AtkinsRéalis

Appendix 8-2 – Table of Impact Assessment Pipeline Infrastructure

Uisce Éireann
October 2026

BALLINA AND LOUGH TALT WATER SUPPLY UPGRADE

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY001	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium	8.08	**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use**: A suckler beef enterprise operates on the agricultural holding. Calves are reared on the holding and generally retained until approximately 15–18 months of age, with some heifers retained as replacements. The holding comprises three separate land blocks, consisting of two owned blocks and one leased block. The affected agricultural parcel comprises an outfarm used principally for livestock grazing, with silage produced from the northern part of the parcel. The Proposed Development will directly affect an existing livestock handling facility and the remains of a collapsed agricultural shed. Area of agricultural holding: 38.45 ha Area of affected agricultural parcel: 8.08 ha Area temporarily affected by the Proposed Development: approximately 1.50 ha **Potential Construction Phase Effects on the Agricultural Holding:** • Temporary occupation of approximately [1.5] ha of agricultural land, representing approximately 4% of the agricultural holding and 19% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary disruption to agricultural access. • Temporary disruption to the existing livestock handling facility. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of livestock movement between adjoining lands where stockproof boundaries are temporarily removed or disturbed.	0.766	0.7346	The pre-mitigation effect is considered Significant due to the combined effects of the temporary occupation of approximately 19% of the affected agricultural parcel, potential disruption to agricultural access, and direct effects on an existing livestock handling facility and associated farm infrastructure. In the absence of mitigation, these effects could result in substantial temporary disruption to the management and operation of the affected part of the agricultural holding. **Significant (significant)**	Proposed Mitigation Measures • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where internal farm roadways, fencing, livestock drinking points, livestock handling facilities or other farm infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access and essential farm services will be maintained, temporary stockproof boundaries and alternative livestock handling arrangements will be provided where required, and affected soils, drainage and agricultural infrastructure will be reinstated. The residual Construction Phase effect is therefore assessed as **Slight (Not Significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and grass production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Permanent access covers associated with pipeline fittings, including valves, scour chambers, washouts and hydrants, may be present at ground level within agricultural land. Where present, access covers will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in minor, localised constraints on field operations. Above-ground marker posts or plates may be required to identify pipeline fittings. Where located within or adjacent to agricultural land, their positioning will be agreed with the affected landholder, where practicable, to minimise interference with agricultural activities. Periodic access may be required for the inspection, operation, maintenance or repair of the pipeline and	1	0	3	**Slight (not significant)**	**Operational Phase Mitigation** • The location and final arrangement of permanent access covers and associated marker posts within agricultural land will be developed, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Access covers within agricultural land will be installed flush with the surrounding finished ground level, where technically practicable. • The locations of access covers and associated marker posts will be communicated to the affected landholder to facilitate their avoidance during agricultural machinery operations. • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, drainage systems, boundaries or farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, existing agricultural activities will generally be capable of continuing above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Permanent access covers associated with one air valve and three sluice valves may require avoidance during agricultural machinery operations; however, these constraints will be minor and localised. Planned inspection, maintenance and repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
MY002	Grassland (Includes	Low	10.09	**Agronomy Survey Details** Agronomy field survey record(s): 2026	0.3277	0.2582	The pre-mitigation effect is considered Slight due to the temporary occupation of	**Proposed Mitigation Measures**	Following implementation of the proposed mitigation measures, access to the	**Potential Operational Phase Effects**	0	0	0	The Operational Phase effects will be limited to	**Operational Phase Mitigation Measures**	Following implementation of the Operational Phase mitigation	**Not Significant (not significant)**
MY003	Mixed Livestock (combination of Sheep, Equine and or Drystock)	Medium		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use:** A mixed livestock enterprise comprising a suckler beef enterprise and store lamb system operates on the agricultural holding. Calves are reared to the weanling stage, with some heifers retained as replacements. Store lambs are also managed on the holding. The agricultural holding is fragmented. The affected agricultural parcel comprises part of the main holding and is used principally for livestock grazing. An adjoining parcel, MY004, which is held under a long-term lease agreement, is also affected by the Proposed Development and is used principally for silage production. The Proposed Development crosses the main farm entrance and affects the internal farm roadway. Area of agricultural holding: 19.21 ha Area of affected agricultural parcel: 15.08 ha Area temporarily affected by the Proposed Development: approximately 1.05 ha **Potential Construction Phase Effects on the Agricultural Holding:** • Temporary occupation of approximately 1.05 ha of agricultural land, representing approximately 6% of the agricultural holding and 7% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to the main farm entrance and internal farm roadway. • Temporary disruption to agricultural access and livestock movements within the holding. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed.	0.4297	0.6215	The pre-mitigation effect is considered Significant due to the combined effects of the temporary occupation of approximately 1.05 ha of agricultural land, disruption to the main farm entrance and internal farm roadway, potential disruption to livestock movements and access, and potential effects on essential farm infrastructure. In the absence of mitigation, these effects could result in substantial temporary disruption to the management and operation of the mixed livestock enterprise. **Significant (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain access through the main farm entrance and along the internal farm roadway throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain safe and practicable arrangements for livestock movements within the holding throughout construction. • Where internal farm roadways, fencing, livestock drinking points, associated pipework, electricity supplies or other farm infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, access through the main farm entrance and along the internal farm roadway will be maintained or suitable temporary alternative arrangements will be provided. Livestock movements, drinking-water supplies, electricity supplies and stockproof boundaries will be maintained, where required, and affected soils, field drainage systems and agricultural infrastructure will be reinstated. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or farming operations.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement and the potential for occasional temporary disruption associated with access for inspection, maintenance or repair activities. As no permanent valve access covers are proposed within the affected agricultural parcel and agricultural activities will generally be capable of continuing following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to livestock management and agricultural activities. • Maintain agricultural access during planned inspection, maintenance or repair works, where practicable. • Maintain stockproof boundaries and safe and practicable arrangements for livestock movements during inspection, maintenance or repair works, where required. • Reinstate any agricultural land, field drainage systems, boundaries or farm infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, existing agricultural activities, including livestock grazing, will generally continue above the buried pipeline. The permanent pipeline easement will remain in place and will restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional access for inspection, maintenance or repair activities may result in temporary and localised disruption to agricultural access, livestock management or farming operations. However, no permanent valve access covers are proposed within the affected agricultural parcel, and any agricultural land, field drainage systems, boundaries or farm infrastructure disturbed during such activities will be reinstated. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**
MY004	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use:** A grassland enterprise operates on the agricultural holding. The affected lands are leased on a long-term basis to the operator of the adjoining agricultural holding, MY003, and are used for silage production and livestock grazing. Area of agricultural holding: 6.93 ha Area of affected agricultural parcel: 6.93 ha Area temporarily affected by the Proposed Development: approximately 0.43 ha **Potential Construction Phase Effects on the Agricultural Holding:** • Temporary occupation of approximately 0.43 ha of agricultural land, representing approximately 6% of both the agricultural holding and the affected agricultural parcel. • Temporary reduction in the area available for silage production and livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.1476	0.2868	The pre-mitigation effect is considered Slight due to the limited extent and temporary nature of the predicted effects. Approximately 0.43 ha, representing approximately 6% of the agricultural holding, will be temporarily occupied during construction. Temporary disruption may occur to agricultural access, silage production, livestock grazing, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued agricultural use or viability of the holding. **Sight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder and agricultural occupier with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder and agricultural occupier in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies and stockproof boundaries will be maintained, where required, and affected soils, field drainage systems and agricultural infrastructure will be reinstated. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including silage production and livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, permanent access covers associated with one air valve and one sluice valve are proposed within the affected agricultural parcel. The access covers will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in minor, localised constraints on silage production and other field operations. Above-ground marker posts or plates may be required to identify the pipeline fittings. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their locations will be communicated to the affected landholder and agricultural occupier.	1	0	1	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of access covers associated with one air valve and one sluice valve. Although existing agricultural activities will generally be capable of continuing following reinstatement, the access covers may require avoidance by agricultural machinery and result in minor, localised constraints on silage production and field operations. Periodic access for inspection, maintenance or repair may also result in occasional temporary disruption. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the location and final arrangement of permanent access covers and associated marker posts, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install access covers within agricultural land flush with the surrounding finished ground level, where technically practicable. • Communicate the locations of access covers and associated marker posts to the affected landholder and agricultural occupier to facilitate their avoidance during agricultural machinery operations. • Provide the landholder and agricultural occupier with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder and agricultural occupier, where practicable, to minimise disruption to silage production, livestock grazing and other agricultural activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, existing agricultural activities, including silage production and livestock grazing, will generally continue above the buried pipeline. The permanent pipeline easement will remain in place and will restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Permanent access covers associated with one air valve and one sluice valve may require avoidance during agricultural machinery operations; however, these constraints will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued agricultural use or viability of the holding.	**Slight (not significant)**
