



Inspector's Report

PL-500863-KY-26

Development	Construction of easy feed slatted unit, slurry tank, feed passage and associated site works.
Location	Ballyseedy, Tralee , Co.Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2561124
Applicant(s)	Donal Fitzgerald
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Wild Ireland Defence CLG
Observer(s)	None
Date of Site Inspection	3 rd April 2026
Inspector	Carol Smyth

1.0 Site Location and Description

- 1.1. The site is located within the administrative boundary of Kerry County Council. The subject site is a farmyard situated approximately 4 km to the southeast of Tralee. The farm is located off a local road running between the N21 and N22 National Roads and is situated to the south of Ballyseedy Woods. The site is accessed by a private road c.450 metres in length. There are existing farmyard structures on the site. The proposed development is to the rear (west) of these structures in an area where there are existing masonry walls forming the boundaries of the site.

2.0 Proposed Development

- 2.1. Permission to construct a new easy feed slatted unit complete with slatted slurry tanks, feed passage and all ancillary site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority issued a decision to grant permission on the 5th February 2026 subject to 8 no. conditions. The following conditions are of relevance.

3.1.1. Conditions

3. All proposed cladding shall be finished in a dark grey, olive green or navy colour.

Reason: In the interests of visual amenity.

4. All construction work shall be carried out in accordance with current Department of Agriculture, Food and the Marine specifications and in particular S123 Minimum Specification for Bovine Livestock Units and Reinforced Tanks S101 Minimum Specifications for the structure of Agricultural Buildings

Reason: To prevent water pollution.

5. All soiled water, farmyard manure runoff, dairy and parlour washings, yard washings, silage effluent, slurry, and contaminated rainwater shall be discharged to the existing or the proposed effluent storage facilities. The storage facilities shall be properly maintained to the Planning Authority's satisfaction and emptied

as required to prevent the discharge of polluting matter to any watercourse or aquifer and to comply with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) regulations 2025 (S.I. 588 of 2025)(as amended).

Reason: To prevent water pollution.

6. The removal of organic waste material and its spreading on land by the applicant or third parties shall be undertaken in accordance with the systems of regulatory control implemented by the competent authorities in relation to national regulations pursuant to Council Directive 91/676/EEC (the Nitrates Directive) concerning the protection of waters against pollution caused by nitrates from agricultural sources.

Reason: In the interest of environmental protection.

7. All uncontaminated surface water run-off from roofs, yards etc., shall be discharged to soakaways or to watercourses and shall not be discharged to or allowed to enter the effluent holding facilities. Gutters and down pipes shall be provided on all buildings on the farmyard and shall be kept in good repair.

Reason: To prevent water pollution.

8. (i) Landscaping shall be undertaken in accordance with the landscape plan received by the Planning Authority on the 3rd of December 2025, within one year following completion of the development.

(ii) 5 No. medium sized native trees such as holly or whitethorn, shall be planted and maintained in the immediate vicinity of the disused dwelling, which is located to the northeast of the farmyard and which is within the landholding, to help shelter the building and improve connectivity to it for bats. These trees shall be planted within one year of the commencement of development.

Reason: In the interests of clarity and the proper planning and sustainable development of the area.

3.2. **Planning Authority Reports**

3.2.1. The Area Planners Report

3.2.2. The Area Planners Report dated 5th February 2026 is consistent with the decision notice issued. The report considers that the proposed development would not negatively impact upon visual or residential amenity.

3.2.3. County Archaeologist

3.2.4. Report dated 12th December 2025 outlines that there are no recorded monuments in proximity to the proposed development. No mitigation is required.

3.2.5. Ecologists Report - Environmental Assessment Unit

3.2.6. Report dated 14th January 2026. Stage 1 Appropriate Assessment carried out. Conditions relating to landscaping and additional tree planting recommended.

3.2.7. Engineers Report – Flooding, Coastal and Marine Unit

3.2.8. Report dated 19th January 2026. No flood risk identified at location of the site.

3.2.9. Environment Department

Report dated 3rd February 2026, raises no objection to the development subject to conditions relating to water pollution.

