



An
Coimisiún
Pleanála

Inspector's Report PL-500622-CN-26

Development	To extend existing farm complex and all associated site works. A Natura impact statement will be submitted to the planning authority with the application.
Location	Drummany Glebe, Milltown, Belturbet.
Planning Authority	Cavan County Council
Planning Authority Reg. Ref.	2560565
Applicant(s)	Mark McCaffrey
Type of Application	Planning Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party Normal Planning Appeals
Appellant(s)	Phillip Hands
Observer(s)	None
Date of Site Inspection	21 st August 2026
Inspector	Dan Aspell

1.0 Site Location and Description

- 1.1.1. The site is in Drummany Glebe, Milltown, Belturbet, Co. Cavan. It generally comprises an agricultural field and associated farm yard. There are 3 no. agricultural sheds and hardstanding on the site. The site area is stated as 2.010ha.
- 1.1.2. There is a dwelling adjacent the site to the north-west. The area surrounding the site mainly comprises agricultural fields. The R201 bounds the site to the west. I would characterise the topography of the area as undulating, with an elevated area of land to the east of the site. The site slopes generally east to west. A stream (known as Erne-080 or Tonyarraher) runs along the western boundary of the site. Drumlane and Garfiny Loughs (part of Lough Oughter lake complex) are approx. 325m east.

2.0 Proposed Development

- 2.1.1. The application is for permission to extend the existing farm complex as follows:
- detached 5 no. bay agricultural slatted shed with underground tank;
 - 5 no. bay extension to existing agricultural slatted shed with underground tank;
 - concrete aprons;
 - alter entrance gate, and;
 - associated site works including proposed retaining banks.
- 2.1.2. The existing, northermost shed is to be extended to the north. The new shed is to be constructed to the west of the two southernmost sheds.
- 2.1.3. The application included maps indicating spreadlands at Drummany Glebe and two other locations (Cullyleenan, Ballyconnell, approx. 8.3km north-west, and Agharaskilly, approx. 7.3km north-west). The application included architectural drawings, a Natura Impact Statement (NIS), and supporting information.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Cavan County Council issued a notification to grant permission subject to 15 no. Conditions. I note the following in particular:

- Condition 4: Removal of containers and similar type structures on the site;
- Condition 7: Only clean uncontaminated surface water to discharge to the surface water system, and no surface water runoff discharge to public road or adjoining properties;
- Condition 8: External materials and finishes to accord with plans;
- Condition 9: Design and construction of the 5-bay slatted shed with underground tank, and 5-bay extension to existing slatted shed shall accord with Dept. of Agriculture and Food specifications S100, S101, S110, S123, S137, S138 and S147;
- Condition 10: Effluent and soiled water to be directed to and collected in an effluent storage tank in accordance with Dept. of Agriculture and Food specifications S123 and S129;
- Condition 11: Effluent and soiled water shall not flow onto adjoining property or to enter any stream, drain, ditch, or other watercourse, or to overflow the effluent storage tanks;
- Condition 12: Uncontaminated surface run-off from roofs and clean paved areas shall be collected separately from effluent and shall be disposed of to an approved watercourse adjoining the site in accordance with Dept. of Agriculture and Food specifications S129;
- Condition 13: Effluent shall not be spread on or applied to land where there is a risk that the effluent will run from the land to any lake, river, ditch, stream or other watercourse;
- Condition 15: Site shall be landscaped in accordance with landscaping plan submitted 27 November 2025.

3.2. Planning Authority Reports

3.2.1. Planner reports: I note the following points from the reports:

- Built heritage: A rath-ringfort (national monument Ref. CV00386) is located approx. 150m away. No significant impacts arising;
- Layout: Site is comprised of agricultural sheds and containers. Two containers are proposed to be removed immediately, with the additional containers removed once the proposed sheds are finished. This is acceptable;
- Landscaping: 'Shed A' is to be adjacent the regional road and landscaping is important to screen the shed from the road. Revised landscaping offers additional screening and proposal will not have a significant visual impact;
- Design: Reports set out details of design. Heights are acceptable. The Shed B extension is acceptable. Finishes will match existing;
- Drainage: There is a drain along western boundary which will run adjacent the proposed shed and shed extension. Noting the third party observation it is important runoff does not cause contamination downstream. Further information response did not envisage dirty water will enter the drainage system, and it is proposed to install collection channels in front of all central passage doors which will direct water back to the slatted tank. Environment report seemed this acceptable. Revised site layout indicates Shed A as reduced in width with 1 no. slatted tank removed. As such, proposal is more than 10m from any waterbody. Environment Section deemed this acceptable;
- Water/wastewater: It is important the drain adjacent the site is not polluted. During site inspection farmyard manure was on the concrete in the farm complex. Further information response outlined how applicant intends to manage/store manure. Environment report deemed this acceptable;
- Traffic: Proposals seeks to alter the entrance location to allow for construction of Shed A. Sightlines are provided in both directions;
- Appropriate Assessment: Site is approx. 350m from Lough Oughter SPA. Proposal will not have significant impact on Natura Sites. It is important the mitigation measures outlined are followed to ensure environment protection.

Other Technical Reports

3.2.2. Municipal District Office report: Condition to ensure drainage of entrance area runs to watercourse rather than road.

3.2.3. Assistant Scientist report: The final Assistant Scientist report recommended permission be granted subject to conditions, and made the following points:

- File to be referred to Waste Management Section, Inland Fisheries Ireland (IFI) and Heritage Officer or NPWS;
- Water supply to be from existing connection to Milltown Group Water Scheme;
- Surface water disposal will discharge to a water course;
- Report stated that during site inspection on 14th October 2025 the author observed the unsatisfactory management of seepage from farmyard manure on the concrete in the middle of the farmyard and the inadequate management of supplementary feeders in the field upgradient of Shed B. Report stated that both practices are significant risk and pressure to the adjoining watercourse;
- Proposal is in a Poor Aquifer Bedrock area which is generally unproductive except for local zones of Moderate to High Vulnerability;
- Report states initial proposed was c.7-30m from Erne-080 river and is in the Erne (Lower) Area for Action. The river has moderate ecological status and must achieve good status. The river runs along eastern boundary of farmyard and this is where the surface water will discharge from the farmyard. As such it is very important that extreme care is taken to ensure there is no deterioration in water quality as a result of the development;
- All construction should be carried out in line with IFI Guidelines;
- Report notes findings of submitted NIS that the works do not have the potential to significantly affect Lough Oughter SAC and SPA. Report stated that all mitigation measures in the NIS must be implemented;
- Report sets out details of animal numbers, nitrogen loading and spreadlands. Report stated proposal was within statutory limits and that there did not appear to be storage capacity issues. Report referred to the submitted

spreadland maps. Report stated that strict compliance to all aspects of the Good Agricultural Practice Regulations 2022 should be adhered to;

- Report stated it is not envisaged any dirty water will enter the drainage system as the the cattle's diet is prepared off-site; manure is stored in existing slatted tanks; the yard is regularly scraped; collection channels will be installed which will be directed back to the slatted tanks. Report stated this is satisfactory;
- Report set out details of manure storage beneath livestock in the shed during the prohibited spreading period. Report noted that any seepage will be collected and stored in the sheds. Report noted that during the landspreading period manure may be stored temporarily on land in specific locations. Report stated that cattle are fed from a feeder that is transported daily to the farm from one of applicant's other farms. Report stated this is satisfactory;
- Report noted revised layout for 'Shed A' and increased distance to waterbodies;
- Report recommended permission be granted subject to conditions in relation to adherence to Department of Agriculture Specifications; retention of effluent and soiled water within site; separation of uncontaminated surface run-off and effluent; spreading of effluent on land; and asbestos management.

3.2.4. Environmental Services report: Report recommended standard conditions in relation to the management of construction waste.