MY005	Equine	Medium		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use:** An equine enterprise operates on the agricultural holding and includes the breeding and rearing of young equine stock, together with breaking and schooling activities. The agricultural holding is fragmented by the public road. The affected agricultural parcel comprises an isolated field located across the public road from the main farmyard. The main holding accommodates the stables, exercise area and additional agricultural fields. The affected parcel is used principally for equine grazing and silage and/or hay production. Area of agricultural holding: 21.22 ha Area of affected agricultural parcel: 2.90 ha Area temporarily affected by the Proposed Development: approximately 0.31 ha **Potential Construction Phase Effects on the Agricultural Holding:** • Temporary occupation of approximately 0.31 ha of agricultural land, representing approximately 1.5% of the agricultural holding and 11% of the affected agricultural parcel. • Potential disturbance to equine breeding, breaking and schooling activities arising from construction noise, vibration and the movement of construction vehicles, plant and personnel. Sudden or unfamiliar construction activity may cause a startle or flight response in equine stock, with potential implications for the safe handling or riding of horses. • Temporary reduction in the area available for equine grazing and silage and/or hay production. • Temporary disruption to agricultural access to the affected parcel. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled equine or livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.1151	0.1966	The pre-mitigation effect is considered Moderate due to the combined effects of the temporary occupation of approximately 11% of the affected agricultural parcel, potential disruption to agricultural access and the sensitivity of the equine enterprise to nearby construction activity. The agricultural holding supports the breeding and rearing of young equine stock, together with breaking and schooling activities. In the absence of mitigation, construction noise, vibration and the movement of construction vehicles, plant and personnel may cause a startle or flight response in equine stock, particularly where horses are being handled, exercised or ridden. This could give rise to temporary safety concerns for horses, riders and handlers and may require changes to the timing, location or management of equine activities during the Construction Phase. Although the affected parcel is separated from the main farmyard, stables and principal exercise areas by the public road, the potential requirement for temporary changes to normal equine management supports a Moderate effect prior to mitigation. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Consult with the landholder in advance of construction to identify the location and typical timing of equine breeding, handling, breaking, schooling and exercise activities that may be sensitive to nearby construction activity. • Provide advance notification to the landholder of planned construction activities likely to generate elevated, sudden or intermittent noise or vibration in proximity to areas used for equine handling, schooling or exercise. • Where practicable, coordinate construction activities likely to generate elevated, sudden or intermittent noise or vibration with the landholder to minimise disturbance during periods when horses are being broken, schooled, exercised, ridden or otherwise handled. • Where construction activities are undertaken in proximity to equine stock, avoid unnecessary sudden noise and minimise abrupt movements of construction vehicles, plant and personnel, where practicable and subject to construction and safety requirements. • Maintain agricultural access to the affected parcel throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain safe and practicable arrangements for the movement and management of equine stock throughout construction. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, advance consultation and coordination with the landholder will facilitate the management of construction activities in proximity to equine stock and areas used for breaking, schooling, exercise and handling. Advance notification of potentially disruptive activities will allow equine activities to be managed appropriately, where required. Access to the affected parcel will be maintained or suitable temporary alternative arrangements will be provided, and secure stockproof boundaries, drinking-water supplies and essential agricultural services will be maintained. Affected soils, field drainage systems and agricultural infrastructure will be reinstated following completion of the works. While temporary disturbance to equine activities may still occur during construction, the proposed measures will reduce the potential for significant disruption to the management and operation of the equine enterprise. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including equine grazing and silage and/or hay production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations or the management of equine stock within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access, equine grazing, fodder production or the management of equine stock.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement and the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent valve access covers are proposed within the affected agricultural parcel and existing agricultural activities will generally be capable of continuing following reinstatement, the effects are not expected to materially affect the management, continued operation or viability of the equine enterprise. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Consult with the landholder prior to planned inspection, maintenance or repair activities to identify equine breeding, handling, breaking, schooling or exercise activities that may be sensitive to the proposed works. • Where practicable, coordinate planned inspection, maintenance or repair activities with the landholder to minimise disturbance during periods when horses are being broken, schooled, exercised, ridden or otherwise handled. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural access, equine grazing, fodder production and the movement or management of equine stock. • Maintain safe and practicable arrangements for the movement and management of equine stock during inspection, maintenance or repair activities, where required. • Maintain secure stockproof boundaries during inspection, maintenance or repair works, where required. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following reinstatement, existing agricultural activities, including equine grazing and silage and/or hay production, will generally continue above the buried pipeline. The permanent pipeline easement will remain in place and will restrict certain activities, including deep excavation, construction of permanent structures and tree planting. As no permanent air valve, scour valve or sluice valve access covers are proposed within the affected agricultural parcel, no ongoing constraints associated with these pipeline fittings are anticipated. Planned inspection, maintenance or repair activities may result in occasional, temporary and localised disturbance to agricultural access or equine activities. However, subject to implementation of the proposed mitigation measures, these effects are not expected to materially affect the management, continued operation or viability of the equine enterprise.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY006	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use:** A grassland enterprise operates on the agricultural holding. The holding is fragmented, with the main holding affected by the Proposed Development. The affected agricultural lands are used principally for the production of silage and hay for sale. Area of agricultural holding: 15.78 ha Area of affected agricultural parcel: 11.34 ha Area temporarily affected by the Proposed Development: approximately 1.05 ha **Potential Construction Phase Effects on the Agricultural Holding:** • Temporary occupation of approximately 1.05 ha of agricultural land, representing approximately 7% of the agricultural holding and 9% of the affected agricultural parcel. • Temporary reduction in the area available for silage and hay production. • Temporary severance affecting approximately 2.15 ha of agricultural land across three areas, with potential implications for access, field management and harvesting operations. • Temporary disruption to agricultural access. • Potential disruption to the timing and undertaking of silage and hay harvesting activities. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework, where present. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement from adjoining lands where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.4125	0.636	The pre-mitigation effect is considered Moderate due to the combined effects of the temporary occupation of approximately 1.05 ha of agricultural land, temporary severance affecting approximately 2.15 ha across three areas, disruption to agricultural access and potential interference with silage and hay production. In the absence of mitigation, the temporary severance and access disruption may require changes to normal field management and harvesting arrangements and may temporarily reduce the operational efficiency of the affected agricultural lands. However, the effects are not expected to fundamentally alter the grassland enterprise or affect its long-term viability. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Consult with the landholder in advance of construction regarding the timing of silage and hay production and, where practicable, coordinate works to minimise interference with harvesting activities. • Maintain agricultural access to the affected lands throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain safe and practicable access to temporarily severed areas throughout construction, where required for agricultural management and harvesting activities. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies, where present, throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access to the affected lands and temporarily severed areas will be maintained or suitable temporary alternative arrangements will be provided. Advance consultation and coordination with the landholder will facilitate the management of construction activities in relation to silage and hay production. Affected soils, field drainage systems, boundaries and agricultural infrastructure will be reinstated following completion of the works. While temporary disturbance to field management and harvesting activities may remain during construction, the proposed measures will reduce the potential for significant disruption to the operation of the grassland enterprise. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including silage and hay production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, a permanent access cover associated with one air valve is proposed within the affected agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in a minor, localised constraint on silage and hay production and associated field operations. Above-ground marker posts or plates may be required to identify the pipeline fitting. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. The location will be communicated to the affected landholder. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated infrastructure. Such activities may result in occasional, temporary and localised disruption to agricultural access, field management or harvesting operations.	1	0	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one air valve. Although silage and hay production will generally be capable of continuing following reinstatement, the access cover may require avoidance by agricultural machinery and may result in a minor, localised constraint on harvesting and other field operations. Periodic access for inspection, maintenance or repair may also result in occasional temporary disruption. These effects are not expected to materially affect the continued operation or viability of the grassland enterprise. **Slight (not significant)**	**Operational Phase Mitigation Measures** • The location and final arrangement of the permanent access cover and associated marker post will, where practicable and subject to engineering and operational requirements, be designed to minimise interference with agricultural machinery operations. • Install the access cover within agricultural land flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker post to the affected landholder to facilitate avoidance during agricultural machinery operations. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to silage and hay production, field management and harvesting activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, existing agricultural activities, including silage and hay production, will generally continue above the buried pipeline. The permanent pipeline easement will remain in place and will restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one air valve may require avoidance during agricultural machinery operations; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the grassland enterprise.	**Slight (not significant)**
