



An
Coimisiún
Pleanála

Inspector's Report

PL-500520-KY-25

Development

Construction of a cubicle shed,
underground slurry tank together with
associated site works.

Location

Knockeen, Castleisland, Co. Kerry.

Planning Authority

Kerry County Council

Planning Authority Reg. Ref.

2560668

Applicant(s)

Cnoicin Farming Limited

Type of Application

Retention

Planning Authority Decision

Grant Retention with Conditions

Type of Appeal

Third Party Normal Planning Appeal

Appellant(s)

Mary O'Connor

Observer(s)

None

Date of Site Inspection

25th May 2026

Inspector

Lorraine Dockery

1.0 Site Location and Description

- 1.1. The subject site, which has a stated area of 0.5 hectares, is located off the N21 Castleisland to Tralee national roadway, approximately 3km to the north-west of Castleisland. There is an existing farm complex on the site and a dwelling (within lands outlined in blue). A two-storey dwelling (possibly the original farmhouse associated with the farm complex) is located to the south-west of the site.
- 1.2. The area is largely agricultural in nature with a number of individual dwellings evident in the wider landscape.

2.0 Proposed Development

- 2.1. The proposal, as per the submitted public notices, comprises retention of meal bin and construction of a cubicle shed, underground slatted slurry tank and associated site works.
- 2.2. The stated gross floor space of the proposed works is 819m².
- 2.3. There is an existing connection to a private well, with an existing slurry tank and tower on-site. Proposed surface water disposal is to soakpit.

3.0 Planning Authority Decision

3.1. Decision

GRANT permission, subject to 9 no. conditions (2 no. conditions pertaining to retention of meal bin and 7 no. conditions pertaining to remainder of proposed development)

Further Information was requested by the planning authority in relation to noise and odour management and to regularise the location of the meal bin as constructed.

The Further Information was deemed significant by the planning authority and revised public notices were requested from the applicant. These were duly submitted.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planner's Report- Reflects decision of planning authority, grant of permission recommended

3.2.2. Other Technical Reports

Environment Section- Report dated 21/08/2025 stated that the section had no objections, subject to conditions. A subsequent report requested Further Information in relation to submission of noise/odour management plan to be prepared by competent person, detailing how the operation of the proposed agricultural shed can be managed to ensure no odour or noise nuisance is caused (dated 23/09/2025). Third report (dated 01/12/2025) states that there are no objections, subject to conditions.

County Archaeologist- No Recorded Monuments listed in the Record of Monuments & Places in the immediate area of the development site, which has previously been disturbed. No mitigation required (dated 08/08/2025).

3.3. Prescribed Bodies

Transport Infrastructure Ireland (TII)- requests the planning authority has regard to the official policy in relation to development on/affecting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) and relevant TII publications and proposals impacting the existing light rail network, to TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system" (dated 08/08/2025). Position remains unchanged in report subsequent to FI response (dated 10/11/2025)

3.4. Third Party Observations

Third-party submissions were received by the planning authority, which raised matters similar to those contained in the appeal submission.

4.0 Planning History

There are a number of number of permissions for agricultural development on the overall landholding, however the most recent relevant history on the site is as follows:

20/225- Permission GRANTED for demolition of existing calving shed, calf shed, milking parlour and dairy and construction of a new milking parlour, calving shed with underground slatted tank, calf rearing shed, meal bin and all associated site development works.

5.0 Policy Context

5.1. National Planning Policy

- Project Ireland 2040 – National Planning Framework (revised 2025) and National Development Plan 2021-2030
- Development Management: Guidelines for Planning Authorities 2007
- Sixth Nitrates Action Programme (2026-2028)
- Regional Spatial & Economic Strategy for the Southern Region
- Water Action Plan 2024, A River Basin Management Plan for Ireland (Department of Housing, Local Government and Heritage)
- S.I. No. 113/2022 – European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022
- S.I. No. 42/2025 – European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025
- Climate Action Plan 2025

Other Guidance

- European Commission's Farming for Natura 2000: Guidance on how to support Natura 2000 farming systems to achieve conservation objectives, based on Member States good practice experiences (2018)
- European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (S.I. No. 393/2022) (as amended).

5.2 Local Planning Policy

Development Plan

Kerry County Development Plan 2022-2028 applies

Landscape Designation – Rural General- section 11.6.3.2 of Plan applies

Chapter 2 Climate Change and Achieving a Sustainable Future includes the following objective:

Objective KCDP 2-9: Promote the development of a more sustainable agri-sector, having regard to the measures and environmental objectives of the forthcoming ‘Common Agricultural Policy Strategy for Ireland, Ag Climatise 2020 – the National Climate & Air roadmap for the agriculture sector’.