3.3. **Prescribed Bodies**

3.3.1. National Parks & Wildlife Service Development Applications Unit (DAU), Department of Housing, Local Government and Heritage: Submission raises matters in relation to Appropriate Assessment, summarised as follows:

- Submission highlighted close proximity of the site to Lough Oughter and Associated Loughs SAC and Lough Oughter Complex SPA and the submitted NIS identified potential significant adverse effects in the absence of adequate mitigation on the following qualifying interests; Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation; Otter (*Lutra lutra*);

- Submission noted a hydrological connection from site via the Tonyarraher Stream on the northern site boundary to Drumlane Lough, approx. 250m downstream. The WFD status of the connecting watercourse is of poor status (EPA assessment SW 2019-2024) and Drumlane Lough is moderate status;
- Submission stated the potential exists for further deterioration in water quality of the Drumlane Lough from surface water runoff during construction and an increase in nutrient loadings of the watercourse from the associated increase in stocking density from 50 to 120 cattle;
- Construction has significant impact potential on watercourses from surface waters and drainage channels, incl. as a result of poor construction practices and unmitigated activities;
- The NIS identified the site-specific conservation objectives for the QI 'Natural Eutrophic Lakes with Magnopotamion & Hydrocharition-type Vegetation' may be affected by such impacts to water quality, specifically water transparency, nutrient loading, phytoplankton biomass & composition, phytoplankton biomass & composition, macrophyte status, water colour and turbidity. Submission stated nutrient loading could also impact availability of fish biomass in relation to Otter;
- Submission stated that the mitigation outlined in the NIS must be strictly adhered to to prevent impacts on water quality. Submission advised that reference be made to the Teagasc Guidelines on the Design of Agricultural Buildings, and the requirements of the EU Good Agricultural Practice for the Protection of Water Regulations 2022 (SI No. 113/2022).

3.3.2. Inland Fisheries Ireland: Submission made the following points:

- Submission stated the major threats to water quality and fisheries are organic pollution and eutrophication, and that the main sources of such pollution are sewage effluent and agricultural slurries/waste;
- Submission stated that any development / expansion of agricultural slurry / waste represents an increase in organic and nutrient loading to receiving waterbodies and increases risk to rivers, lakes, fish and fisheries. All structures and associated practices referred to in the application must comply with European Communities (Good Agricultural Practice for Protection of Waters)

Regulations 2014 (S.I. No. 31 of 2014). The applicant must also follow the Department of Agriculture's Explanatory Handbook for Good Agricultural Practice Regulations;

- The proposed buildings must adhere to Department of Agriculture 'Farm Building and Structures Specifications'. Any new tanks / pipelines should be tested for water-tightness and integrity, and not less than every five years;
- Systems should be put in place to minimise potential damage during construction, including damage to riparian vegetation from increased sediment, spillages and discharges. Submission refers to Eastern Regional Fisheries Board's 'Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites';
- Measures should also be taken during construction to prevent the introduction of invasive species (AIS), either inadvertently through spoil on machinery or deliberately, through planting (eg. power-washing machinery, and any machinery / plant in contact with AIS should be treated with proprietary disinfectant;
- Any stream or watercourse on the site should also be protected in terms of water quality, topography and habitat;
- Hedges / ditches containing trees/hedgerow vegetation are important habitats including for food for fish and where these occur should be retained;
- Only clean, uncontaminated waters should be discharged to a soak-away or surface water system. Hard /paved surfaces can accumulate farm waste (e.g. manure, other organic debris, oils), which often results in contaminated waters entering watercourses. No mixing of foul and surface water should be permitted. Oil / grease interceptor traps and / or silt traps installed to intercept any potential pollutants must be regularly maintained. Hard surfaces can also result in increased runoff and flooding downstream. Where appropriate, some form of flow attenuation of surface waters should be considered to minimise flood risk;
- Manure / slurry spreading should take into account requirements of the Good Agricultural Practice Regulations and groundwater vulnerability, especially where surface water bodies are nearby.

3.4. Third Party Observations

- 3.4.1. During the planning application stage one observer (Philip Hands) made a submission to the Planning Authority. The issues raised related to: scale, siting, environmental implications, residential amenity, noise, odour, visual intrusion, previous refusal reasons, disproportionate size relative to the landholding, transportation of slurry, local water quality, impact on observers well, impact on Lough Oughter SAC, proximity to observer's home.
- 3.4.2. The observation included 2 no. letters from the HSE Environmental Health Service dated 18/01/2023 and 02/10/2025 which included water testing results stated on the letters as taken at the observer's home at Artonagh, Milltown, Belturbet.

4.0 Relevant Planning History

4.1. Subject site

- 4.1.1. Reg. Ref. 18/121: Planning permission granted by the Planning Authority to construct slatted house with underground slurry storage tanks; extend existing slatted house to include an additional 3 no. bay underground slurry storage tank and shed above to match existing shed; and all ancillary site works.
- 4.1.2. Reg. Ref. 06/2656: Planning permission granted by the Planning Authority extend existing farmyard consisting of the erection of a sheep shed with underground tanks, feeding passage, manure pit on one side of existing cattle housing facilities and sheep handling facilities on the other side of existing shed with connecting pens and associated services.

4.2. Nearby sites:

- 4.2.1. None. I note the appellant refers to an application as being on the site (Reg. Ref. 2460301) however that application is on a different landholding to the north.

5.0 Policy Context

5.1. Relevant National & Regional Policy / Ministerial Guidelines

European Union (Good Agricultural Practice for the Protection of Waters)

Regulations 2025 (SI No. 588/2025) as amended by S.I. 119 of 2026

Climate Action Plan 2025

National Biodiversity Action Plan 2023, including its Objectives and Targets

Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters 2016, Inland Fisheries Ireland

5.1.1. Other documents referenced in the County Development Plan, Planning Authority internal reports, submissions and observations:

Department of Agriculture, Food and the Marine, Farm Building and Structures Specifications ('S' series, 2005-2026) incl. 101, 123 and 100, 122, 126, 123A, 102.

Nitrates Explanatory Handbook for Good Agricultural Practice for the Protection of Waters Regulations 2022, Department of Agriculture, Food, and the Marine;

'Farm Buildings' (Teagasc);

European Union (Good Agricultural Practice for the Protection of Waters)

Regulations 2022 (SI No. 113/2022);

European Union (Good Agricultural Practice for Protection of Waters) Regulations 2014 (S.I. No. 31/2014);

Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites' (Eastern Regional Fisheries Board, 2004).

5.2. Development Plan

5.2.1. The site is within the rural area ('Stronger Rural Area') in the Cavan County Development Plan 2022-2028. I note the following provisions of the Plan;

Sections 12.5 'Agriculture' and 12.6 'Farm Diversification';

Objective AF03: “Support the viability of farms and best quality land for agricultural and related uses, whilst at the same time supporting alternative employment in or close to rural areas to sustain rural communities.”;

Objective AF06: “Support agricultural development as a contributory means of maintaining population and sustaining the rural economy, whilst maintaining and enhancing the standing of the rural environment through application of the EU Water Framework Directive and EU Habitats Directive.”;

Objective FD01: “Support appropriate rural diversification and specialised agricultural practice and their associated development in the county”;

Section 12.8 ‘Agricultural Buildings and Structures’;

Objective ABS01: “Facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, habitats, areas of ecological importance and environmental assets are protected and development does not impinge on the visual amenity of the countryside”;

Objective ABS02: “Ensure developments do not impact on archaeological or heritage features of importance”;

Objective ABS03: “Require buildings to be of a design, appearance and material specification that is compatible with the protection of rural amenities”;

Objective ABS04: “Require an effective means of farm waste management.”;

Section 12.14.1 ‘Agriculture’.

5.3. Natural Heritage Designations

- 5.3.1. From the development site Lough Oughter and Associated Loughs SAC is approx. 0.35km and Lough Oughter Complex SPA is approx. 0.25km to the east.