MY007	Mixed Livestock (combination of Sheep, Equine and or Drystock)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A suckler beef enterprise operates on the agricultural holding. Calves are reared on the holding and generally retained until approximately 15–18 months of age, with some heifers retained as replacements. The holding comprises three separate land blocks, consisting of two owned blocks and one leased block. The affected agricultural parcel comprises an outfarm used principally for livestock grazing, with silage produced from the northern part of the parcel. The Proposed Development will directly affect an existing livestock handling facility and the remains of a collapsed agricultural shed. Area of agricultural holding: 38.45 ha Area of affected agricultural parcel: 8.08 ha Total area temporarily affected by the Proposed Development: approximately 1.50 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 1.50 ha of agricultural land, representing approximately 4% of the agricultural holding and 19% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary disruption to agricultural access. • Temporary disruption to the existing livestock handling facility. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of livestock movement between adjoining lands where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.4207	0.4156	The pre-mitigation effect is considered Moderate due to the combined effects of temporary occupation of approximately 0.84 ha of agricultural land, temporary severance of approximately 3.34 ha from the remainder of the holding, disruption to the main farm entrance and internal farm roadway, and temporary disruption to livestock movements and grazing management. While these effects have the potential to disrupt the day-to-day operation of the mixed livestock enterprise during construction, they are temporary in nature and no permanent loss of agricultural functionality is predicted. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where internal farm roadways, fencing, livestock drinking points, livestock handling facilities or other farm infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access and essential farm services will be maintained, temporary stockproof boundaries and alternative livestock handling arrangements will be provided where required, and affected soils, drainage and agricultural infrastructure will be reinstated. The residual Construction Phase effect is therefore assessed as: **Slight (not significant).**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, a permanent access cover associated with one sluice valve is proposed within the affected agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in a minor and localised constraint on grazing and silage operations. Above-ground marker plates may be required to identify the pipeline fitting. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their location will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated infrastructure. Such activities may result in occasional, temporary and localised disruption to agricultural access,	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement and the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent valve access covers are proposed within the affected agricultural parcel and existing agricultural activities will generally be capable of continuing following reinstatement, the effects are not expected to materially affect the management, continued operation or viability of the equine enterprise. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Consult with the landholder prior to planned inspection, maintenance or repair activities to identify equine breeding, handling, breaking, schooling or exercise activities that may be sensitive to the proposed works. • Where practicable, coordinate planned inspection, maintenance or repair activities with the landholder to minimise disturbance during periods when horses are being broken, schooled, exercised, ridden or otherwise handled. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural access, equine grazing, fodder production and the movement or management of equine stock. • Maintain safe and practicable arrangements for the movement and management of equine stock during inspection, maintenance or repair activities, where required. • Maintain secure stockproof boundaries during inspection, maintenance or repair works, where required. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following reinstatement, existing agricultural activities, including equine grazing and silage and/or hay production, will generally continue above the buried pipeline. The permanent pipeline easement will remain in place and will restrict certain activities, including deep excavation, construction of permanent structures and tree planting. As no permanent air valve, scour valve or sluice valve access covers are proposed within the affected agricultural parcel, no ongoing constraints associated with these pipeline fittings are anticipated. Planned inspection, maintenance or repair activities may result in occasional, temporary and localised disturbance to agricultural access or equine activities. However, subject to implementation of the proposed mitigation measures, these effects are not expected to materially affect the management, continued operation or viability of the equine enterprise.	**Not Significant (not significant)**
MY008	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use** A grassland enterprise operates on the agricultural holding. The holding comprises a single agricultural parcel with no additional lands. The affected parcel is used for silage and hay production for sale. The parcel also contains the remains of a collapsed hay shed together with an area of mature trees surrounding the structure. Area of agricultural holding: 1.49 ha Area of affected agricultural parcel: 1.49 ha Area temporarily affected by the Proposed Development: approximately 0.11 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.11 ha of agricultural land, representing approximately 7% of both the agricultural holding and the affected agricultural parcel. • Temporary reduction in the area available for silage and hay production. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure, associated pipework and electricity supply, where present. • Potential risk of uncontrolled livestock movement from adjoining lands where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0366	0.0714	The pre-mitigation effect is considered Slight due to the temporary occupation of approximately 7% of the agricultural holding and the associated short-term disturbance to grassland management, soils, field drainage and agricultural infrastructure. Although the entire holding comprises a single parcel, the limited extent of temporary land occupation and the absence of significant access or operational constraints mean that the continued agricultural use and viability of the holding are not expected to be materially affected. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where internal farm roadways, fencing, livestock drinking points, livestock handling facilities or other farm infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, affected soils, drainage systems, boundaries and agricultural infrastructure will be reinstated and normal agricultural activities will resume following construction. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, silage and hay production will generally continue above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, will be restricted. Based on the current design, a permanent access cover associated with one scour valve will be located within the agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level but may require avoidance during agricultural machinery operations, resulting in a minor, localised constraint on field operations. Above-ground marker plates may be required to identify the scour valve. Their location will, where practicable and subject to engineering and operational requirements, be selected to minimise interference with agricultural activities and will be communicated to the landholder.	0	1	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one scour valve. While agricultural activities will generally continue following reinstatement, the access cover may require avoidance during agricultural machinery operations and result in a minor, localised constraint on field management. Occasional maintenance activities may also give rise to temporary disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to livestock management and agricultural activities. • Maintain secure stockproof boundaries during inspection, maintenance or repair works where required. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, silage and hay production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with the scour valve may require avoidance during agricultural machinery operations; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued agricultural use or viability of the holding.	**Slight (not significant)**
MY009	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium		**Agronomy Survey Details** Agronomy field survey record(s): 2026 **Detailed Agricultural Use** A suckler beef enterprise operates on the agricultural holding. Calves are reared to weanling stage, with some heifers retained as replacement breeding stock. The affected agricultural parcel is used principally for livestock grazing. An existing livestock holding pen located within the affected parcel forms part of the principal livestock handling and access arrangements and will be directly affected by the Proposed Development. The landholder also leases the adjoining agricultural parcel (MY010) on a long-term basis, which is also affected by the Proposed Development and used principally for livestock grazing. Area of affected agricultural parcel: 5.70 ha Area temporarily affected by the Proposed Development: approximately 0.50 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.50 ha of agricultural land, representing approximately 9% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Direct temporary disruption to the existing livestock holding pen and associated livestock handling activities. • Potential disruption to livestock movements within the agricultural holding. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework.	0.1647	0.3394	The pre-mitigation effect is considered Significant due to the direct temporary disruption of the existing livestock holding pen, which forms part of the principal livestock handling and access arrangements for the suckler enterprise. Together with the temporary occupation of approximately 9% of the affected agricultural parcel, disruption to agricultural access and grazing management, these effects could require substantial temporary changes to livestock handling, livestock movements and the day-to-day operation of the agricultural holding during construction.. **Significant (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Where the existing livestock holding pen is temporarily unavailable, provide suitable temporary livestock handling facilities in consultation with the landholder and reinstate or replace the affected facility following completion of the works. • Maintain safe and practicable arrangements for livestock handling and movement throughout the Construction Phase. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where internal farm roadways, fencing, livestock drinking points, livestock handling facilities or other farm infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock handling facilities, livestock movements, drinking-water supplies, fencing and other agricultural infrastructure will be maintained or suitable temporary alternatives will be provided. Following reinstatement of soils, drainage systems and agricultural infrastructure, the residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent valve access covers are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY010	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey record(s): No direct agronomy survey undertaken. Roadside verification of land use was undertaken in 2026 and supplemented by aerial imagery (Google Maps) and Project Mapper. **Detailed Agricultural Use** A grassland enterprise operates on the agricultural holding. The agricultural parcel is leased on a long-term basis to the adjoining agricultural holding (MY009), where it is used principally for livestock grazing associated with a suckler beef enterprise. The affected agricultural parcel forms part of the grazing lands leased to the adjoining agricultural holding (MY009). Area of affected agricultural parcel: 2.99 ha Area temporarily affected by the Proposed Development: approximately 0.13 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.13 ha of agricultural land, representing approximately 4% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework, where present. • Potential disruption to electricity supply and fencing infrastructure, where present. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0502	0.0817	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 4% of the affected agricultural parcel will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are localised, short-term and are not expected to materially affect the continued agricultural use or viability of either the agricultural holding or the associated grazing enterprise. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder and agricultural occupier with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder and agricultural occupier in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and any affected agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock grazing operations.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent valve chambers or associated access covers are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing will generally continue above the buried pipeline.. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**
