



APPENDIX 4

CONFIRMATION OF FEASIBILITY LETTER

CONFIRMATION OF FEASIBILITY

Matthew Greene

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Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
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Cork City

www.water.ie

16 October 2025

Our Ref: CDS25006216 Pre-Connection Enquiry
Miller's lane, Ragoon, Galway

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Business Connection of 1 unit(s) at Miller's lane, Ragoon, Galway, Galway, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Stiúthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

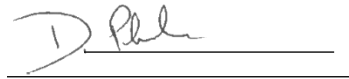
Where can you find more information?

- **Section A** - What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)



APPENDIX 5

LANDSCAPING PLAN

P612-KIN-LD-PL-202

Note: No scaled measurements to be taken from this drawing, written dimensions only. Scales are indicative only and can vary with different printing and photocopying methods. Further specification, measurements and levels can be provided at Tender or Construction phases as required by the Client.

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See Drq. P612-KIN-LD-PL-202 for areas beyond this point

0 meters 5 10 15

PL8 – Amenity Sports Turf
Hard-wearing grass mix for informal kickabout and lawn areas

This plant list was created in accordance with All Ireland Pollinator Plan, no changes to be made without LA approval. High percentage (75%) of plants to be attractive to pollinators, this number includes a minimum of 35% herbaceous perennials in the mix, a generous portion of which should be suited to spring and late autumn flowering.

Planting Programme

Notes: Trees and hedges to be planted during the first dormant season (September through to March or when rootballed stock becomes available for sale) after practical completion issued for each phase of work. Shrubs to be planted during the nearest spring or Autumn planting season after practical completion. Any scrub or hedge removal to take place outside bird nesting season (1 March to 31 August). Further amendments may be made to the plant list at construction stage depending on specific soil condition, availability and other factors.

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Drg. No.: P612-KIN-LD-PL-201		
Scale: 1:200 @ A0	3rd Floor	Tel: 061 59 00 01
Date: 11th November 2025	12 Barrington Street	Email: info@DRLA.ie
Drawn By: LF	Limerick, V94 XA4W	www.DRLA.ie
Checked by: DR		





APPENDIX 6

WINTERING BIRD SURVEY RESULTS

WINTERING BIRD SURVEY DATA

Project Reference	240298- Kingston Park and Millars Lane Parks Project
Date	20/10/2025
Subject	Wintering Bird Survey Data
Author(s)	Mairead Kavanagh

Kingston Park

Date	VP	Species	Number of individuals	Notes
28/03/2025	3	Jackdaw	2	In tree (possible breeding pair)
	3	Goldfinch	2	In tree
	3	Magpie	1	In tree
	3	Woodpigeon	1	Flying over site
	4	Blackbird	1	Foraging
	4	Herring Gull	2	Flying over site
	5	Song Thrush	1	In tree
	5	Feral Pigeon	1	Flying over site
	5	Rook	1	Flying overhead
	5	Dunnock	1	Flying over site
	5	Magpie	3	Flying over site (2), one additional
	5	Bullfinch	1	In tree
	5	Robin	1	Foraging on ground
	5	Great Tit	1	Flying over site
	5	Herring Gull	3	Flying over site
	6	Jackdaw	1	Flying over site
	6	Blackbird	2	Foraging in grass
	6	Dunnock	4	In scrub (3), on tree (1)
	6	Starling	3	Flying over site (2), on wire (1)
	6	Song Thrush	1	-
	6	Wren	2	In tree (1), in scrub (1)
	6	Robin	1	On wire
	7	Blackbird	1	In scrub
	7	Rook	3	Flying over site (2), one additional
	7	Herring Gull	1	Flying over site
	7	Starling	2	Flying over site (1), on wire (1)
	7	Magpie	1	Flying over site
19/02/2025	7	Rook	5	Foraging in southern field
	7	Hooded Crow	1	Foraging in southern field
	7	Dunnock	1	In tree
	7	Song Thrush	1	In tree

	7	Robin	5	In scrub (4), in tree (1)
	7	Blackbird	5	North flying, in hedge, in scrub (2), in tree
	6	House Sparrow	1	In scrub
	6	Dunnock	1	In scrub
	6	Blackbird	4	In scrub (3), in tree (1)
	6	Rook	6	Flying east (2), flying NW (4)
	6	Woodpigeon	3	Flying NW (3), flying SW (1)
	6	Wren	3	In scrub (2), flying SE (1)
	6	Black-headed Gull	8	Flying NW (2), East (4), Over site (2)
	6	Herring Gull	2	Flying north
	6	Goldfinch	2	In scrub
	6	Blue Tit	1	In scrub
	6	Common Gull	2	Flying north
	6	Bullfinch	1	In scrub
	5	Blackbird	6	In hedge, in scrub (3), flying east, in tree
	5	Magpie	3	In scrub
	5	Robin	3	In scrub
	5	House Sparrow	2	Flying north
	5	Rook	6	Flying NE (3), NW (2), towards school (1)
	5	Herring Gull	2	Flying east, north
	5	Black-headed Gull	3	Flying NE (2), SW (1)
	5	Common Gull	3	Flying SW (2), NW (1)
	5	Jackdaw	2	On telegraph wire, towards school
	5	Hooded Crow	1	In tree
	5	Woodpigeon	2	In tree, flying across site
22/01/2025	3	rooks	3	flying north west
	3	black bird	1	on tree
	3	Common gull	1	flying
	3	blackbird	1	perched
	3	goldfinch	1	perched
	3	common gull	1	flying south east
	3	Common gull	1	flying north east
	3	Robin	1	perched in gorse
	3	Wren	1	on tree
	3	blackbirds	2	flying south west
	3	black bird	1	on tree
	3	rook	1	flying north east
	3	Common gull	1	flying
	3	Rook	1	flying
	4	robin	1	tree
	4	blackbird	1	ground
	4	Robins	2	on hedgerow
	4	dunnock	1	in hedgerow
	4	herring gulls	2	flying