6.0 Environmental Impact Assessment (EIA) screening

- 6.1.1. Having regard to the nature and scale of the development, I do not consider that it falls within the classes listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), and as such preliminary examination or an Environmental Impact Assessment is not required. See Appendix 1.

7.0 The Appeal

7.1. Grounds of Third-Party Appeal

7.1.1. A third-party appeal was received, from Philip Hands, of Artonagh, Milltown, Belturbet, the main points of which are summarised as follows:

- Appellant is owner-occupier of adjacent house. Decision to grant is unsound having regard to excessive proximity of the proposed development to appellant's dwelling; the disproportionate scale of proposal relative to landholding; inadequacy of slurry management arrangements; and demonstrable impact on local water quality in a highly sensitive location;
- Proposed shed is 35m from appellant's home; this distance is wholly inadequate and will result in unacceptable loss of residential amenity through noise, odour, increased activity, and visual dominance. A previous, similar proposal on the site was refused by Council (Reg. Ref. 2460301) and the reasons remain directly relevant / there is no material change in circumstances;
- Shed is disproportionate to landholding size (9.14ha). The cumulative scale of development is industrial in character. The application indicates slurry would be transported 11-12km away which is not practically or environmentally sustainable and raises serious road safety and pollution concerns;
- Appeal states that appellant relies on a private well for over 60 years. Appeal states that testing in 2023, prior to the commencement of intensive farming activity, confirmed no coliform contamination, and that testing in 2025 identified 9 MPN per 100ml of Coliforms which the appeal states represents a clear deterioration in water quality. Appeal states that of particular concern is the discharge point to the watercourse dividing the properties which feeds Lough Oughter SAC. Appeal states that any risk of pollution is unacceptable and engages obligations under national and EU environmental law.

7.1.2. The appeal includes photographs (taken 23rd & 25th Dec. 2025) which it states show effluent entering the watercourse dividing the applicant and appellant properties.

7.2. First-Party Response to Third-Party Appeal

7.2.1. A first-party response to the third-party appeal was received, summarised as follows:

- Proximity to dwelling house: Proposal is 44m from house at closest. There are mature hedgerows and outbuildings between the site and house which obscure and screen both properties. Response includes photographs of same. Response states it cannot be concluded that extension of farm buildings would result in visual intrusion on appellant's property;
- Residential amenity: The farm has existed for decades and operates in accordance with proper farming practices & regulations. Existing farm give rise to very limited noise, odour and visual impacts. The sheds are only occupied for limited periods of the year. Such farm buildings are expected in the rural area;
- Slurry spreading: As per farming regulations slurry spreading occurs at specific times which causes short term odour. This is expected / accepted in rural area;
- Scale and proportion of development: The scale of development is not disproportionate to the applicant's activities. Response refers to adjacent lands and other lands within 10km. Modern farming practices necessitate scale;
- Transport: The suggestion that transportation of slurry to applicant's nearby lands causes environmental and logistical concerns is not accepted. It is common farming practice to transport slurry and other materials between landholdings. It is not reasonable to expect tractors to not be on the public road;
- Impact on water quality: Response states the submission raised no objection. The application was granted subject to conditions, including in relation to water. The appellant point that their well/water is affected by the existing farm and their attached photographs is concerning as there are no such effluents entering the watercourse dividing the properties;
- Planning policy: Response refers to Development Plan provisions and states that no part of the development contravenes any of the referenced policies;
- Conclusion: Proposal does not give rise to unacceptable impacts, and is necessary to support applicant's ongoing farming activities.

7.2.2. The response includes photographs of the area.

7.3. Planning Authority Response

7.3.1. The Planning Authority response stated the issues raised in the appeal were addressed in the Planner reports and requested the Commission uphold the decision.

8.0 Assessment

8.1.1. Having regard to the foregoing; having examined the application, appeal, Planning Authority reports, and all other documentation on file including the submissions received in relation to the appeal; and having inspected the area within and around the site; and having regard to relevant local, regional and national policies, objectives and guidance, I consider the main issues in this appeal are as follows:

- Residential and visual amenity;
- Water and drainage;
- Access and transportation;
- Related matters raised in the course of the appeal.

8.2. Residental and visual amenity

8.2.1. Regarding the principle of development, the Development Plan indicates the site is in a rural area ('Stronger Rural Area'). The Plan supports agricultural development. The site is within a rural and agricultural area. The proposal is for extension of an existing farm complex. I am satisfied the proposal is acceptable in principle.

8.2.2. Regarding impact on residential and visual amenities, the Planner Reports indicated the layout, landscaping, and design were acceptable. Condition 4 of the Planning Authority decision was for removal of existing containers on site. Condition 8 was for the agreement of materials and finishes. Condition 15 was for completion of landscaping proposals.

8.2.3. In relation to containers and similar at the site, whilst full access to the site was not available at the time of my site visit, I observed little in the way of container storage at the site.

8.2.4. The appellant's home is adjacent the site to the north-west. I note the appellant's points in relation to proximity, scale, noise, odour, increased activity, and visual

impact. The existing shed in the north of the site is approx. 66.5m from the appellant's home; the proposed extended shed would be approx. 43.5m. There are mature trees and hedgerows between the site and dwelling which are to be retained. Additional tree and hedge planning is proposed along the north-western boundary and within the site. The height of the proposed sheds would align broadly with the existing sheds. Having regard to the foregoing I am generally satisfied with the proposed layout, proximity, scale, form, landscaping, and impacts arising in term of visual and residential amenity.

8.2.5. In relation to impact from noise, odour and increased activity on residential amenity, I acknowledge the appellant's points that increases at the site in these regards would likely arise, and that elements of this would be in greater proximity to their dwelling. I note however that the long-standing use of the land is agricultural, and that the area is rural and agricultural in nature. The existing yard is on the southern side of the existing sheds, orientated away from the dwelling. I do not consider the proposed development to be of an excessive scale or intensity for the area, or of an unacceptable proximity or relationship to the adjacent dwelling. I note again the proposed mitigation in the form of planting. On balance I consider the proposal is acceptable in these regards.

8.2.6. In relation to the proposed shed, aprons and related use, I have reviewed the relevant provisions of the Development Plan, and national regulations, specifications, policies, objectives, guides and guidelines, including the Good Agricultural Practice Regulations 2025. Having regard to the foregoing I am generally satisfied with the proposed development in these regards, subject to standard agricultural conditions.

8.3. Water and drainage

8.3.1. Refer to Sections 9 and 10 of this report in relation to Appropriate Assessment and Water Framework Directive.

8.3.2. I have reviewed the documentation on file, including application documentation, Planning Authority internal reports, submissions from prescribed bodies, and the appeal. I have had appropriate regard to the relevant provisions of the Development Plan, national regulations, specifications, plans, policies, guides, guidelines, objectives and other provisions as set out in Section 5 of this report. I have had

particular regard to the Development Plan and Good Agricultural Practice Regulation 2025 as amended.

- 8.3.3. In this regard I note that the reports from the Planner, Environmental Services, Assistant Scientist, and Municipal District Office, and submissions from the Development Applications Unit and Inland Fisheries raised no objection subject to conditions as set out above.
- 8.3.4. The proposed development comprises an extension to a slatted shed with tanks, the addition of a slatted shed with tanks, and addition of associated concrete aprons within an existing farmyard. I have had regard to the proposed use and layout as revised at further information; the proposed drainage provisions; proposed provisions for storage of livestock manure; distance (over 10m) to adjacent water Erne-080; and the waterbodies, groundwater conditions, and topography in the area. Surface water from the existing and proposed roofs and concrete apron is indicated to dispose to the Erne-080. The application also proposes drainage channels outside the sheds to capture soiled water and redirect same to the proposed tanks. The proposed site levels slope generally east to west toward the Erne-080.
- 8.3.5. I am satisfied with the proposed surface water layout, and proposals for retention of livestock manure and soiled water within the proposed sheds and tanks. I note the farm management proposals set out by the applicant including in relation to the concrete apron and details on the management and storage of livestock manure.
- 8.3.6. Having regard to the foregoing I am generally satisfied with the proposed development in these regards.