MY011	Dairy and Drystock (includes: Beef, Sucklers, Contract Rearing)	High		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A dairy enterprise operates on the agricultural holding together with a dairy-calf-to-beef system. Replacement dairy heifers are retained within the enterprise and cattle are finished to approximately 2.5 years of age. Sheep grazing is also undertaken on commonage land. The agricultural holding is fragmented. The affected agricultural parcel comprises a grassland out-block used principally for seasonal grazing between approximately April and October, primarily by beef stock. Area of agricultural holding: 82.17 ha Area of affected agricultural parcel: 8.64 ha Area temporarily affected by the Proposed Development: approximately 0.51 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.51 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 6% of the affected agricultural parcel. • Temporary reduction in the area available for seasonal livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0905	0.4238	The pre-mitigation effect is considered Slight due to the temporary occupation of approximately 6% of the affected agricultural parcel, together with temporary disruption to agricultural access and grazing management. Although the agricultural holding supports a dairy enterprise, the affected parcel comprises an out-block used principally for seasonal grazing rather than the core dairy platform. The predicted effects are temporary and are not expected to materially affect the overall operation or viability of the agricultural holding. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, fencing and other agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including seasonal livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, a permanent access cover associated with one scour valve is proposed within the affected agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in a minor and localised constraint on grazing and grassland management. Above-ground marker plates may be required to identify the pipeline fitting. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their location will be communicated to the landholder. Periodic access may be required for inspection, operation,	0	1	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one scour valve. Although agricultural activities will generally continue following reinstatement, the access cover may require avoidance during agricultural machinery operations and result in a minor, localised constraint on grazing and grassland management. Periodic access for inspection, maintenance or repair may also result in occasional temporary disruption. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, seasonal livestock grazing will generally continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one scour valve may require avoidance during agricultural machinery operations; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
MY012	Equine	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026.	0.0621	N/a	The pre-mitigation effect is considered Moderate due to the combined effects of	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural	Following implementation of the proposed mitigation measures, access along the	**Potential Operational Phase Effects** Following completion of construction and reinstatement,	0	1	1	The Operational Phase effect is considered Slight	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the	Following implementation of the Operational Phase mitigation	**Slight (not significant)**
MY013	Grassland (Includes Grazing, hay & Leased grassland) & Forestry	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** The holding comprises a single land parcel. No active agricultural enterprise operates on the holding. The affected lands comprise managed amenity grassland and native woodland. The Proposed Development affects the principal access roadway serving the holding together with a shared right-of-way that also serves the adjoining holding (MY012). Area of affected agricultural parcel: 7.39 ha Area temporarily affected by the Proposed Development: approximately 0.85 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.85 ha of land, representing approximately 12% of the affected holding. • Temporary severance of parts of the holding during construction. • Temporary disruption to the principal access roadway. • Temporary disruption to the shared right-of-way serving this holding and the adjoining holding (MY012). • Potential disruption to vehicle access within the holding during construction. • Potential temporary disruption to existing buried services within the access roadway and shared right-of-way, including water infrastructure. • Potential temporary disturbance to existing field drainage systems. • Potential disruption to electricity supply and boundary fencing infrastructure. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.5395	0.311	The pre-mitigation effect is considered Moderate due to the combined effects of temporary occupation of approximately 12% of the affected holding, temporary severance, disruption to the principal access roadway and the shared right-of-way serving both this holding and the adjoining holding (MY012), together with the potential temporary disruption to existing services and amenity features. While no active agricultural enterprise operates on the holding, these effects have the potential to temporarily disrupt access and normal use of the property during construction. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities. • Maintain access to the holding throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain safe and practicable access along the shared right-of-way throughout construction and coordinate works with the adjoining landholder (MY012), where required. • Protect existing buried services within the access roadway and shared right-of-way or provide suitable temporary alternative arrangements where disruption cannot be avoided. • Protect existing boundary features and fencing during construction and reinstate or replace affected infrastructure following completion of the works. • Reinstate existing drainage systems affected by construction and install additional drainage measures where required. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, access to the holding and the shared right-of-way will be maintained or suitable temporary alternative arrangements will be provided. Existing services, drainage systems, soils, boundary features and other infrastructure will be protected or reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, the existing use of the holding, including managed amenity grassland and woodland, will generally continue above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, a permanent access cover associated with one air valve is proposed within the affected holding. The access cover will generally be installed flush with the surrounding finished ground level but may result in a minor, localised constraint on grounds maintenance and vehicle movements. Above-ground marker plates may be required to identify the pipeline fitting. Their location will, where practicable and subject to engineering and operational requirements, minimise interference with the continued use of the holding. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated infrastructure. Such activities may result in occasional,	1	0	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of one permanent air valve access cover. Existing land use will generally continue following reinstatement; however, the permanent easement will restrict certain activities and the access cover may require avoidance during grounds maintenance or vehicle operations. Periodic inspection and maintenance activities may also result in occasional temporary disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with the continued use of the holding. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption during inspection or maintenance activities. • Reinstate any disturbed land, drainage systems, boundaries or infrastructure following completion of maintenance works.	Following implementation of the Operational Phase mitigation measures, the existing use of the holding as managed amenity grassland and woodland will generally continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one air valve may require minor avoidance during grounds maintenance; however, this constraint will be localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued use or management of the holding.	**Not Significant (not significant)**
MY015	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A suckler beef enterprise operates on the agricultural holding. Calves are reared on the holding and generally retained, with some heifers retained as replacement breeding stock. The agricultural holding is used principally for livestock grazing, including outwintering, with silage produced from the northernmost agricultural parcel. The affected agricultural parcel comprises both grazing and silage ground. Area of agricultural holding: 9.62 ha Area of affected agricultural parcel: 6.47 ha Area temporarily affected by the Proposed Development: approximately 0.72 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.72 ha of agricultural land, representing approximately 8% of the agricultural holding and 11% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing, outwintering and silage production. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.307	0.4173	The pre-mitigation effect is considered Moderate due to the combined effects of the temporary occupation of approximately 0.72 ha of agricultural land, representing approximately 11% of the affected agricultural parcel, together with temporary disruption to livestock grazing, outwintering, silage production, agricultural access and associated farm infrastructure. While these effects have the potential to temporarily disrupt the day-to-day operation of the suckler enterprise during construction, they are temporary in nature and no permanent loss of agricultural functionality is predicted. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and other agricultural infrastructure will be maintained or suitable temporary alternatives will be provided where required. Affected soils, field drainage systems and agricultural infrastructure will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, outwintering and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or farming operations.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing, outwintering and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY016	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** No direct agronomy field survey was undertaken. Land use was verified by roadside inspection in 2026 and supplemented by aerial imagery (Google Maps) and Project Mapper. **Detailed Agricultural Use** The affected lands comprise a grassland holding. Based on roadside inspection and aerial imagery, the lands are considered likely to be used for livestock grazing and/or silage production. Area of affected agricultural parcel: 7.21 ha Area temporarily affected by the Proposed Development: approximately 0.22 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.22 ha of agricultural land, representing approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and/or silage production. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework, where present. • Potential disruption to electricity supply and fencing infrastructure, where present. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed.	0.0963	0.123	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 3% of the affected agricultural parcel will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing and/or silage production, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued agricultural use or viability of the holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and any affected agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and/or silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or farming operations.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and/or silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**
MY017	Mixed Livestock (combination of Sheep, Equine and or Drystock)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A mixed livestock enterprise operates on the agricultural holding, comprising a suckler beef enterprise and a sheep enterprise. Calves are reared to weanling stage, with some heifers retained as replacement breeding stock. The agricultural holding is fragmented. The affected agricultural parcel comprises an outblock used principally for livestock grazing associated with the suckler enterprise. The affected lands also include the adjoining northern parcel (MY018), which is held under a long-term lease and forms part of the overall grazing system. Area of agricultural holding: 32.37 ha Area of affected agricultural parcel: 5.23 ha Area temporarily affected by the Proposed Development: approximately 0.24 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.24 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 5% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary severance of approximately 0.30 ha from the remainder of the affected grazing land. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.119	0.1251	The pre-mitigation effect is considered Slight due to the combined effects of temporary occupation of approximately 5% of the affected agricultural parcel, temporary severance of approximately 0.30 ha from the remainder of the grazing land, temporary disruption to agricultural access and potential effects on grazing management and agricultural infrastructure. While these effects may require temporary changes to livestock management during construction, they are limited in extent, affect an outblock rather than the principal farmyard and are not expected to materially affect the overall operation of the mixed livestock enterprise. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain access to the temporarily severed grazing area and suitable arrangements for livestock movement throughout construction, where required. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock movements, stockproof boundaries, drinking-water supplies and other agricultural infrastructure will be maintained or suitable temporary alternatives will be provided where required. Affected soils, drainage systems and agricultural infrastructure will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, permanent access covers associated with one air valve, one scour valve and one sluice valve are proposed within the affected agricultural parcel. These access covers will generally be installed flush with the surrounding finished ground level but may require avoidance during agricultural machinery operations, resulting in minor and localised constraints on grazing management and field operations. Above-ground marker plates may be required to identify the pipeline fittings. Their locations will, where practicable and subject to engineering and operational requirements, be selected to minimise interference with agricultural activities and will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated infrastructure. Such activities may result in occasional, temporary and localised disruption to agricultural access or	1	1	1	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of permanent access covers associated with one air valve, one scour valve and one sluice valve. Although agricultural activities will generally continue following reinstatement, these access covers may require avoidance during machinery operations and result in minor, localised constraints on grazing management and field operations. Periodic access for inspection, maintenance or repair may also result in occasional temporary disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access covers and associated marker plates, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install all access covers flush with the surrounding finished ground level, where technically practicable. • Communicate the locations of the access covers and marker plates to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to livestock management and agricultural activities. • Maintain stockproof boundaries during inspection, maintenance or repair works where required. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing will generally continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access covers associated with one air valve, one scour valve and one sluice valve may require avoidance during agricultural machinery operations; however, these constraints will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the mixed livestock enterprise.	**Slight (not significant)**
MY018	Grassland (Includes	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026.	0.1969	0.1925	The pre-mitigation effect is considered Slight due to the temporary occupation of	**Proposed Mitigation Measures** • Provide the landholder and agricultural occupiers with the required notice prior to commencement of construction activities	Following implementation of the proposed mitigation measures, agricultural access,	**Potential Operational Phase Effects** Following completion of construction and reinstatement,	0	1	0	The Operational Phase effect is considered Slight	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the	Following implementation of the Operational Phase mitigation	**Slight (not significant)**
MY019	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A suckler beef enterprise operates on the agricultural holding, with beef cattle finished on the holding. Some heifers are retained as replacement breeding stock. The agricultural holding is fragmented. The affected agricultural parcel comprises an outblock used principally for livestock grazing and silage production. The affected lands also include the adjoining southern parcel (MY018), which is held under a long-term lease and forms part of the overall grazing and forage production system. Area of agricultural holding: 40.46 ha Area of affected agricultural parcel: 2.43 ha Area temporarily affected by the Proposed Development: approximately 0.15 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.15 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 6% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary severance of approximately 0.77 ha from the remainder of the affected grazing land. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily	0.0751	0.0751	The pre-mitigation effect is considered Slight due to the combined effects of temporary occupation of approximately 6% of the affected agricultural parcel, temporary severance of approximately 0.77 ha from the remainder of the affected grazing land, temporary disruption to agricultural access and potential effects on grazing management and agricultural infrastructure. While these effects may require temporary adjustments to grazing and silage management during construction, they are limited in extent, affect an outblock rather than the principal farmyard and are not expected to materially affect the overall operation of the agricultural holding. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain access to the temporarily severed grazing area and suitable arrangements for livestock movement throughout construction, where required. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock movements, drinking-water supplies, fencing and other agricultural infrastructure will be maintained or suitable temporary alternatives will be provided where required. Affected soils, drainage systems and agricultural infrastructure will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated infrastructure. Such activities may result in occasional, temporary and localised disruption to agricultural access or farming operations.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**
MY020	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** The agricultural holding comprises leased grassland subject to a long-term lease agreement with a dairy farmer. The affected agricultural parcel is used as an outblock to support the adjoining dairy enterprise and provides grazing and silage production for calves and replacement dairy heifers. An existing livestock holding pen located within the affected agricultural parcel forms part of the livestock management arrangements and will be directly affected by the Proposed Development. Area of affected agricultural parcel: 3.79 ha Area temporarily affected by the Proposed Development: approximately 0.41 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.41 ha of agricultural land,this includes a temporary construction access track approximately 130 m long and 5 m wide, representing approximately 11% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary severance x 2 of approximately 0.13 ha and temporary severance of approximately 0.11 ha from the remainder of the affected agricultural parcel. • Temporary disruption to agricultural access and livestock movement associated with the use of the construction access track. • Potential localised soil compaction, rutting and disturbance to field drainage along the construction access track. • Direct temporary disruption to the existing livestock holding pen and associated livestock handling activities.	0.169	0.2417	The pre-mitigation effect is considered Moderate due to the combined effects of temporary occupation of approximately 11% of the affected agricultural parcel, including the use of a temporary construction access track approximately 130 m long and 5 m wide, temporary severance of approximately 0.11 ha, the direct temporary disruption of the existing livestock holding pen, and disruption to grazing management, livestock movement and agricultural access. The construction access track may also result in localised soil compaction and disturbance to field drainage and agricultural infrastructure. Although the holding comprises leased grassland, the affected lands support an active dairy enterprise and the holding pen forms part of the livestock management arrangements. Temporary changes to livestock handling, access and grazing management may therefore be required during construction. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder and agricultural occupier with the required notice prior to commencement of construction activities within the agricultural holding. • Where the existing livestock holding pen is temporarily unavailable, provide suitable temporary livestock handling facilities in consultation with the agricultural occupier and reinstate or replace the affected facility following completion of the works. • Maintain safe and practicable arrangements for livestock handling and movement throughout the Construction Phase. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder and agricultural occupier in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock handling facilities, livestock movements, drinking-water supplies, fencing and other agricultural infrastructure will be maintained or suitable temporary alternatives will be provided where required. Affected soils, field drainage systems and agricultural infrastructure will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or leasing value of the agricultural holding.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY021	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A suckler beef enterprise operates on the agricultural holding. Calves are reared on the holding, with some heifers retained as replacement breeding stock. The affected agricultural parcel forms part of the main agricultural holding and is used principally for livestock grazing and silage production. Area of affected agricultural parcel: 26.86 ha Area temporarily affected by the Proposed Development: approximately 0.27 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.27 ha of agricultural land, representing approximately 1% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0564	0.1058	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 1% of the affected agricultural parcel will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing, silage production, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued operation or viability of the suckler enterprise. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, permanent access covers associated with one air valve and one sluice valve are proposed within the affected agricultural parcel. The access covers will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in minor and localised constraints on grazing and silage operations. Above-ground marker plates may be required to identify the pipeline fittings. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their locations will be communicated to the landholder. Periodic access may be required for inspection, operation,	1	0	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of access covers associated with one air valve and one sluice valve. Although agricultural activities will generally continue following reinstatement, the access covers may require avoidance during agricultural machinery operations and result in minor, localised constraints on grazing and silage management. Periodic access for inspection, maintenance or repair may also result in occasional temporary disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access covers and associated marker plates, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install access covers flush with the surrounding finished ground level, where technically practicable. • Communicate the locations of the access covers and associated marker plates to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Permanent access covers associated with one air valve and one sluice valve may require avoidance during agricultural machinery operations; however, these constraints will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
MY022	Drystock (includes: Beef, Sucklers, Contract Rearing)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A beef finishing enterprise operates on the agricultural holding. Cattle are purchased at approximately 1.5 years of age and finished on the holding. The agricultural holding is fragmented. The affected agricultural parcel forms part of the main holding and is used principally for livestock grazing and silage production. Area of affected agricultural parcel: 2.95 ha Area temporarily affected by the Proposed Development: approximately 0.25 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.25 ha of agricultural land, representing approximately 8% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and silage production. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0888	0.1573	The pre-mitigation effect is considered Slight due to the temporary occupation of approximately 8% of the affected agricultural parcel and the potential temporary disruption to livestock grazing, silage production, agricultural access, soils, field drainage systems and agricultural infrastructure. While temporary changes to the day-to-day management of the holding may be required during construction, these effects are not expected to materially affect the continued operation or viability of the beef finishing enterprise. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, a permanent access cover associated with one scour valve is proposed within the affected agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in a minor and localised constraint on grazing and silage operations. Above-ground marker plates may be required to identify the pipeline fitting. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their location will be communicated to the landholder. Periodic access may be required for inspection, operation,	0	1	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one scour valve. Although agricultural activities will generally continue following reinstatement, the access cover may require avoidance during agricultural machinery operations and result in a minor, localised constraint on grazing and silage management. Periodic access for inspection, maintenance or repair may also result in occasional temporary disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one scour valve may require avoidance during agricultural machinery operations; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
MY023				Refer to A8.1 Infrastructure Sites Agricultural Impact Assessment for details.													