3.3. Prescribed Bodies

3.3.1. The Planning Authority referred the planning application to Failte Ireland, Arts Council, Department of Housing, Local Government and Heritage, Uisce Éireann and An Taisce. No responses from any prescribed bodies are on file.

3.4. Third Party Observations

3.4.1. One submission was received in relation to the development. The issues raised in relation to the planning application also form the third-party grounds of appeal and are addressed below in Section 7.

4.0 Planning History

4.1. There is no recent relevant planning history relating to the subject site.

5.0 Policy Context

5.1. Kerry County Development Plan 2022-2028

- 5.1.1. The site is governed by the policies and objectives of the Kerry Development Plan 2022-2028, referred to hereafter as the Development Plan. Chapter 2 Climate Change and Achieving a Sustainable Future includes the following objective:
- 5.1.2. Objective KCDP 2-9 Promote the development of a more sustainable agri-sector, having regard to the measures and environmental objectives of the forthcoming 'Common Agricultural Policy Strategy for Ireland, Ag Climatise 2020 – the National Climate & Air roadmap for the agriculture sector'.
- 5.1.3. Chapter 9 of the plan deals with Economic Development, and contains a number of objectives of relevance to agricultural development, particularly in Section 9.7.3 Rural Economy and Section 9.7.6 Agriculture, Agri-Food and Agri-Tech.
- 5.1.4. Objective KCDP 9-39 Support and facilitate the thematic objectives outlined in "Our Rural Futures", rural development policy 2021-2025, to strengthen economic activity and employment in rural areas.
- 5.1.5. Objective KCDP 9-52 Support and facilitate the implementation of the strategic objectives of Food Vision 2030 – A World Leader in Sustainable Food Systems to sustainably develop the agricultural and food sectors that contribute enormously to the economic development of rural areas.
- 5.1.6. Objective KCDP 9-53 Facilitate and support the development of sustainable agricultural practices and facilities within the county, subject to normal planning and environmental criteria and the development management standards contained in Volume 6 of this plan.
- 5.1.7. Objective KCDP 9-55 Facilitate the sustainable modernisation of agriculture and to encourage best practice in the design and construction of new agricultural buildings and installations to protect the environment, natural and built heritage and residential amenity.
- 5.1.8. Objective KCDP 9-56 Ensure agricultural waste is managed and disposed in a safe, efficient and sustainable manner having regard to the environment and in full compliance with the European Communities Good Agricultural Practice for the Protection of Waters Regulations (2010-2020) and any subsequent updates and relevant best practice guidelines.

- 5.1.9. Objective KCDP 9-57 Ensure that intensive agriculture units will only be considered where it is clearly demonstrated by the applicant to the Council that the proposed development will not give rise to negative impacts on animal welfare, the environment, natural or built heritage or residential amenity. The scale and intensity of operations, including the cumulative impact of similar type developments in close proximity, shall be clearly detailed in the application and shall inform the assessment. All applications for such development shall be required to demonstrate that the proposal complies with the development management standards in Volume 6 of this plan.
- 5.1.10. Objective KCDP 9-62 Ensure the economic benefits associated with promoting the County's agri-food sector are balanced with due consideration for the conservation and protection of the rural environment.
- 5.1.11. Chapter 11 Environment contains the following objectives of relevance:
- 5.1.12. Objective KCDP 11-77 Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.
- 5.1.13. Objective KCDP 11-78 Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted.