Land spreading

- 8.3.7. The spreading of organic fertilisers is managed under the GAP Regulations 2025, as amended. 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.
- 8.3.8. The applicant submitted spreadland maps, a NIS, and related information. I have considered whether there is any hydrological connectivity arising from the project to

European Sites, drainage ditches, water bodies, including watercourses and groundwater. These matters have been considered in the submitted NIS. Refer to Section 9.0 and Appendix 2 of this report. Having regard to the foregoing, I am satisfied, subject to the adherence to the GAP Regulations 2025, as amended, that no in-combination or cumulative impacts arise from any land spreading associated with the proposed development.

- 8.3.9. I have also considered the proposed development in the context of associated land spreading in relation to Water Framework Directive. Refer to Section 10.0 and Appendix 3. Having regard to the foregoing, I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any waterbody 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.

Appellant's well

- 8.3.10. I have considered the appellant points in relation to a well at their property, including the reports submitted relating to water testing. No information is provided as to the well location. The proposed shed extension would be approx. 43.5m from the appellant's dwelling, and approx. 11.9m from the site boundary at closest. The appellant raises concerns regarding the impact of the existing farm operation, and the surface water discharge point to the intervening water course. No change to the point of discharge in this regard is proposed; the proposed shed extension is to connect to the existing runoff pipe, and the proposed new shed roof is to drain to an adjacent open drain to the south. The immediate topography of the area is such that both the application site and appellant's site slope toward the intervening watercourse. The site is in a low, moderate and high groundwater vulnerability zone. The proposed development provides for the retention of soiled water and livestock manure within sheds/tanks, and separation of surface water runoff to the watercourse. Details of good farm practices are set out.
- 8.3.11. Whilst the Commission may be inclined to seek further submissions from the parties in this regard, based on the available information, I am not satisfied it has been demonstrated that on the balance of probabilities the proposed development would adversely affect the appellant's water supply. I consider that standard conditions in

relation to the management of water and the application of the 2025 Regulations should be attached.

Conclusion

- 8.3.12. I note the information relating to farmyard drainage and cleaning/maintenance highlighted within the appeal and related commentary in the Planning Authority internal reports. Having regard to the foregoing, I am satisfied the proposed development and associated drainage arrangements are satisfactory for the purposes of granting planning permission, subject to standard conditions.

8.4. Access and transportation

- 8.4.1. The proposed development incorporates changes to the existing access. I have reviewed the proposed layout. I note the points made in the Planner Reports and Municipal District Office report. Having reviewed the available information, and having visited the site, I am generally satisfied the proposed driver visibility and access arrangements are acceptable, subject to standard conditions relating to roadside drainage.
- 8.4.2. I note the appellant point in relation to the transportation of slurry off-site and potential road safety concerns. Given the nature of the arrangement indicated; the scale of development proposed; and the likely number of movements from/to the site, I am generally satisfied in relation to the proposed access and transportation arrangements.

8.5. Related matters raised in the course of the appeal

Construction

- 8.5.1. I note the points made in the Planning Authority Environmental Services, Assistant Scientist, and Planner reports, as well as in the IFI and DAU submissions in relation to construction management. I am satisfied the proposal is acceptable in this regard subject to standard conditions in relation to Inland Fisheries Ireland, and for construction management / NIS mitigation.

Conditions

8.5.2. In addition to the foregoing, should the Commission be minded to grant permission I also consider the following regarding conditions:

- Regarding the Municipal drainage report recommended condition in relation to the the design of drainage at the site entrance, I consider this can be dealt with by a standard condition for roadside drainage;
- Regarding the Environmental services report recommended conditions in relation to construction waste management, I am satisfied this can be dealt with by a standard condition regarding NIS mitigation;
- Regarding the Assistant scientist report recommended conditions, I consider the following: Adherence to Department of Agriculture specifications are dealt with under separate codes. Recommendations in relation to retention of effluent and soiled water within the site, separation of uncontaminated surface run-off and effluent, and landspreading can be addressed by standard conditions;
- Regarding the Inland fisheries submission recommended conditions, I consider the following: Adherence to Department of Agriculture requirements and specifications are dealt with under separate code. Requirements in relation to compliance with European Communities (Good Agricultural Practice for Protection of Waters) Regulations can be addressed by standard condition. Recommendations in relation to construction management including invasive species can be dealt with by a standard condition regarding NIS mitigation. Recommendations in relation to discharge of uncontaminated surface run-off only to watercourses, farm management, IFI guidelines, and landspreading can be addressed by standard conditions.
- Condition 3 of the Planning Authority decision required that the proposed shed be used for agricultural purposes only. Given the information submitted I do not consider this condition is necessary;
- Condition 4 of the Planning Authority decision was for removal of containers on site. During my site visit I observer little in the way of container storage on-site. Accordingly I do not consider such a condition is warranted;
- Condition 5, 6 and 14 of the decision related to construction waste management, including asbestos. Disposal of asbestos is controlled under separate legislative

provisions. I consider these conditions can be replaced by a single standard construction regarding NIS mitigation;

- Conditions 7, 9, 10, 11, and 12 related to the management of run-off and effluent, and accordance with related Department of Agriculture & Food specifications. I consider these conditions relate primarily to other codes and that relevant issues relating to management of run-off can be addressed by standard conditions as set out above;
- Condition 8 required that the materials and finishes accord with the plans. Given the information submitted I do not consider this condition is necessary;
- Condition 13 related to landspreading. I consider this condition can be superseded by standard conditions as set out above;
- Condition 15 required the proposed landscaping to accord with the plans submitted; given the information submitted I do not consider this is necessary.

8.5.3. Regarding Contributions, standard conditions should apply (Condition 2 of decision).

9.0 Appropriate Assessment screening

9.1.1. Refer to Appendix 2 of this report.

9.1.2. 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 it is not possible to exclude that the proposed development alone or in combination with other plans and projects will give rise to significant effects on (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites in view of the sites' conservation objectives. Appropriate Assessment is required. This determination is based on:

- The Zone of Influence of potential impacts;
- Information presented in the submitted NIS;
- Qualifying interests, special conservation interest and conservation objectives of the European sites.
- Hydrological Pathways to European Sites via Erne-080 / Tonyarraher, Woodford (Cavan)_020 and Agharaskilly / Rag (Cavan)_10;

- and potential for construction/operational impacts within the European sites.

9.1.3. In screening the need for Appropriate Assessment it was determined the proposed development could result in significant effects on (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required. Following an examination, analysis and evaluation of the NIS and all associated material submitted, and taking into account observations of the Department of Housing, Local Government and Heritage, I consider that adverse effects on site integrity of the (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

9.1.4. My conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- The proposed development will not affect the attainment of conservation objectives for (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites or prevent or delay the restoration of favourable conservation condition for these Sites.
- Effectiveness of mitigation measures proposed in NIS.
- Application of planning conditions to ensure these matters if permission is granted.