MY024	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The agricultural holding is fragmented. The affected agricultural parcel forms part of the main holding and is used principally for livestock grazing. No silage production takes place within the affected parcel. Area of affected agricultural parcel: 8.48 ha Area temporarily affected by the Proposed Development: approximately 0.18 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.18 ha of agricultural land, representing approximately 2% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0626	0.1199	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 2% of the affected agricultural parcel will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued operation or viability of the sheep enterprise. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies, stockproof boundaries and agricultural infrastructure will be maintained or reinstated, where required. Affected soils, field drainage systems and boundary features will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**
MY025	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The affected agricultural parcel forms part of the main holding and is used principally for livestock grazing. The Proposed Development crosses the principal farm access roadway, which also functions as a shared right-of-way. A stone boundary wall extends along the access roadway, and a private well is located in close proximity to the proposed works. Existing services within the shared access include water and broadband infrastructure. Area of affected agricultural parcel: 6.33 ha Area temporarily affected by the Proposed Development: approximately 0.24 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.24 ha of agricultural land, representing approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and, where applicable, silage production. • Potential temporary disruption to the principal farm access roadway and shared right-of-way during construction. • Potential temporary disruption to livestock movements and agricultural vehicle access. • Potential temporary effects on the existing stone boundary wall. • Potential temporary effects on the nearby private well. • Potential disruption to existing services within the shared access, including water and broadband infrastructure. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement.	0.0793	N/a	The pre-mitigation effect is considered Moderate due to the combined effects of temporary disruption to the principal farm access roadway and shared right-of-way together with the potential effects on the nearby private well, existing services and stone boundary wall. Although the temporary land occupation is limited, disruption to the principal access serving the agricultural holding could require temporary changes to livestock management and day-to-day farm operations during construction. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain safe and practicable access via the principal farm access roadway and shared right-of-way throughout the Construction Phase, insofar as practicable. Where short-term disruption cannot be avoided, agree suitable alternative access arrangements and the timing of the works with the landholder in advance. • Programme works affecting the shared access to minimise the duration of disruption to livestock movements and agricultural vehicle access. • Protect the existing private well throughout construction and implement appropriate measures to avoid damage or interruption to its operation. • Protect existing services within the shared access, including water and broadband infrastructure. Where temporary disruption cannot be avoided, provide suitable temporary alternative arrangements and reinstate affected services following completion of the works. • Protect the existing stone boundary wall during construction and reinstate any sections temporarily disturbed. • Where fencing, livestock drinking points, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with Chapter 7 (Biodiversity), subject to the restrictions	Following implementation of the proposed mitigation measures, access via the principal farm access roadway and shared right-of-way will be maintained or suitable temporary alternatives will be provided. The private well, existing services, stone boundary wall, agricultural infrastructure and stockproof boundaries will be protected or reinstated, where required. Affected soils and field drainage systems will also be reinstated. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and, where applicable, silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves, or associated permanent access covers, are proposed within the affected agricultural parcel. The relevant pipeline fittings will be located within the road/shared access and are therefore not expected to result in permanent land-take or machinery constraints within the agricultural parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**
MY026A	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The agricultural holding is fragmented and comprises lowland and upland grassland used for grazing and silage production together with commonage used for sheep grazing. The affected agricultural parcel (MY026A) forms part of the main holding and is used principally for livestock grazing. The Proposed Development crosses the principal farm access roadway, which also functions as a shared right-of-way. Existing services, including water and broadband infrastructure, are located within the shared access, and a traditional stone boundary wall extends along part of the laneway. Area of agricultural holding: 100.00 ha Area of affected agricultural parcel: 2.31 ha Area temporarily affected by the Proposed Development: approximately 0.16 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.16 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and, where applicable, silage production. • Potential temporary disruption to the principal farm access roadway and shared right-of-way during construction. • Potential temporary disruption to livestock movements and agricultural vehicle access. • Potential temporary disturbance to the existing stone boundary wall. • Potential disruption to existing services within the shared access, including water and broadband	0.0767	N/a	The pre-mitigation effect is considered Moderate due principally to the potential temporary disruption of the principal farm access roadway and shared right-of-way, together with the potential effects on existing services and the stone boundary wall. The temporary occupation of agricultural land is minor and represents less than 1% of the agricultural holding. However, temporary disruption to the principal access could require short-term changes to livestock movements and day-to-day farming operations during construction. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain safe and practicable access via the principal farm access roadway and shared right-of-way throughout the Construction Phase, insofar as practicable. Where short-term disruption cannot be avoided, agree suitable alternative access arrangements and the timing of the works with the landholder in advance. • Programme works affecting the shared access to minimise the duration of disruption to livestock movements and agricultural vehicle access. • Protect existing services within the shared access, including water and broadband infrastructure. Where temporary disruption cannot be avoided, provide suitable temporary alternative arrangements and reinstate affected services following completion of the works. • Protect the existing stone boundary wall during construction and reinstate any sections temporarily disturbed. • Where fencing, livestock drinking points, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, access via the principal farm access roadway and shared right-of-way will be maintained or suitable temporary alternative arrangements will be provided. Existing services, the stone boundary wall, agricultural infrastructure and stockproof boundaries will be protected or reinstated, where required. Affected soils and field drainage systems will be reinstated following completion of the works. While temporary inconvenience to livestock management and farm operations may occur during construction, the proposed mitigation measures will avoid significant disruption to the continued operation of the agricultural holding. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing and, where applicable, silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves, or associated permanent access covers, are proposed within the affected agricultural parcel. The relevant pipeline fittings will be located within the road/shared access and are therefore not expected to result in permanent land-take or machinery constraints within the agricultural parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY026B	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The agricultural holding is fragmented and comprises lowland and upland grassland used for grazing and silage production together with commonage used for sheep grazing. The affected agricultural parcel (MY026B) forms part of the main holding and is used for livestock grazing and silage production. The Proposed Development crosses the principal farm access roadway, which also functions as a shared right-of-way. Existing services, including water and broadband infrastructure, are located within the shared access, and a traditional stone boundary wall extends along part of the laneway. Area of agricultural holding: 100.00 ha Area of affected agricultural parcel: 11.06 ha Area temporarily affected by the Proposed Development: approximately 0.33 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.33 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing and, where applicable, silage production. • Potential temporary disruption to the principal farm access roadway and shared right-of-way during construction. • Potential temporary disruption to livestock movements and agricultural vehicle access. • Potential temporary disturbance to the existing stone boundary wall. • Potential disruption to existing services within the shared access, including water and broadband infrastructure.	0.1834	0.1018	The pre-mitigation effect is considered Moderate due principally to the potential temporary disruption of the principal farm access roadway and shared right-of-way, together with the potential effects on existing services and the stone boundary wall. Although the temporary occupation of agricultural land is minor, temporary disruption to the principal access could require short-term changes to livestock movements, silage operations and day-to-day farming activities during construction. **Moderate (significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain safe and practicable access via the principal farm access roadway and shared right-of-way throughout the Construction Phase, insofar as practicable. Where short-term disruption cannot be avoided, agree suitable alternative access arrangements and the timing of the works with the landholder in advance. • Programme works affecting the shared access to minimise the duration of disruption to livestock movements and agricultural vehicle access. • Protect the existing stone boundary wall during construction and reinstate any sections temporarily disturbed. • Where fencing, livestock drinking points, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, access via the principal farm access roadway and shared right-of-way will be maintained or suitable temporary alternative arrangements will be provided. Existing services, the stone boundary wall, agricultural infrastructure and stockproof boundaries will be protected or reinstated, where required. Affected soils and field drainage systems will be reinstated following completion of the works. While temporary inconvenience to livestock management and farm operations may occur during construction, the proposed mitigation measures will avoid significant disruption to the continued operation of the agricultural holding. The residual Construction Phase effect is therefore assessed as: **Slight (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing and silage production, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. A permanent access cover associated with one scour valve is proposed within the affected agricultural parcel. The access cover will generally be installed flush with the surrounding finished ground level and may require minor avoidance by agricultural machinery, resulting in a localised constraint on grazing and silage operations. Above-ground marker plates may be required to identify the pipeline fitting. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their location will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated	0	1	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement, the presence of a permanent access cover associated with one scour valve, and the potential for occasional temporary access during inspection, maintenance or repair activities. Although the access cover may require minor avoidance during agricultural machinery operations, agricultural activities will generally continue following reinstatement and the effects are not expected to materially affect the operation or viability of the agricultural holding. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural operations. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural activities. • Reinstate any agricultural land, field drainage systems, boundaries or agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing and silage production will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one scour valve may require avoidance during agricultural machinery operations; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
MY027	Mixed Livestock (combination of Sheep, Equine and or Drystock)	Medium		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** An organic mixed livestock enterprise operates on the agricultural holding, comprising a suckler beef enterprise and a sheep enterprise. Calves are reared to weanling stage, with some retained as replacement breeding stock. A ewe and lamb enterprise is also operated. The agricultural holding is fragmented. The affected agricultural parcel comprises an outfarm used principally for grazing by both the suckler cattle and sheep enterprises. Area of agricultural holding: 32.00 ha Area of affected agricultural parcel: 3.86 ha Area temporarily affected by the Proposed Development: approximately 0.20 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.20 ha of agricultural land, representing approximately 1% of the agricultural holding and approximately 5% of the affected agricultural parcel. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework. • Potential disruption to electricity supply and fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.1234	0.0737	The pre-mitigation effect is considered Slight due to the limited extent and temporary nature of the predicted effects. Approximately 0.20 ha, representing approximately 1% of the agricultural holding and 5% of the affected agricultural parcel, will be temporarily occupied during construction. Temporary disruption may occur to livestock grazing, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued operation or viability of the organic mixed livestock enterprise. **Slight (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points, associated pipework, electricity supplies or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction. Where existing supplies are disrupted, provide a suitable temporary alternative supply. • Maintain electricity supplies serving agricultural infrastructure. Where disruption cannot be avoided, provide a suitable temporary alternative supply. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, livestock drinking-water supplies, electricity supplies and stockproof boundaries will be maintained, where required, and affected soils, field drainage systems and agricultural infrastructure will be reinstated following completion of the works.The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or livestock management.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing associated with the organic suckler and sheep enterprises will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**
