



An
Coimisiún
Pleanála

Inspector's Report PL-501282-KY-26

Development	Construction of farm complex consisting of 4 no. agricultural buildings and a poly tunnel, vehicular site entrance and all associated site works.
Location	Curraheen, Glenbeigh, Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2561186
Applicant(s)	Paul O'Neill
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Karyna Corkery Peter Mangan and others
Observer(s)	None
Date of Site Inspection	16 th July 2026

Inspector

Matthew McRedmond

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1.0 Site Location and Description

- 1.1.1. The subject site is 0.49ha in area and is located at Curraheen, Glenbeigh, Co. Kerry. The site is bounded by the local road L-11659 to the south, a private road to the east and the overall landholding bounds the Curraheen National School and the N70 national route to the north. The site is currently heavily vegetated and was vacant at the time of my site visit. There are 2no. detached dwellings located east of a small bohereen that bounds the east of the site. There are two static mobile homes located on land to the west of the subject site, which is also in the ownership of the applicant.

2.0 Proposed Development

- 2.1.1. The proposed development consists of the following:
- Animal housing and store 133.2sqm,
 - Goat store of 40sqm,
 - Poly tunnel 27qm,
 - Apiary Storage building of 24sqm,
 - Microgreens building of 18sqm,
 - Site entrance and all associated site works.
- 2.2. I note the access was proposed from the private road/bohereen to the east at initial application stage, which was revised at FI stage to propose access from the L-11659 to the south.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Kerry County Council granted permission for the proposed development on the 9th April 2026. The decision was subject to 10no. standard conditions.
- 3.1.2. Condition 10 required all trees, shrubs and hedges to be indigenous, and existing boundary screening to be retained in full.

3.2. Planning Authority Reports

Planning Reports

3.2.1. The Planning Authority Planner's Report had regard to the planning context, planning history, and submissions made and provided an assessment of the subject proposal. The main conclusions from the Planner's Assessment may be summarised as follows:

- Previous application for a more commercial proposal on adjoining land was noted under Ref. 25/60372.
- Further information required in relation to RoW for use of bohereen and effluent disposal.
- Additional details also required in relation to full nature of proposal.
- Visual impact is considered to be low given existing screening/vegetation.
- Further information was requested in relation to a number of items as set out above and also in relation to Farmyard Management Plan, including animal numbers, sight distances, rainwater management and right of way over bohereen.

Further Information Response by Applicant

3.2.2. The applicant provided a response to the further information request that included:

- Revised design statement
- Confirmation that all farm produce will be sold off site, with no visiting members of the public to the subject site.
- Farm Management Plan provided showing stocking rates, animal types and quantities of animal waste.
- No wastewater generated on site. Soakpits provided to the site area for surface water.
- Apiary store is for storage of equipment relating to bees and not bees themselves. Goat store is for food and equipment storage.

- Proposed relocation of entrance to remove requirement for right of way over bohereen.
- Submitted that proposal would generate a median of 2 vehicle trips per day.
- Attached documents included a revised site layout, revised animal and poultry shed, proposed seepage tank to collect agricultural effluent, revised design statement and Farmyard Management Plan.
- The further information was considered significant and was advertised to the public. 7no. additional submissions were made which are summarised in the following sections of my report.

Planning Authority Response to FI submission

3.2.3. Subject proposal is considered a suitable location for a private agricultural development. No Traffic safety concerns from local road. Grant of permission was recommended.

3.2.4. Other Technical Reports

- **Environment** – Required the submission of a Farm Management Plan that complies with Good Agricultural Practice (GAP) Regulations, for storage and management of effluent on site, management of farm yard and stock rates. This information was provided in the applicant's FI response and was considered satisfactory. Grant of Permission was recommended, subject to conditions.

3.3. **Prescribed Bodies**

3.3.1. None.

3.4. **Third Party Observations**

3.4.1. A number of third-party submissions were received in relation to the proposal, at both initial application stage and at FI stage. The submissions can be taken as summarised in the Planning Authority Planner's Report. I consider the following to be the key points raised:

- Traffic Safety and Risks to Children due to additional trips on small local road, contrary to Objectives TR-1, TR-2 and TR-4. Alternative access should be proposed.
- Impacts on local school and residential properties due to bees and ostriches is unacceptable, contrary to Objective HOU-12, RD-4 and CF-1. Impacts include noise, odour and vermin. Bee numbers present safety risk to school children.
- Details on ostrich fencing system should have been provided.
- Letter from applicant to Primary School in relation to proposed Apiary is appended to School submission on proposal. This letter outlines bee behaviours, proposed processes and educational opportunities.
- Some submissions offered support for the proposal, noting separation distances and existing vegetation in place that would screen the proposal, and that the area would benefit from the proposal.

4.0 Planning History

- 4.1.1. There is no planning history for the subject site. There was one application on adjoining land as follows:

Kerry County Council Ref. 25/60372: Permission refused for a permaculture and wellness facility and associated works. Permission refused due to location of shop in rural lands, traffic safety issues, archaeological impacts and effluent treatment.