10.0 Water Framework Directive

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

10.1.2. The receiving water environment has been identified and assessed, see Appendix 3. Having regard to the nature, scale, and location of the proposed development, and

the mitigation measures incorporated into the design, proposed or conditioned, it is concluded that the proposed development will not:

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

10.1.3. Any residual risks are capable of being addressed through the proposed mitigation measures and standard mitigation conditions. The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

11.1.1. I recommend permission be **Granted**, for the reasons and consideration set out below.

12.0 Reasons and Considerations

Having regard to the provisions of the Cavan County Development Plan 2022-2028, including the 'Stronger Rural Area' objective for the area; and the relevant policies and objectives of the Development Plan, including Objectives AF03, FD01, ABS01, and ABS03; and having regard to the nature and scale of development proposed, and to the nature and pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would comply generally with the provisions of the County Development Plan and relevant national policies, objectives and guidelines, and would generally be compatible with the environment in which it is located. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 27th day of November 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	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 applicant shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The landspreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations. Prior to the commencement of the development details showing how the applicant intends to comply with this requirement shall be submitted to and agreed in writing with the Planning Authority. NOTE: Where 20% or more of the holding lies within one or more counties of higher storage requirement as specified the holding shall be deemed for the purposes of the European Union (Good Agricultural Practice for the protection of waters) (Amendment) Regulations 2025, as amended, to lie wholly within the county in relation to which the longest storage period is specified. Reason: In order to avoid pollution and to protect residential amenity.
3	Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard- (a) 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 2025, 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. (b) 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. Reason: In the interest of environmental protection and public health.
4	All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road. Reason: In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.
5	All soiled waters and slurry generated by the proposed development 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) Slurry generated by the 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). (b) Where slurry or manure generated by the 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). (c) Where a 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 the local authority in which said lands are located. Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.
7	The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage. Reason: In the interest of traffic safety and to prevent flooding or pollution.
8	The mitigation measures contained in Section 6 of the submitted Natura Impact Statement (NIS), shall be implemented. Reason: To protect the integrity of European Sites.
9	In the event of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwaterbody either at construction or operational phase, the Planning Authority and Inland Fisheries Ireland, shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the Planning Authority. Reason: In the interest of public health
10	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as

	amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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-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.-

Dan Aspell
Planning Inspector
28th August 2026

APPENDIX 1

Form 1: EIA Pre-Screening

Case Reference	PL-500622-CN-26
Proposed Development Summary	To extend existing farm complex and all associated site works.
Development Address	Drummany Glebe, Milltown, Belturbet
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	
	☒ 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.	
☒ 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:** __ 17th August 2026__

APPENDIX 2

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics.				
Brief description of project		A detached 5 no. bay agricultural slatted shed with underground tank; 5 no. bay extension to existing agricultural slatted shed with underground tank; concrete aprons; alterations to entrance gate, and; associated site works. Landspreading maps are submitted for 3 no. landholdings at Drummany Glebe adjacent the site, Cullyleenan, Ballyconnell (approx. 8.3km north-west of the site), and Agharaskilly, approx. 7.3km north west of the site).		
Brief description of development site characteristics and potential impact mechanisms		The development site comprises an existing farm complex and adjacent field. The application red line area is stated as 2.010ha. The site boundary comprises hedges, trees and fencing. The Erne-080 / Tonyarraher runs along the eastern site boundary. From the development site Lough Oughter and Associated Loughs SAC is approx. 0.35km east and Lough Oughter Complex SPA is approx. 0.25km east. The development site is hydrologically connected to Lough Oughter and Associated Loughs SAC and Lough Oughter Complex SPA.		
Screening report		Y		
Natura Impact Statement		Y		
Relevant submissions		Y (DAU submission to PA).		
Additional information: The following information was submitted with the application and appeal: - Natura Impact Statement (NIS). - Application documentation for farm development, including slurry storage assessment. - Response to further information cover letter. - Architectural drawings and landspreading maps.				
Step 2. Identification of relevant European sites using the Source-pathway-receptor model The site is not located within or directly adjacent to any designated European sites. The applicant NIS identified sites in a 15km zone of influence. The proposed development and spreadlands were considered. The NIS referenced potential indirect construction and operational effects on the qualifying species and habitats of (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049).				
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 Oughter and Associated Loughs SAC (000007)	https://www.npws.ie/protected-sites/sac/000007	0.35km	Indirect via farm pollutants surface runoff and intervening watercourse.	Y
Lough Oughter Complex SPA (Ref. 004049)	https://www.npws.ie/protected-sites/spa/004049	0.25km	Indirect via farm pollutants surface runoff and intervening watercourse.	Y
Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites Based on the abovementioned documents I consider the following.				

Direct. There is no potential for direct effects from the project alone. The development site is approx. 0.25km from Lough Oughter Complex SPA and approx. 0.35km from Lough Oughter and Associated Loughs SAC at closest. Spreadlands at Drummany Glebe are approx. 0.085km at closest from the SPA and approx. 0.140km at closest to SAC. The habitats within the site are not of value for qualifying species of Natura 2000 sites in the Zone of Influence. The agricultural site does not provide suitable habitats/environments for these QI Species of the above SACs and SPAs. With the exception of noise no ex-situ impacts on qualifying species of the above SPAs and SACs are considered likely.

Indirect. Potential for significant indirect effects was identified in the form of deterioration of water quality during construction and operation of the proposed development and associated spreadlands via indirect hydrological pathways. This due to the proximity and potential hydrological connection of the development site and spreadlands at Drummany Glebe to the Erne_080 / Tonyarraher and, and potential impact on habitats (QI of SAC) or birds (QI of SPA) during construction and operation which may depend on them. This is also due to the potential hydrological pathway from the spreadlands at Cullyleenan to the Woodford (Cavan)_020 and potential impact on habitats (QI of SAC) during operation which may depend on them. This is also due to the potential hydrological pathway from the spreadlands at Agharaskilly to the Agharaskilly / Rag (Cavan)_10 and potential impact on habitats (QI of SAC) during operation which may depend on them.

Construction. During the construction phase there are potential impacts from increased levels of suspended solids such as silt, sediment and concrete, alongside accidental fuel/lubricant spillage entering the Erne_080 / Tonyarraher watercourse from the development site by surface water runoff during periods of rainfall of sufficient magnitude and being transferred downstream, if works are carried out unmitigated.

Operation. During the operational phase there are potential impacts from polluted runoff, livestock manure, soiled water, hydrocarbons and heavy metal leakage / spillage from the development site, entering the nearby watercourse by surface water runoff during periods of heavy rainfall and being transferred downstream in the absence of appropriate farmyard design and management. Also during the operational phase there are potential impacts from livestock manure from the associated spreadlands at Drummany Glebe, Cullyleenan and Agharaskilly entering nearby watercourses by surface water runoff during periods of heavy rainfall and being transferred downstream in the absence of appropriate farm practices.

Design & practice measures: Mitigation measures are listed in Section 6.0 of the NIS which accompanied the application. The measures are standard farm design and management, and construction practices, designed to protect water quality during construction and operation. These include: separation of surface water and soiled water drainage; slatted shed and tanks to contain livestock manure; channels to divert soiled water runoff to slatted sheds/tanks; good farming practice including in relation to landspreading. The NIS considered the proposed development and related landspreading at Drummany Glebe, Cullyleenan, and Agharaskilly (Agharaskilly). Details of related regulatory requirements applicable to the farm operation are set out in detail.

The impacts described above could impact habitats and bird species within the above SPAs and SACs due to impacts on habitats upon which the bird species depend.

Regarding in combination effects, there is no evidence that there are other plans and projects that could lead to significant in-combination impacts on the 2 no. Natura 2000 sites cited above, nor on any other Natura 2000 sites. I note the planning history of the existing sheds on the site as set out in this report above.

The matrix below identifies possible significant effects on the European sites in view of the conservation objectives (alone or in combination with other plans and projects).

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Lough Oughter and Associated Loughs SAC (000007) Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Bog woodland [91D0] Lutra lutra (Otter) [1355]	Indirect hydrological pathway from site and spreadlands at Drummany Glebe via Erne_080 / Tonyarraher, and	Changes to habitat quality arising from deterioration in water quality. The potential negative effect on habitat quality may undermine conservation objectives associated

	from spreadlands at Cullyleenan via Woodford (Cavan)_020, and spreadlands at Agharaskilly via Agharaskilly / Rag (Cavan)_10. The potential for significant effects was identified in the form of deterioration of water quality during site preparation and construction arising from pollution (silt, sediment, hydrocarbons and concrete) to surface water or ground water. The potential for significant effects was identified in the form of deterioration of water quality during operation of the proposed development arising from pollution (livestock manure, hydrocarbons) to surface water drainage, runoff, or ground water during operation. Deterioration in water quality arising from the inappropriate land-spreading of livestock manure.	with the QI for which the site is designated. Possibility of significant effects cannot be ruled out without further analysis and assessment.
N	Likelihood of significant effects from proposed development (alone): Y/N	
N	If No, is there likelihood of significant effects occurring in combination with other plans or projects?	
Y	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 2: Lough Oughter Complex SPA (Ref. 004049) Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] Whooper Swan (<i>Cygnus cygnus</i>) [A038]	Indirect hydrological pathway from site	Changes to habitat quality arising from deterioration in water quality.