MY028	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** No direct agronomy field survey was undertaken. Roadside verification of land use was undertaken in 2026 and supplemented by aerial imagery (Google Maps) and Project Mapper. **Detailed Agricultural Use** The agricultural holding comprises marginal upland grassland. Based on roadside verification and review of aerial imagery, the affected agricultural parcels are considered likely to be used for seasonal livestock grazing. The affected agricultural parcels comprise three separate land parcels Total area of the affected agricultural parcels: 12.49 ha Area temporarily affected by the Proposed Development: approximately 0.11 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.11 ha of agriculturall land, representing approximately 1% of the affected agricultural parcels. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement, including potentially peat soils. • Potential disturbance to existing field drainage systems. • Potential disruption to livestock drinking-water infrastructure and associated pipework, where present. • Potential disruption to existing fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed.	0.1099	N/a	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.11 ha, representing approximately 1% of the affected agricultural parcels, will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing, agricultural access, soils, field drainage systems and agricultural infrastructure; however, these effects are not expected to materially affect the continued agricultural use or functionality of the holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Where fencing, livestock drinking points or other agricultural infrastructure are affected, provide suitable temporary alternative arrangements and reinstate or replace the affected infrastructure following completion of the works. • Maintain livestock drinking-water supplies throughout construction where existing supplies are affected. • Maintain stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including appropriate management of peat soils where encountered and the separate handling of topsoil and subsoil where applicable. • Reinstate disturbed scrub vegetation and boundary vegetation where appropriate, subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, fencing, drainage and any affected agricultural infrastructure will be maintained or reinstated, where required. Disturbed soils and vegetation will be reinstated following completion of the works.The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, the existing agricultural use of the land, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, permanent access covers associated with one air valve and one sluice valve are proposed within the affected agricultural parcels. The access covers will generally be installed flush with the surrounding finished ground level but may require avoidance by agricultural machinery, resulting in minor and localised constraints on land management activities. Above-ground marker posts or plates may be required to identify the pipeline fittings. Where located within or adjacent to agricultural land, these will be positioned, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. Their locations will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the pipeline and associated	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcels and the existing agricultural use of the land will generally continue following reinstatement, the effects are not expected to materially affect the continued agricultural use or functionality of the holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to agricultural activities. • Reinstate any agricultural land, field drainage systems, fencing or other agricultural infrastructure disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, the existing agricultural use of the land, including livestock grazing, will generally continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or functionality of the holding.	**Not Significant (not significant)**
MY026C	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The holding is fragmented and includes lowland and upland grassland used for grazing and silage production together with commonage used for grazing. The two affected agricultural parcels comprise an outblock (MY026C) used principally for livestock grazing. Area of agricultural holding: 100 ha Area of affected agricultural parcels: 6.72 ha Area temporarily affected by the Proposed Development: approximately 0.16 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.16 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 2% of the affected agricultural parcels. • Temporary reduction in the area available for livestock grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of scrub vegetation and boundary vegetation within the Temporary Working Area, where required.	0.1586	N/a	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.16 ha, representing less than 1% of the agricultural holding and approximately 2% of the affected agricultural parcels, will be temporarily occupied during construction. Temporary disturbance may occur to livestock grazing, agricultural access, soils and field drainage systems; however, these effects are not expected to materially affect the continued operation or viability of the sheep enterprise. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil where appropriate and remediation of construction-related compaction. • Reinstate disturbed scrub vegetation and boundary vegetation where appropriate, subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, stockproof boundaries and field drainage systems will be maintained or reinstated, where required. Disturbed soils and boundary vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including livestock grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcels. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural machinery operations within the parcels. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or grazing activities.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcels and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, livestock grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the sheep enterprise.	**Not Significant (not significant)**
MY029	Sheep	Low		**Agronomy Survey Details** No direct agronomy field survey was undertaken. Roadside verification of land use was undertaken in 2026 and supplemented by aerial imagery (Google Maps) and Project Mapper. **Detailed Agricultural Use** An upland grassland and commonage grazing enterprise operates on the agricultural holding. The holding is fragmented and comprises privately owned upland grassland (MY029) together with adjoining commonage lands (MY035). The affected agricultural parcel (MY029) is likely used principally for sheep grazing. Area of affected agricultural parcel: 3.46 ha Area temporarily affected by the Proposed Development: approximately 0.12 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.12 ha of agricultural land, representing approximately 4% of the affected agricultural parcel. • Temporary reduction in the area available for sheep grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Temporary removal of scrub vegetation along the commonage boundary, where required.	0.0589	0.0637	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 4% of the affected agricultural parcel, will be temporarily occupied during construction. Temporary disturbance may occur to grazing, agricultural access, soils and field drainage systems; however, these effects are not expected to materially affect the continued agricultural use or viability of the holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil where appropriate and remediation of construction-related compaction. • Reinstate disturbed scrub vegetation along the commonage boundary where appropriate, subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access will be maintained or suitable temporary alternative arrangements will be provided where required. Affected soils, field drainage systems and disturbed boundary vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to grazing activities or agricultural access.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and grazing activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued agricultural use or viability of the agricultural holding.	**Not Significant (not significant)**

Parcel Ref No:	Farm Enterprise	Farm Sensitivity	Parcel Area (ha)	Construction Phase						Operational Phase							
				Nature of Impact on Individual Parcels						Nature of Impact on Individual Parcels							
				Individual Holding Impact	Permanent Wayleave Area (ha)	Temporary Working Area: (ha)	Level of overall impact Pre-Mitigation	Mitigation relating to disturbance of farming activities	Level of overall impact post mitigation	Potential Operational Phase Effects on the Agricultural Holding	Number of Air Valves present	Number of Scour Valves present	Number of Sluice Valves present	Level of Operational Phase Effect Pre-Mitigation	Operational Phase Mitigation Measures	Potential Residual Effects	Level of Residual Effect on Agricultural Holding
MY026D	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The holding is fragmented and includes lowland and upland grassland used for grazing and silage production together with commonage used for grazing. The affected agricultural parcel (MY026D) comprises an outblock used principally for sheep grazing. Area of agricultural holding: 100 ha Area of affected agricultural parcel: 9.61 ha Area temporarily affected by the Proposed Development: approximately 0.11 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.11 ha of agricultural land, representing less than 1% of the agricultural holding and approximately 1% of the affected agricultural parcel. • Temporary reduction in the area available for sheep grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to existing fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of scrub vegetation and boundary vegetation within the Temporary Working Area, where required.	0.106	N/a	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.11 ha, representing less than 1% of the agricultural holding and approximately 1% of the affected agricultural parcel, will be temporarily occupied during construction. Temporary disturbance may occur to sheep grazing, agricultural access, soils, field drainage systems and fencing; however, these effects are not expected to materially affect the continued operation or viability of the agricultural holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil where appropriate and remediation of construction-related compaction. • Reinstate disturbed scrub vegetation and boundary vegetation where appropriate, subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, stockproof boundaries and field drainage systems will be maintained or reinstated, where required. Disturbed soils and boundary vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or grazing activities.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and grazing activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**
MY035				Refer to A8.1 Infrastructure Sites Agricultural Impact Assessment for details.													
SL001	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The holding is fragmented and comprises lowland grassland used for grazing and silage production together with upland blanket bog used for extensive sheep grazing. The affected agricultural parcel comprises upland blanket bog used principally for extensive sheep grazing. Area of agricultural holding: 180 ha Area of affected agricultural parcel: 149.59 ha Area temporarily affected by the Proposed Development: approximately 0.17 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.17 ha of agricultural land, representing less than 1% of both the agricultural holding and the affected agricultural parcel. • Temporary reduction in the area available for sheep grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to existing fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed.	0.0208	0.1717	The pre-mitigation effect is considered Not Significant due to the very limited extent and temporary nature of the predicted effects. Approximately 0.17 ha, representing less than 1% of both the agricultural holding and the affected agricultural parcel, will be temporarily occupied during construction. Temporary disturbance may occur to sheep grazing, agricultural access, soils, field drainage systems and fencing; however, these effects are not expected to materially affect the continued operation or viability of the agricultural holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil where appropriate and remediation of construction-related compaction. • Reinstate any disturbed vegetation in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, stockproof boundaries and field drainage systems will be maintained or reinstated, where required. Disturbed soils and any affected vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including extensive sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, one air valve is proposed within the affected agricultural parcel. The associated access cover will generally be installed flush with the surrounding finished ground level but may require avoidance during occasional agricultural operations, resulting in only a minor and localised constraint. Above-ground marker plates may be required to identify the pipeline fitting. Their location will, where practicable and subject to engineering and operational requirements, minimise interference with agricultural activities and will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or grazing activities.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and grazing activities will generally continue following reinstatement, the effects are not expected to materially affect the continued operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to grazing activities. • Reinstate any agricultural land, field drainage systems, boundaries or fencing disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, extensive sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance to agricultural activities; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**
