



<b>Development</b>	Construction of a dwelling house and garage with all site development works.
<b>Location</b>	Rathlee, Easkey, Co. Sligo
<b>Planning Authority</b>	Sligo County Council
<b>Planning Authority Reg. Ref.</b>	2560457
<b>Applicant(s)</b>	Tony Carrabine
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission + Conditions
<b>Type of Appeal</b>	Third Party Normal Planning Appeal
<b>Appellant(s)</b>	David C. Mandy & Lorna McLoughlin
<b>Observer(s)</b>	Padraic Phelan Donal and Mary Connor Alan Connor Damien Irwin
<b>Date of Site Inspection</b>	21 <sup>st</sup> April 2026
<b>Inspector</b>	Ronan Murphy

## 1.0 Site Location and Description

- 1.1. The appeal site is located within the townland of Rathlee, which is a rural area punctuated with single dwellings located c.5.18km to the west of Easkey Village in Co. Sligo.
- 1.2. The appeal site which has a stated area of c. 0.210ha comprises of an agricultural field which is irregular in shape and has separate road frontages to the south, east and west of the site.
- 1.3. In terms of topography the site generally rises gently from the north to the south of the site. Access to the site is via the small local road to the east of the site, which is a one-lane undulating local road, which is used for local traffic.
- 1.4. The appeal site is bounded by an existing field in the ownership of the applicant to the north, with a dwelling further north and road boundaries to the south, east and west. I
- 1.5. It is noted that the appeal site is located within c. 60m of Rathlee Tower to the east of the site.

## 2.0 Proposed Development

- 2.1. The application seeks planning permission for the following:
  - Construction of a single storey dwelling and domestic garage,
  - A packaged tertiary treatment system with discharge of treated effluent to an in-situ soil polishing filter and
  - new site entrance and together with ancillary site development works.
- 2.2. The proposed dwelling would have an internal floor area of c. 181m<sup>2</sup> and would have a maximum height of c. 4.9m. The proposed dwelling would have a nap render finish with a pitched black slate roof.
- 2.3. The proposed garage would have an area of c.17.5m<sup>2</sup> and would have a nap plaster finish.

## 3.0 Planning Authority Decision

### 3.1. Decision

3.1.1 By order dated 8/1/26 the Planning Authority decided to grant planning permission, subject to 12 conditions.

3.1.2 The conditions are generally standard for this type of development.

### 3.2. **Planning Authority Reports**

#### 3.2.1. Planning Reports

3.2.2. There are two planning reports on file. The first planning report dated 11/12/25 notes that the proposed development is acceptable in principle and is in accordance with rural housing policy SP-S-9.

3.2.3. In terms of design, the area planner states that site is located in an area of normal rural landscapes which in accordance with the County Development plan generally has the capacity to absorb a wide range of new development forms. Notwithstanding this, the area planner outlined concerns that that the windows on all elevations lack consistency and therefore the design proposal fails to have regard to the principles of traditional rural design and as a result of this further information was requested to ensure that the proposed development would be in accordance with Table 33.5 of the Sligo County Development Plan.

3.2.4 In terms of traffic safety the area planner noted that a 5m setback each side of the vehicular entrance will suffice in order to ensure that the proposed development does not constitute a traffic hazard. Further information was requested in this regard.

3.2.5 The area planner also requested that the applicant provide a landscape plan by way of further information.

#### Other Technical Reports

- **Environment:** Report dated 8/12/25 outlining no objection subject to conditions.
- **Area Engineer:** Report dated 14/11/25 outlining no objection subject to conditions.

### 3.3. **Prescribed Bodies**

- **Uisce Eireann:** Response dated 17/12/25 outlining subject to conditions.

### 3.4 **Second Planning Report**

3.4.1 A second planning report dated 8/1/26 outlines that the applicant's response to the Further Information request is acceptable and a grant of planning permission was recommended.

## Other Technical Reports-Post Further Information

- **Area Engineer:** Report dated 22/12/25 outlining no objection subject to conditions.

### 3.5 Third Party Observations

- 3.5.1 One third party observation was received by the Planning Authority. The observer outlined concerns with respect to natural water and storm water soakage of the land and run off from the site. Concerns in relation to the location of the proposed percolation area, concerns with regard blind junction at this site and the potential obstruction of Rathlee Tower.

## 4.0 Planning History

### *Appeal site*

There is no planning permission relating to the appeal site.

### *North-west*

**Reg. Ref. 07423:** Application for the construction of a dwelling house, detached garage, proprietary effluent treatment system and percolation area. Permission granted, subject to conditions.

**Reg. Ref. 15432:** Application for the construction of a new dwelling house, garage/store, septic tank and secondary treatment system together with a soil polishing filter/percolation area and all ancillary site works. Permission granted, subject to conditions.

**Reg. Ref. 2560482:** Application for alterations and extensions to an existing house, construction of a new garage and installation of a new wastewater treatment system and for all associated site work. Permission granted, subject to conditions.