Wigeon (Mareca penelope) [A855] Wetland and Waterbirds [A999]	and spreadlands at Drummany Glebe via Erne_080 / Tonyarraher. The potential for significant effects was identified in the form of deterioration of water quality during site preparation and construction arising from pollution (silt, sediment, hydrocarbons and concrete) to surface water or ground water. The potential for significant effects was identified in the form of deterioration of water quality during operation of the proposed development arising from pollution (livestock manure, hydrocarbons) to surface water drainage, runoff, or ground water during operation. Deterioration in water quality arising from the inappropriate land-spreading of livestock manure.	The potential negative effect on habitat quality may undermine conservation objectives associated with the QI for which the site is designated. Possibility of significant effects cannot be ruled out without further analysis and assessment.
N	Likelihood of significant effects from proposed development (alone): Y/N	
N	If No, is there likelihood of significant effects occurring in combination with other plans or projects?	
Y	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
* 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 Due to the nature of the development site and associated spreadlands' proximity and potential hydrological connection to the Erne-080 / Tonyarraher river, Woodford (Cavan)_020, and Agharaskilly / Rag (Cavan)_10, I consider that at this stage it cannot be excluded that the proposed development would not generate impacts that could affect site within the identified zone of influence on ecological receptor.		

The potential exists for pollutant such as silt, sediment, oils and heavy metals to be mobilised from the development site into surface water runoff during construction or operational phases, and for livestock manure, soiled water, and polluted runoff during operation, to be transported downstream into the European sites which could adversely affect QIs for which the Sites have been designated.

The AA Screening submitted within the NIS stated there will be no significant effects upon any designated Sites arising from the use of the manure produced on the farm, and that those land banks have been traditionally land-spread and improved. Lough Oughter and Associated Loughs SAC 000007 and Lough Oughter Complex SPA 004049 were screened in having regards to the source-pathway-receptor linkage between the application site and its spreadlands and both the SAC and SPA, and the significant effects on both Sites and their Qualifying Interests could not be ruled out, as impacts could arise during construction and operation of the farm. The screening identified potential impacts on deterioration of water quality from pollution to surface or ground water from site preparation and construction; operation of the site; in appropriate landspreading of slurry / fertiliser, and cumulative impacts.

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

It is not possible to exclude the possibility that proposed development alone would result significant effects on (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European sites from effects associated with potential water quality deterioration. An appropriate assessment is required on the basis of the possible effects of the project 'alone'. Further assessment in-combination with other plans and projects is not required at screening stage. **Proceed to AA.**

Screening Determination

Significant effects cannot be excluded

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 it is not possible to exclude that the proposed development alone or in combination with other plans and projects will give rise to significant effects on (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites in view of the sites' conservation objectives. Appropriate Assessment is required.

This determination is based on:

- The Zone of Influence of potential impacts;
- Information presented in the submitted NIS;
- Qualifying interests, special conservation interest and conservation objectives of the European sites.
- Hydrological Pathways to European Sites via Erne-080 / Tonyarraher, Woodford (Cavan)_020 and Agharaskilly / Rag (Cavan)_10;
- and potential for construction/operational impacts within the European sites.

Appropriate Assessment

The requirements of Article 6(3) as related to appropriate assessment of a project under part XAB, sections 177V of the Planning and Development Act 2000 (as amended) are considered fully in this section.

Taking account of the preceding screening determination, the following is an appropriate assessment of the implications of the proposed project of:

The proposed development comprises a detached 5 no. bay agricultural slatted shed with underground tank; 5 no. bay extension to existing agricultural slatted shed with underground tank; concrete aprons; alterations to entrance gate, and; associated site works (Surface water drainage from the shed roofs and hardstanding will be collected and diverted to an existing stream (Erne-080 or Tonyarraher) that runs north. Livestock manure and soiled water is to be retained within the slatted sheds and associated subsurface slatted tanks;

Landspreading maps at the following are submitted: (1) Drummany Glebe adjacent Erne-080 / Tonyarraher and near Lough Oughter and Associated Loughs SAC (Ref. 000007) and Lough Oughter Complex SPA (Ref. 004049); (2) at Cullyleenan east of Woodford (Cavan)_020, and (3) at Agharaskilly north of Agharaskilly / Rag (Cavan)_10. The Woodford (Cavan)_020 flows approx. 7.5km to lake Corraback // Teemore Lough (Ref. IE_NW_36_460), part of Lough Oughter and Associated Loughs SAC. The Agharaskilly / Rag (Cavan)_10 flows approx. 2.7km and through Rud Lough and Aghavoner Lough to Killywilly Lough (Ref. 36_513); the latter is part of Lough Oughter and Associated Loughs SAC.

In view of the relevant conservation objectives Of (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049), and based on scientific information including that provided by the applicant, and considering expert opinion set out in observations on nature conservation.

The information relied upon includes the following:

- Natura Impact Statement (NIS).
- Application documentation for farm development, including slurry storage assessment.
- Response to further information cover letter.
- Architectural drawings and landspreading maps.

I am satisfied the information provided is adequate to allow for Appropriate Assessment. I am satisfied all aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures are included and assessed for effectiveness.

Submissions/observations

Planner report, Assistant Scientist report, NPWS DAU submission, and appeal raised issues relating to AA, summarised in Section 3 of this report. Planner report, Assistant Scientist report, NPWS DAU submission raised not objection subject to conditions. Observation on application raised concern regarding impact of slurry on water quality and Lough Oughter SAC.

Lough Oughter and Associated Loughs SAC (000007)

Summary of Key issues that could give rise to adverse effects (from screening stage):

(i) Water quality degradation (construction and operation) (See Section 5 NIS)

Qualifying Interest features likely to be affected.	Conservation Objectives Targets and attributes summary.	Potential adverse effects.	Mitigation measures (summary) (Section 4 in NIS)
Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Bog woodland [91D0] Lutra lutra (Otter) [1355] I have considered whether the project might compromise the	Maintain / restore favourable conservation condition.	Potential negative indirect impacts on surface water/water quality due to construction and operation related emissions: Construction: increased sedimentation, silt, hydrocarbons, concrete, and construction related pollution from development site; Operation: Operational related runoff, soiled water, livestock	Good construction practices, incl. silt fence and interceptor trench; and management of fuel, chemicals, plant, concrete, and construction waste. Farm design, layout and management, incl. mitigation to prevent indirect water quality impacts. Application of agricultural best practice measures, incl. mitigation

objective of restoration or make restoration more difficult.		manures and hydrocarbon pollutants from development site. Operation: Potential negative impacts in relation to water quality arising from associated spreadlands.	to prevent run-off from landspreading incl. adherence to nutrient management planning, statutory requirements, and best practice guidance.
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The above table is based on the documentation and information provided on the file and I am satisfied that the submitted NIS has identified the relevant attributes and targets of the Qualifying Interests.