5.0 Policy Context

5.1 Kerry County Development Plan 2022-2028

- 5.1.1. The subject site is located within a 'Rural General' area as specified in Section 11.6.3 of the Written Statement of the Kerry County Development Plan 2022-2028 (the CDP) where these areas are identified as having a higher capacity to absorb development, but it is important that proposals are designed to integrate into their surroundings in order to minimise the effect on the landscape and to maximise the potential for development.
- 5.1.2. Relevant objectives include:

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.

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.

- 5.1.3. The site is within the line of Protected Views and Prospects. The following objectives are relevant in this regard:

Objective KCDP 11-79 Preserve the views and prospects as defined on Maps contained in Volume 4.

Objective KCDP 11-80 Facilitate the sustainable development of existing and the identification of new Viewing Points along the route of the Wild Atlantic Way in conjunction with Fáilte Ireland, while ensuring the protection of environmental attributes in the area through the implementation of environmental protection objectives, standards and guidelines of this Plan.

- 5.1.4. Other relevant objectives in relation to rural and agricultural development, as provided in Section 9.7.3 and 9.7.6 of Volume 1 of the development plan includes the following:

- 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.
- KCDP 9-43 Support sustainable rural development and facilitate Farm diversification and new employment / enterprise opportunities within the agriculture sector, subsidiary to agricultural uses, and where there is no significant loss of productive agricultural land and the residential and visual amenity of the area is protected, including initiatives addressing climate change and sustainability.
- 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.

- KCDP 9-58 Support and facilitate the development of food-hubs as a contributor to the growth of the indigenous food industry in Kerry, supporting local producers and locally sourced ingredients producers.
- 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.

5.2. **National Policy**

5.3. National Planning Framework (NPF) (First Revision 2025)

- 5.3.1. The NPF notes the agri-food sector continues to play an integral part in Ireland's economy and is our largest indigenous industry, contributing 165,000 direct jobs and generating 9% of merchandise exports in 2023. Agriculture has traditionally been the most important contributor to rural economies and it remains important as a significant source of income and both direct and indirect employment. However, it must adapt to the challenges posed by modernisation, restructuring, market development and the increasing importance of environmental issues related to climate change impacts and biodiversity loss.
- 5.3.2. Much of the economic benefits in the agri-food sector are dispersed throughout the country making it particularly vital to rural areas and economic development generally. Continued development of the agri-food sector will be supported through the implementation of Food Vision 2030.
- 5.3.3. The NPF contains a number of relevant National Strategic Outcomes (NSOs) and National Policy Objectives (NPOs). The following is of relevance to the subject proposal:

National Policy Objective (NPO) 33 seeks to: *"Support the agri-food industry in promoting Ireland's continued food security in a manner that ensures economic, environmental, and social sustainability while ensuring progress in achieving targets in the National Climate Action Plan 2024 and the River Basin Management Plan."*

5.4. Food Vision 2030

- 5.4.1. The Food Vision 2030 Strategy is a ten-year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the

equine sector). The Strategy consists of 22 Goals, grouped into four high level Missions for the sector to work toward:

- 1) A Climate Smart, Environmentally Sustainable Agri Food Sector;
- 2) Viable and Resilient Primary Producers with Enhanced Well-Being;
- 3) Food which is Safe, Nutritious and Appealing, Trusted and Valued at Home and Abroad;
- 4) An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology and Talent.

5.4.2. Food Vision 2030 is a strategic framework, within which other policies, plans and programmes are being and will be developed.

5.5. Regional Spatial and Economic Strategy (Southern Regional Assembly) 2020-2032

5.5.1. Supports the rural countryside as a lived in landscape with a focus on rural economies:

- RPO 43: It is an objective to harness the potential of shared learning and good practice from European Programmes and policy to assist rural development.
- RPO 44: It is an objective to ensure the delivery of sustainable actions under the Rural Development Programme (RDP) 2014-20 and beyond in priority areas of innovation, bio-diversity restoration, water and soil management, renewable energy and waste management, carbon conservation and sequestration, diversification, job creation and ICT development in our rural areas.
- RPO 50 relates to Diversification whereby:

It is an objective to further develop a diverse base of smart economic specialisms across the rural Region, including innovation and diversification in agriculture (agri-Tech, food and beverage), the marine (ports, fisheries and the wider blue economy potential), forestry, peatlands, renewable energy, tourism (leverage the opportunities from the Wild Atlantic Way, Ireland's Ancient East and Ireland's Hidden Heartlands brands), social enterprise, circular economy, knowledge economy, global business services, fin-tech, specialised engineering, heritage, arts and culture, design and craft industries as dynamic drivers for the rural economy.

5.6. **Water Framework Directive**

5.6.1. Under the EU Water Framework Directive Member States are required to achieve 'good' status in all waters and must ensure that status does not deteriorate. The Directive has been given effect by the Surface Water and Groundwater Regulations. The main objectives of the WFD are to:

- Achieve at least Good Status for all water bodies by 2027.
- Prevent deterioration of existing water quality.
- Restore water bodies that are not meeting the required standards.

