid Plc.

Decision Date: 21st May 2025

Ref: ABP-321238-24

Ten-year permission GRANTED under Section 182A of the Planning and Development Act 2000 (as amended) for a 110Kv electricity substation, approximately 7.5km of underground electricity line and all associated works at Moyvannan, Feamore, Lisbaun, Carrownolan, Carrowncloghan, Carrowkeeney, Ardmullan, Curraghboy, Gortnasythe, Derryglad, Eskerbaun and Brideswell, Co. Roscommon.

The purpose of the cable and substation is to connect Seven Hills Windfarm Ref: ABP-313750-22 to the transmission network.

The location of the substation lies to the west of the appeal site.

Decision Date: 18th July 2025

5.0 Policy Context

5.1. National Policy

- Climate Action Plan 2025
- Project Ireland 2040 – National Planning Framework First Revision (2025) and National Development Plan 2021-2030 (updated July 2025)
- Our Rural Future- Rural Development Policy 2021-2025- Department of Rural and Community Development.
- Food Vision 2030- A World Leader in Sustainable Food Systems- Department of Agriculture Food and the Marine.

- Ag Climatise -A Roadmap towards Climate Neutrality 2020- Department of Agriculture, Food and the Marine.
- Sixth Nitrates Action Programme 2026-2028.

5.2. Development Plan

5.2.1. The Roscommon County Development Plan 2022-2028 is the operative Development Plan for the area and came into effect on the 19th April 2022.

- **Volume 1: Written Statement**
- **Chapter 5 Rural Development and Natural Resources**
- **Policy Objective RD5.4:** *‘Support the agricultural sector and the development of agriculture to facilitate the development of sustainable agricultural activities’.*
- **Chapter 7 Infrastructure, Transport and Communications**
- **Policy Objective ITC7.48** *‘Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.’*
- **Chapter 12 Development Management Standards**
- **Section 12.20** Agricultural Development

‘Agricultural structures should be sited as unobtrusively as possible. Finishes and colours should be used to blend the development into its surroundings. The grouping of agricultural structures is encouraged in order to reduce their overall impact’.

Landscape Character Assessment

- **Section 3.3 Agricultural Buildings and Rural Enterprise Proposal**
- ‘Consideration of the landscape impact of agriculture and other related rural buildings shall have regard to the Landscape Character Area, particularly in the context of a potential impact on scenic routes and scenic views as well as those locations near

features of visual and amenity attraction, such as lakes and watercourses as well as strong cultural heritage’.

- The site is located close to the confluence of three Landscape Character Areas Mid-Lough Ree Pastureland (7) Lower Lough Ree and Athlone Environs (8) and Lough Funshinagh, Stone Wall Grasslands and Esker Ridges (34).
- No scenic views or scenic routes pertain.

5.3. National Monuments

A large number of archaeological sites lie in the wider area around the appeal site. These include RO048-037 Standing stone; RO048-040 Ringfort-rath; RO048-039 Ringfort-rath; RO048-041003 Bullaun stone. The Department of Housing, Local Government, and Heritage [National Monuments Service–Historic Environment Viewer] indicates no known archaeological sites within or immediately adjacent the farmyard or buildings/structures thereon.

5.4. Natural Heritage Designations

Lough Ree SPA (Site Code 004064) and Lough Ree SAC (Site Code 000440) lie approximately c.2.2km from the appeal site.

Lough Funshinagh SAC (Site Code 000611) c.3.15km

Lough Ree pNHA (Site Code 000440) c.2.1km

Lough Funshinagh pNHA (Site Code 000611) c.3.14km

6.0 EIA Screening

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 this report.

7.0 The Appeal

7.1. Grounds of Appeal

The decision of the Planning Authority is the subject of a Third-Party appeal by Mr. Cormac Watson. The issues raised are summarised below:

- The planning application coincides with an application by Energia for the Moyvannan substation. A Strategic Infrastructure Development was permitted by An Bord Pleanála (in relation to the Moyvannan substation) adjacent the appeal site.
- The planning application did not declare that the applicant is a director of two companies Corroclough Limited Company and Moyvannion Farm Ltd Co. in relation to the farming enterprise. The company Sean Dolan Limited is not recorded and should have been declared on the application form.
- The development relates to an intensive livestock feeding platform Feedlot or Controlled Finishing Unit. Clarity is sought as to whether all cattle have been declared as part of the holding, including the yard at Corraclough, Kiltoom.
- The feeding system is a closed unit, with cattle sourced within 80km at livestock marts and transported to the site. Given the extent of the landholding stated, it does not constitute an enterprise of limited scale as referred to in the planning report.
- The enterprise gives rise to greater traffic movements than those indicated.
- Purpose of the shed is to store manure and not to house animals.
- The planning authority's request to declare the extent of land ownership has not been fully complied with.
- Live application for a feedlot yard at Corraclough by a family member of the first party does not reference the development which is the subject of this appeal.
- Confirmation that the feedlot herd operates out of both yards should be sought from the Department of Agriculture.
- All traffic movements are not accounted for and exceed levels stated.
- High levels of water required to facilitate the enterprise, including agitation of slurry tanks. Water usage from bore wells and other connections requires registration under Water Abstraction Licence with EPA.