Lough Oughter Complex SPA (Ref. 004049)

Summary of Key issues that could give rise to adverse effects (from screening stage):

(i) Water quality degradation (construction and operation) (See Section 5 NIS)

Qualifying Interest features likely to be affected.	Conservation Objectives Targets and attributes summary.	Potential adverse effects.	Mitigation measures (summary). (Section 4 in NIS)
Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] Whooper Swan (<i>Cygnus cygnus</i>) [A038] Wigeon (<i>Mareca penelope</i>) [A855] Wetland and Waterbirds [A999] I have considered whether the project might compromise the objective of restoration or make restoration more difficult.	Maintain / restore favourable conservation condition.	Potential negative indirect impacts on bird species in relation to surface water/water quality due to construction and operation related emissions: Construction: increased sedimentation, silt, hydrocarbons, concrete, and construction related pollution from development site; Operation: Operational related runoff, soiled water, livestock manures and hydrocarbon pollutants from development site. Operation: Potential negative impacts in relation to water quality arising from associated spreadlands.	Good construction practices, incl. silt fence and interceptor trench; and management of fuel, chemicals, plant, concrete, and construction waste. Farm design, layout and management, incl. mitigation to prevent indirect water quality impacts. Application of agricultural best practice measures, incl. mitigation to prevent run-off from landspreading incl. adherence to nutrient management planning, statutory requirements, and best practice guidance. Mitigation to minimise noise from the project will be included.

The above table is based on the documentation and information provided on the file and I am satisfied that the submitted NIS has identified the relevant attributes and targets of the Qualifying Interests.

Assessment of issues that could give rise to adverse effects in view of conservation objectives

The above tables are based on the documentation and information provided on the file, as well as information as contained on the NPWS website. I am satisfied the NIS has adequately considered potential effects on each relevant qualifying interest.

Surface water falling from the development site at present percolates to ground, and is collected and diverted to Erne_080 / Tonyarraher. Soiled water and livestock manure from the site are retained within existing slatted sheds and associated tanks. Surface water from associated spreadlands percolates to ground.

The application NIS identified potential impacts on deterioration of water quality from pollution to surface or ground water from site preparation and construction; operation of the site; inappropriate landspreading of slurry / fertiliser, and cumulative impacts:

- Construction: Construction phase risks in the absence of mitigation in the form of soil excavation and pouring concrete which may include impacts of silt, hydrocarbons, cement washings, and hydraulic fluids, potentially impacting water quality of surface and ground water;

- Operation: The principal risk to water quality is associated with slurry-contaminated surface water runoff from the farmyard if not properly managed. Risks also arise from potential structural weakness/failure of effluent storage tanks impacting groundwater and surface water;
- Operation: Inappropriate landspreading practices are also a risk. Adherence to nutrient management planning, statutory requirements, and best practice guidance will therefore be required to ensure that no deterioration of water quality occurs within the Natura 2000 network.

The application NIS considered other developments in the area and stated that cumulative impact potential is low. Agricultural activities in the wider area were also considered.

Section 6 of the NIS set out detailed mitigation. Corresponding mitigation measures are contained in the application documentation and drawings submitted with the application:

- Construction: Contractor awareness of European Sites; silt fence and interceptor trench; and management of fuel, chemicals, plant, concrete, and construction waste. No invasive species are identified on site.
- Operational (including operation of the site and landspreading) mitigation measures: management of waste and fertilizers, and maintenance of drains, storage tanks, fuels/oils, pesticides, medicines, chemicals and cleaning products, adherence to best practice regulations. Also collection of runoff from sheds and concrete aprons and diversion to Erne_080 / Tonyarraher. Good agricultural practices and regulations in relation to restrictions on farm activities, application rates, storage capacities, and other prohibitions will limit noise impacts, including on spreadlands near to European Sites. Soiled waters and livestock manure to be collected and diverted and retained within slatted sheds and associated slatted tanks. Best practice agricultural measures are set out;

The NIS concluded that following mitigation the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and that the integrity of these sites as a whole will not be adversely impacted, and that potential impacts can be successfully mitigated against. The NIS stated that in light of the above, it is considered the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of Lough Oughter and Associated Loughs SAC and the Lough Oughter Complex SPA. The integrity of the Sites will not be adversely affected.

I am satisfied the measures that are described in the NIS relating to the protection of water quality are sufficient in my view to ensure same are effective.

In-combination effects

I am satisfied in-combination effects have been assessed in the NIS in this case. The applicant has demonstrated satisfactorily that no significant residual effects will remain post the application of mitigation measures and there is therefore no potential for in-combination effects.

Findings and conclusions

The application determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of the above European Sites.

Based on the information provided and my own assessment I am satisfied adverse effects arising from aspects of the proposed development can be excluded for the European Sites considered in the Appropriate Assessment. Based on the available information I am satisfied that the project would not compromise the objectives of maintain or restoration identified above more difficult.

No direct impacts are predicted. Indirect impacts and mitigation measures are described to prevent ingress of surface water laden with construction and operational pollutants. I am satisfied the mitigation measures proposed to prevent adverse effects are standard practice, have been assessed as effective, and can be implemented. In combination effects have also been reasonably assessed and there is no potential for combination effects.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation objectives of (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites. Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment it was determined the proposed development could result in significant effects on (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required.

Following an examination, analysis and evaluation of the NIS and all associated material submitted, and taking into account observations of the Department of Housing, Local Government and Heritage, I consider that adverse effects on site integrity of the (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- The proposed development will not affect the attainment of conservation objectives for (1) Lough Oughter and Associated Loughs SAC (Ref. 000007) and (2) Lough Oughter Complex SPA (Ref. 004049) European Sites or prevent or delay the restoration of favourable conservation condition for these Sites.
- Effectiveness of mitigation measures proposed in NIS.
- Application of planning conditions to ensure these matters if permission is granted.

Appendix 3

WFD IMPACT ASSESSMENT STAGE 1: SCREENING						
Step 1: Nature of the Project, the Site and Locality						
An Bord Pleanála ref. no.	PL-500622-CN-22	Townland, address		Drummany Glebe, Milltown, Belturbet		
Description of project.		A detached 5 no. bay agricultural slatted shed with underground tank; 5 no. bay extension to existing agricultural slatted shed with underground tank; concrete aprons; alterations to entrance gate, and; associated site works. Landspreading maps are submitted for two landholdings.				
Brief site description, relevant to WFD Screening.		The site comprises a farm complex and surrounding fields in a rural and agricultural area. The farmyard slopes east to west. Lands to the east are elevated. The site boundary comprises hedges, trees and fencing. The application red line area is stated as 2.010ha. The soil in the area mainly comprises till, with alluvium in the elevated eastern area. The site is in a low, moderate and high groundwater vulnerability zone. The Erne_80 / Tonyarraher stream runs along the western boundary of the site. The spreadlands at Drummany Glene are approx. 85m from Drumlane / Garfiny Lough (part of Lough Oughter and Associated Loughs Complex). The spreadlands at Cullyleenan, Ballyconnell are approx. 165m east of the Woodford (Cavan)_020 and approx. 7.5km west of Corraback/Teemore Lough (part of the Lough Oughter and Associated Loughs Complex). The spreadlands at Agharaskilly are approx. 490m north of the Agharaskilly / Rag (Cavan)_10 and approx. 2.7km west of Corraback/Teemore Lough (part of the Lough Oughter and Associated Loughs Complex). From the development site Lough Oughter and Associated Loughs SAC is approx. 0.35km and Lough Oughter Complex SPA is approx. 0.25km to the east.				
Proposed surface water details		Surface water from shed roofs and concrete aprons will be collect and diverted to adjacent stream to the west. Soiled water and livestock manure will be retained within the existing and proposed slatted sheds and associated tanks. Spreadland maps are included. Related farm management details are set out.				
Proposed water supply source & available capacity		Not applicable (road will accommodate mains connection).				
Proposed wastewater treatment system & available capacity, other issues		Not applicable (road will accommodate mains connection).				
Others?		Landspreading maps are submitted for two landholdings.				
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	0.0km	Erne_80 / Tonyarraher (IE_NW_36E011300)	Poor	At risk	Agriculture	Site hydrologically connected to waterbody.
Lake	0.325km	Drumlane / Garfiny Lough (36_504)	Moderate	Under Review	None identified	Site hydrologically connected to waterbody.
River	0.165km	Woodford (Cavan)_020 (IE_NW_36W010400)	Good	At risk	None identified	Project not hydrologically connected to waterbody.
River	0.49km	Agharaskilly / Rag (Cavan)_10 (IE_NW_36R010600)	Poor	At risk	Agriculture, Hydromorphology	Project not hydrologically connected to waterbody.