5.6.2. In Ireland, the implementation of the WFD is managed through River Basin Management Plans (RBMPs), which are developed and reviewed every six years. The first RBMPs covered the period from 2010 to 2015, with subsequent plans addressing the periods of 2018-2021 and 2022-2027. The Minister for Housing, Local Government and Heritage is responsible for overseeing the implementation of the directive, while the Environmental Protection Agency (EPA) leads the technical aspects and monitoring efforts.

5.7. **National Biodiversity Action Plan (NBAP) 2023-2030**

5.7.1. The NBAP includes five strategic objectives aimed at addressing existing challenges and new and emerging issues associated with biodiversity loss. Section 59B(1) of the Wildlife (Amendment) Act 2000 (as amended) requires the Commission, as a public body, to have regard to the objectives and targets of the NBAP in the performance of its functions, to the extent that they may affect or relate to the functions of the Commission. The impact of development on biodiversity, including species and habitats, can be assessed at a European, National and Local level and is taken into account in our decision-making having regard to the Habitats and Birds Directives, Environmental Impact Assessment Directive, Water Framework Directive and Marine Strategy Framework Directive, and other relevant legislation, strategy and policy where applicable.

5.8. **S.I. No. 42 of 2025 (European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025) (GAP Regulations)**

5.8.1. Updates and replaces S.I. No. 113 of 2022. This regulatory framework ensures that slurry application is managed in a manner that protects water quality and complies with relevant environmental safeguards.

- 5.8.2. The GAP regulations also control when where and how slurry and soiled water can be applied to land. All farm operators are required to comply with these regulations to minimise potential impacts on water quality.

5.4 Natural Heritage Designations

- 5.8.3. The closest European Sites to the subject site are as follows:

- Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC Site (Code 000365)
- Castlemaine Harbour SPA (Site Code: 004029)
- Castlemaine Harbour SAC (Site Code: 000343)

6.0 EIA Screening

- 6.1.1. 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 (or Part V of the 1994 Roads Regulations) and therefore can be ruled out for environmental impact purposes at preliminary examination stage and a screening determination is not required. Please see Appendix 1 attached.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1. There were 2no. third party appeals against the decision of Kerry County Council to grant permission for the proposed development. Both appeals are from parties with interests in land adjoining the proposal. The main issues raised in the appeal may be summarised as follows:

Sensitivity of Location/Residential Amenity Impacts

- Proposal is unsuitable, under defined and inadequately controlled given the proximity to existing homes and Curraheen National School.
- Proposal for animal roaming area is 35 metres from neighbouring front door, 15 metres from front garden, 50 metres from a second dwelling and 5m from Primary School with minimal screening.

- Living beside an ostrich and poultry operation, combined with apiary, with no mitigation measures or meaningful separation from homes, gardens and access routes, creates an unacceptable and ongoing risk with the potential to seriously undermine quality of life. Proposal would change the character of the area and is not consistent with the protection of residential amenity.

Boundary Treatments

- No detail provided in relation to containment plan for proposed Ostriches on site. No fencing, barrier design, defined enclosure or emergency containment procedure. Mesh fencing of at least 6ft height should be provided setback from boundaries.
- Lack of adequate containment does not provide suitable reduction of risks to local residents. PA decision does not include any conditions to rectify this issue.
- Roaming area is adjacent to bohereen and front garden where children walk and play daily. When taken with adjoining school, this becomes a much broader child safety concern for the community.

Operational Details

- No detail provided on poultry numbers, vermin control, noise, biosecurity and waste handling.
- Full assessment of proposal is not possible without these details given potential impacts on residential amenity.
- No details on supervision, management of proposal given distance the applicant resides in relation to the site. This is required given the risks to safety, animal control, emergency response, and environmental protection.
- Previous enforcement issues at the overall site give cause for concern in relation to appropriate compliance.
- Applicant has indicated in public articles (reference appended to appeal) their inexperience with dealing with Ostriches. Also inconsistent in public about the proposal being open to the public and submitted documents that the proposal is private and non-commercial.

- Uncertainty in relation to actual nature of the proposal gives rise to potential traffic impacts on the L11659, if it becomes a commercial enterprise. Further expansion of the proposal on available land would increase risks and impacts on adjoining landowners.

Proposed Apiary and Cumulative Impact

- Proposed 36 hives are 60m from gardens and even closer to access bohereen. This gives rise to safety risks in relation to swarming and flight paths. Safety of proposal for apiary with up to 1.5million bees, close to primary school has not been addressed. No operational details of bee management provided.
- Key issue is cumulative impact with ostriches, poultry, and bees, which all raise concerns in their own right but are significant when taken together.

Proximity to Primary School

- Open animal area is within a few metres of the school playing fields. The animal and poultry shed is approximately 40 metres away and the beehives 45 metres away. Risks arise from ostrich escape, flight paths/swarming of bees, vermin, noise, odours and activity disturbance.
- Exposure to these risks may undermine the viability of the school in future.

Drainage and Site Conditions

- Given marshy and poorly drained nature of site, proposal lacks a detailed site-specific drainage or effluent management plan.

Conclusion

- Request that decision to grant permission is overturned. If permission is granted, it should only be done following full assessment and imposition of strict, site specific and enforcement conditions addressing containment, fencing specifications, stock numbers, drainage and waste, vermin and odour control and protection of nearby homes and school.