5.2. **Regional Policy**

- 5.2.1. Regional Spatial and Economic Strategy for the Southern Region 2020-2032

5.3. **National Policy**

- Climate Action Plan 2025
- Project Ireland 2040 – National Planning Framework first revision (2025) and National Development Plan 2021-2030
- Department of Rural and Community Development's Our Rural Future: Rural Development Policy 2021-2025
- Department of Agriculture, Food and the Marine's Food Vision 2030
- Department of Agriculture, Food and the Marine's Ag Climatise A Roadmap towards Climate Neutrality (updated 2021)

- Nitrates Action Programme (NAP) 2022-2025

5.4. **Other Guidance**

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

5.5. **Natural Heritage Designations**

- 5.5.1. The subject site is not located within any designated site. The following conservation sites are in close proximity to the subject site:
 - Ballyseedy Wood SAC (Site Code 002112) is located approximately 178 metres to the north of the site.
 - Slieve Mish Mountains SAC (Site Code 002185) is located approximately 1.6 km to the southwest of the site.
 - Tralee Bay and Magharees Peninsula, West to Cloghane SAC (Site Code 002070) is located approximately 4.5 km to the west of the site.
 - Tralee Bay Complex SPA (Site Code 004188) is located approximately 4.6 km to the west of the site.

6.0 **EIA Screening**

- 6.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a preliminary examination or screening assessment. Refer to Appendix 1.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

7.1.1. This is a third party appeal against the Planning Authority's decision to grant permission for an easy feed slatted unit, slatted slurry tanks, feed passage and all ancillary site works. The grounds of appeal have been summarised as follows:

- Planning Authority failed to carry out an Appropriate Assessment Screening.

7.2. **Applicant Response**

None on file.

7.3. **Planning Authority Response**

None on file.

7.4. **Observations**

None on file.

8.0 **Assessment**

8.1. I have examined the application details and all other documentation on file, including the submission received in relation to the appeal, the reports of the local authority, and the material submitted by the applicant. I have inspected the site, and I have had regard to relevant local/regional/national policies and guidance.

8.2. I note the narrow grounds of the appeal, which is solely concerned with the Appropriate Assessment of the development. In this regard I refer the Commission to the Appropriate Assessment Screening Determination in Appendix 2 of this report which concludes that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of these sites and is therefore excluded from further consideration.

8.3. The grounds of appeal contend that the Planning Authority failed to carry out an Appropriate Assessment screening. I note the Planning Authority's Ecologists report dated 14th January 2026 on file, which carried out a Stage 1 Appropriate Assessment and concluded that the proposed works individually or in combination with other plans/projects are not likely to have a significant effect on a European site (Natura 2000 site) and a Stage 2 Appropriate Assessment/ Natura Impact Assessment was not required.

- 8.4. Regarding other issues, the Development Plan has a number of objectives which are favourable towards agricultural developments, including KCDP 9-39, KCDP 9-52, KCDP 9-53 and KCDP 9-55.
- 8.5. No changes are proposed to the site entrance or access road, and I am satisfied that the proposed development would not result in any significant additional traffic.
- 8.6. I am also satisfied that there would be no significant impacts on neighbouring residential amenity, given the location of the proposed development in an existing established farmyard and the closest dwelling being approximately 480 metres to the east of the site.
- 8.7. I note that the proposed development which comprises a typical agricultural building in an existing farmyard complex, approximately 450 metres from the public road does not lie within a designated Visually Sensitive Area or affect any view or prospect listed in the Development Plan. I am therefore satisfied that the proposed development would not have adverse impacts on the visual or scenic amenity of the area.
- 8.8. I further note that there are no recorded monuments or protected structures in proximity to the site, and it does not lie within an Archaeological Landscape as designated in the Development Plan.
- 8.9. The landscaping plan submitted with the planning application indicates new planting to the north and south of the proposed development, to enclose the farmyard. I consider the existing farmyard structures, which includes a derelict farmhouse, to be a typical agricultural farmyard complex which is integrated into the landscape and connected by various hedgerows and stands of trees. I note the condition that additional planting be undertaken to screen the existing derelict farmhouse attached to the grant of permission. The Planning Authority considered that the derelict farmhouse has potential as a bat roost and would benefit from tree planting to help shelter the building and improve landscape connectivity to the north of the structure for bats. I note that the derelict farmhouse is outside the application boundary of the site but within the ownership of the applicant and is sheltered by trees to the south. I consider the condition to be reasonable. Should the Commission be mindful to grant permission, I consider that the condition requiring additional planting be attached.