	4	common gulls	2	flying
	4	robin	1	flying
	4	pied wagtail	2	flying
	4	common gull	1	flying
	4	blackbird	1	in tree
	5	jackdaw	1	flying
	5	blackbird	1	in Tree
	5	magpie	1	flying
	5	blackbird	1	in hedgerow
	5	Blue tit	1	in hedgerow
	5	Dove	1	flying into hedgerow
	5	dunnock	1	in hedgerow
	5	blackbird	2	on hedgerow
	5	rook	2	flying north
	6	Hooded crow	1	in tree
	6	common gull	1	flying
	6	Magpie	1	flying
	6	Linnet	1	on line
	6	common gull	1	flying
	6	hooded crow	1	on line
	6	rook	1	on line
	6	robin	1	in scrub
	6	wood pigeon	1	flying
	6	robin	1	Flying
	7	song thrush	1	flying
	7	blue tits	3	perched
	7	linnets	20	flying
	7	rook	1	on tree
	7	blackbird	2	flying
	7	blackbird	1	on tree
	7	rooks	3	flying east
	7	blackbirds	3	in hedgerow
	7	song thrush	1	flying
	7	blackbirds	2	flying
	7	pied wagtails	3	flying
	7	goldfinch	1	flying
11/12/2024	3	Herring Gull	3	Flyover
	3	Magpie	2	Flyover
	3	Black Headed Gull	1	Flyover
	3	Rook	3	Flyover
	3	Wren	1	in tree within site
	3	Robin	2	in tree within site
	3	Rook	5	Flyover
	3	rook	4	flyover (flying SE)

	3	blue tit	1	in scrub
	3	Black Headed Gull	9	flyover
	3	robin	1	in scrub
	3	great tit	1	in scrub
	3	herring gull	1	flyover
	3	ferral Pigeon	2	Flyover
	3	rook	1	flyover
	3	Wren	1	in tree
	3	rook	1	Flyover
	3	ferral Pigeon	1	Flyover
	4	Coal tit	1	HNS
	4	Common Gull	1	Flyover
	4	Magpie	1	Flyover
	4	Wren	2	Flyover
	4	Robin	1	in tree
	4	Rook	2	Flyover
	4	Rook	5	Flyover
	4	Magpie	1	Flyover
	4	Black Headed Gull	1	Flyover
	4	Herring Gull	1	Flyover
	4	Wood Pigeon	1	Flyover
	4	Black Headed Gull	2	in scrub
	4	Blackbird	2	Flyover
	4	Rook	1	Flyover
	4	Common Gull	1	Flyover
	4	Rook	1	Flyover
	4	Black Headed Gull	2	Flyover
	4	Common Gull	1	Flyover
	4	Herring Gull	1	Flyover
	4	Herring Gull	1	Flyover
	4	Magpie	1	Flyover
	4	Common Gull	1	Flyover
	5	rook	1	Flyover
	5	Wren	1	in scrub
	5	Rook	6	in tree
	5	Song Thrush	1	Flyover
	5	Magpie	3	Flyover
	5	Black Headed Gull	1	Flyover
	5	Common Gull	1	Flyover
	5	Herring Gull	1	Flyover
	5	Rooks	2	Flyover
	5	feral Pigeon	1	Flyover
	5	Magpie	1	in scrub
	5	Starling	1	HNS

	5	Rook	1	Flyover
	5	Pied wagtail	1	in tree
	5	Jackdaw	1	in tree
	5	Black Headed Gull	1	Flyover
	5	Blackbird	1	flyover
	6	Magpie	1	Flying overhead
	6	Song Thrush	1	Flying through site
	6	Wren	2	Flying through site
	6	Jackdaw	2	Perched in tree
	6	Wren	1	Flying in scrub
	6	Magpie	1	In tree
	6	Common Gull	1	Flying over site
	6	Rook	1	(Activity not specified)
	6	Rook	1	Foraging in grass
	6	Blackbird	1	Flying through site
	6	Linnet	6	Flying over site
	6	Magpie	2	In tree along boundary
	6	Goldfinch	2	(Activity not specified)
	6	Rook	9	Foraging in agricultural grassland
	7	Wren	1	In scrub
	7	Common Gull	1	Flying SW over site
	7	Woodpigeon	1	Flying W over site
	7	Herring Gull	2	Flying SW over site
	7	Rook	4	Flying over site
	7	Song Thrush	1	In tree
	7	Wren	1	In scrub
	7	Herring Gull	1	Flying over site
	7	Goldfinch	3	On telegraph pole
	7	Robin	1	In tree
	7	Blue Tit	1	On power line
	7	Song Thrush	1	In scrub
	7	Robin	2	Foraging in scrub
	7	Rock Pipit	1	In scrub
	7	Magpie	1	Flying NE over site
	7	Rook	4	Flying over site
	7	Goldfinch	1	In tree
	7	Wren	1	In tree
	7	Pied Wagtail	1	In tree
	7	Rook	1	In tree
14/11/2024	Transect	Robin	1	
	Transect	Blackbird	4	-
	Transect	Feral Pigeon	6	On apartments
	Transect	Feral Pigeon	15	Flying over site
	Transect	Black-headed Gull	1	On apartments

	Transect	Magpie	3	On apartments (2) / telephone wire (1) / heard
	Transect	Jackdaw	1	Flying over site
	Transect	Wagtail (species not specified)	2	-
	Transect	Goldcrest	3	In tree on site (1), in trees (2)
	Transect	Goldfinch	8	In alder
	Transect	Wren	1	Heard
	Transect	Robin	1	Heard (in addition to visual?)
	Transect	Common Gull	1	Flying over site
	Transect	Great Tit	1	Heard
	Transect	Starling	1	Flying outside site
	Transect	Rook	1	Flying over site
	Transect	Song Thrush	1	In willow on site
	Transect	Chaffinch	1	Heard
	Transect	Blue Tit	1	In trees
	Transect	Goldfinch	20	Foraging on knapweed and hedgerow in site
	Transect	Magpie	7	On wire and in trees
	Transect	Blackbird	5	On site (2 + 3 combined)
	Transect	Chaffinch	1	On site
	Transect	Robin	6	On site
	Transect	Blue Tit	2	On site
	Transect	Great Tit	1	On site