### *North-east*

**Reg. Ref. 07360:** Application for an extension to duration relating to Construction of a dwelling house, proprietary effluent treatment system and percolation area. Extension of duration granted.

**Reg. Ref. 09344:** Application for the retention of change of use of shed to use as a dwelling house, retention of new domestic entrance and construction of septic tank, proprietary effluent treatment system and percolation area and carrying out of associated site works. Retention permission granted.

**Reg. Ref. 09233:** Application for the construction of a detached garage to the southeast of existing dwelling house as granted permission under pl 07/900 and pl 08/642. Permission granted, subject to conditions.

**Reg. Ref. 16449:** Application for extension of duration for development consisting of the construction of 1 no. dwelling house with packaged wastewater treatment system and raised polishing filter including all other ancillary site work and services. Extension of duration granted.

**Reg. Ref. 2460288:** Application to (1) retain location of the dwelling house to that granted under pl00/885, and pl01/1061. (2) retain conservatory extension to the side of existing dwelling, (3) retain domestic garage, together with the carrying out of all associated ancillary site works. Retention permission granted.

## 5.0 Policy Context

### 5.1. Development Plan

5.1.1 The *Sligo County Development Plan 2024-2030* is the operative plan for the area. Relevant policies and objectives include:

**Policy SP-S-9:** which seeks to strengthen existing rural communities by facilitating sustainable rural settlement in accordance with the National Planning Framework and the National Policy Objective 19, which requires that a distinction is made between areas under urban influence and rural areas elsewhere.

B. In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

**Policy SP-S-11:** which seeks to accommodate proposals for one-off rural houses in Remote Rural Areas, subject to normal planning considerations and compliance with the guidance set out in Section 33.4 Housing in rural areas (development management standards).

**Section 23.2.2:** Normal Rural Landscapes: areas with natural features (e.g. topography, vegetation) which generally have the capacity to absorb a wide range of new development forms – these are farming areas and cover most of the County. Certain areas located within normal rural landscapes may have superior visual qualities, due to their specific topography,

vegetation pattern, the presence of traditional farming or residential structures. These areas may have limited capacity for development or may be able to absorb new development only if it is designed to integrate seamlessly with the existing environment.

**Policy P-BD-1:** Which seeks to protect, conserve, enhance and sustainably manage the natural heritage, biodiversity, geological heritage, landscape and environment of County Sligo.

**Policy P-DSNC-1** which seeks to protect and maintain the conservation status of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and agreements including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA), Ramsar Sites, Statutory Nature Reserves, as identified by the Minister for Culture, Heritage and the Gaeltacht, and any other sites that may be proposed for designation during the lifetime of this Plan.

**Policy P-DSNC-4:** which seeks to ensure that all development proposals are subject to the process of Screening for Appropriate Assessment and subsequent stages of Appropriate Assessment, as relevant, carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife Service, as appropriate.

**Policy P-RHOU-1** which seeks to encourage those who wish to build in rural areas to apply traditional principles in the siting and design of new houses, while facilitating high quality modern design solutions.

**Policy P-RHOU-2** which seeks to require new house proposal in rural areas to comply with the guidance set out in Section 33.4 Housing in rural areas (development management standards).

**Policy P-RD-1** which seeks to discourage development proposals which would be likely to contribute to or exacerbate ribbon development.

**Policy P-AH-2** which requires Archaeological Impact Assessment, surveys, test excavation and/or monitoring, as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual assessment may be required.

**Policy P-AH-3** which requires that the preservation of the context, amenity, visual integrity and connection of archaeological monuments to their setting. Views to and from archaeological monuments shall not be obscured by inappropriate development. Where appropriate, Archaeological Visual Impact Assessments will be required to demonstrate the continued preservation of an archaeological monument's siting and context.

**Policy P-AH-5** which seeks to secure the preservation in situ or by record of:

- the archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994.
- any sites and features of historical and archaeological interest.
- any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the operational area of the Plan.

Preservation relates to archaeological sites or objects and their settings. Preservation in situ is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of existing structures without the need for new foundations.

**Policy P-WWT-5** All proposals for on-site treatment systems shall be designed, constructed and maintained in accordance with the Environmental Protection Agency's 2021 Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ ) and/or Treatment Systems for Small Communities, business, Leisure Centres and Hotels, (EPA, 1999) as amended, and any guidance documents issued by the County Council.

**Section 33.4:** which states that new development in rural areas should be absorbed and integrated successfully into the rural setting.

**Section 33.4.2** which states that the placing of a house in the landscape is one of the most important aspects of building in the countryside. The Planning Authority will have regard to the following:

- A. The Landscape Characterisation Map:** Applications for single houses will be assessed based on the landscape's capacity to absorb new development. The proposed house must not have a visual impact that would negatively affect the character of the area. Visual impact will be assessed according to the landscape designations indicated on the Landscape Characterisation Map.