- Concerns in relation to surface water disposal.
- Floodlights from the facility result in glare on the regional road.
- The development does not address odour or noise issues which have been brought to the attention of the planning authority.
- An overground holding tank should be considered as the matter relates to slurry storage rather than an increase in stock numbers.
- Clarity sought in relation to the use of the AIMS System to identify the movement of livestock on the holding submitted to the planning authority for the feedlot herd number.
- Issue of stray voltage has not been addressed.
- Impact of low frequency noise from the substation on animals in the yard should be examined.
- Stock numbers on the supplementary planning application form (existing and proposed) differ from the those indicated on the Fertiliser Plan. Clarity sought in relation to overall livestock numbers and hectarage.
- Discrepancies in the drawings provided with regard to the proposed slatted shed.
- The Environment Division of the local authority has a role in regulating the movement of slurry notwithstanding the remit of other agencies.

7.2. Applicant Response

7.2.1. The first party provides a response to the matters raised in the third-party appeal by Mr. Cormac Watson and is summarised as follows:

- The Moyvannan substation is a separate application, unconnected with the subject application.
- The application under Reg. Ref. 2560188 was made in the name of Sean Dolan and not under a company.
- Moyvannion Farm Ltd. was established by the First Party in May 2025 as a formal arrangement between the applicant and his sons.

- Cattle are housed on a 24/7 basis and activities are as outlined in the Further Information response to the planning authority.
- A Nutrient Management Plan (NMP) including stock numbers, land spreading maps and slurry management measures have been supplied. The farm operates within Department of Agriculture Guidelines and the Nitrates Directive.
- A separate farm in family ownership operates independently of the appeal holding.
- Third party concerns have been raised in relation to lighting glare. St. Brigids GAA pitch located closer to the road than the appeal site has higher levels of lighting emission. No objection was raised by the Roads Section of Roscommon Co. Co. in relation to traffic levels, or in relation to glare.
- Reference made to the place of residence of third parties to the planning application and to the appeal. Concerns in relation to smell, traffic movement and lighting glare are not raised by permanent residents of the area who reside in closer proximity to the site.
- Stock numbers are dictated by the amount of land available and the primary reason for the development is to provide additional slurry storage to allow animals to be housed for longer periods due to climate change.

7.3. Planning Authority Response

No response on file.

7.4. Request for Oral Hearing

A request for an oral hearing was made by Mr. Cormac Watson on the 17th November 2025. The Commission, in a decision dated 19th January 2026, determined that there was sufficient written evidence on file to enable an assessment of issues raised and an Oral Hearing should not be held.

7.5. Observations

None on file.

7.6. Prescribed Bodies

The appeal was referred by An Coimisiún Pleanála to the following:

- Development Applications Unit
- An Taisce
- The Heritage Council

No submissions were received.

8.0 Assessment

8.1. This is a Third-Party appeal against the decision of Roscommon County Council to Grant Permission for Retention and to Grant Permission in respect of Reg. Ref. 2560/88. I am satisfied, having examined the details of the application and all other documentation on file and having visited the site, that the main issues for consideration relate to the following:

- Principle of Development
- Disposal of Waste Product/Land Spreading
- Impact on Amenities
- Traffic Safety and Lighting
- Water Supply
- Other Matters

8.2. Principle of Development

The Roscommon County Development Plan 2022-2028 supports a rural development strategy centred on facilitating the continuity of agriculture and by maintaining the integrity of viable farming areas. The site is located in a rural area where the predominant land use is agriculture. While specific operational concerns raised in the third-party appeal are examined in the following sections, I am satisfied given the nature of the use on site that the development is in accordance with Policy RD5.4 of the Development Plan which broadly seeks to support the agricultural sector and development to facilitate sustainable agricultural activities. I am of the opinion therefore, that the principle of development,

comprising the retention and construction of agricultural structures to facilitate a beef farming enterprise in this rural area is acceptable.