Objective KCDP 9-39: Support and facilitate the thematic objectives outlined in “Our Rural Futures”, rural development policy 2021-2025, to strengthen economic activity and employment in rural areas.

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

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

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

Objective KCDP 11-40: Assess all planning applications with respect to noise and their potential impact on noise sensitive receptors in accordance with the WHO and EPA Guidelines ‘Environmental Noise Guidelines for the European Region’ 2018, and the UK publication ‘ProPG: Planning & Noise, Professional Practice Guidance on Planning & Noise New Residential Development, May 2017’.

5.2. Natural Heritage Designations

None

The nearest designated site is Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (Site Code: 004161), in excess of 2km distant

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. I refer An Coimisiún to Appendix 1 of this report.

7.0 The Appeal

7.1. Grounds of Appeal

A third-party appeal was received which may be summarised as follows:

- Existing large-scale farm developments on site, permitted under 05/708 and 20/225 have caused additional stress leading to health problems
- Constant noise pollution and smells from effluent mean appellant is unable to sit outside her home, open her windows or hang out washing. In the shed directly to the north of her home, 250 cattle are housed with all slurry being fed to an area approximately 15m from the rear of her house
- Original small-scale farm has grown to industrial levels
- No screening or buffering of noise /smells from farmyard
- Further intensification will cause further damage to her health and make continuing to live in her home impossible; wants to live in her house without worry of noise, odours and associated stress
- At a minimum, requests that building be situated further away from her home to the north of the farmyard where disruption can be minimised
- Consideration should also be given to screening and noise buffering

7.2. Applicant Response

A response was received on behalf of the applicant, which may be summarised as follows:

- Purchased farm in early 2000s and have since worked to improve and modernise it
- Although present farmyard structures are situated near appellant's house, they simply replaced previous buildings that stood at same location. While stock numbers have increased over the years due to purchase and lease of additional lands, applicant has always farmed in compliance with Department of Agriculture Regulations
- In response to forthcoming enhanced slurry storage regulations, applicant is seeking planning permission to ensure continued compliance. Proposed additional slurry storage will allow farm to meet updated Department of Agriculture requirements. Furthermore, the planned increase in cubicle space will enable the farm to further enhance its already high standards of animal welfare.
- No increase in stock numbers is planned. 118 of the cows now wintered in the current cubicle shed will move to proposed shed, greatly reducing activity near appellant's dwelling
- An alternative location (at north of yard) was considered but would have stretched yard too far resulting in more soiled areas and increase in dirty water that would need to be collected and stored. The current proposal minimises the distance cows have to travel to reach the milking parlour

7.3. **Planning Authority Response**

None

7.4. **Observations**

None

7.5. **Further Responses**

None

8.0 **Assessment**

- 8.1. 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,

having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal are as follows:

- Principle of proposed development
- Impacts on residential amenity
- Other Matters

8.2. Principle of proposed development

- 8.2.1. The proposal is located within an established farm complex, on rural, agricultural lands, approximately 3km to the north-west of Castleisland, Co. Kerry. There are a significant number of policies and objectives which support the development of sustainable agricultural practices and the modernisation of farms within the operative County Development Plan. These include Objective KCDP 9-53 which seeks to facilitate and support the development of sustainable agricultural practices and facilities within the county, and Objective KCDP 9-55 which seeks to facilitate the sustainable modernisation of agriculture and to encourage best practice in the design and construction of new agricultural buildings and installations to protect the environment, natural and built heritage and residential amenity.
- 8.2.2. From the information before me, it appears that these lands have been farmed for a significant period of time and there is a well-established use of the lands for agricultural purposes within this rural area. Given the established nature of the farm at this location, I consider that the principle of the proposal is acceptable at this location.

8.3. Impacts on Residential Amenity

- 8.3.1. The main issue of concern raised in the third-party appeal submission relates to impacts on residential amenity, together with concerns that these impacts will be exacerbated as a result of the proposed development. These concerns relate specifically to noise and odour and it is stated that they are having negative health implications for the appellant.
- 8.3.2. At the outset, I consider that concerns raised regarding previously permitted development on the site are outside the remit of this current appeal. I am assessing only the currently proposed development, as set out in the public notices.
- 8.3.3. In relation to the proposed meal bin for retention, I note that it was permitted by the planning authority under Reg. Ref. 20/225. It was constructed in a location marginally

north-west of its permitted location. I am satisfied that the subject meal bin for retention would not have any detrimental impacts on the visual or residential amenities of the area. I recommend that permission be granted for its retention.