**B. Site Location:** Those planning to build a house in the countryside should avoid elevated or exposed locations such as hill slopes, ridge lines or vast open landscapes where the new building would appear intrusive or break the skyline or the shoreline. Instead of locating a house on an exposed site, the following types of should be considered:

- sites that cluster with existing development (other houses, sheds or agricultural development such as traditional farm complexes).
- infill sites within existing ribbon development (in exceptional circumstances, sites at the end of ribbon development may be considered as an alternative to an exposed site)
- sites where the new house can “round off” scattered development.

**C.** Access from public roads should be managed safely and should require only minimal removal of existing roadside boundaries... Access roads and driveways should be as short as possible and should follow the contours of the site to avoid creating a “scarring” effect on the landscape.

**Section 33.4.3** Buildings should be simple in terms of design and materials. All new rural housing designed in a traditional style should have regard to the principles of vernacular rural design (see Table 33.5).

## 5.2. Relevant National or Regional Policy / Ministerial Guidelines

### 5.2.1 Project Ireland 2040 - The National Planning Framework: First Revision (April 2025)

National Policy Objective 24: - Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

National Policy Objective 28: - Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or

social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

## 5.2.2 'Sustainable Rural Housing, Guidelines for Planning Authorities, 2005'

5.2.2.1 These Guidelines promote the development of appropriate rural housing for various categories of individual as a means of ensuring the sustainable development of rural areas and communities. Notably, the proposed development site is located in an 'Area under Strong Urban Influence' as indicatively identified by the Guidelines.

5.2.4 EPA Code of Practice Domestic Wastewater Treatment Systems, population equivalent of less than 10, 2021.

5.2.4.1 This document provides guidance on the site characterization, design, operation, and maintenance of domestic wastewater treatment systems.

## 5.3. Natural Heritage Designations

5.3.1 The subject site is not located within or adjacent to a European Site. The nearest designated sites are Killala Bay/Moy Estuary SPA (Site Code: 004036) which is located c. 7.8km to the south-west of the site and Killala Bay/Moy Estuary SAC (Site Code: 000458) which is located c. 7.9km to the south-west of the site. In addition to this, the Ox Mountains Bogs SAC (Site Code: 002006) is located c. 12.2km to the south-east of the site.

5.3.2 The Killala Bay/Moy Estuary pNHA (Site Code:000458) is located c. 7.9km to the south-west of the site and the Easkey River pNHA (Site Code: 001665) is located c.6.1km to the east of the site.

5.3.3 A screening exercise for Appropriate Assessment will be undertaken in Section 8 below.

## 6.0 EIA Screening

6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard

to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required. Please see Appendix 1.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

7.1.1 One third party appeal has been received from David and Lorna McLoughlin. The appeal can be summarised as follows:

- The proposed development fails to demonstrate compliance with the Rural Housing Policy of the Sligo County Development Plan in that no substantiated local or rural-generated housing need has been established.
- The site is located in the open countryside where development is strictly controlled to prevent ribbon development and urban-generated housing pressure. The permission contravenes the Planning criteria set by the Council. The applicant has no housing need, and this would appear to be speculative building.
- There is no evidence of an Archaeological Assessment of the site which is within 30m of the O'Dowd Castle which is over 220 years old. Local knowledge outlines that there are exit tunnels from the castle in the direction of the site. an historic site which is 220 years old.
- The argument that there are other houses in the area is not valid and crowding an historic site is not conducive to the preservation of iconic silhouette of the castle and would destroy the views.
- There is no evidence of a National Parks and Wildlife Assessment given the population of bats resident and which will be disturbed given how close to the site in their habitat. Bats are listed an endangered species protected under National and EU legislation.
- The site suitability statement was not of sufficient rigour to support such ill-advised permission.

- Original objection was dealt with in a superficial manner and did not address the degree of comfort and did not assure that sufficient rigour has been applied.
- Relying on the supposed rigour of the Planning Criteria would fail our neighbours who were denied an opportunity to object in the first instance.

## 7.2. Applicant Response

7.2.1 A first party appeal response has been received from Maughan and Associates on behalf of the first party. The appeal response can be summarised as follows:

- The Planning Authority assessed the proposal in full compliance with the Rural Housing Strategy of the Development Plan and was satisfied that the applicant meets the relevant policy criteria.
- The Development Plan does not prohibit development in the open countryside where policy-based housing need has been established and where the proposal is appropriately sited, designed and serviced.
- The appeal's reference to the applicant owning other properties does not form a planning policy test under the Development Plan and not a valid planning consideration. The Planning Authority correctly confined its assessment to Development Plan criteria and proper planning considerations.
- The site lies outside the Zone of Archaeological potential associated with Rathlee Tower.
- There is no development plan requirement for a mandatory archaeological assessment solely on the basis of proximity and no archaeological features were identified within the application site.
- The proposed dwelling is modest in scale, sensitively sited and designed to integrate with the landscape. It does not interrupt key views or detract from the iconic silhouette of the tower.
- References to tunnels are speculative and unsupported by any archaeological record or professional evidence.
- The proposed development does not involve any works to Rathlee tower, or any structure known or likely to host roost bats. The application site comprises agricultural land with no buildings, trees, or features identified as bat roosts.