8.10. The cover letter submitted to the Planning Authority with the application refers to land spreading. Maps are included with the planning application material which indicate lands in the ownership of the applicant. The submitted cover letter states that the maps demonstrate that sufficient and suitable lands are available for land spreading. In this regard I note that the slurry held in the tanks of the slatted shed will be spread on lands. An Coimisiún Pleanála is not the Competent Authority for the control of land spreading. However, the applicant is legally obliged to adhere to the GAP Regulations, 2025, when undertaking land spreading. The Regulations 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. Therefore, once land spreading is carried out in accordance with these Regulations, I am satisfied that no risk of water pollution arises. I am further satisfied, subject to the adherence to the GAP Regulations 2025, that no in-combination or cumulative impacts arise from any land spreading associated with the proposed development. Should the Commission be mindful to grant permission I recommend that a condition be attached requiring adherence to the GAP Regulations.

9.0 AA Screening

9.1. See Appendix 2 of this report for Appropriate Assessment Screening Determination. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- The nature and extent of the subject development;
- The distance from European Sites;

- The weakness of connectivity between the development and European Sites;
- Standard pollution controls that would be employed regardless of proximity to a European site and effectiveness of same;

10.0 Water Framework Directive

10.1. A Screening Determination is attached in Appendix 4 below

10.2. I have assessed the proposed development 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.

11.0 Recommendation

11.1. I recommend that permission be granted.

12.0 Reasons and Considerations

Having regard to the nature and scale of the development within an established agricultural farmyard, and the proposed development's compliance with the Kerry County Development Plan 2022-2028, specifically Objectives KCDP 9-55 and KCDP 9-56, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual amenity of the area and would be acceptable in terms of public health, traffic and environmental sustainability. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1	<p>The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.</p> <p>Reason: To clarify the plans and particulars for which permission is granted.</p>
2	<p>All external finishes shall harmonise with the existing agricultural structures on site.</p> <p>Reason: In the interests of visual amenity.</p>
3	<p>(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 2022 (S.I. No. 393/2022) (as amended).</p> <p>(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 2022 (S.I. No. 393/2022) (as amended).</p> <p>(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.</p> <p>Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses</p>
4	<p>All construction work shall be carried out in accordance with current Department of Agriculture and Food specifications and in particular S123: Minimum Specification for Bovine Units and Reinforced Tanks.</p>

	<p>Reason: To ensure an adequate standard of construction, and to prevent water pollution.</p>
5	<p>All soiled water, farmyard manure runoff, dairy and parlour washings, yard washings, silage effluent, slurry, and contaminated rainwater shall be discharged to the existing or the proposed effluent storage tanks, or to a suitably constructed tank to the satisfaction of the Planning Authority. The tank or tanks shall be properly maintained to the Planning Authority's satisfaction and emptied as required to prevent the discharge of polluting matter to any watercourse or aquifer and to comply with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) regulations 2022 (as amended).</p> <p>No polluting matter of any kind resulting from the proposed development shall be allowed enter into any tidal waters, river, stream, lake, canal, reservoir, pond, watercourse or other inland waters whether natural or artificial.</p> <p>Reason: To prevent water pollution.</p>
6	<p>All uncontaminated surface water run-off from roofs etc., shall be discharged to soakaways or to watercourses and shall not be discharged to or allowed to enter the effluent holding tanks. An inspection chamber and sump shall be provided on all storm water drains immediately before entry to soakaway. The sump shall be a minimum size of 500mm by 500mm and 400mm deep and shall be of watertight construction. Gutters and down pipes shall be provided on all buildings on the farmyard and shall be kept in good repair.</p> <p>Reason: To prevent water pollution.</p>
7	<p>(a) Landscaping shall be undertaken in accordance with the landscape plan received by the Planning Authority on the 3rd of December 2025, within one year following completion of the development.</p> <p>(b) 5 No. medium sized native trees such as holly or whitethorn, shall be planted and maintained in the immediate vicinity of the disused dwelling, which is located to the northeast of the farmyard and which is within the</p>

	<p>landholding, to help shelter the building and improve connectivity to it for bats. These trees shall be planted within one year of the commencement of development.</p> <p>Reason: In the interests of clarity and the proper planning and sustainable development of the area.</p>
8	<p>The building shall be used for agricultural/horticultural storage and associated purposes only.</p> <p>Reason: In the interest of clarity</p>
9	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning 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 the An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>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.</p>

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.”