8.3. Disposal of Waste Product/Land Spreading

- 8.3.1. In responding to the planning authority's further information request, Shane Hennessey Ltd Agri & Business Consultancy acting on behalf of the applicant confirms that approximately 11,000-12,000 m³ of slurry will be exported in order to comply with the Nitrates Directive. A copy of Record 3 Forms (Movement of Organic Fertilisers) for 2025 are provided, and it is stated that the stocking rate will be below the derogation threshold on the Nutrient Management Plan (NMP). It was also confirmed that while the proposed shed will cater for 150 no. cattle, the overall number of animals housed will not increase.
- 8.3.2. Land Registry and Folio details in relation to lands held by the first party have been provided.
- 8.3.3. The scope of the application relates to the works within the red line boundary and in this regard, the Commission should note that the carrying out of land spreading does not form part of the application description and that this process is regulated by SI No. 588/2025–European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations). These Regulations are for the purposes of preventing water pollution. They provide for the limitation of quantities of nitrates and phosphate that can be directly applied to land. Surface water is protected *inter alia* through the provision to buffers from surface water features. Groundwater is protected by the prohibition of direct discharge to groundwater and measures to prevent indirect pollution through discharge to ground and percolation through the soil. Only lands where the limitations can be met can be used for the purposes of land spreading. An Coimisiún Pleanála is not the competent authority for the control of land spreading, and the applicant is legally obliged to adhere to the GAP Regulations 2025 when undertaking land spreading.
- 8.3.4. The planning authority's Environment Department noted that the scheme would amend the animal housing system on site and that numbers of livestock would not increase. Overall, the proposal would provide additional slurry storage capacity and the Department considered that the proposal represented a major improvement in the management of the existing farm operation.

8.3.5. There are no water courses on or immediately adjacent the appeal site, with the closest being the Shannon(Upper) _110 Ref IE_SH_26S021660 lying c.1.6km to the east and c.1.89km to the north. Drawing No. 24-144-Proposed Site Layout indicates run off from the silage pit entering a tank to the north of the extant slatted shed. As such, all soiled water and slurry will be directed to storage tanks which are subject to the requirements and specifications as set out in the GAP Regulations. Blue hatching (untitled) but which would appear to suggest the proposed surface water collection network connects to a soakpit to the northeastern corner of the site. There is a natural slope down to the north at this location. I am of the view therefore that uncontaminated surface water run-off may be disposed of directly to ground via appropriately sized soakaways and no surface water run off should be permitted from the scheme to enter onto third party properties or onto public roads. The Commission may be minded to include a suitable condition to give effect to this requirement should permission be awarded.

8.3.6. I am satisfied, that the applicant has submitted adequate information as part of the planning documentation in terms of how waste will be managed and disposed of, and it has been demonstrated that adequate waste storage will be available on site to meet generated demand.

8.4. **Impacts on Amenities**

8.5. The existing slatted shed for retention is of a conventional format with a stated maximum height of 8.1m. finished in concrete/plaster with profiled galvanised steel sheeting, dark grey in colour. The straw bedded unit has a maximum stated height of 6.92m with similar external finishes to the existing slatted unit. The proposed slatted shed will align parallel with the neighbouring slatted shed.

8.6. The structures relate to an existing established farmyard. While the site and surrounding lands are elevated locally, I am not of the view that they would have a significant or materially negate impact on the visual amenities of the area. In this regard the existing and proposed finishing materials and colours thereof are considered appropriate.

8.6.1. I note the Landscape Character Assessment which informs the Roscommon County Development Plan 2022-2208 and requirements under Section 3.3 Agricultural Buildings and Rural Enterprise Proposal wherein consideration of the landscape impact of agriculture

and other related rural buildings should have regard to the Landscape Character Area, particularly in the context of potential impacts on scenic routes and views as well as features such as lakes, watercourses and cultural heritage.

8.6.2. The site is located close to the confluence of three Landscape Character Areas Mid-Lough Ree Pastureland (7) Lower Lough Ree and Athlone Environs (8) and Lough Funshinagh, Stone Wall Grasslands and Esker Ridges (34).

8.6.3. No scenic views or routes pertain to the site or the immediate surrounding area.

8.6.4. The closest residential units to the farmyard lie approximately 370m to the south and approximately 500m to the east. In relation to odours and noise, while the appellant does not elaborate on the nature of the concerns arising, I consider that within a rural environment such issues would normally be associated with farming activities and can be transient in nature, becoming more pronounced at specific times such as when slurry is agitated and land spreading occurs. I do not consider that such impacts would warrant a refusal of permission for the extension of an established farm holding.

8.7. Traffic Safety and Lighting

8.7.1. The Further Information response from Shane Hennessey Ltd. Agri & Business Consultancy confirms that approximately 40-50 no. cattle are taken from the site to factory per week in 2 no. loads via tractor and trailer. Stock is replenished by 3-4 small loads of cattle brought to the farm, with some animals sent to out farms. Having visited the site, I observed that the holding is accessed via a short cul-de-sac lane from a local road. The local road, L7551 is narrow and connects southwards to the L556 and to the east with the N61. A limited number of access points connect to the road over these sections. Sightlines at the existing farm entrance are adequate given the operational speed limit of the carriageway and given the laneway serves only the appeal site. While construction traffic levels would give rise to an increase in vehicular movements over a temporary period, once constructed I do not believe that the development would result in a significant increase in traffic movements, entering or exiting the holding above current levels. In this regard, the applicant has confirmed that the new slatted unit can accommodate 150 no. animals, but there is no increase in the overall numbers of stock held given the intended reduction in cattle numbers on straw bedding. I

note no traffic safety grounds with respect to the development were raised by the planning authority.