- A bat survey is only required where there is a reasonable likelihood of roost disturbance or works to structures or habitats with bat potential. Neither applies in this case.
- The Planning Authority assessed the proposal and correctly concluded that it would not result in disturbance to protected species or habitats. Bats are protected species, not classified as endangered under Irish legislation.
- The Planning Authority's decision is firmly grounded in the policies and objectives of the development plan, national planning guidance and established planning precedent.
- The proposed dwelling is appropriately scaled and site, respects the rural character of the area, protects residential amenity, heritage and ecology and can be adequately serviced without environmental impact.
- The application includes all documentation required under the Development Plan and Development Management Standards including assessments relating to wastewater treatment and servicing.
- A site suitability assessment was carried out by an appropriately qualified person in accordance with the EPA's Code of Practice.
- The assessment concluded that the site is suitable for an onsite wastewater treatment system having regard to the neighbouring features including topography, water table / bedrock and existing on-site wastewater treatment systems on adjacent sites.
- The Planning Authority reviewed the material and was satisfied that the site is suitable for the proposed development.
- The Planning Authority is entitled to exercise professional planning judgements.
- The third-party disagreement with that judgement does not constitute a planning ground.
- The Planning Authority Planners Report demonstrates a reasoned, policy-based assessment of the proposal against the Development Plan, allegations of superficial assessment or lack of diligence are unsubstantiated.

### **7.3. Planning Authority Response**

7.3.1 There is no Planning Authority response on file.

## 7.4. Observations

7.4.1 A total of 4 observations have been received from Padraic Phelan, Donal and Mary Connor Alan Connor and Damien Irwin. The observations can be summarised as follows:

- The applicant does not meet the criteria due to having another address in Co. Sligo as noted in the Council request for other information. This is a contravention / non-compliance with the planning criteria laid out in the Sligo County Development Plan, no local need and must therefore be speculative building.
- There are several planning applications with a grant of planning permission within the local area. The current application is purely speculative building and does not meet local need.
- No evidence of a National Parks and Wildlife assessment given the bats on the Tower.
- Contend that the site assessment was not conducted with sufficient rigour.
- The site of the proposed dwelling will obstruct the view of the bay when tourists visit the castle and have a serious negative impact on the character of the landscape.

## 7.5. Further Responses

7.5.2 There are no further responses on file.

## 8.0 Assessment

8.1. Having examined the appeal details and all other documentation on file, including submissions / observations, the reports of the local authority and inspected the site, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development / rural housing need
- House Design
- Archaeology- Rathlee Tower
- Access and sightlines
- Wastewater Treatment

- Flooding
- Appropriate Assessment
- Water Framework Directive
- Other matters

## 8.2. Principle of Development / Rural Housing need

8.2.1 The subject site is in the open countryside, outside of a designated settlement in an area designated as a 'remote rural area' as set out in Figure 3a (Core Strategy Map). In areas designated 'remote rural areas' it is Council policy to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

8.2.3 It is noted that the third-party appellants and third-party observers all outline concerns that the applicant fails to demonstrate compliance with the Rural Housing Policy of the Sligo County Development Plan in that no substantiated local or rural-generated housing need has been established.

8.2.4 While I note the concerns of the appellants and observers, Policy SP-S-9 of the *Sligo County Development Plan 2024-2030* does not outline any requirement for an applicant to fulfil any such criteria. In addition to this, Policy SP-S-11 seeks to accommodate proposals for one-off rural houses Remote Rural Areas, subject to normal planning considerations and compliance with the guidance set out in Section 33.4 Housing.

8.2.5 Having considered the above, I am satisfied that the applicant is not required to demonstrate a rural housing need. I am further satisfied that the proposed dwelling is acceptable in principle, subject to a full assessment of the proposed development.

## 8.3 House Design

8.3.1 Policy P-RHOU-2 of the Sligo County Development Plan 2024-2030 requires new house proposal in rural areas to comply with the guidance set out in Section 33.4 Housing in rural areas. This guidance sets out a number of criteria under which an application will be assessed.

8.3.2 The proposed dwelling would comprise of a four-bedroom single storey dwelling with an internal area of c. 181m<sup>2</sup> and a maximum height of c. 4.29m. The proposed garage would

be located to the north-west of the house and would have an internal floor area of c. 17.5m<sup>2</sup> and would have a maximum height of c. 4.4m.