Carol Smyth
Planning Inspector
12th May 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500863-KY-26
Proposed Development Summary	Construction of an easy feed slatted unit, slurry tank, feed passage and associated site works.
Development Address	Ballyseedy, Tralee, Co.Kerry
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

<p>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?</p>	
<p><input checked="" 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. No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required</p>	<p>State the Class and state the relevant threshold</p>
<p><input type="checkbox"/> 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)</p>	<p>State the Class and state the relevant threshold</p>
<p>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)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: _____

Appendix 2: Standard AA Screening Determination Template 2

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: PL-500863-KY-26	
Step 1: Description of the project and local site characteristics	
Brief description of project	Construction of an easy feed slatted unit, slurry tank, feed passage and associated site works.
Brief description of development site characteristics and potential impact mechanisms	<p>The proposed development comprises a slatted shed with associated slurry tanks. Soiled water, silage effluents, straw bedding seepage are to be contained and diverted into existing /proposed new slatted tanks. Rainwater from rooftops to soakaway pit.</p> <p>The site is located within an existing farmyard, on an existing farm. The proposal provides increased slurry storage to facilitate nutrient management. There are no watercourses or drainage channels adjoining or in the vicinity of the site. The location of the proposed development is contained within existing field boundary masonry walls. The slurry held in the tanks of the slatted shed will be spread on lands.</p> <p>The applicant has confirmed the works will comply with the relevant S101: Minimum Specifications for the Structure of Agriculture Buildings (2016) and S100 Concrete Specification (2015).</p> <p>Ballyseedy Woods SAC (Site Code 002112) is 185 metres from the site and adjoins the overall landholding of the applicant where land spreading will take place.</p>

	<p>The River Lee runs along the northern boundary of the SAC approximately The qualifying interest for the Ballyseedy Woods SAC is Alluvial Woodland.</p> <p>Tralee Bay Complex SPA (Site Code 004188) and Tralee Bay and Magharees Peninsula West to Cloghane SAC (Site Code 002070), are located approximately 4.5 km to the west of the proposed site. The hydrological connectivity between the subject site and these European sites is considered weak having regard to separation distance and the lack of surface water pathways.</p> <p>The Slieve Mish Mountains SAC (Site Code 002185), is located approximately 1.6 km to the south of the subject site. There is no meaningful pathway between the subject site and European Site.</p>			
Screening report	No			
Natura Impact Statement	No			
Relevant submissions	Third Party Grounds of Appeal (see Section 7 of report)			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N
Ballyseedy Wood SAC (Site Code 002112)	<u>Qualifying Interests</u> Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	178 metres	No direct, possible indirect	Yes

	<p><u>Conservation Objectives</u></p> <p>To restore the favorable conservation condition.</p>			
<p>Tralee Bay and Magharees Peninsula, West to Cloghane SAC (Site Code 002070)</p>	<p><u>Qualifying Interests</u></p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Annual vegetation of drift lines [1210]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Embryonic shifting dunes [2110]</p>	4.5 km	No direct, no indirect	No

	<p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p> <p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>) [2170]</p> <p>Humid dune slacks [2190]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p><i>Petalophyllum ralfsii</i> (Petalwort) [1395]</p> <p><u>Conservation Objectives</u></p> <p>To maintain and restore favorable conservation condition.</p>			
<p>Tralee Bay Complex SPA (Site Code 004188)</p>	<p><u>Qualifying Interests</u></p> <p>Whooper Swan (<i>Cygnus cygnus</i>) [A038]</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p>	<p>4.6 km</p>	<p>No direct, possible indirect Use of habitats by mobile species</p>	<p>Yes</p>