7.2. Applicant Response

7.2.1. None.

7.3. Planning Authority Response

7.3.1. The Planning Authority provided a response to the appeal noting the following:

- Bee safety and management submitted by applicant considered acceptable.
- PA would not normally attach conditions in relation to boundary treatments in relation to enclosure of animals.
- The proposal was assessed as a farming development in a rural location and was considered acceptable by the Environment Department of Kerry County Council (KCC).
- Previous proposal was for a commercial venture that is now excluded from current application.

7.4. Observations

7.5. None.

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including the grounds of appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal can be assessed under the following headings:

- Health and Safety Impacts
- Traffic Impacts
- Drainage

8.2. Health and Safety Impacts

8.2.1. Both appeals have raised the potential impact of the proposal on the surrounding area, which includes residential and school properties. Potential impacts are noted in relation to the keeping of approximately 1.5 million bees in 36 beehives and the presence of ostriches at the site, without adequate details in relation to bee keeping operations, boundary treatments, vermin control and waste management. I consider

these issues to cumulatively be related to the health and safety impacts of the proposal and assess the proposal in this context.

Proposed Use

- 8.2.2. With regard to the need / rationale for the proposed development, including the assertion in the grounds of appeal that the applicant has indicated a use that is commercial in nature and that the further expansion of the site will give rise to unacceptable traffic impacts, I am satisfied with the information on file, including the documentation submitted by the applicant, that the proposal before me is of a small scale, is an agricultural use in a rural area, and that anything produced at the site will be transported elsewhere for sale with no commercial operations proposed on site.
- 8.2.3. On the basis that the development in question is intended for agricultural purposes, and as the subject site is situated in a rural area where the predominant land use is agriculture, I am of the opinion that agriculturally related developments such as that proposed are an inherent part of a diverse rural economy and should generally be accommodated within such areas. The proposal to farm 4no. ostriches, which I note are considered to be poultry and that no additional poultry element is put forward in the proposal; goats, bees to provide honey, and a polytunnel for planting produce, would provide for a range of produce and would 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.
- 8.2.4. The proposal would also promote sustainable rural development and facilitate Farm diversification and new employment / enterprise opportunities within the agriculture sector. This approach is consistent with the provisions of the County Development Plan including Objectives KCDP 9-43 and 9-52 and which I find acceptable at this location.
- 8.2.5. I consider that most farming enterprises are commercial in nature and do not consider this principle to be at odds with the agricultural use at this location. The applicant does not propose to process or provide a direct point of sale on-site associated with the produced honey or products associated with ostriches and goats, only providing housing and associated facilities for later transportation elsewhere. I consider this to be consistent with the majority of agricultural practices. On balance, I

am satisfied that the proposed development is for agricultural purposes in connection with a farm holding as evidenced by the details provided in the application.

- 8.2.6. I am therefore satisfied that the proposal is consistent with the use of the land and that it is supported by Development Plan Objectives KCDP 9-39, 9-43 and 9-52, which states that farm diversification will be facilitated, and that economic activity and employment in rural areas will be strengthened, subject to complying with normal sustainable development practices.

Bee Keeping

- 8.2.7. Both appeals raise specific concerns in relation to the keeping of bees at this location, the overall number, no evidence of flight paths, potential for swarming and aggressive bee behaviour and the overall impact this may have on the safety of the local population, particularly children.
- 8.2.8. In submitted documents, the applicant has stated that they are a member of both the Iveragh Beekeepers Association and the Irish Bee Association and stay informed on national best practices for hive management, bee health, and biosecurity. The applicant has submitted the bees are already on the farm and the proposed development is to allow for storage of apiary equipment, rather than the introduction of bees to the site. The applicant works with calm, locally adapted Irish bees, and has developed a proven record of safe, responsible apiary management over many years. They submit that over the years they have placed a strong emphasis on selective breeding of calm, gentle Irish queens, ensuring the bees are well adapted to local conditions and easy to manage.
- 8.2.9. Section 2 of the Planning and Development Act 2000 (as amended) includes Interpretation of the term “Agriculture” which includes *“horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land), the training of horses and the rearing of bloodstock, the use of the land as grazing lands, meadow land, osier land, market gardens and nursery grounds and agricultural shall be constructed accordingly.”*
- 8.2.10. The keeping of bees for the production of honey would therefore qualify as ‘agriculture’ and commercial apiary is controlled under EU regulations which require that persons involved with the production of honey, to be registered as Food

Business Operators with the Department of Agriculture, Food and the Marine (DAFM) in order to legally sell honey. DAFM also provide a range of safe operation guidelines and the registration of bee keepers in Ireland. On the occasion of my site inspection, I was unable to gain access to the interior of the site due to dense vegetation and no identifiable existing access. From the limited areas of the interior of the site I could see, there was no activity on the site, and I did not observe any evidence of bee keeping on the parts of the site that I could observe.