- 8.3.3 The proposed dwelling would be set back c.13m from the southern boundary of the land, c.7m from the western boundary of the land, c 7.5m from the eastern boundary of the land and c. 16m from the northern boundary of the land.
- 8.3.4 Section 33.4.2 of the Sligo County Development Plan states that applications for single houses will be assessed based on the landscape's capacity to absorb new development. In this regard, the appeal site is located within an area designated as 'Normal Rural Landscape' as shown on the Landscape Characterisation Map. Section 23.2.2 of the *Sligo County Development Plan 2024-2030* states that such areas generally have the capacity to absorb a wide range of new development forms. In addition to this, Table 33.5 set out a guide to designing a house in the rural vernacular style.
- 8.3.5 I have considered the design, height, and separation distances of the proposed dwelling against the guidelines set out in the *Sligo County Development Plan 2024-2030* and I am satisfied that the proposed dwelling is generally acceptable and would comply with the guidance outlined in Table 33.5.
- 8.3.6 Having regard to the location of the proposed dwelling within an area designated as "Normal Rural Landscape' which has the capacity to absorb a wide range of new development forms, I am satisfied that the proposed dwelling which is single storey would not dominate views in the area, and would not be visually obtrusive in a landscape which includes dwellings on immediately adjoining sites to the north and on the opposite side of the road to the west of the site.

#### *Residential amenity*

- 8.3.7 With respect to residential amenity impacts of dwellings in the area, I am satisfied that the single storey design of the proposed dwelling in combination with the setbacks from the side

and rear boundaries would ensure that the proposed development would not cause undue overlooking, overlooking and would not constitute overbearing development.

#### *Ribbon Development*

- 8.3.8 Third parties outline concerns that the appeal site is located in the open countryside where development is strictly controlled to prevent ribbon development and urban-generated housing pressure.
- 8.3.9 Section 26.5.4 of the *Sligo County Development Plan 2024-2030* defines ribbon development as five or more houses on any side of a given 250-m stretch of road. While I note there are a number of houses to the north, east and west of the appeal site, there are no areas where there are five or more houses on any side of a given 250-m stretch of road. I am therefore satisfied that the proposed development does not constitute ribbon development as defined by the *Sligo County Development Plan 2024-2030*.

#### **8.4 Archaeology -Rathlee Tower**

- 8.4.1 The third parties outline concerns with respect to the impact of the proposed development on Rathlee Tower. In addition to this, concerns are raised that there is no evidence of an Archaeological Assessment of the site and that local knowledge outlines that there are exit tunnels from the castle in the direction of the site.
- 8.4.2 The first party appeal response states that the site lies outside the Zone of Archaeological potential associated with Rathlee Tower and that there is no development plan requirement for a mandatory archaeological assessment solely on the basis of proximity and no archaeological features were identified within the application site. In addition to this, the first party appeal response states that references to tunnels are speculative and unsupported by any archaeological record or professional evidence.
- 8.4.3 The proposed dwelling is located within 100m of the Rathlee Tower, which is a tower which served as a watch post during the 19<sup>th</sup> century and was also used during the second world war. The tower is in a ruinous condition and all that remains are the four walls. While I note that the tower is not included on the Record of Protected Structures for County Sligo or included on the NIAH database, it is listed in the Record of Monuments and Places by the National Monuments Service with the code SL011-025001.
- 8.4.4 In addition to this, it is noted that the building is a local landmark and therefore, any development should not have an undue impact on the character of setting of the building.

Policy P-AH-3 states that views to and from archaeological monuments shall not be obscured by inappropriate development.

8.4.5 Having considered the location, design and height of the proposed dwelling, I am satisfied that it would not detract from the character or setting of the Rathlee Tower. I have come to this conclusion having regard to the fact that the proposed dwelling would be single storey and would have a maximum height of c. 4.27m. Given the single storey nature of the proposed development, it would not, in my opinion, interrupt views to or from the tower and an Archaeological Visual Impact Assessment is not required in this case.

8.4.6 Policy P-AH-2 of the Sligo County Development Plan 2024-2030 requires that Archaeological Impact Assessment, surveys, test excavation and/or monitoring, as appropriate, for development in the vicinity of monuments or in areas of archaeological potential.

8.4.7 I refer the Coimisiún to the Historic Environment Viewer at <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8> which shows that the appeal site is not within the SMR Zone associated with Rathlee Tower.

8.4.8 Therefore, in my opinion, an Archaeological Impact Assessment is not required in this case. Notwithstanding this, I note the concerns of the third-party with respect to the potential for tunnels from the tower towards the appeal site. Therefore, a condition requiring that archaeological monitoring of ground works be undertaken by a suitably qualified archaeologist will be recommended. This condition would ensure compliance with Policy P-AH-5 of the *Sligo County Development Plan 2024-2030*.

## **8.5 Access and sightlines**

8.4.1 It is proposed to develop a new site entrance onto the local road to the east of the site, the road is a narrow, single lane road with a speed limit of 60kmph. Having been on site, I note that this road is reasonably surfaced and straight in the vicinity of the site.

### *Sightlines*

8.4.2 I have considered the submitted drawings and been on site, and I am satisfied that appropriate site lines can be achieved on site. In addition to this, I have considered the

relative low volume of traffic using the public road and the low travelled speed along this road. In my opinion, the proposed development would cause any traffic hazard.