Shelduck (<i>Tadorna tadorna</i>) [A048]			
Teal (<i>Anas crecca</i>) [A052]			
Mallard (<i>Anas platyrhynchos</i>) [A053]			
Pintail (<i>Anas acuta</i>) [A054]			
Scaup (<i>Aythya marila</i>) [A062]			
Oystercatcher (<i>Haematopus ostralegus</i>) [A130]			
Ringed Plover (<i>Charadrius hiaticula</i>) [A137]			
Golden Plover (<i>Pluvialis apricaria</i>) [A140]			
Grey Plover (<i>Pluvialis squatarola</i>) [A141]			
Lapwing (<i>Vanellus vanellus</i>) [A142]			
Sanderling (<i>Calidris alba</i>) [A144]			
Dunlin (<i>Calidris alpina</i>) [A149]			
Black-tailed Godwit (<i>Limosa limosa</i>) [A156]			
Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]			
Curlew (<i>Numenius arquata</i>) [A160]			
Redshank (<i>Tringa totanus</i>) [A162]			
Turnstone (<i>Arenaria interpres</i>) [A169]			

	<p>Black-headed Gull (Chroicocephalus ridibundus) [A179]</p> <p>Common Gull (Larus canus) [A182]</p> <p>Wigeon (Mareca penelope) [A855]</p> <p>Wetland and Waterbirds [A999]</p> <p><u>Conservation Objectives</u></p> <p>To maintain the favourable conservation condition.</p>			
<p>Slieve Mish Mountains SAC (Site Code 002185)</p>	<p><u>Qualifying Interests</u></p> <p>Northern Atlantic wet heaths with Erica tetralix [4010]</p> <p>European dry heaths [4030]</p> <p>Alpine and Boreal heaths [4060]</p> <p>Blanket bogs (* if active bog) [7130]</p> <p>Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</p> <p>Calcareous rocky slopes with chasmophytic vegetation [8210]</p> <p>Siliceous rocky slopes with chasmophytic vegetation [8220]</p>	1.6 km	No direct, No indirect	No

	<p>Vandenboschia speciosa (Killarney Fern) [6985]</p> <p><u>Conservation Objectives</u></p> <p>To maintain and restore the favourable conservation condition</p>			
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¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³ if no connections: N

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
<p>Site 1:</p> <p>Ballyseedy Wood SAC</p> <p>(Site Code 002112)</p> <p><u>Qualifying Interests</u></p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>)</p>	<p>Direct:</p> <p>None.</p> <p>Indirect</p> <p>Localized, temporary, low magnitude impacts from noise, dust and construction related emissions to surface water during construction.</p>	<p>There is no surface water connectivity between the proposed development and SAC.</p> <p>The nature extent and scale of the proposed development, the established agricultural use on the site, the absence of any direct hydrological link to the SAC, the implementation of standard construction management techniques, and the distance from the SAC make it highly unlikely that the proposed development could generate</p>

		<p>impacts of a magnitude that could affect habitat quality within the SAC for the listed Qualifying Interests.</p> <p>Conservation objectives to restore the SAC would not be undermined.</p>
	<p>Likelihood of significant effects from proposed development (alone): No</p>	
	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects?</p> <p>No</p>	
	Impacts	Effects
<p>Site 2: Tralee Bay Complex SPA (Site Code 004188) <u>Qualifying Interests</u> Whooper Swan (Cygnus cygnus) [A038] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Mallard (Anas platyrhynchos) [A053] Pintail (Anas acuta) [A054] Scaup (Aythya marila) [A062]</p>	<p>Direct: None.</p> <p>Indirect Potential use of the site for habitats, and for disturbance from noise and visual presence during construction phase.</p>	<p>Given the separation distance to the SPA, the lack of direct ecological connections or pathways, the limited scale of the proposed works, the use of standard construction practices and standard measures designed into the scheme, it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA.</p> <p>Conservation objectives would not be undermined.</p>