Millers Lane

Date	VP	Species	Number of Individuals	Notes
23/10/2024	—	Black-headed Gull	50–60	Feeding between both pitches
	—	Common Gull	10–15	Feeding between both pitches
	—	Herring Gull	3	Feeding between both pitches
	—	Lesser Black-backed Gull	1	Feeding between both pitches
	—	Magpie	1	Perched on site
	—	Rook	11	Flying over site and feeding on grass pitch
	—	Wood Pigeon	20	Flying over site
	—	Robin	4	Heard and seen foraging in scrub to east of pitches and feeding on pitches
	—	Greenfinch	—	Heard
	—	Hooded Crow	3	—
	—	Blackbird	5	Heard and seen in scrub adjacent to Gaelscoil
	—	Starling	16	Perched on houses south of pitches
	—	Goldfinch	6	In scrub to east and south-east
	—	Pied Wagtail	2	Feeding on pitches
	—	Jackdaw	2	Feeding on pitch
	—	House Sparrow	4 (2 male, 2 juvenile)	Perched on apple tree in south-east
14/11/2024	—	Black-headed Gull	20	Feeding on pitch

	—	Common Gull	5	Feeding on pitch
	—	Herring Gull	2	Feeding on pitch
	—	Wren	—	Heard and seen
	—	Robin	—	Heard and seen
	—	Pied Wagtail	2	On pitch
	—	Starling	5	On houses
	—	Rook	5	Feeding on pitch
	—	Curlew	1	Flew over site
	—	Feral Pigeon	3	Flew over site
	—	Blackbird	1	General observation
	—	Herring Gull	1	Flying over site
	—	House Sparrow	3	In scrub
	—	Starling	3	On roof of house
	—	Magpie	1	On house roof
	—	Hooded Crow	1	On house roof
	—	Blackbird	2	On net on pitch
	—	Great Tit	1	Seen in treeline south of site
04/12/2024	1	Rook	1	Foraging in grassland
	1	Jackdaw	2	Foraging on bank between pitches
	1	Pied Wagtail	2	On path
	1	Blackbird	2	Foraging on pitch
	1	Blackbird	3	On path and foraging in grass
	1	Starling	6	Foraging on pitch
	1	Rook	1	Foraging
	1	Black-headed Gull	1	Flying overhead
	1	Rook	1	On ground foraging
	1	Jackdaw	2	Flying overhead and foraging on bank
	1	Rook	3	Flying overhead
	1	Jackdaw	1	On top of netting
	1	Rook	1	Foraging
	1	Oystercatcher	1	Foraging in grass
	1	Black-headed Gull	8	Foraging in grass
	1	Common Gull	2	Foraging in grass
	1	Rook & Black-headed Gull	2 Rooks, 1 BHG	Flying overhead
	1	Jackdaw	5	Flying overhead
	1	Song Thrush	1	Flying over site
	1	House Sparrow	1	Foraging
	1	Blackbird	1	In tree to side of path
	1	—	—	Loose dog disturbed all birds across both pitches
	1	Song Thrush	1	Foraging
	2	Song Thrush	1	Foraging
	2	Black-headed Gull	5	Foraging
	2	Common Gull	1	Foraging

	2	Black-headed Gull	1	Flying overhead
	2	Blackbird	1	On wall
	2	Starling	1	General observation
	2	Robin	2	In scrub to the side of the pitch
	2	Blackbird	1	Flying overhead
	2	Herring Gull	2	Flying overhead
	2	Blackbird	1	Foraging in grass
	2	Wren	1	In scrub
	2	Jackdaw	2	Foraging on bank beside pitch
	—	Rook	2	Flying overhead
	—	Blackbird	2	Foraging on pitch
	—	Rook	2	Flying overhead
	—	Jackdaw	1	Flying overhead
	—	Black-headed Gull	1	Foraging in grass
	—	Rook	2	Foraging
	—	Blackbird	1	Foraging
	—	Starling	2	Flying overhead
	—	Song Thrush	1	General observation
	—	Starling	2	Flying across pitch
	—	Black-headed Gull	1	Flying overhead
	—	Starling	9	Flying across pitch
	—	Rook	2	Foraging
	—	Rook	2	Flying overhead
	—	Blue Tit	1	In scrub
	—	Starling	1	In tree beside wall
	—	Common Gull	4	Foraging
	—	Rook	3	Foraging
	—	Song Thrush	2	Flying overhead
	—	Starling	1	Flying across pitch
	—	Starling	1	Flying across pitch
	—	Starling	—	Flock moved to pitch to forage (already counted)
	—	Common Gull	1	Foraging in grass
	—	Herring Gull	1	Foraging in grass
	—	Rook	1	Flying overhead
	—	Wood Pigeon	1	Flying overhead
	—	Starling	1	Perched on top of light
24/01/2025	1	Black-headed Gull (Chroicocephalus ridibundus)	6	Flying
	1	Common Gull (Larus canus)	7	Feeding
	1	Rook (Corvus frugilegus)	3	Feeding
	1	Hooded Crow (Corvus cornix)	2	Feeding

	1	Black-headed Gull (Chroicocephalus ridibundus)	6	On ground
	1	Common Gull (Larus canus)	6	On ground
	1	Pied Wagtail (Motacilla alba)	1	On ground
	1	Blackbird (Turdus merula)	5	On ground
	1	Robin (Erithacus rubecula)	1	On ground
	1	Song Thrush (Turdus philomelos)	2	On ground
14/02/2025	1	Jackdaw (Corvus monedula)	2	On pole
	1	Jackdaw (Corvus monedula)	1	Flying over site
	1	Herring Gull (Larus argentatus)	1	Flying over site
	1	Starling (Sturnus vulgaris)	2	In tree
	1	Black-headed Gull (Chroicocephalus ridibundus)	1	Flying over site
	1	Rook (Corvus frugilegus)	2	Foraging
	1	Redwing (Turdus iliacus)	1	In trees along wall
	1	Herring Gull (Larus argentatus)	1	Flying over site
	2	Magpie (Pica pica)	2	Flying over
	2	Blackbird (Turdus merula)	2	Male-female pair
	2	Magpie (Pica pica)	1	Flying across site
	2	Herring Gull (Larus argentatus)	1	Flying over site
	2	Robin (Erithacus rubecula)	1	Heard, not seen (HNS)
	2	Magpie (Pica pica)	1	Foraging in grass
	in Scrub	Goldfinch (Carduelis carduelis)	5	In sycamore tree
	in Scrub	Wren (Troglodytes troglodytes)	1	In tree along wall
	in Scrub	Wren (Troglodytes troglodytes)	1	On wall
	in Scrub	Wren (Troglodytes troglodytes)	1	Heard not seen (HNS)
26/03/2025	1	Grey Heron (Ardea cinerea)	1	Flying over site
	1	Rook (Corvus frugilegus)	2	Flying over site
	1	Rook (Corvus frugilegus)	1	Foraging in grass