Having considered the documentation presented, including that stocking numbers will not increase on site; the lightly trafficked nature of the carriageways concerned with limited entry/egress points along their routes, I am satisfied that the development would not generate significant levels of additional traffic/vehicular movements.

I note concerns raised by the appellant with respect to lighting of the site and resultant glare on roadways at nighttime. No report is on file from the planning authority's Transportation Department with respect to this matter. I observed lighting affixed to the existing slatted shed at roof eaves level (western elevation) directed into the feeding area. I note no reference to lighting as part of the planning application. The proposed slatted unit will align immediate adjacent the existing structure, screening/internalising these lighting fixtures. Notwithstanding, if permission is under consideration, the Commission may wish to include a condition requiring that existing and proposed lighting within the site be suitably cowled to prevent spillage beyond the yard areas.

8.8. Water Supply

- 8.8.1. The appellant refers to two bore wells serving the site and that the yard has a metred water supply as per the application. The appellant also refers to three water connections serving the adjacent lands to feed water troughs and contends that the level of water usage warrants registration as a Water Abstraction Licence with the Environmental Protection Agency as 25 m³ per day is exceeded.
- 8.8.2. The location of the two bore wells was observed during the site inspection and appear to be outside of the red line boundary of the application site, lying in a field to the west of the farmyard.
- 8.8.3. As part of my assessment, I have had regard to the Planning and Development Regulations 2001 as amended, in addition to the Water Environment (Abstractions and Associated Impoundments) Regulations 2024 and the document entitled Principles of Water Abstractions and Associated Impoundments, EPA, 2025.

8.8.4. I refer to the requirements of Part 2 Class 10 (I) of the Planning and Development Regulations 2001, which sets out the thresholds for water abstraction (volume exceeding two million cubic metres per annum) as it relates to the impact upon the environment and the subsequent need for EIAR.

8.8.5. I note that the EPA is the competent authority for licensing water abstractions. Any abstraction equal to or greater than 2,000 m³/day will require an abstraction licence. Any abstraction between 25 m³/day and <2,000 m³/day will be assessed by the EPA to determine if it is a significant abstraction. If an abstraction is deemed to be significant, an abstraction licence will be required.

The applicant submits a Well Record for a well drilled in May 2025 with an estimated maximum safe yield of 1,000 gpd. No further documentation is on file in relation to abstraction or water usage levels in general.

There are separate obligations under the Water Environment (Abstractions and Associated Impoundments) Regulations 2024 on persons carrying out abstractions and in the event the abstraction level was significant, the applicant is bound by other obligations including maintenance of records of abstraction. There is no evidence that the development to be retained or constructed gives/would give rise to negative impacts on its surroundings.

8.9. **Other Matters**

8.9.1. Impact of substation

Permission was granted by An Coimisiún Pleanála Ref: ABP-321238-24 under Section 182A of the Planning and Development Act 2000 (as amended) for a 110Kv electricity substation and associated works on a site to the west of the farmyard. The substation will facilitate the export of renewable energy from an approved wind farm into the national electricity network. The substation is unrelated to the development the subject of this appeal.

There is no basis to conclude that animals housed in the yard would be impacted by low frequency noise or that stray voltage is of a particular concern. The suitability of the location, siting and design of the facility were assessed and deemed acceptable under Ref. ABP-321238-24.

8.9.2. Accuracy of plans

I am satisfied based on the documentation available to me on file that an appropriate level of detail is provided to enable a full assessment of the development proposed.

8.9.3. Concurrent Applications

I note reference in the third-party appeal to planning applications by a family member of the applicant on a separate farm holding. I note also that the planning authority has referred to such applications in its assessment and sought under the request for Further Information to establish if the appeal development will operate independently or in conjunction with other farming enterprises and if so, to identify landholding maps and Nutrient Management Plans for same. In responding to the request for Further Information, the applicant confirmed that the subject farm enterprise is operated under a herd no. managed by him with the herd no. and name of the business being Sean Dolan Limited, a family business.

Irrespective of concurrent applications for development being made by a family member on separate landholdings, the current proposal must be assessed in terms of its compliance with planning policy and its adherence to proper planning and sustainable development. Matters relating to land spreading were addressed under an earlier section of this report and potential for overlap of available lands for this function have been addressed. Consequently, concurrent planning applications by family members on physically unconnected lands to the current proposal are not considered relevant.

Equally, matters relating to herd numbers, the use of the AIMS System to identify the movement of livestock, and the listing of all companies held by an applicant, are also not considered relevant to this appeal. I am satisfied that the particulars of the applicant in this instance are clearly set out in the application form.

9.0 Appropriate Assessment Screening

See completed screening determination form in Appendix 2. 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 Lough Ree SPA (Site Code 004064), Lough Ree SAC (Site Code 000440) or Lough Funshinagh SAC (Site Code 000611) 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:

- Nature and scope of the proposed development.
- The separation between the appeal site and the nearest European Site, together with absence of an ecological pathway.
- Taking into account the determination by the Planning Authority.