- 8.2.11. Nevertheless, I am conscious of the fact the proposal is for an Apiary building only, for the storage of bee keeping equipment and not the hives themselves. The proposed location of beehives is shown on the site layout plan and is at least 50m from the school playing grounds and over 100m from the school itself. It is a similar distance to surrounding residential dwellings. Furthermore, the site is heavily vegetated and much of this screening will be retained at the boundaries of the site, providing a buffer to the proposed beehives. The applicant has submitted that their own children play in vicinity of their own beehive at their home, and I acknowledge this is a notable practice in domestic, countryside and other settings. While I acknowledge the concerns of residents and the local school, I am satisfied that the proposal will be adequately setback, screened and buffered from surrounding properties and the proposed apiary can operate without undue safety impacts on the surrounding area. I note the Planning Authority were also satisfied with the bee management details submitted by the applicant and I do not find a reason to refuse permission in this regard.

Ostrich Keeping

- 8.2.12. Both appeals raise concerns in relation to the safety risk posed by the keeping of ostriches and submit that no detail was provided in relation to boundary fencing provided by the applicant, or conditioned by the PA.
- 8.2.13. I note from the submitted site layout plan that a 5m wide buffer of existing native trees is proposed at the site boundaries with the private bohereen to the east, with an existing forest maintained in the northwest corner of the site at the boundary with the school. No details of boundary fencing are provided on file.
- 8.2.14. While there are no details provided, I am conscious that it is within the interests of the applicant to provide appropriate fencing to keep their own animals and farm

stock safe, from both escape and from outside influences. I note S. 148 DAFM Guidance in relation to minimum specifications for farm fencing, which includes fencing for Goats, which are included within the proposal, but acknowledge there are no specified guidelines for the keeping of Ostriches.

- 8.2.15. I note a Northern Ireland Guidance document from the Department of the Environment and Heritage in relation to the keeping of Ostrich and Emus, where it is noted, adult male ostriches may reach over 2 metres(6 ft 7 in) in height and weigh up to 160kg (25stone). I note the applicant proposes to accommodate a small number of Ostrich birds at 4no. and an ample area of outdoor space with approximately 1,000sqm of open area, plus the forestry area to be retained.
- 8.2.16. The Northern Ireland Guidance goes on to recommend shelters or holding pens for temporarily holding the birds. In relation to fencing for outdoor enclosures, fencing with either wire mesh or high tensile wire with droppers and tensioners is recommended as suitable. Fences should be at least 1.8metres high (5 ft 8 in). If wire mesh is used, the mesh size should be small enough to prevent the birds' head or legs becoming entangled and the fences should be highly visible to prevent accidental collision.
- 8.2.17. While I again acknowledge the interests of the applicant to provide appropriate fencing, I recommend inclusion of a condition on any grant of permission for suitable Ostrich fencing of a minimum 1.8m height be provided in addition to the screen planting/vegetation as shown on the site layout plan. Final details of an appropriate type and specifications for proposed fencing at all site boundaries can be agreed with the Planning Authority prior to the commencement of development. I am satisfied that this will adequately protect the locality from reasonable safety concerns in relation to the animals proposed to be kept at the subject site and I am satisfied that permission can be granted in this context.

Other Health and Safety Concerns

- 8.2.18. I note the appeals raised concerns in relation to the potential for vermin, waste management, noise and odour from the subject proposal. I acknowledge this is a rural enterprise in a rural location and the associated level of activity that may arise from such operations. I am satisfied that the proposal is small scale, is adequately removed from other properties, provides appropriate mature screen planting and

would not result in significant impacts in relation to waste, noise and odour. The applicant would be required to comply with separate health and safety protocols as well as animal welfare and sanitary health provisions, and I do not consider it necessary to seek further details in this regard. I therefore do not find a reason to refuse permission in relation to health and safety of the subject proposal and I am satisfied that permission can be granted without significant impacts on health and safety in the surrounding area.

8.3. Traffic Impacts

- 8.3.1. The grounds of appeal state that the L11659 is too narrow to be used safely for additional vehicles associated with the proposed use and particularly if the use becomes commercial in the future.
- 8.3.2. I consider that any traffic generated from the proposed development will be limited to use of a short, approx. 220m section of the L11659 and with a low number of vehicles at 2no. median additional vehicle trips likely to be using this road per day as a result of the proposed development, I would consider this typical of an agricultural enterprise and acceptable at this rural location.
- 8.3.3. Although the L11659 is clearly a low capacity road in the vicinity of the application site, having regard to the established use of the site (and the wider area) for agricultural purposes, the proposals to widen the public road at the frontage of the site, the limited scale and nature of the proposed development, and following a site inspection, I am satisfied that the surrounding road network has adequate capacity to accommodate the limited increase in traffic volumes that would result from the subject proposal, without detriment to public safety.
- 8.3.4. In relation to the proposal becoming a commercial enterprise in the future, and the associated traffic impacts of same, this is not the proposal before me. Any future change of use would be subject to a specific assessment and regulatory compliance and would be required to obtain any necessary approvals before coming into operation.

8.4. Drainage

- 8.4.1. The third-party appeals have noted concern in relation to the drainage of the site and potential flooding of the public road.