Groundwater	Underlying site	Killashandra (IE_NW_G_062)	Good	Not at Risk	None identified	Well drained. Low, moderate and high ground water vulnerability.	
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	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface - Watercourse	Erne_80 / Tonyarraher (IE_NW_36E011300)	Yes - watercourse	Silt, sediment, concrete, Hydrocarbon Spillages.	Standard Construction Measures / Conditions.	Yes – proximity warrants assessment	Screened in
2.	Surface - Lake	Drumlane / Garfiny Lough (36_504)	Yes - watercourse	Silt, sediment, concrete, Hydrocarbon Spillages.	Standard Construction Measures / Conditions.	Yes – connectivity warrants assessment	Screened in
3.	Surface - Watercourse	Woodford (Cavan)_020 (IE_NW_36W010400)	No	None	None	No	Screened out
4	Surface - Watercourse	Agharaskilly / Rag (Cavan)_10 (IE_NW_36R010600)	No	None	None	No	Screened out
5	Ground	Killashandra (IE_NW_G_062)	Yes - drainage	Hydrocarbon, Concrete Spillages	Standard Construction Measures / Conditions.	Yes – soil types, groundwater vulnerability, and topography warrant assessment	Screened in
OPERATIONAL PHASE							
1.	Surface - Watercourse	Erne_80 / Tonyarraher (IE_NW_36E011300)	Yes - watercourse	Hydrocarbon Spillages, heavy metals. Livestock manure, soiled water, surface water runoff.	Surface water drainage. Livestock manure shed/tank. Soiled water channels. Good agricultural practices.	Yes – proximity to monitoring location warrants assessment	Screened in
2.	Surface - Lake	Drumlane / Garfiny	Yes - watercourse	Hydrocarbon Spillages,	Surface water drainage.	Yes – proximity to monitoring	Screened in

		Lough (36_504)		heavy metals. Livestock manure, soiled water, surface water runoff.	Livestock manure shed/tank. Soiled water channels. Good agricultural practices.	location warrants assessment	
3.	Surface - Watercourse	Woodford (Cavan) 020 (IE_NW_36W010400)	No	Livestock manure.	Good agricultural practices.	No	Screened out
4.	Surface - Watercourse	Agharaskilly / Rag (Cavan) 10 (IE_NW_36R010600)	No	None	None	No	Screened out
5.	Ground	Killashandra (IE_NW_G_062)	Yes - drainage	Hydrocarbon, Livestock manure	Surface water drainage. Livestock manure shed/tank. Soiled water channels. Good agricultural practices.	Yes – soil types, groundwater vulnerability, and topography warrant assessment	Screened out
DECOMMISSIONING PHASE							
1	NA	NA	NA	NA	NA	NA	NA
STAGE 2: ASSESSMENT							
Details of Mitigation Required to Comply with WFD Objectives							
Surface Water							
Development/Activity e.g. culvert, bridge, other crossing, diversion, outfall, etc	Objective 1: <u>Surface Water</u> Prevent deterioration of the status of all bodies of surface water	Objective 2: <u>Surface Water</u> Protect, enhance and restore all bodies of surface water with aim of achieving good status	Objective 3: <u>Surface Water</u> Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	Objective 4: <u>Surface Water</u> Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)		
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	YES/NO		
Construction Works	Site-specific construction mitigation (installation of silt	Site-specific construction mitigation (installation of silt	N/A	N/A	YES		

	fence, interceptor trench, fuel management, concrete management, waste management)	fence, interceptor trench, fuel management, concrete management, waste management)			
Stormwater drainage	Adequately designed surface water features. Good agricultural practices, maintenance of tanks	Adequately designed surface water features. Good agricultural practices, maintenance of tanks	N/A	N/A	YES
Details of Mitigation Required to Comply with WFD Objectives					
Groundwater					
Development/Activity e.g. abstraction, outfall, etc.	Objective 1: Groundwater Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	Objective 2: Groundwater Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	Objective 3: Groundwater Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)	
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:		
Construction Works	Site-specific construction mitigation (installation of silt fence, interceptor trench, fuel management, concrete management, waste management) Good agricultural practices, maintenance of tanks	Site-specific construction mitigation (installation of silt fence, interceptor trench, fuel management, concrete management, waste management) Good agricultural practices, maintenance of tanks	N/A	YES	

WFD IMPACT ASSESSMENT SCOPING TABLE			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	PL-500622-CN-22	Townland, address	Drummany Glebe, Milltown, Belturbet
Description of project	A detached 5 no. bay agricultural slatted shed with underground tank; 5 no. bay extension to existing agricultural slatted shed with underground tank; concrete aprons; alterations to entrance gate, and; associated site works. Landspreading maps are submitted for two landholdings.		
Brief site description, relevant to WFD Screening,	The site comprises a farm complex and surrounding fields in a rural and agricultural area. The farmyard slopes east to west. Lands to the east are elevated. The site boundary comprises hedges, trees and fencing. The application red line area is stated as 2.010ha. The soil in the area mainly coarse loamy drift soils with till subsoils. The Erne_80 / Tonyarraher stream runs along the western boundary of the site and adjacent landspreading area. The landspreading area at Drumlane / Garfiny Lough is approx. 85m from (part of Lough Oughter and Associated Loughs Complex).		

		The spreadlands at Cullyleenan, Ballyconnell are approx. 165m east of the Woodford (Cavan)_020 and approx. 7.5km west of Corraback/Teemore Lough (part of the Lough Oughter and Associated Loughs Complex).					
		The spreadlands at Agharaskilly are approx. 490m north of the Agharaskilly / Rag (Cavan)_10 and approx. 2.7km west of Corraback/Teemore Lough (part of the Lough Oughter and Associated Loughs Complex).					
		From the site Lough Oughter and Associated Loughs SAC is approx. 0.35km and Lough Oughter Complex SPA is approx. 0.25km to the east.					
Proposed surface water details		Surface water from shed roofs and concrete aprons will be collect and diverted to adjacent stream to the west. Soiled water and livestock manure will be retained within the existing and proposed slatted sheds and associated tanks. Spreadland maps are included. Related farm management details are set out.					
Proposed water supply source & available capacity		Not applicable (road will accommodate mains connection).					
Proposed wastewater treatment system & available capacity, other issues		Not applicable (road will accommodate mains connection).					
Others?		Landspreading maps are submitted for two landholdings.					
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	Erne_80 / Tonyarraher (IE_NW_36E011300)	Poor	At risk	Agriculture	Site hydrologically connected to waterbody.	Standard agricultural construction, drainage & agricultural practices.	Yes. No.
Lake	Drumlane / Garfiny Lough (36_504)	Moderate	Under Review	None identified	Site hydrologically connected to waterbody.	Standard agricultural construction, drainage & agricultural practices.	Yes. No.
River	Woodford (Cavan)_020 (IE_NW_36W010400)	Good	At risk	None identified	Project not hydrologically connected to waterbody.	Standard agricultural construction, drainage & agricultural practices.	Yes. No.
River	Agharaskilly / Rag (Cavan)_10 (IE_NW_36R010600)	Poor	At risk	Agricultural, Hydromorphology	Project not hydrologically connected to waterbody.	Standard agricultural construction, drainage & agricultural practices.	Yes. No.
Groundwater	Killashandra (IE_NW_G_062)	Good	Not at Risk	None identified	Well drained	Standard agricultural construction, drainage & agricultural practices.	Yes. No.