10.0 Water Framework Directive

The appeal site is located c. 1.6km from the Shannon(Upper) _110 Ref IE_SH_26S021660 to the east and 1.89km from the Shannon(Upper) _110 Ref IE_SH_26S021660 to the north; and is c. 3.0km from the Ballybay river_010 Ref: IE_SH_26B210730 to the south. The underlying ground waterbody is Funshinagh IE_SH_G_091.

The development comprises the retention of a slatted shed, silage base and straw bedded shed and permission to construct a new slatted shed. No water deterioration concerns were raised in the planning appeal.

I have assessed the development seeking retention permission and permission 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 and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- Nature and scope of the works- small scale and nature of the development.
- Separation distance from the nearest water bodies and lack of hydrological connections.

- Taking into consideration the report of the Environment Department of the planning authority.

Appendix 3 contains a WFD Impact Assessment Stage 1 Screening.

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.

11.0 Recommendation

Having regard to the foregoing, it is recommended that retention permission and permission is granted for the development, subject to conditions.

12.0 Reasons and Considerations

Having regard to the nature and scale of the development within an established agricultural farmyard, and the developments compliance with the Roscommon County Development Plan 2022-2028, particularly Policy Objective 5.4 and Section 12.20 Agricultural Development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the landscape or visual amenities of the area and would be acceptable in terms of public health, traffic and environmental sustainability. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1	The development shall be retained and carried 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 23 rd day of
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	<p>September 2025, 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.</p> <p>Reason: In the interest of clarity.</p>
2	<p>The structures shall be used for agricultural purposes only.</p> <p>Reason: In the interests of clarity.</p>
3.	<p>Details of the finishes of the proposed slatted shed shall be submitted for the written agreement of the planning authority prior to commencement of development.</p> <p>Reason: In the interest of orderly development and visual amenity</p>
4.	<p>The following shall be complied with:</p> <p>(a) Slurry generated by the existing and proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. No. 588/2025) (as amended)</p> <p>(b) Where slurry or manure generated by the existing or proposed development is moved to other locations, details of such movements are to be notified to the Department of Agriculture, Food & the Marine in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. No. 588/2025) (as amended).</p> <p>(c) Where slurry or manure is removed by a third party, by agreement, to be land spread elsewhere, details of such an agreement (to include name of third party, lands to be spread, amounts of material) should be furnished to</p>

	<p>the local authority in which said lands are located.</p> <p>Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.</p>
5.	<p>The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2025, as amended. The developer shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations.</p> <p>Within six months of the grant of permission, details demonstrating how the developer intends to comply with this requirement shall be submitted for the written agreement of the Planning Authority.</p> <p>Reason: In order to avoid pollution and to protect residential amenity.</p>
6.	<p>The following shall be complied with:</p> <ul style="list-style-type: none"> (a) The slatted sheds shall be used only in strict accordance with a management schedule for the operation of the slatted sheds which shall be submitted to the planning authority within six months of this decision. (b) The management schedule shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2025, or if superseded by subsequent regulations: (c) The management schedule shall provide for <ul style="list-style-type: none"> (i) the number, age and types of animals to be housed. (ii) the arrangements for the disposal of slurry. (iii) arrangements for the storage and disposal of manure and (iv) the cleansing of the buildings and structures (including the public road, where relevant). <p>Reason: In order to prevent pollution and in the interest of amenity</p>

7.	<p>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:</p> <p>(a) uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways</p> <p>(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 six months of this decision.</p> <p>(c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters)(Amendment) Regulations 2025, as amended shall be strictly adhered to.</p> <p>Reason: In the interest of environmental protection and public health.</p>
8.	<p>If during the course of site works, archaeological material is discovered, the Planning Authority shall be notified immediately. The developer is further advised in this event, that under the National Monuments Act, the National Monuments Service, The Department of Housing, Local Government and Heritage and the National Museum of Ireland require notification.</p> <p>Reason: In the interest of preserving or preserving by record.</p>
9	<p>All external lighting shall be directed and cowled such as to ensure that no glare is caused to users of the public roads in the vicinity of the development.</p> <p>Reason: In the interests of residential amenity and traffic safety.</p>
10.	<p>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</p>

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 Bord 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Patricia Byrne

Planning Inspector

24th March 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	500299-RN-25
Proposed Development Summary	Retention of slatted shed, silage base, and straw bedded shed, and Permission to construct a new slatted shed.
Development Address	Moyvannan, Kiltoom Co. Roscommon
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(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)

2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?

Yes, it is a Class specified

No, it is not a Class specified in Part 1. Proceed to Q3

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?

No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994

No Screening Required

Yes, the proposed development is of a Class and meets/exceeds the threshold.

EIA is Mandatory. No Screening Required

Yes, the proposed development is of a Class but is sub-threshold.