- 8.4.2. The applicant has indicated at FI stage the inclusion of a drainage strategy for the site, including 3no. on site soakaways. I note there are minimal hard surfaces proposed within the site and there will be no wastewater treatment on site, with any agricultural effluent being collected and spread in compliance with Good Agricultural Practice (GAP) regulations. I further note the site is not within a flood area.
- 8.4.3. The applicant has proposed an effluent seepage collection tank to collect any run off from manure stored on hard surfaces during the wintering period, with any effluent then been spread on the available land during the open spreading season. I am satisfied that such collection will not interfere with any watercourse due to separation distances involved and is consistent with standard agricultural practices, in compliance with GAP Regulations, as submitted within the Farm Management Plan provided by the applicant.
- 8.4.4. I am satisfied that with the level of green field retained within the site, combined with the vegetation and mature trees retained, the drainage infrastructure proposed will provide adequate drainage characteristics at the subject site to avoid adverse impacts on surrounding properties and roads.

9.0 AA Screening

- 9.1.1. Having reviewed the details on file and having regard to the nature and scale of the proposed development, the location of the site within an established rural setting, the absence of ecological and/ or hydrological connections, and the physical separation distances to European Sites, I consider the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.
- 9.1.2. Please refer to the attached appendices for detailed Stage 1 Appropriate Assessment.

10.0 Water Framework Directive

- 10.1.1. An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by

the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the South Eastern River Basin Management Plan 2022–2027.

10.1.2. The receiving water environment has been identified and assessed, see Table 1 attached at Appendix 3. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures incorporated into the design it is concluded that the proposed development will not:

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

10.1.3. Any residual risks are capable of being addressed through the proposed mitigation measures, including on site soak pits.

10.1.4. The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

11.1. I recommend that permission be granted based on the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to the location of the site within a rural location, the modest scale and nature of the proposed development, the separation distances to surrounding properties, and the absence of significant impacts on residential amenity, traffic, or the environment, I conclude that the proposed development would be consistent with the proper planning and sustainable development of the area.

13.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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.	A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:- (a) appropriate boundary fencing of at least 1.8m in height to safely enclose the Ostriches to be kept on site; (b) details of proposed boundary treatments at all other perimeters of the site, including heights, materials and finishes shall be agreed with the Planning Authority prior to the commencement of development; (c) locations of trees to be retained and removed, and other landscape planting within the development, including details of existing and proposed species, age and condition. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme. Reason: In the interest of biodiversity, visual amenity and public safety.
3.	(a) The existing roadside boundary shall be retained except for where its part removal is necessary for the construction of an entrance with adequate sight lines.

	(b) Vehicular access to the site shall be located as shown on the Site Layout Map received on 06/03/2026 and shall be recessed from the centre of existing front boundary fence. (c) The new wing walls shall be constructed in sod and stone or native stone. Wing walls forming the entrance shall be erected to a height of not more than 1 metre over existing road level and shall be splayed at an angle of 45° to the line of the front fence. Reason: In the interest of visual amenity and traffic safety.
4.	Details of the materials, colours and textures of all the external finishes to the proposed development, including the site entrance, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interest of visual amenity.
5.	All construction activities on site shall be carried out/managed in such a manner that no polluting material or contaminated surface water enters groundwater, any watercourse, or public roadway. Reason: In the interests of ensuring the protection of water quality in the receiving environment.
6.	Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard: (a) uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways. (b) all soiled waters shall be directed to an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2022, as amended. (c) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters)(Amendment) Regulations 2022, as amended shall be strictly adhered to.

	Reason: In the interest of public health.
7.	All soiled waters generated by the proposed development and in the farmyard shall be conveyed through properly constructed channels to the proposed storage facilities. No soiled waters or slurry shall discharge or be allowed to discharge to any drainage channel, stream, watercourse or to the public road. Reason: In the interest of public health.
8.	All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road. Reason: In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.
9.	The proposed development shall be designed, sighted and constructed in accordance with the Department of Agriculture, Food and the Marine TAMS specifications as per the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2022 (S.I 113 of 2022). Reason: In the interest of public health and residential amenity.
10.	Outdoor lighting, including lighting of the building facades, shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting during the construction phase. Reason: In the interest of amenity and public safety.
11.	a. All waste generated during construction, including surplus excavation material to be taken off site, shall be recovered or disposed of at an authorised site which has a current waste licence or waste permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the site boundary.

	b. The livestock sheds must be constructed in accordance with the minimum specification document issued by the Department of Agriculture, Food and the Marine, S101 Minimum Specification for Agricultural Buildings. c. All new buildings must be cognisant of the separation distances as outlined in the European Union Good Agricultural Practice for the Protection of Waters Regulations 2021. Reason: In the interest of public health.
12.	Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. Reason: In the interest of sustainable waste management.
13.	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.
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Matthew McRedmond
Senior Planning Inspector

28th July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501282-KY-26
Proposed Development Summary	Farm complex with 4no. agricultural buildings and a poly tunnel, new entrance and all associated site works.
Development Address	Curraheen, Glenbeigh, 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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	

2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☐ Yes, the proposed development is of a Class but is sub-threshold.	State the Class and state the relevant threshold

Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____

Appendix 2: Standard AA Screening Determination Template 2

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project		Farm complex consisting of 4no. agricultural buildings and poly tunnel, new vehicular entrance and all associated site works.		
Brief description of development site characteristics and potential impact mechanisms		Rural site of 0.49ha currently heavily vegetated with mature trees. Site in overgrown condition, existing rural area, located c. 200m to European site, potential impact on ground water from disposal of surface water. The appeal site is located 200m northwest of - Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC (Site Code 000365) and 400m south of Castlemaine Harbour SPA (Site Code 004029) and Castlemaine Harbour SAC (Site Code 000343).		
Screening report		No.		
Natura Impact Statement		No.		
Relevant submissions		No references to biodiversity or wildlife in submissions.		
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
Three European sites are identified as being located within a potential zone of influence of the proposed development as detailed in Table 1 below. I note that no further range of European Sites is necessary for consideration in relation to this proposed development.				
Table 1:				
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Killarney National Park, Macgillicuddy's Reeks and	Oligotrophic waters containing very few minerals of sandy	200m south	No physical or hydrological pathways. Separation and diversion of water runoff to ground	Y

Caragh River Catchment SAC (Site Code 000365)	plains (<i>Littorelletalia uniflorae</i>) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3130] Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils		soakpits would dilute any potential impacts.	
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	(Molinion caeruleae) [6410] Blanket bogs (* if active bog) [7130] Depressions on peat substrates of the Rhynchosporion [7150] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Taxus baccata woods of the British Isles [91J0] Geomalacus maculosus (Kerry Slug) [1024] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Euphydryas aurinia (Marsh Fritillary) [1065] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096]			
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	Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303] Lutra lutra (Otter) [1355] Najas flexilis (Slender Naiad) [1833] Alosa fallax killarnensis (Killarney Shad) [5046] Vandenboschia speciosa (Killarney Fern) [6985] Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC National Parks & Wildlife Service			
Castlemaine Harbour SAC (Site Code 000343)	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310]	400m north	No physical or hydrological pathways exist. Separation and diversion of water runoff to ground soakpits would dilute any potential impacts	Y

		Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Dunes with Salix repens ssp. argentea (Salicion arenariae) [2170] Humid dune slacks [2190] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Petromyzon marinus (Sea Lamprey) [1095] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Lutra lutra (Otter) [1355] Petalophyllum ralfsii (Petalwort) [1395] Castlemaine Harbour SAC National Parks & Wildlife Service			
Tralee Complex (Site 004188)	Bay SPA Code	Red-throated Diver (Gavia stellata) [A001] Cormorant (Phalacrocorax carbo) [A017]	400m north	No physical or hydrological pathways exist. Separation and diversion of water runoff to ground	Y

	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Mallard (<i>Anas platyrhynchos</i>) [A053] Pintail (<i>Anas acuta</i>) [A054] Scaup (<i>Aythya marila</i>) [A062] Common Scoter (<i>Melanitta nigra</i>) [A065] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Sanderling (<i>Calidris alba</i>) [A144] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Greenshank (<i>Tringa nebularia</i>) [A164] Turnstone (<i>Arenaria interpres</i>) [A169] Chough (<i>Pyrrhocorax pyrrhocorax</i>) [A346] Wigeon (<i>Mareca penelope</i>) [A855] Wetland and Waterbirds [A999] Castlemaine Harbour SPA National Parks & Wildlife Service		soakpits would dilute any potential impacts	
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 ³if no connections: N				
Given the separation distances involved to the European Sites detailed above, potential effects are not likely to occur as a result of the proposed development.				

Significant effects from other pathways have been ruled out i.e., habitat loss, spread of invasive species, impacts from noise and disturbance.		
Step 3. Describe the likely effects of the project (if any, alone <u>or</u> in combination) on European Sites The proposed development will not result in any direct effects on any SPA or SAC. However, due to the application of the precautionary principle, impacts generated by the construction and operation of the proposed development require consideration. Sources of impact and likely significant effects are detailed in the table below. AA Screening matrix		
Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC (Site Code 000365) QI List: As above	No direct impacts and no risk of habitat loss, fragmentation or any other direct impact. No loss of grassland/ agricultural land. Indirect: Low risk of surface water runoff from construction reaching sensitive receptors. Operational: surface water will be attenuated on site. Manure will be collected and spread within the landholding. Agricultural effluent seepage will be collected within a sealed tank for landspreading in compliance with GAP regulations.	Having regard to - the small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - Compliance with GAP regulations for agricultural effluent management It is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality or QI species of the SAC. Low risk to SAC related to any minor construction related emissions. Low risk of surface or ground water borne pollutants or sediments reaching the SAC. Conservation objectives would not be undermined.