## **8.6 Wastewater treatment**

- 8.6.1 The third-party outlines concerns that the site suitability statement was not of sufficient rigour to support such ill-advised permission.
- 8.6.2 In response the first party appeal response states that a site suitability assessment was carried out by an appropriately qualified person in accordance with the EPA's Code of Practice and that the assessment concluded that the site is suitable for an onsite wastewater treatment system having regard to the neighbouring features including topography, water table / bedrock and existing on-site wastewater treatment systems on adjacent sites.
- 8.6.3 A site suitability assessment has been carried out, and it is noted that the site would be served by an onsite wastewater treatment system comprising of a packaged tertiary treatment system with discharge of treated effluent to an in-situ soil polishing filter via a gravel infiltration layer.
- 8.6.4 The Site Characterisation Form was prepared in accordance with the EPA Code of Practice, Domestic Wastewater Treatment Systems (2021). The underlying aquifer is categorised on the GSI maps and EPA Maps as RK-Regionally Important Aquifer, Kalsified with a high vulnerability.
- 8.6.5 During the site investigations a trial hole was dug to a depth of 2.0m, and bedrock and a water table were not encountered. The topsoil encountered comprised was classified as fine rootlets with a firm density. The soil texture was assessed as gravely silt with small cobbles throughout with a dark brown colour. The site falls within the R21 response category which indicates that an on-site system is acceptable subject to normal good practice.
- 8.6.4 The results of the subsurface percolation test for subsoil returned a percolation value of 18.19 minutes per 25mm. This value indicate that the site is suitable for the secondary treatment and soil polishing filter proposed.
- 8.6.4 I have considered the proposal in light of the setbacks set out in Table 6.2 of the EPA Guidelines and I am satisfied that all setbacks can be achieved. Notwithstanding this, I note that the proposed tank is c.6.4m from the proposed dwelling and this is slightly below the set back of 7m as set out in Table 6.2 of the EPA Guidelines. While this is the case, I am

satisfied that the tank is reasonable set back from the dwelling to ensure there would be no undue impacts on the amenity of the dwelling by way of malodour.

8.6.5 I note the concerns of the third parties; however, I am satisfied that the site suitability statement was carried out by a suitability qualified professional and that the site suitability statement was carried out with sufficient rigour. In addition to this, I note the response of the Executive Scientist of Sligo County Council did not have any objections to the proposed development.

8.6.6 Having considered the above, I am satisfied that wastewater treatment would comply with the EPA Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ ) 2021.

## **8.7 Flooding**

8.7.1 I have consulted the flood mapping system ([www.floodinfo.ie](http://www.floodinfo.ie)) and I note that the subject land is within Flood Zone 'C'.

8.7.2 Having considered all the foregoing; I consider the proposed development would not result increase the risk of flood either within the site itself or the surrounding area. The proposal is acceptable from a flood risk perspective.

## **9 AA Screening**

9.1 I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The proposed development is located within a rural area of County Sligo and comprises of a single storey dwelling, separate garage, and wastewater treatment facility.

9.2 The subject site is not located within or adjacent to a European Site. The nearest designated sites are Killala Bay/Moy Estuary SPA (Site Code: 004036) which is located c. 7.8km to the south-west of the site and Killala Bay/Moy Estuary SAC (Site Code: 000458) which is located

c. 7.9km to the south-west of the site. In addition to this, the Ox Mountains Bogs SAC (Site Code: 002006) is located c. 12.2km to the south-east of the site.

9.3 The Killala Bay/Moy Estuary pNHA (Site Code:000458) is located c. 7.9km to the south-west of the site and the Easky River pNHA (Site Code: 001665) is located c.6.1km to the east of the site.

9.4 There is no hydrological link between the subject site and the European sites.

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

9.5 This determination is based on:

- Distance from European sites.
- Lack of any hydrological pathway.
- Small scale and domestic nature of the development

## **10 Water Framework Directive**

10.1 The purpose of the EU Water Framework Directive is an initiative aimed at improving water quality throughout the European Union. The Directive was adopted in 2000 and requires governments to take a new approach to managing all their waters; rivers, canals, lakes,

reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters.

- 10.2 An Coimisiún Pleanála and other statutory authorities cannot grant development consent where a proposed development would give rise to a deterioration in water quality.
- 10.3 The LEAFFONY\_020 (IE\_WE\_34L010260) is c.1.5km to the south of the site. This waterbody is classified as not at-risk ecological status. This is illustrated on the EPA mapping (<https://gis.epa.ie/EPAMaps/>).
- 10.4 I have assessed the proposal and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.5 The reason for this conclusion is as follows:
- The distance from any river waterbody
  - The scale of the proposed development, and
  - The adequate treatment of wastewater with the site.

## **11 Other matters**

- 11.1 Third parties have outlined concerns with respect to the impact of the proposed development would have on bats, specifically that no evidence of a National Parks and Wildlife assessment given the bats on the Tower.
- 11.2 The first party appeal response states that the proposed development does not involve any works to Rathlee tower, or any structure known or likely to host roost bats and that a bat

survey is only required where there is a reasonable likelihood of roost disturbance or works to structures or habitats with bat potential. Neither applies in this case.