**Preliminary examination required. (Form 2)
OR**

If Schedule 7A information submitted proceed to Q4.
(Form 3 Required)

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)?

Yes

Screening Determination required (Complete Form 3)

No

Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____

Appendix 2: Screening for Appropriate Assessment

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference No. PL-500299-RN-25	
Step 1: Description of the project and local site characteristics	
Brief description of project	<p>Retention Permission is sought for:</p> <ul style="list-style-type: none"> (a) a slatted shed containing cattle handling facilities of stated floor area of 2852sq.m. with associated tanks A-F. (b) a silage base of stated floor area 701sq.m. (c) a straw bedded shed of stated floor area 745sq.m. <p>Permission is sought to construct:</p> <ul style="list-style-type: none"> (a) a slatted shed together with all associated site works. The stated area is 1280sq.m.
Brief description of development site characteristics and	<p>Retention Permission is sought for:</p> <ul style="list-style-type: none"> (a) a slatted shed containing cattle handling facilities of stated floor area of 2852sq.m. with associated tanks A-F. (b) a silage base of stated floor area 701sq.m.

<p>potential impact mechanisms</p>	<p>(c) a straw bedded shed of stated floor area 745sq.m.</p> <p>Permission is sought to construct: a slatted shed together with all associated site works. The stated area is 1280sq.m. The area of the application site is stated as 1.677Ha and concerns an existing farmyard.</p> <p>Lough Ree SPA (Site Code 004064) is c.2.2km from the site.</p> <p>Lough Ree SAC (Site Code 000440) is c.2.2km from the site and Lough Funshinagh SAC (Site Code 000611) c.3.15km away.</p> <p>The appeal site is located c. 1.6km from the Shannon (Upper) _110 Ref IE_SH_26S021660 to the east and is 1.89km from the Shannon (Upper) _110 Ref IE_SH_26S021660 to the north; The site is c.3.0km from the Ballybay river_010 Ref: IE_SH_26B210730 to the south.</p>
<p>Screening report</p>	<p>No</p> <p>Roscommon County Council screened out the requirement of Appropriate Assessment.</p>
<p>Natura Impact Statement</p>	<p>No.</p>
<p>Relevant submissions</p>	<p>N/A</p>
<p>Step 2. Identification of relevant European sites using the Source-pathway-receptor model</p>	

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Lough Ree SPA (Site Code 004064)	Little Grebe (<i>Tachybaptus ruficollis</i>) Whooper Swan (<i>Cygnus cygnus</i>) Teal (<i>Anas crecca</i>) Mallard (<i>Anas platyrhynchos</i>) Tufted Duck (<i>Aythya fuligula</i>) Common Scoter (<i>Melanitta nigra</i>) Goldeneye (<i>Bucephala clangula</i>) Coot (<i>Fulica atra</i>) Golden Plover (<i>Pluvialis apricaria</i>) Lapwing (<i>Vanellus vanellus</i>) Common Tern (<i>Sterna hirundo</i>) Wigeon (<i>Mareca penelope</i>) Shoveler (<i>Spatula clypeata</i>) Wetland and Waterbirds	c. 2.2km	No direct hydrological/ecological link between the appeal site and Lough Ree SPA. Possible indirect surfacewater run-off during the construction process and disturbance impacts. Possible run-off from the development post construction during its operation.	Y

<p>Lough Ree SAC (Site Code 000440)</p>	<p>Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)</p> <p>Active raised bogs</p> <p>Degraded raised bogs still capable of natural regeneration</p> <p>Alkaline fens</p> <p>Limestone pavements</p> <p>Bog woodland</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)</p> <p>Lutra lutra (Otter)</p>	<p>c. 2.2km</p>	<p>No direct hydrological/ ecological link between the appeal site and Lough Ree SAC.</p> <p>Possible indirect surface water run-off from the appeal site during the construction process.</p> <p>Possible run-off from the development post-construction during its operation.</p>	<p>Y</p>
<p>Lough Funshinagh SAC (Site Code 000611)</p>	<p>Turloughs</p> <p>Rivers with muddy banks with Chenopodium rubri p.p. and Bidention p.p. vegetation</p>	<p>c. 3.15km</p>	<p>No direct hydrological/ecological link between the appeal site and Lough Funshinagh SAC.</p>	<p>Y</p>

			<p>Possible indirect surface water run-off from the appeal site during the construction process</p> <p>Possible run-off from the development post construction during its operation.</p>	
<p>² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species</p> <p>³ if no connections: N</p>				
<p>AA Screening matrix</p>				
<p>Site name Qualifying interests</p>		<p>Possibility of significant effects (alone) in view of the conservation objectives of the site*</p>		
	<p>Impacts</p>	<p>Effects</p>		
<p>Site 1: Lough Ree SPA Site Code 004064 Little Grebe (Tachybaptus ruficollis)</p>	<p>Direct: None</p> <p>Indirect: Localised, temporary, low magnitude impacts from noise, dust and construction related</p>	<p>The development would not require significant excavations, save for limited groundworks associated with the construction of the slatted shed. I consider that best practice construction measures will serve to protect groundwater.</p> <p>At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering the European site. Similarly,</p>		