<p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</p> <p>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</p> <p>Golden Plover (<i>Pluvialis apricaria</i>) [A140]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p> <p>Lapwing (<i>Vanellus vanellus</i>) [A142]</p> <p>Sanderling (<i>Calidris alba</i>) [A144]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p> <p>Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p> <p>Curlew (<i>Numenius arquata</i>) [A160]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Turnstone (<i>Arenaria interpres</i>) [A169]</p> <p>Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</p> <p>Common Gull (<i>Larus canus</i>) [A182]</p> <p>Wigeon (<i>Mareca penelope</i>) [A855]</p> <p>Wetland and Waterbirds [A999]</p>		
	<p>Likelihood of significant effects from proposed development (alone): No</p>	

	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects?</p> <p>No.</p>
<p>Further Commentary</p> <p>The spreading of organic fertilisers is managed under the GAP Regulations 2025. 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. Therefore, I am satisfied, subject to the adherence to the GAP Regulations 2025, that no in-combination or cumulative impacts arise from any land spreading associated with the proposed development.</p>	
<p>Step 4: Conclude if the proposed development could result in likely significant effects on a European site</p>	
<p>I conclude that the proposed development (alone or in combination with other plans or projects) would not result in likely significant effects on the Ballyseedy Wood SAC (Site Code 002112) or Tralee Bay Complex SPA (Site Code 004188). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.</p>	

WFD IMPACT ASSESSMENT STAGE 1: SCREENING

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

An Bord Pleanála ref. no.	PL-500863-KY-26	Townland, address	Ballyseedy, Tralee, Co. Kerry
Description of project	Construction of an easy feed slatted unit, slurry tank, feed passage and associated site works.		
Brief site description, relevant to WFD Screening,	<p>Farmyard is located, close to the 50 metre contour line. The nearest water body is the Lissardboola Stream a tributary of the River Lee (Tralee)_30, (IE_SH_23L010100) c. 288.5 metres to the south. The River Lee (Tralee)_30 (IE_SH_23L010100) is located c. 610 metres to the north of the site. The Tralee ground water body (IE_SH_G_226) underlies the site.</p> <p>The EPA map notes the Soil Information System National Soils Map classifies the soil type as Clashmore, course loamy drift with siliceous stones. The subsoil is a limestone till .</p>		
Proposed surface water details	Contaminated run-off to slurry tank. Clean roofwater to soakpit or watercourse as per condition.		
Proposed water supply source & available capacity	N/A		

Proposed wastewater treatment system & available capacity, other issues		None. Slurry and effluent to be removed for land spreading in compliance with S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (GAP Regs) which give effect to the Nitrates Action Programme concerning the protection of water against pollution caused by nitrates from agricultural sources.				
Others?		N/A				
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)
Groundwater Waterbody	Underlying the site	Tralee Ground Water Body (IE_SH_G_226)	Good	Not at risk	None	Drainage to ground
River Waterbody	Within basin catchment	River Lee (Tralee) 30 (IE_SH_23L010100)	Poor	At risk	Domestic Wastewater Treatment Systems, Urban Runoff, Urban Waste Water	Surface water run-off

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	Discharges to Ground	Tralee Ground Water Body (IE_SH_G_226)	Drainage to ground	Water pollution from construction run off (silt, concrete, oil spillages)	Standard construction practice.	No	Screened out
2.	Surface	River Lee (Tralee) 30 (IE_SH_23L010100)	Surface water run off	Water pollution from construction run off (silt, concrete, oil spillages)	Use of Standard construction practice.	No	Screened out

OPERATIONAL PHASE							
3	Discharges to Ground	Tralee Ground Water Body (IE_SH_G_226)	Drainage to ground	Indirect impact via potential hydrological pathway via Soakaway. Indirect impacts from land spreading	Use of standard construction practices. Adherence to adhere the GAP Regulations, 2025	No	Screened out
4.	Surface	River Lee (Tralee) 30 (IE_SH_23L010100)	Surface water run off	Indirect impact via potential hydrological pathway via field drains and surface run off. Indirect impacts from land spreading	Surface water discharged to soakpit. Adherence to adhere the GAP Regulations, 2025	No	Screened out
DECOMMISSIONING PHASE							
5.	N/A		N/A	N/A	N/A	N/A	N/A