8.3.4. In relation to the remainder of the proposal for permission, I note the concerns raised by the third-party which relate primarily to impacts on residential amenity. I note the response to same by the first-party, which sets out the rationale for the proposed development. The planning authority requested Further Information from the applicant with regards the matter of odour and noise impacts. In response to the Further Information request, I note a letter was submitted from Teagasc (the Agriculture and Food Development Authority) which states that the applicant has sought further advice re: farm design and siting from their Teagasc advisor in relation to the building design and siting of the proposed cubicle shed. It states that this proposed new building is being sited to the east of the existing farmyard. The prevailing winds on site are from the SW and thus any odours and noise will be dispersed to the NE of the site away from neighbouring dwellings. It further states that the existing farmyard will help to form a barrier and insulation from any noise or odour from the proposed new building, which is over 60m away from the appellants dwelling whereas the existing cubicle house is just 15m from the dwelling. The letter states that the proposed new build will serve to reduce the stocking rate in the existing cubicle house, which will in turn help reduce the level of noise/odour in the existing shed and farmyard. The letter continues by stating that smells from slurry increase with prolonged storage and the applicant is fully committed to following good agricultural practices in that slurry will be spread on the land in spring and summer avoiding prolonged storage and ensuring the efficient recycling of nutrients back to the land. Finally, the letter states that all materials and construction will be carried out as per S101 and S123 specifications for the construction of agricultural buildings in order to reduce odour/noise from the associated buildings.

8.3.5. An Coimisiún should note that land spreading is the spreading of organic waste onto or into land to improve soil health. Whilst the activity does not form part of this planning application, it is a controlled activity, regulated by the Department of Agriculture, Food and the Marine (DAFM) and local authorities through the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (herein referred to as “the GAP regulations”). These regulations are for the purpose 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 note that the proposed development does include for activities and structures that will generate and hold such organic waste. It is stated in the submitted documentation that in response to forthcoming enhanced slurry storage regulations, the applicant is seeking planning permission to ensure continued compliance and that the proposed additional slurry storage will allow farm to meet updated Department of Agriculture requirements.

8.3.6. I have had regard to all of the information before me including the rationale for the proposed works, the need to comply with current/future welfare legislation, that the proposed new build will serve to reduce the stocking rate in the existing cubicle house and importantly I acknowledge the long-established use of the lands for farming purposes. It is stated that stock will not increase as a result of the proposed development and therefore there is no intensification of use proposed. I am also satisfied with the justification put forward as to why this is the most appropriate location on the farm for the proposed development. This is a rural area, and a certain degree of noise and odour is to be anticipated associated with such rural activities/farming practices. The appellant requests that consideration should also be given to screening and noise buffering. Given the layout of the farm yard and associated buildings, together with the location of the proposed works relative to the appellant's property, I consider that these suggestions are not warranted in this instance and I question where such barriers/screening could be placed within the site, so as to have any meaningful impact.

8.3.7. Having regard to all of the information before me, I am satisfied that the proposal would not impact on the amenities of the area to such an extent as to warrant a refusal or permission or alteration to the design proposed.

8.4. Other Matters

8.4.1. This has not been raised as an issue in the submitted appeal. Having reviewed the Environmental Protection Agency (EPA) GIS mapping tool and having inspected the site, I note that there are no watercourses within or adjoining the site of the proposed development. Having examined www.flodinfo.ie, I note that the subject site is outside of any flood zones. Having regard to the above, An Coimisiún should note that I have no

concerns with the impact of the proposed development on water quality. The planning authority have not raised concerns in this regard. It is a legal requirement for the applicant to provide storage facilities in accordance with the GAP Regulations 2022 in terms of capacity and prevention of seepage. I also consider the proposals to be an enhancement to the current slurry management measures onsite. I consider that the proposed development would be in accordance with Objective KCDP 9-56 of the operative County Development Plan, which seeks to ensure agricultural waste is managed and disposed in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the European Communities Good Agricultural Practice for the Protection of Waters Regulations (2010-2020) and any subsequent updates and relevant best practice guidelines. I am satisfied in this regard.

- 8.4.2. No changes are proposed to the site entrance or access road, and I am satisfied that the proposed development would not result in any significant additional traffic.
- 8.4.3. I note that the proposed development is setback from the public road and does not lie within a designated Visually Sensitive Area or affect any view or prospect listed in the Development Plan. I am therefore satisfied that the proposed development would not have adverse impacts on the visual or scenic amenity of the area.
- 8.4.4. I further note that there are no Recorded Monuments or Protected Structures in proximity to the site, and it does not lie within an Archaeological Landscape as designated in the Development Plan.