<p>Whooper Swan (<i>Cygnus cygnus</i>)</p> <p>Teal (<i>Anas crecca</i>)</p> <p>Mallard (<i>Anas platyrhynchos</i>)</p> <p>Tufted Duck (<i>Aythya fuligula</i>)</p> <p>Common Scoter (<i>Melanitta nigra</i>)</p> <p>Goldeneye (<i>Bucephala clangula</i>)</p> <p>Coot (<i>Fulica atra</i>)</p> <p>Golden Plover (<i>Pluvialis apricaria</i>)</p> <p>Lapwing (<i>Vanellus vanellus</i>)</p> <p>Common Tern (<i>Sterna hirundo</i>)</p> <p>Wigeon (<i>Mareca penelope</i>)</p> <p>Shoveler (<i>Spatula clypeata</i>)</p> <p>Wetland and Waterbirds</p>	<p>emissions to surface water during construction.</p>	<p>during the operational stage, I consider that the design features proposed including the collection of soiled and surface waters will be directed to the underground slurry storage tanks and soakpit respectively within the appeal site boundaries and would be sufficient to manage soiled/surface water generated by the development.</p> <p>The nature, scale and extent of the proposed works, the established nature of the farm yard, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SPA for the QI's listed.</p>
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	Likelihood of significant effects from proposed development (alone)	
	No.	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects?	
	No.	
	Impacts	Effects
<p>Lough Ree SAC (Site Code 000440)</p> <p>QI's</p> <p>Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia)</p>	<p>Direct: None.</p> <p>Indirect: Localised, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction</p>	<p>The development would not require significant excavations, save for limited groundworks associated with the construction of the slatted shed. I consider that best practice construction measures will serve to protect groundwater.</p> <p>At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering the European site. Similarly, during the operational stage, I consider that the design features proposed including the collection of soiled and surface waters will be directed to the underground slurry storage tanks and soakpit respectively within the appeal site boundaries and would be sufficient to manage soiled/surface water generated by the development.</p> <p>The nature, scale and extent of the proposed works, the established nature of the farm yard, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SAC for the QI's listed.</p>

<p>(*important orchid sites)</p> <p>Active raised bogs</p> <p>Degraded raised bogs still capable of natural regeneration</p> <p>Alkaline fens</p> <p>Limestone pavements</p> <p>Bog woodland</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)</p> <p>Lutra lutra (Otter)</p>		
	<p>Likelihood of significant effects from proposed development (alone)</p> <p>No.</p>	
	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects?</p> <p>No.</p>	

	Impacts	Effects
<p>Site 3. Lough Funshinagh SAC (Site Code 000611)</p> <p>Turloughs [3180] Rivers with muddy banks with Chenopodium rubri p.p. and Bidention p.p. vegetation</p>	<p>Direct: None</p> <p>Indirect: Localised, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction</p>	<p>The development would not require significant excavations, save for limited groundworks associated with the construction of the slatted shed. I consider that best practice construction measures will serve to protect groundwater.</p> <p>At construction stage, it is considered that standard surface/soiled water management best practice construction measures would be sufficient to prevent the possibility of silt, sediment, soils, hydrocarbons and other construction pollutants entering the European site. Similarly, during the operational stage, I consider that the design features proposed including the collection of soiled and surface waters will be directed to the underground slurry storage tanks and soakpit respectively within the appeal site boundaries and would be sufficient to manage soiled/surface water generated by the development.</p> <p>The nature, scale and extent of the proposed works, the established nature of the farm yard, the absence of a direct hydrological/ecological link, the implementation of standard construction techniques and distance from receiving features connected with the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect species within the SAC for the QI's listed.</p>
	<p>Likelihood of significant effects from proposed development (alone)</p> <p>No.</p>	
	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects?</p> <p>No.</p>	

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

Further Commentary/Discussion.

Effluent from the existing and proposed slatted sheds will be collected via underground slurry tanks.

The carrying out of land spreading does not form part of the description of development and the application red line boundary is restricted to the extent of the farmyard.

Details of lands in the ownership/control of the applicant for land spreading are provided. A copy of DAFM Record 3 indicating the volume of slurry exported in 2025 is also provided. The spreading of organic fertilisers is managed under the GAP Regulations 2025. These Regulations are for the purposes of preventing water pollution. They provide for the limitation of quantities of nitrates and phosphate that can be directly applied to land. Surface water is protected through the provision of buffers from surface water features. Groundwater is protected by the prohibition of direct discharge to groundwater and measures to prevent indirect pollution through discharge to ground and percolation through the soil.

I am satisfied, subject to the adherence to the GAP Regulations 2025, that no in combination or cumulative impacts arise from any land spreading associated with the development.