	1	Rook (<i>Corvus frugilegus</i>)	1	On pole
	1	Rook (<i>Corvus frugilegus</i>)	1	Flying over site
	1	Wood Pigeon (<i>Columba palumbus</i>)	1	Flying over site
	1	Magpie (<i>Pica pica</i>)	1	Foraging in grass
	1	Blackbird (<i>Turdus merula</i>)	1	Foraging
	1	Great Tit (<i>Parus major</i>)	1	In tree along wall
	2	Starling (<i>Sturnus vulgaris</i>)	2	On pole
	2	Starling (<i>Sturnus vulgaris</i>)	1	Flying over site with nest material
	2	Herring Gull (<i>Larus argentatus</i>)	1	Flying over site
	2	Feral Pigeon (<i>Columba livia</i>)	2	Flying over site
	2	Starling (<i>Sturnus vulgaris</i>)	7	Foraging in grass
	2	Jackdaw (<i>Corvus monedula</i>)	1	Flying over site
	2	Jackdaw (<i>Corvus monedula</i>)	2	On pole
	2	Herring Gull (<i>Larus argentatus</i>)	1	Flying over site
	2	Jackdaw (<i>Corvus monedula</i>)	1	Flying over site
	2	Rook (<i>Corvus frugilegus</i>)	1	Flying over site
	Walked transect in scrub	Robin (<i>Erithacus rubecula</i>)	1	In tree
	Walked transect in scrub	Magpie (<i>Pica pica</i>)	1	Flying over scrub
	Walked transect in scrub	Dunnock (<i>Prunella modularis</i>)	1	In scrub
	Walked transect in scrub	Song Thrush (<i>Turdus philomelos</i>)	1	In tree
	Walked transect in scrub	Wren (<i>Troglodytes troglodytes</i>)	1	Heard, not seen (HNS)



APPENDIX 7

BREEDING BIRD SURVEY RESULTS

BREEDING BIRD SURVEY DATA

Project Reference	240298- Kingston Park and Millars Lane Parks Project
Date	20/10/2025
Subject	Breeding Bird Survey Data
Author(s)	Mairead Kavanagh

Kingston Park

Date	VP	Species	Number of individuals	Notes
13/6/2025	VP 3	3	Rook	Foraging in site
	VP 3	2	Magpie	Perched in site
	VP 4	1	Wren	In hedge
	VP 4	1	Starling	HNS
	VP 4	1	Wren	In willows, HNS
	VP 4	2	Blue Tit (fledglings)	In tree
	VP 4	2	Dunnock (pair)	In willow
	VP 5	1	Herring Gull	Flying over site
	VP 5	1	Wren	In Hawthorn
	VP 5	1	Magpie	Flying over site
	VP 5	1	Woodpigeon	Flying over site
	VP 5	1	Dunnock	HNS
	VP 5	3	Feral Pigeon	Flying over site
	VP 5	1	Magpie	Flying over site
	VP 5	1	Wren	In Hawthorn, HNS
	VP 6	1	Jackdaw	Flying over
	VP 6	1	Wren	In Hawthorn, HNS
	VP 6	1	Goldfinch	In scrub
	VP 6	1	Blue Tit	HNS
	VP 6	1	Blackbird	Foraging in grass
	VP 6	1	Herring Gull	Flying over
	VP 6	3	Blue Tit	In scrub
	VP 6	1	Jackdaw	Flying over site
	VP 6	1	Goldfinch	Flying over site
	VP 7	1	Blackbird (fledgling)	In Hawthorn
	VP 7	1	Rook	In Ash tree
	VP 7	1	Jackdaw	In Ash tree
	VP 7	1	Blackbird (adult)	In scrub
	VP 7	2	Magpie	In tree
	VP 7	1	Blackbird	Foraging in grass
	VP 7	1	Wren	In scrub, HNS

	VP 7	2	Greenfinch (pair)	Fighting/mating in scrub
	VP 7	1	Woodpigeon	Perched on wire
	VP 7	1	Goldfinch	Flying within site
13/5/2025	VP 3	1	Starling	Foraging in grass
	VP 3	1	Magpie	HNS
	VP 4	1	Wren	Singing in trees, HNS
	VP 4	1	Hooded Crow	Flying over site
	VP 4	2	Woodpigeon	Foraging in grass
	VP 4	1	Jackdaw	Flying over site
	VP 4	1	Great Tit	HNS
	VP 5	1	Jackdaw	Flying over site
	VP 5	1	Dunnock	In hedge
	VP 5	1	Wren	HNS
	VP 5	2	Thrush (juvenile pair)	In hedge
	VP 5	1	Wren	In Hawthorn
	VP 5	1	Jackdaw	Flying over site
	VP 5	1	Woodpigeon	Flushed from Hawthorn
	VP 5	1	Goldcrest	In hedge
	VP 5	1	Woodpigeon	On line
	VP 5	1	Magpie	HNS
	VP 6	2	Swallow	Flying over site
	VP 6	2	Blackbird	On wire
	VP 6	4	Cormorant	Flying NW over site
	VP 6	1	Wren	In hedge, HNS
	VP 6	1	Rook	Flying over site
	VP 6	1	Blackbird (female)	In Hawthorn
	VP 6	1	Magpie	On line
	VP 6	2	Dunnock (pair)	Displaying courtship behaviour
	VP 6	2	Starling	Foraging in grass
	VP 6	1	Dunnock	Foraging in grass
	VP 6	1	Thrush	Foraging in grass
	VP 6	1	Hooded Crow	On line
	VP 6	1	Robin	In scrub
	VP 6	1	Jackdaw	Flying over site
	VP 6	1	Blackbird	Foraging in grass
	VP 6	1	Wren	In hedge
	VP 7	2	Blackbird	Foraging in grass
	VP 7	1	Pheasant	Foraging in grass
	VP 7	3	Goldfinch	In hedge
	VP 7	1	Magpie	Flying over site
	VP 7	1	Wren	On wall and in hedge
	VP 7	1	Jackdaw	In tree
	VP 7	1	Willow Warbler	On line
	VP 7	1	Blackbird (female)	In hedge