	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.	
	Impacts	Effects
Castlemaine Harbour SAC (Site Code 000343)	No direct impacts and no risk of habitat loss, fragmentation or any other direct impact. No loss of grassland/ agricultural land. Indirect: Low risk of surface water runoff from construction reaching sensitive receptors. Operational: surface water will be attenuated within site. Manure will be collected and spread within the landholding. Agricultural effluent seepage will be collected within a sealed tank for landspreading in compliance with GAP regulations.	Having regard to - the domestic nature and small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - Compliance with GAP regulations for agricultural effluent management It is highly unlikely that the proposed development could generate impacts of a magnitude that could affect QIs of the SAC. Low risk to SAC related to any minor construction related emissions. Low risk of surface or ground water borne pollutants or sediments reaching the SAC. Conservation objectives would not be undermined.
	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.	
	Impacts	Effects

Site 3: Castlemaine Harbour SPA (004029) QI List: As Above	No direct impacts and no risk of habitat loss, fragmentation or any other direct impact. No loss of grassland/ agricultural land. Indirect: Low risk of surface water runoff from construction reaching sensitive receptors. Operational: surface water will be attenuated within site. Manure will be collected and spread within the landholding. Agricultural effluent seepage will be collected within a sealed tank for landspreading in compliance with GAP regulations.	Having regard to - the domestic nature and small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - compliance with GAP regulations for agricultural effluent management It is highly unlikely that the proposed development could generate impacts of a magnitude that could affect QIs of the SPA. Low risk to SPA related to any minor construction related emissions. Low risk of surface or ground water borne pollutants or sediments reaching the SPA. Conservation objectives would not be undermined.
	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of European Sites within the zone of influence. Due to distance and lack of meaningful ecological connections there will be no changes in ecological functions due to any construction related emissions or disturbance. There will be no direct or ex-situ effects from disturbance on mobile species during construction or operation of the proposed development. No mitigation measures beyond normal standard construction mitigation and drainage works are required to come to these conclusions.		

Screening Determination

Finding of no likely significant effects

Having carried out Screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act 2000 (as amended), I conclude that that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites within the surrounding area, or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site
- Distance from and weak indirect connections to the European sites
- The screening assessment undertaken by the Planning Authority
- No ex-situ impacts

Appendix 3 – Water Framework Directive Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	PL-501213-KY-26	Townland, address	Curraheen, Glenbeigh, Co. Kerry
Description of project		Private farm complex with 4no. agricultural buildings, polytunnel, new vehicular entrance and all associated site works.	
Brief site description, relevant to WFD Screening,		Site is located in a rural area of Curraheen, Glenbeigh, Co. Kerry. The site is relatively flat. Excess storm water will drain to an on-site soakaway. A water quality monitoring station is located approx. 500m northeast of the site at Caragh Bridge (ID: RS22C020700) and the site is located within the Laune-Maine-Dingle Bay catchment.	
Proposed surface water details		On site soakaway	
Proposed water supply source & available capacity		N/A	
Proposed wastewater treatment system & available capacity, other issues		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)
River Waterbody		250m west	CARAGH_050	Good	Not at Risk	None	Potential Surface Water run off
Groundwater Waterbody		Underlying site	Laune-Muckross IE_SW_G_048	Good	At Risk	Agriculture	Yes, via groundwater
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	River	CARAGH_050	Yes. Via surface water	Siltation, pH (Concrete),	Standard construction practice	Yes. Potential for spillages to surface water	Screened in

				hydrocarbon spillages		warrants further assessment	
2.	Ground	Laune-Muckross IE_SW_G_04 8	Yes, pathway exists via moderate drainage characteristics	Spillages, leakage to groundwater water table	As above	Yes – drainage characteristics warrants further assessment.	Screened in.
OPERATIONAL PHASE							
1.	River	CARAGH_05 0	Yes. Surface Water.	Hydrocarbon spillage/siltation, inundation prior to treatment	Attenuation via on site soakaway	Yes. Drainage characteristics and potential for pollution of surface water warrants further assessment.	Screened in
2.	Ground	Laune-Muckross IE_SW_G_04 8	Yes pathway exists via moderate drainage characteristics and high to extreme vulnerability	Ground filtration, spillages	As above	Yes. Drainage characteristics warrant further assessment	Screened in
DECOMMISSIONING PHASE							
1.	N/A						

STAGE 2: ASSESSMENT					
Details of Mitigation Required to Comply with WFD Objectives					
Surface Water					
Development/Activity e.g. culvert, bridge, other crossing, diversion, outfall, etc	<u>Objective 1:Surface Water</u> Prevent deterioration of the status of all bodies of surface water	<u>Objective 2:Surface Water</u> Protect, enhance and restore all bodies of surface water with aim of achieving good status	<u>Objective 3:Surface Water</u> Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	<u>Objective 4: Surface Water</u> Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	
Construction works	Construction mitigation measures including: • Silt traps installed	Site specific mitigation methods as described.	Site specific mitigation methods as described.	Site specific mitigation methods as described.	YES

	• Removal of material daily from site • Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste				
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	Operational mitigation measures including: • Attenuation via on site soakaway • Management of Agricultural Effluent in compliance with GAP Regulations				
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)	

Development Activity 1: Development of farm complex	Site specific construction mitigation methods including: • Silt traps installed • Removal of material daily from site • Dust suppression during construction • Servicing of plant and machinery to avoid leakage • Management of refuelling • Covering of soil heaps during heavy rainfall • No excavation during rainfall • Staff compounds designated • Management of waste	Site specific mitigation methods as described.	Site specific mitigation methods as described	Yes

	Operational mitigation measures including: • Attenuation via on site soakaway • Management of Agricultural Effluent in compliance with GAP Regulations			
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