Step 4: Conclude if the proposed development could result in likely significant effects on a European site

I conclude that the proposed development (alone) would not result in likely significant effects on Lough Ree SPA, Lough Ree SAC or Lough Funshinagh SAC. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project.

No mitigation measures are required to come to these conclusions.

Overall Conclusion- 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 Lough Ree SPA, Lough Ree SAC or Lough Funshinagh SAC 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:

- Nature and scope of the works- small scale nature of the development.
- Separation distance from the nearest water bodies and lack of hydrological / ecological connections.
- Taking into consideration the report of the Environment Department of the planning authority.

Appendix 3: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	PL-500299-25	Townland, address	Moyvannan Kiltoom Co. Roscommon
Description of project	<p>13.1. Retention Permission is sought for:</p> <ul style="list-style-type: none"> (a) a slatted shed containing cattle handling facilities of stated floor area of 2852sq.m. with associated tanks A-F. (b) a silage base of stated floor area 701sq.m. (c) a straw bedded shed of stated floor area 745sq.m. <p>Permission is sought to construct:</p> <ul style="list-style-type: none"> (b) a slatted shed together with all associated site works. The stated area is 1280sq.m. 		
Brief site description, relevant to WFD Screening,	<p>The site is located west of the N61 national road and is accessed via a gated, surfaced lane from a local road L-7551, connecting to the L-2019 to the south and the N-61 to the east. The appeal site relates to an existing farming enterprise comprising primarily a beef farm. Yard areas are in the main hard surfaced and are bounded by numerous agricultural structures, including a straw bedded shed, feed stores/silos, silage pits and slatted units. The surrounding lands are in pasture, are locally elevated and set out in fields.</p>		
Proposed surface water details	<p>Unsoiled surface water from the development will discharge to a soakpit to the northeast of the site. Soiled surface water will be collected in an underground tank /slatted unit.</p>		

Proposed water supply source & available capacity		<p>Water supply is indicated to be via a public mains connection. Reference is also made within the application to private wells.</p> <p>A Well Record for a well drilled in May 2025 is provided in response to a Further Information request. An estimated maximum safe yield of 1,000 gpd is indicated. No further documentation is on file in relation to abstraction or water usage levels in general.</p>				
Proposed wastewater treatment system & available capacity, other issues		<p>All soiled water and slurry will be directed to storage tanks which are subject to the requirements and specifications as set out in SI No. 588/2025– European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations).</p> <p>Approximately 11,000-12,000 m³ of slurry will be exported in order to comply with the Nitrates Directive. A copy of Record 3 Forms (Movement of Organic Fertilisers) for 2025 are provided. Land Registry and Folio details in relation to lands held by the first party have been provided.</p>				
Others?		Not applicable				
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)

River Waterbody	c.1.6km to east c. 1.89km to north	Shannon(Upper) _110 Ref IE_SH_26S021660	Poor	At Risk	Poor ecological status or potential	Proposed surface water collection network connects to a soakpit to the northeastern corner of the site.
	c. 3.0km to south	Ballybay River_010 Ref: IE_SH_26B210730	Moderate	Review	Moderate ecological status	All soiled water and slurry will be directed to storage tanks which are subject to the requirements and specifications as set out in SI No. 588/2025– European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations).

Groundwater Waterbody	Regionally Important aquifer	Funshinagh IE_SH_G_091	Good	Not at Risk			Water arising on site can seep into the groundwater particularly during the construction phase when the bare soil is exposed.
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.	River	Shannon(Upper) _110 Ref IE_SH_26S021 660	No hydrological link		None Standard Construction Practice	No	Screened out
2.	River	Ballybay river_010 Ref: IE_SH_26B210 730	No hydrological link		None Standard Construction Practice	No	Screened out
3.	Ground	Funshinagh IE_SH_G_091	Drainage to groundwater	Hydrocarbons /Cement products	None Standard	No	Screened out

				spillages discharging into groundwaters	Construction Practice		
OPERATIONAL PHASE							
4.	Surface	Shannon(Upper) _110 Ref IE_SH_26S021 660	Slurry collected in designated tanks and stored prior to discharge on lands /export off site. Land spreading is regulated by SI No. 588/2025– European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations)	None	Adherence to GAP Regulations	No	Screened out
5.	Surface	Ballybay river_010 Ref: IE_SH_26B2107 30	Slurry collected in designated tanks and stored prior to discharge on lands /export off site. Land spreading is regulated by SI No.	None	Adherence to GAP Regulations	No	Screened out

			588/2025– European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations)				
5.	Ground	Funshinagh IE_SH_G_091	Slurry collected in designated tanks and stored prior to discharge on lands /export off site. Land spreading is regulated by SI No. 588/2025– European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025, as amended (GAP Regulations)	None	Adherence to GAP Regulations	No	Screened out
DECOMMISSIONING PHASE							
6.	N/A						