	VP 7	1	Thrush	In hedge
	VP 7	1	Magpie	Flying over site
	VP 7	1	Dunnock	On line
	VP 7	2	Blackbird	Flying over site
	VP 7	1	Jackdaw	Flying over site
	VP 7	1	Starling	Flying over site
	VP 7	1	Linnet	In hedgerow
	VP 7	1	Blackcap	HNS in hedge
	VP 7	1	Dunnock	In hedge
17/04/2025	VP 3	1	Starling	Flying across site
	VP 3	1	Jackdaw	On lamp post
	VP 3	1	Blackbird	Foraging in trees
	VP 3	1	Jackdaw	Flying over site
	VP 3	1	Herring Gull	Flying over site
	VP 3	1	Jackdaw	Flying over site
	VP 3	1	Woodpigeon	Flying over site
	VP 3	3	Blackbird	Flying in site
	VP 3	3	Blue Tit	Flying over site
	VP 3	1	Jackdaw	Flying over site
	VP 3	1	Magpie	In tree and foraging
	VP 3	1	Herring Gull	Flying over site
	VP 4	2	Blue Tit	In tree
	VP 4	1	Blackbird	Foraging in grass
	VP 4	2	Blackbird	In tree
	VP 5	2	Blackbird	In grass
	VP 5	1	Blackbird	On fence
	VP 5	1	Jackdaw	Flying over site
	VP 5	1	Jackdaw	Flying over site
	VP 5	1	Blackbird	In tree
	VP 6	1	Song Thrush	Foraging in grass
	VP 6	1	Robin	In scrub
	VP 6	1	Gull	Flying over site
	VP 6	1	Wren	In treeline
	VP 6	1	Blackbird	Sitting on telegraph line
	VP 6	1	Rook	Flying over site
	VP 6	1	Blackbird	Foraging in grass
	VP 6	1	Wren	Singing on top of tree
	VP 6	1	Blackbird	Foraging in grass
	VP 6	1	Song Thrush	With nesting material
	VP 6	1	Pheasant	HNS
	VP 6	1	Thrush	Sitting in bush
	VP 6	1	Dunnock	On top of scrub
	VP 6	1	Woodpigeon	Flying over site
	VP 7	1	Robin	In scrub

	VP 7	2	Blackbird	In scrub
	VP 7	1	Robin	Foraging in grass
	VP 7	1	Blackbird	On telegraph line
	VP 7	1	Rook	Flying over site
	VP 7	1	Robin	In scrub
	VP 7	1	Dunnock	In hedgerow
	VP 7	1	Chaffinch	In tree
	VP 7	1	Magpie	In tree
	VP 7	2	Jackdaw	Flying over site

Millers Lane

Date	VP	Species	Number of Individuals	Notes
13/06/2025	VP1	1	Wren	In tree on side of path
	VP1	1	Magpie	HNS
	VP1	1	Pied Wagtail	Flying within site
	VP1	1	Rook	Flying over site
	VP1	1	Herring Gull	Flying over site
	VP 2	1	Blackbird	Foraging in grass
	VP 2	1	Feral Pigeon	Foraging
	Transect	2	Goldfinch	Flying over site
	Transect	1	Wren	In willow
	Transect	1	Feral Pigeon	Flying over site
	Transect	1	Goldfinch	Flying over site
	Transect	2	Black-headed Gull	Flying over site
	Transect	1	Wren	In gorse, HNS
13/05/2025	VP 1	2	Woodpigeon	Foraging in grass
	VP 1	1	Rook	Flying over site
	VP 2	1	Pied Wagtail	Foraging in grass
	VP 2	1	Starling	Flying over site
	VP 2	1	Wren	In scrub, HNS
	VP 2	1	Rook	Flying over site
	Transect	1	Wren	In scrub, HNS
	Transect	1	Goldfinch	In scrub and flying within site
	Transect	1	Wren	In scrub
	Transect	1	Jackdaw	Flying over site
	Transect	1	Woodpigeon	Flying over site
	Transect	2	Goldfinch	In tree
	Transect	2	Starling	Flying over site
	Transect	1	Wagtail	In road
	Transect	1	Jackdaw	In road
17/04/2025	VP1	1	Robin	In tree
	VP1	3	Starling	Foraging in grass
	VP1	1	Magpie	Foraging in grass
	VP1	1	Great Tit	In tree
	VP2	2	Blackbird (pair)	Foraging in grass
	VP 2	1	Rook	Flying over site
	VP 2	1	Jackdaw	Flying over site
	VP 2	1	Feral Pigeon	Flying over site
	VP 2	1	Starling	Flying over site
	VP 2	1	Starling	Foraging in grass
	VP 2	1	Wren	In scrub
	VP 2	1	Starling	Flying over site
	Transect	1	Song Thrush	In tree

	Transect	1	Starling	Flying over site
	Transect	1	Starling	In tree
	Transect	1	Blackbird	In tree
	Transect	1	Blackbird	On wall
	Transect	1	Great Tit	With nesting material



APPENDIX 8

REVIEW OF PLANS AND PROJECTS

1. **ASSESSMENT OF CUMULATIVE EFFECTS**

1.1 **Plans**

The following development plans have been reviewed and taken into consideration as part of this assessment:

- Ireland's 4th National Biodiversity Action Plan 2023-2030
- Northern and Western Regional Spatial and Economic Strategy 2020-2032
- Galway City Development Plan 2023-2029

The review focused on policies and objectives that relate to Natura 2000 sites and natural heritage. Policies and objectives relating to sustainable land use were also reviewed

Table 1.1 Review of plans

Plan	Key Policies/Issues/Objectives Directly Related to European Sites in The Zone of Influence	Assessment of development compliance with policy
Ireland's 4 th National Biodiversity Action Plan 2023-2030	Objective 2: Meet urgent conservation and restoration needs Outcome 2A: The protection of existing designated areas and species is strengthened and conservation and restoration within the existing protected area network are enhanced Outcome 2B: Biodiversity and ecosystem services in the wider countryside are conserved and restored – agriculture & forestry Outcome 2C: Biodiversity and ecosystem services in the wider countryside are conserved and restored – peatlands & climate action Outcome 2D: Biodiversity and ecosystem services in the marine and freshwater environment are conserved and restored	The Biodiversity Action Plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network and other natural heritage interests. No potential for negative cumulative impacts when considered in conjunction with the Proposed Development were identified.
Galway City Council Development Plan 2023-2029	It is the Policy of the Council to: 5.2.1: Protect European sites that form part of the Natura 2000 network (including Special Protection Areas and Special Areas of Conservation) in accordance with the requirements in the EU Habitats Directive (92/43/EEC), EU Birds Directive (2009/147/EC) and associated national legislation. 5.2.2: Ensure that all plans or projects within the Plan area will only be authorised and / or supported after the competent authority has ascertained based on scientific evidence, screening for appropriate assessment and /or a Habitats Directive Assessment that: i) The plan or project will not give rise to an adverse direct, indirect or secondary effect on the integrity of any European site (either individually or in combination with other plans or projects); or ii) The plan or project will have an adverse effect on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including	There will be no impact on designated sites as a result of the development. Best practice preventative measures will be implemented to avoid effects on European Sites. There will be no adverse effects on receptors listed as QIs/SCIs of European Sites, as a result of the development. The Development Plan was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the Natura 2000 network. No potential for cumulative effects, considered in conjunction with the proposed development, were identified.

	those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or iii) The plan or project will have an adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000. 5.2.4: Protect, conserve and support the development of an ecological network throughout the city which will improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. 5.2.7: Encourage, in liaison with the NPWS, the sustainable management of features which are important for the ecological coherence of the network of European sites and essential, by their linear or continuous nature or as stepping stones for the migration, dispersal and genetic exchange of wild species. 5.2.9: Co-operate with the NPWS, landowners and stakeholders in the preparation and implementation of management plans for designated sites and support conservation objectives of lands within Designated Sites for nature conservation Natura 2000 (SAC/SPA) and NHA sites. 5.2.10: Protect and conserve rare and threatened habitats and their key habitats, (wherever they occur) listed on Annex I and Annex IV of the EU Habitats Directive (92/43/EEC) and listed for protection under the Wildlife Acts 1976-2000 and plant species listed in the Flora Protection Order 2015. 5.2.11: Ensure that plans and projects with the potential to have a significant impact on European sites (SAC or SPA) whether directly, indirectly or in combination with other plans or projects are subject to Appropriate Assessment, under Article 6 of the Habitats Directive (92/43/EEC) and associated legislation and guidelines, to inform decision making.	
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Northern and Western Regional Assembly Regional Spatial and Economic Strategy 2020-2032	Regional Policy Objective (RPO) 5.4: Encourage the prioritisation of Site-Specific Conservation Objectives (SSCO) for all sites of Conservation Value, designated in EU Directive (i.e. SACs, SPAs) to integrate with the development objectives of this Strategy. RPO 5.5: Ensure efficient and sustainable use of all our natural resources, including inland waterways, peatlands, and forests in a manner which ensures a healthy society a clean environment and there is no net contribution to biodiversity loss arising from development supported in this strategy. Conserve and protect designated areas and natural heritage area. Conserve and protect European sites and their integrity. RPO 5.7: Ensure that all plans, projects and activities requiring consent arising from the RSES are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.	The Spatial and Economic Strategy was comprehensively reviewed, with particular reference to Policies and Objectives that relate to the biodiversity, protected species, designated sites and other natural heritage interests. No potential for negative cumulative impacts when considered in conjunction with the Proposed Development were identified.

Other Projects

Assessment material for this in-combination impact assessment was compiled on the relevant developments within the vicinity of the Proposed Development and was verified on the 17/09/2025. The material was gathered through a search of relevant online Planning Registers, reviews of relevant documents, planning application details and planning drawings, and served to identify past and future projects, their activities, and their environmental impacts. All relevant projects were considered in relation to the potential for in-combination effects. All relevant data was reviewed (e.g., individual EISs/EIARs, layouts, drawings etc.) for all relevant projects where available. The projects considered include those listed below. These consisted mainly of small-scale domestic developments and upgrades.