9.0 AA Screening

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

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- Scale and size of the proposed development
- Distance to the nearest European site
- AA Screening of the planning authority

- Standard pollution controls that would be employed regardless of proximity to a European site and effectiveness of same;

10.0 Water Framework Directive

- 10.1. The proposed development comprises an extension of farm buildings, within an existing farmyard complex
- 10.2. An assessment of the proposed development has been undertaken in accordance with Article 4 of the European Union Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Water Action Plan 2024. I refer the Commission to Appendix 3 in this regard.
- 10.3. Having regard to the nature, scale and location of the proposed development, and the mitigation measures incorporated into the design and to be conditioned, it is concluded that the proposed development will not result in deterioration of the ecological, chemical or quantitative status of any relevant surface water or groundwater body, increase the pollutant loading or alter the hydrological regime of any receiving watercourse or prevent or impede achievement of environmental objectives under the Water Action Plan 2024. The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

- 11.1. I recommend a GRANT of permission, subject to conditions

12.0 Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2022-2028, to the location of the proposed development within an established farmyard and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an adverse effect on residential amenity and would therefore be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by Further information received by the planning authority on the 24/10/2025, 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. Reason: In the interest of clarity.
2.	All external finishes shall harmonise with the existing agricultural structures on site. Reason: In the interests of visual amenity
3.	All construction activities on site shall be carried out/managed in such a manner that no polluting material or contaminated surface water enters groundwater, any watercourse, or public roadway. Reason: In the interest of ensuring the protection of water quality in the receiving environment.
4.	Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard: (a) Uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways. (b) all soiled waters shall be directed to an appropriately sized soiled water

	storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended, or to a slatted tank. Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. (c) All separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2022, as amended, shall be strictly adhered to. Reason: In the interest of public health.
5.	All soiled waters and slurry generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road. Reason: In the interest of public health.
6.	(a) All waste generated during construction, including surplus excavation material to be taken off site, shall be recovered or disposed of at an authorised site which has a current waste licence or waste permit in accordance with the Waste Management Acts 1996 to 2008. This shall not apply to the re-use of excavated uncontaminated soil and other naturally occurring material within the site boundary. (b) The effluent storage tanks shall be constructed in accordance with the minimum specification documents issued by the Department of Agriculture, Food and the Marine S123 Minimum Specification for Bovine Livestock units and Reinforced Tanks. (c) The livestock sheds shall be constructed in accordance with the minimum specification document issued by the Department of Agriculture,

	Food and the Marine, S101 Minimum Specification for Agricultural Buildings. (d) All new buildings shall be cognisant of the separation distances as outlined in the European Union Good Agricultural Practice for the Protection of Waters Regulations 2021. Reason: In the interest of public health.
7.	All soiled waters and slurry generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the proposed and existing storage facilities. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road. Reason: In the interest of public health.
8.	All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road. Reason: In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.
9.	The proposed development shall be designed, sited and constructed in accordance with the Department of Agriculture, Food and the Marine specifications as per the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2022 (S.1 113 of 2022). Reason: In the interest of public health and residential amenity
10.	The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to national regulations pursuant to Council Directive 91/676/EEC

	(the Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources. Reason: In the interest of environmental protection
11.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An 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.

Lorraine Dockery
Senior Planning Inspector

08th September 2026

Appendix 1- Form 1 - EIA Pre-Screening

Case Reference	PL-500520-KY-25
Proposed Development Summary	Construction of a cubicle shed, underground slurry tank together with associated site works
Development Address	Knockeen, Castleisland, Co. Kerry
	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? (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)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ No, No further action required.
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 in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ 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	State the Class and state the relevant threshold
☐ 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: Lorraine Dockery **Date:** 08th September 2026

Appendix 4- WFD Screening			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	PL-500520-KY-25	Townland Address	Knockeen, Castleisland, Co. Kerry.
Description of project		Construction of a cubicle shed, underground slurry tank together with associated site works	
Brief site description, relevant to WFD Screening,		No stream proximate to site	
Proposed surface water details		Discharge to soakpit	
Proposed water supply source & available capacity		Existing connection to well	
Proposed wastewater treatment system & available capacity, other issues		Existing slurry tank on site; proposal includes for new slurry tank	
Others?			

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection							
Identified water body	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) (Consider all phases)	Mitigation Measures proposed	Is mitigation sufficient? Will there be any residual impacts?

River	MAINE_030 IE_SW_22M010500	Good	Not at Risk	None	Drainage.	Standard mitigation measures by condition	Mitigation sufficient. No residual impacts predicted.
Groundwater	Castlemaine IE_SW_G_026	Good	Not At Risk	None	Potential for stormwater discharges to groundwater	Standard mitigation measures included in CEMP by condition	Mitigation sufficient. No residual impacts predicted.

Inspector: Lorraine Dockery **Date:** 08th September 2026