- 11.3 I note the concerns of the third parties; however, the appeal site is a vacant agricultural field and there are no structures on site where bats could potentially roost. In addition to this, the site lacks mature trees and therefore commuting and foraging routes to other more suitable habitats.
- 11.4 Notwithstanding the above, a condition could be included which requires a bat roost activity survey and with respect to public lighting (to avoid any impacts on foraging bats) should the Coimisiún be of a mind to grant planning permission.

## **12 Recommendation**

- 12.1 I recommend that planning permission be granted.

## **13 Reasons and Considerations**

- 12.1 Having regards to the grounds of appeal, the policy framework provided by the *Sligo County Development Plan 2024-2030* and to the guidance set out within the EPA's Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (2021); it is considered that the proposed development which is appropriately proportioned and responds to its rural setting is an acceptable form of development at this location. Having further regard to the separation distances provided, the proposed boundary and landscape treatments, it is considered that the proposed development would not seriously injure the amenities of the neighbouring properties or the character of the area. The proposed development would be acceptable in terms of traffic safety having regard to the low-speed traffic environment where the site is located. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **14 Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further information submitted on 18/12/235 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. No development shall commence on the site until such time as the following have been agreed and complied with:
  - a) A storm water drainage plan and storm water management plan are agreed to in writing with the planning authority.
  - b) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.
  - c) Requirements of Sligo County Council's Area Engineer and Environment Section.

Full details shall be agreed with the Planning Authority prior to commencement of development, and all works shall be completed by the applicant, to the satisfaction of the Planning Authority prior to the occupation of the proposed development.

**Reason:** In the interests of roads and traffic safety, protection of the natural environment, public health and the proper planning and sustainable development of the area.

3. The vehicular access, including visibility splays, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

**Reason:** In the interests of traffic and road safety

4. The overall site shall be used for domestic-related purposes only, and not for any commercial, workshop, or other non-domestic use.

**Reason:** In the interests of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

5. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicants, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicants shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

**Reason:** To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.

6. (a) Prior to commencement of development, the applicant shall submit to the Planning Authority, for its written agreement, a bat activity survey prepared by a suitably qualified professional. This report shall include any further mitigation measures, which shall be implemented on the site.

(b) All public lighting on site shall be designed and fitted in accordance with Lighting Design report as submitted with the application. Site-lighting for the construction and

operational phases of the development must be directed away from boundary hedgerow vegetation, be limited to work-specific areas and be shielded to minimise spill in order to avoid impacts to foraging/commuting bats.

**Reason:** In the interest of protection of foraging / commuting bats

7. a) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist. Prior to construction all previously identified archaeological features and deposits should be conserved by record (full excavation) prior to any ground works under the terms of an agreed Method Statement agreed by the Department. All topsoil stripping associated with the archaeological monitoring should be carried out using a toothless flat grading bucket only.
- b) Should further archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

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

8. a) The proposed wastewater drainage system shall be in accordance with the standards and separation distances set out in the document entitled "Code of Practice

– Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(b) The developer shall enter a maintenance contract with the manufacturers/suppliers of the wastewater treatment system to ensure satisfactory performance at all times.

(c) The developer shall submit documentary evidence signed by a suitably qualified person holding indemnity insurance (at least €1 million) stating that the wastewater treatment system has been installed in accordance with EPA guidelines.

**Reason:** To guard against pollution and ensure the proper servicing of the development.

9. The developer shall ensure that a clean, potable water supply is provided prior to first occupation which complies with the E.U. (Drinking Water) Regulations, S.I. No. 99/2023.

**Reason:** In the interests of public health, residential amenity, and proper planning.

10.a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

b) 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 surrounding properties.

**Reason:** In the interest of traffic safety and to prevent pollution

11. The developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater

collection network and adhere to the standards and conditions set out in that agreement.

**Reason:** In the interest of public health

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

**Reason:** In the interests of visual and residential amenity.

13. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

14. (a) During the construction stage of the proposed development, the developer shall comply with the document titled "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects" published by the Environmental Protection Agency.

(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be

responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy, and safe condition.

**Reason:** In the interests of the reduction and best practice management of construction waste from the proposed development, public health, pollution control, and traffic safety.

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

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

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

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**Ronan Murphy**

Planning Inspector

8 May 2026

**Appendix 1: Form 1 EIA Pre-Screening**

<b>Case Reference</b>	<b>PL-500709-SO-26</b>
<b>Proposed Development Summary</b>	Single storey, dwelling, wastewater treatment system, garage, entrance and associated works
<b>Development Address</b>	Rathlee, Easkey, Co. Sligo
<b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>	
<b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, no further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	

<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.	
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input type="checkbox"/> 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. <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. <b>EIA is Mandatory. No Screening Required</b>	<b>State the Class and state the relevant threshold</b>
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. <b>Preliminary examination required. (Form 2)</b> <b>OR</b>	Class 10(b) of Part 2, Schedule 5 (i) Construction of more than 500 dwelling units

<b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	
<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
<b>Yes</b> <input type="checkbox"/>	<b>Screening Determination required (Complete Form 3)</b>
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

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

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

## Appendix 2: Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	<b>PL-500709-SO-26</b>
<b>Proposed Development Summary</b>	Single storey, dwelling, wastewater treatment system, garage, entrance and associated works
<b>Development Address</b>	Rathlee, Easkey, Co. Sligo
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The proposal comes forward as a stand-alone project. The development does not require any demolition works. The development does not require the use of substantial natural resources or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
<b>Location of development</b> (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	The development is situated in a rural area and is not adjacent an ACA. The subject land is not within or in proximity to any protected views within this landscape.