- **Planning Ref. 2125:** Permission for development which will consist of (a) Ground floor extension to rear of existing dwelling house. (b) Proposed new ground floor window on side elevation. (c) Proposed conversion of existing garage for habitable use with new window for existing garage door.
- **Planning Ref. 2460017:** Permission for development which consists of the demolition of the existing dwelling and construction of a new dwelling house and garden store, alterations to the entrance gate, driveway and boundary wall and other ancillary site development and associated works.
- **Planning Ref. 2391:** Permission for development which consists of to construct a single storey side extension to existing dwelling.
- **Planning Ref. 21333:** Permission for development which will consist of construction of first floor extensions to side and rear of existing dwelling house and modification of rear elevation.
- **Planning Ref. 21233:** Permission for development which consists of a) Demolition of existing basement structures on site and associated infilling. b) Construction of 7 no. residential units consisting of: 6 no. 3 storey 4-bed units and 1 no. 2 storey 3-bed unit. c) New vehicular and pedestrian entrances onto Bóthar Stiofáin, and new pedestrian entrance onto Cloch Ard. d) Boundary treatments; and e) Provision of all associated surface water and foul drainage services and connections ancillary to the residential development, and all associated site works.
- **Planning Ref. 2381:** Permission for development which consists of the demolition of existing house and construct a single two-storey dwelling and a detached gym at the rear of the site.
- **Planning Ref. 22120:** Permission for development which will consist of the subdivision of a family site to construct a dwelling house and a detached garage with all associated site services.
- **Planning Ref. 20347:** Permission for development which will consist of the demolition of a substandard dwelling and the construction of a replacement two storey, three bedroom dwelling and all associated site works including an improved vehicular entrance.
- **Planning Ref. 23191:** Permission for development which consists of (1) The provision of a 2nd Storey extension to the side elevation of the existing dwelling.
- **Planning Ref. 2460292:** Permission for development which consists of the demolition of the existing dwelling and construction of a new dwelling house and garden store, alterations to the entrance gate, driveway and boundary wall and other ancillary site development and associated works.
- **Planning Ref. 2460033:** Permission for development which consists of to carry out works to house. These works will include the increase in ridge height of existing house, along with additional accommodation at first floor, changes to elevations, construction of porch and the installation of Solar Panels.
- **Planning Ref. 19251:** Planning Permission for the development which will consist of the construction of a part single storey, part two storey mixed use development totalling 2,694sqm gross floor space, including: a Licensed Discount Foodstore Supermarket with ancillary off-licence sales measuring 2,154 sqm gross (net retail sales area of 1,377sqm), a Café/Restaurant measuring 197sqm, a Barbers measuring 80 sqm, a Nail Bar measuring 20 sqm, a physiotherapy clinic measuring 56 sqm, and associated communal areas measuring 187 sqm; and, the provision of associated car parking, freestanding and building mounted signage, freestanding trolley bay and enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, cycle parking, boundary treatments, vehicular and pedestrian accesses, drainage infrastructure and connections to services/utilities, and all other associated and ancillary development and works above and below ground level.

- **Planning Ref. 22257:** Permission for development which consists of (a) Retention for the raised boundary walls along the Clybaun Road and Clybaun Court boundaries of the property. (b) for the following works to existing house and site 1. Construction of a 1.80m high wall/fence along the north boundary. 2. Construction of a two-storey rear extension. 3. Conversion of the attic to habitable space. 4. Construction of a domestic shed/store. 5. Construction of 1.80m high screen walls/fences within the site boundaries. 6. All associated internal changes and external elevational changes to the existing house. 7. All associated building works and site works.
- **Planning Ref. 20193:** Permission is sought for the development which will consist of 2 new windows and enlargement of an existing window.
- **Planning Ref. 2560011:** Permission for a development which consists of alterations and additions to the existing dwelling, including the construction of a side and rear extension and other ancillary site development and associated works.
- **Planning Ref. 2460370:** Permission for development which consists of the development of a swimming pool and sports facility accessed from Altán Road and Millers Lane, including: competition standard pool, changing rooms, gymnasium, plant rooms, mezzanine level court and offices, basement plant, coffee dock, pedestrian and vehicular access, lighting, landscaping, parking, substation, solar PV and all associated site works. A Natura Impact Statement (NIS) has been prepared.
- **Planning Ref. 2360082:** Permission for development which consists of the construction of a single storey stand-alone building with a GFA of 471 sq.m, to include 2 no. café/restaurant units with ancillary takeaway use, signage, roof plant, landscaping, outdoor seating, waste storage and all associated works. Supersedes Reg. Ref.: 19/164.
- **Planning Ref. 20252:** Permission for development following alteration to existing unit which will consist of: single storey glazed entrance lobby extension, new side doors and canopy, rear canopy extension, service flues, and new signage.
- **Planning Ref. 2360190:** Permission for development which consists of the demolition of existing ground floor utility room and construction of new two storey extensions to the side and rear of existing dwelling with alterations to existing elevations and associated site works.
- **Planning Ref. 2460175:** Permission for development which consists of the demolition of a substandard existing dwelling and the construction of a replacement two storey dwelling and all associated site works.
- **Planning Ref. 23186:** Permission for development which consists of new high and low level fascia signage with Specsavers corporate signage, illuminated pod, individual lettering, and window manifestation.
- **Planning Ref. 2560116:** Permission for development which consists of: installation of roof mounted solar PV panel array, covering an area of 646SQM, located within a solar safeguarding zone (SSZ).
- **Planning Ref. 2560044:** Permission for development which consists of: rear extension to ground floor, internal alterations, elevation changes and retention of existing rear garage.
- **Planning Ref. 21351:** Permission for development which will consist of (a) Change of use of 226.7sqm from amenity use to bulk retail, (b) Enclosure of entrance lobby under canopy, (c) Minor elevation revisions. To connect to services under Pl. Ref 362/99.
- **Planning Ref. 2560062:** Permission for development which consists of internal change of use of toilets to office use with 2 new windows in facade, and all associated services and works at The Clybaun Hotel.
- **Planning Ref. 21113:** Permission and Retention for development which consists of: 1. Remove canopy/2 no. bay windows to front, 2. Construct porch extension and bay window to study, 3. Retain bay window and window alterations at rear and side elevations.
- **Planning Ref. 2560144:** Permission for development which consists of: demolition of existing garage, side and rear extension, new garage, and all associated works.
- **Planning Ref. 21130:** Permission for development which will consist of a new exit-only automatic double doors and glazed single-storey 16.8 sq.m lobby to front elevation and associated site works.
- **Planning Ref. 20180:** Permission is being sought to erect a two storey dwelling house and all associated services.
- **Planning Ref. 21392:** Permission for development which will consist of permission for a material change of use from Beauty Salon to GP Surgery and associated works.
- **Planning Ref. 2370:** Permission for development which consists of the demolition of existing conservatory and construction of new single storey extension to rear with alterations to front and side elevations and associated site works.