SL002	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The holding is fragmented and includes upland blanket bog used for extensive sheep grazing. The affected agricultural parcel comprises upland blanket bog used principally for extensive sheep grazing. Area of affected agricultural parcel: 3.38 ha Area temporarily affected by the Proposed Development: approximately 0.07 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.07 ha of agricultural land, representing approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for sheep grazing. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to existing fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed.	0.0238	0.0748	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.07 ha, representing approximately 3% of the affected agricultural parcel, will be temporarily occupied during construction. Temporary disturbance may occur to sheep grazing, agricultural access, soils, field drainage systems and fencing; however, these effects are not expected to materially affect the continued agricultural use or viability of the agricultural holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil where appropriate and remediation of construction-related compaction. • Reinstate any disturbed vegetation in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, stockproof boundaries and field drainage systems will be maintained or reinstated, where required. Disturbed soils and any affected vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, one scour valve is proposed within the affected agricultural parcel. The associated access cover will generally be installed flush with the surrounding finished ground level but may require avoidance during agricultural operations, resulting in a minor and localised constraint. Above-ground marker plates may be required to identify the pipeline fitting. Their location will, where practicable and subject to engineering and operational requirements, minimise interference with agricultural activities and will be communicated to the landholder. Periodic access may be required for inspection, operation,	0	1	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one scour valve. Although grazing activities will generally continue following reinstatement, the access cover may require occasional avoidance during agricultural operations and periodic inspection or maintenance activities may result in temporary, localised disturbance. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with agricultural activities. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to grazing activities. • Reinstate any agricultural land, field drainage systems, boundaries or fencing disturbed during inspection, maintenance or repair works following completion of the works.	Following implementation of the Operational Phase mitigation measures, extensive sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one scour valve may require occasional avoidance during agricultural activities; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or viability of the agricultural holding.	**Slight (not significant)**
SL003	Grassland (Includes Grazing, hay & Leased grassland)	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A forestry enterprise operates on the holding, including planted Dutch elm trees. The affected parcel comprises a narrow grassed lakeshore verge containing scattered mature native trees. The shoreline slopes gently towards the lake and is used seasonally for informal boat access and boat storage during the fishing season. The forestry plantation itself is not directly affected by the Proposed Development. Area of holding: 3.38 ha Area of affected parcel: 3.38 ha Area temporarily affected by the Proposed Development: approximately 0.03 ha **Potential Construction Phase Effects on the Holding** • Temporary occupation of approximately 0.03 ha, representing approximately 1% of both the holding and the affected parcel. • Temporary disruption to seasonal access to the lakeshore. • Temporary disruption to informal boat storage and launching activities during the fishing season, where construction coincides with seasonal use. • Temporary severance of approximately 0.01 ha from the remainder of the affected parcel. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing shoreline drainage. • Temporary removal of trees and other boundary vegetation where required within the Temporary Working Area.	0.0068	0.0261	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.03 ha, representing approximately 1% of the holding, will be temporarily occupied during construction. Temporary disturbance may occur to seasonal shoreline access, boat storage, soils, shoreline drainage and boundary vegetation; however, these effects are not expected to materially affect the continued operation or use of the holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities. • Maintain access to the holding throughout the Construction Phase. Where temporary disruption to shoreline access cannot be avoided, agree suitable alternative arrangements with the landholder in advance of the works. • Where construction coincides with the fishing season, liaise with the landholder regarding temporary access arrangements for boat launching and storage, where practicable. • Reinstate existing shoreline drainage affected by construction and install additional drainage measures where required to maintain its existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with Chapter 9 (Land, Soils and Geology) and the project CEMP, including appropriate soil handling and remediation of construction-related compaction. • Reinstate affected trees and boundary vegetation in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, access to the holding and shoreline will be maintained or suitable temporary alternative arrangements will be provided where required. Disturbed soils, shoreline drainage and vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, the existing forestry use and seasonal shoreline access will generally continue. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. Based on the current design, one scour valve is proposed within the affected parcel. The associated access cover will generally be installed flush with the surrounding finished ground level but may require occasional avoidance during maintenance of the shoreline or boat access area, resulting in a minor and localised constraint. Above-ground marker plates may be required to identify the pipeline fitting. Their location will, where practicable and subject to engineering and operational requirements, minimise interference with existing land use and will be communicated to the landholder. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such	0	1	0	The Operational Phase effect is considered Slight due to the permanent pipeline easement and the presence of an access cover associated with one scour valve. Existing land uses will generally continue following reinstatement; however, the access cover and occasional maintenance visits may create minor and localised operational constraints. **Slight (not significant)**	**Operational Phase Mitigation Measures** • Develop the final location and arrangement of the permanent access cover and associated marker plate, where practicable and subject to engineering and operational requirements, to minimise interference with shoreline access and land management activities. • Install the access cover flush with the surrounding finished ground level, where technically practicable. • Communicate the location of the access cover and associated marker plate to the landholder. • Provide the landholder with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Agree access arrangements with the landholder, where practicable, to minimise disruption to seasonal shoreline access and management activities. • Reinstate any disturbed land, drainage features or vegetation following completion of inspection, maintenance or repair works.	Following implementation of the Operational Phase mitigation measures, forestry management and seasonal shoreline access will generally continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. The permanent access cover associated with one scour valve may require occasional avoidance during shoreline management activities; however, this constraint will be minor and localised. Planned inspection, maintenance or repair activities may also result in occasional temporary disturbance. These effects are not expected to materially affect the continued operation or use of the holding.	**Slight (not significant)**
SL004	Sheep	Low		**Agronomy Survey Details** Agronomy field survey undertaken in 2026. **Detailed Agricultural Use** A sheep enterprise operates on the agricultural holding, comprising a ewe and lamb production system. The holding is fragmented and includes lowland grassland used for grazing and silage production together with upland marginal grassland used for sheep grazing. The affected agricultural parcel comprises upland marginal grassland used principally for sheep grazing. Area of affected agricultural parcel: 4.25 ha Area temporarily affected by the Proposed Development: approximately 0.09 ha **Potential Construction Phase Effects on the Agricultural Holding** • Temporary occupation of approximately 0.09 ha of agricultural land, representing approximately 3% of the affected agricultural parcel. • Temporary reduction in the area available for sheep grazing. • Temporary severance of approximately 0.01 ha from the remainder of the affected agricultural parcel. • Temporary disruption to agricultural access. • Disturbance to soil profiles during soil stripping, excavation, storage, backfilling and reinstatement. • Potential disturbance to existing field drainage systems. • Potential disruption to existing fencing infrastructure. • Potential risk of uncontrolled livestock movement where stockproof boundaries are temporarily removed or disturbed. • Temporary removal of trees and/or hedgerows within the Temporary Working Area, where required.	0.0354	0.085	The pre-mitigation effect is considered Not Significant due to the limited extent and temporary nature of the predicted effects. Approximately 0.09 ha, representing approximately 3% of the affected agricultural parcel, will be temporarily occupied during construction. Temporary disturbance may occur to sheep grazing, agricultural access, soils, field drainage systems and fencing; however, these effects are not expected to materially affect the continued operation or viability of the agricultural holding. **Not Significant (not significant)**	**Proposed Mitigation Measures** • Provide the landholder with the required notice prior to commencement of construction activities within the agricultural holding. • Maintain agricultural access throughout the Construction Phase. Where temporary disruption cannot be avoided, agree suitable alternative access arrangements with the landholder in advance of the works. • Maintain secure stockproof boundaries throughout the Construction Phase through the provision of suitable temporary fencing, where required. • Reinstate existing field drainage systems affected by construction and install additional drainage measures where required to maintain their existing function. • Undertake soil stripping, storage, backfilling and reinstatement in accordance with the soil management measures set out in Chapter 9 (Land, Soils and Geology) and the project CEMP, including the separate handling of topsoil and subsoil and remediation of construction-related compaction. • Reinstate affected hedgerows and replace trees in accordance with the measures specified in Chapter 7 (Biodiversity), subject to the restrictions applicable within the permanent pipeline easement.	Following implementation of the proposed mitigation measures, agricultural access, stockproof boundaries and field drainage systems will be maintained or reinstated, where required. Affected soils, drainage systems and boundary vegetation will be reinstated following completion of the works. The residual Construction Phase effect is therefore assessed as: **Not Significant (not significant)**	**Potential Operational Phase Effects** Following completion of construction and reinstatement, existing agricultural activities, including sheep grazing, will generally be capable of continuing above the buried pipeline. The buried pipeline will be subject to a permanent easement within which certain activities, including deep excavation, construction of permanent structures and tree planting, may be restricted. No air valves, scour valves or sluice valves are proposed within the affected agricultural parcel. Accordingly, no permanent access covers associated with these pipeline fittings are expected to create constraints on agricultural operations within the parcel. Periodic access may be required for inspection, operation, maintenance or repair of the buried pipeline. Such activities may result in occasional, temporary and localised disruption to agricultural access or grazing activities.	0	0	0	The Operational Phase effects will principally comprise restrictions associated with the permanent pipeline easement together with the potential for occasional temporary access during inspection, maintenance or repair activities. As no permanent pipeline fittings are proposed within the affected agricultural parcel and agricultural activities will generally continue following reinstatement, the effects are not expected to materially affect the operation or viability of the agricultural holding. **Not Significant (not significant)**	**Operational Phase Mitigation Measures** • The landholder will be provided with the required notice prior to planned inspection, maintenance or repair works, except where emergency access is required. • Access arrangements will be agreed with the landholder, where practicable, to minimise disruption to agricultural activities. • Agricultural land, field drainage systems, boundaries and farm infrastructure disturbed during inspection, maintenance or repair works will be reinstated following completion of the works.	Following implementation of the Operational Phase mitigation measures, sheep grazing will continue above the buried pipeline. The permanent pipeline easement will continue to restrict certain activities, including deep excavation, construction of permanent structures and tree planting. Occasional inspection, maintenance or repair activities may result in temporary, localised disturbance; however, these activities will be infrequent and short in duration and are not expected to materially affect the continued operation or viability of the agricultural holding.	**Not Significant (not significant)**