<p>approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	
<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the nature of the proposed development, consisting of a single storey dwelling, garage and wastewater treatment facility and entrance, landscaping and associated, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	
<p><b>There is no real likelihood of</b></p>	<p><b>EIA is not required.</b></p>

<b>significant effects on the environment.</b>	
<b>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</b>	
<b>There is a real likelihood of significant effects on the environment.</b>	

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

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)

## Appendix 3

### Water Framework Directive Screening and Assessment

<b>WFD IMPACT ASSESSMENT STAGE 1: SCREENING</b>			
<p><b>1:</b> The proposed development comprises the construction of a one storey dwelling, domestic garage and effluent treatment system and percolation area, a new vehicle entrance and all associated works.</p> <p>Site Area 0.210 ha</p> <p>Total floor area of proposed dwelling: 181m<sup>2</sup>.</p> <p>An on-site wastewater treatment system with polishing filter is proposed. It has been demonstrated that the wastewater treatment system will accord with EPA Code such that no untreated wastewater may escape to groundwater.</p>			
<b>An Bord Pleanála ref. no.</b>	<b>PL-500709-SO-26</b>	<b>Townland, address</b>	Rathlee, Easkey, Co. Sligo
<b>Description of project</b>		The proposed development comprises the construction of a one storey dwelling, domestic garage and effluent treatment system and percolation area, a new vehicle entrance and all associated works.	
<b>Brief site description, relevant to WFD Screening,</b>		<p>The topography of the site is one where the site falls away gently from south to north.</p> <p>The LEAFFONY_020 (IE_WE_34L010260) is c.1.5km to the south of the appeal site.</p>	

	<p>The proposed dwelling will be positioned to the centre of the site being setback from the public road between 7m and 13m. The wider area is generally agricultural fields interspersed with rural one-off dwellings.</p> <p>The Site Characterisation Report indicated there is no water table within 2.0m below ground level and the site is located within an area where the vulnerability is high low and that groundwater here has natural characteristics that mean it has lower vulnerability to contamination by human activities'</p>
<b>Proposed surface water details</b>	Stormwater soakaway
<b>Proposed water supply source &amp; available capacity</b>	Connection to public water supply.
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>	It is proposed to install a wastewater treatment system and soil polishing filter.
<b>Others?</b>	No.
<b>Step 2: Identification of relevant water bodies and Step 3: S-P-R connection</b>	

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	1.5km	LEAFFONY_020 IE_WE_34L0 10260	Not at risk	Not at risk	No pressures.	Drainage
Groundwater Waterbody	Underlying site	Easkey West IE_WE_G_00 49	Not at risk	Not at risk.	No pressures.	Groundwater.
<p><b>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.</b></p> <p><b>CONSTRUCTION PHASE</b></p>						

No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	LEAFFONY_020 IE_WE_34L010 260	Nil	Hydrocarbon spillages	Standard construction practice	No	<b>Screened out</b>
2.	Ground	Easkey West IE_WE_G_0049	Pathway exists	WWTS discharge to groundwater	As above	No	<b>Screened out</b>
<b>OPERATIONAL PHASE</b>							
3.	Surface	LEAFFONY_020 IE_WE_34L010 260	None	None	None	No	<b>Screened out</b>
4.	Ground	IE_EA_G_076- Wicklow	Pathway exists	WWTS discharge to groundwater	Standard Construction Measures / Conditions	No	<b>Screened out</b>

DECOMMISSIONING PHASE				
5.	NA			
STAGE 2: ASSESSMENT				
Details of Mitigation Required to Comply with WFD Objectives				
Groundwater				
Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2 : Groundwater</u> Protect, enhance, and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)

	<b>Describe mitigation required to meet objective 1:</b>	<b>Describe mitigation required to meet objective 2:</b>	<b>Describe mitigation required to meet objective 3:</b>	
<b>Development Activity 3:</b> Operation phase, surface water	Required to demonstrate proposed WWTP and soil polishing filter to comply with EPA Code as potential transmission via groundwater to watercourses	Required to demonstrate proposed WWTP and soil polishing filter to comply with EPA Code.	WWTP to EPA Code.	Yes
<b>Development Activity 4:</b> Operation phase, groundwater	Required to demonstrate proposed WWTP and soil polishing filter to comply with EPA Code	Required to demonstrate proposed WWTP and soil polishing filter to comply with EPA Code.	WWTP to EPA Code.	Yes