- **Planning Ref. 2360068:** Permission for development which consists of signage works at B&Q premises, including new and replacement illuminated and non-illuminated signage.
- **Planning Ref. 22122:** Permission for development which will consist of modifications to a previously approved dwelling (Pl. Ref. 20/347) including floor area increase, elevation changes and site works.
- **Planning Ref. 2560028:** Permission for development which consists of replacement of existing substandard roof with a new roof and all associated site works and services.
- **Planning Ref. 23103:** Permission for development which consists of new front elevation to porch, new side window, and minor alterations to existing front elevation window design, plus new apex roof light.
- **Planning Ref. 2148:** Permission for development which consists of the conversion of domestic garage to bedroom and extend same to front of building.
- **Planning Ref. 2460021:** Permission for development which consists of 3 no. offices blocks (GFA: 14,650 sqm) and all associated site development works as follows:
 - Block 1: 8-storey office building providing offices, stair and lift cores and plant rooms (GFA: 7,330 sqm).
 - Block 2: 6-storey office building providing offices, stair and lift cores and plant rooms (GFA: 4,445 sqm).
 - Block 3: 4-storey office building providing offices, stair and lift cores and plant rooms (GFA: 2,875 sqm).
- The development includes a surface car park which comprises of 167 no. car parking spaces (including 9 no. accessible spaces and 33 no. EV charging spaces), and 216 no. bicycle parking spaces (including 22 no. electric bicycle charging spaces) and 9 no. motorbike spaces.
- Provision of new vehicular access to site.
- Provision of bin stores, ESB substation, roof-mounted solar PV, landscaping, boundary treatments, staff changing facilities, public lighting and all other site development works and services ancillary to the proposed development.
- A Natura Impact Assessment (NIS) will be submitted to the planning authority with the planning application.
- **Planning Ref. 21248:** Permission for development which will consist of the construction of a one-and-a-half storey extension/granny flat to the side elevation of the existing dwelling house.
- **Planning Ref. 22298:** Permission for development which consists of an extension and alterations to existing dwelling to include:
 - a) Construction of 2nd floor extension over existing single-storey side extension and all revisions and elevations.
 - b) Construction of new front entrance porch.
 - c) Construction of new window on LHS gable at ground floor.
 - d) Demolition of existing rear garden shed and construction of new shed/games room.
 - e) All ancillary site works and site services.
- **Planning Ref. 2360113:** Permission for development which consists of the change of use of Block A, Galway West Business Park, Knocknacarra, Galway, from specialist office use to use as an Enhanced Community Care Hub (ECC) and Primary Care Centre (PCC) (Knocknacarra & Salthill). The ECC and PCC Hub will be comprised of:
 - Ground Floor: Clinical assessment, examination and treatment for ECC including an Integrated Care Programme, diagnostic facilities, entrance/reception/waiting areas and ancillary functions.
 - First Floor: Primary Care assessment, examination and treatment for two primary care teams, education rooms and ancillary functions.
 - Second Floor: Combined clinical admin supporting ECC and Primary Care functions, staff change/rest areas, multi-disciplinary meeting rooms and ancillary functions.
- The proposed development includes:
 - Reconfiguration of existing car parking to provide 80 no. public car parking spaces (3 accessible), and 62 no. staff spaces (4 accessible).
 - New vehicle drop-off zone, paved forecourt, and one-way road system.
 - 20 no. public bicycle parking stands and a bike shed for 60 no. staff bicycle parking spaces.
 - New mechanical plant, relocation of the main entrance including a single-storey entrance lobby (GFA 16 sqm), external landscaping, alterations to building fenestration, roof-mounted solar PV panels, and all associated works.

- **Planning Ref. 2460179:** Permission for development which consists of installing 2 roof lights to the front and 3 to the rear of the dwelling house, and also the installation of solar panels.
- **Planning Ref. 2360152:** Permission for development which consists of the construction of new two-storey extensions to the side plus single-storey extension to the rear of existing dwelling, with alterations to existing elevations and associated site works.
- **Planning Ref. 2360172:** Permission for development which consists of erecting a dwelling house and all associated services. Gross floor area of proposed works: 149 sqm (Dwelling house).
- **Planning Ref. 22279:** Permission for development which consists of:
 - (a) Retention of roof lights on rear elevation and window on side elevation.
 - (b) Single-storey extension to side and rear of existing dwelling house with revisions to door and window openings on rear elevation and associated services.
- **Planning Ref. 2460165:** Permission for development which consists of the construction of a new and relocated entrance with canopy, and a terrace with planter beds to the front of the existing dwelling, including all associated development works.
- **Planning Ref. 2460197:** Permission for development which consists of installing a roof light to the front of the dwelling house and the installation of solar panels.
- **Planning Ref. 21262:** Permission for development which will consist of the construction of 2 No. two-storey semi-detached four-bedroom dwelling houses and all associated external site works.
- **Planning Ref. 2164:** Permission for residential development which will consist of 4 number terraced houses (2-storey plus attic accommodation), open space, landscaping, car parking and all associated site works and services.
- **Planning Ref. 2460391:** Permission for development which consists of the construction of a new and relocated entrance with canopy, a new terrace to the front of the existing dwelling and a new one-storey extension to the rear, including all associated development works.
- **Planning Ref. 21386:** Permission for development which will consist of:
 - (A) Demolition of existing bungalow and associated outbuildings.
 - (B) Construction of a 3-storey apartment building, containing a total of 14 no. units: 4 no. 1-bedroom, 9 no. 2-bedroom, and 1 no. 3-bedroom apartments.
 - (C) Provision of a new vehicular and pedestrian access point off the Ragoon Road.
 - (D) Vehicular parking, secure covered bicycle parking, visitor bicycle parking, external communal bin storage.
 - (E) Public realm landscaping and solar panels at roof level.
 - (F) All other ancillary site-works and services.
- **Planning Ref. 20246:** Permission for development which will consist of alterations to the existing front elevation to include an extension to the front, new two-storey side extension, internal alterations and all ancillary site works.
- **Planning Ref. 18243:** Permission for refurbishment, renovation, minor internal alterations and two-storey side extensions to accommodate 4 No. 2-bedroom apartments and all associated car parking and site development works. The building is a protected structure (No. 8301).