



Cherry Orchard Point Phase 3

Environmental Report – Addendum to the

Approved Phase 1 Parent EIAR

Volume 3.1: Chapter 8 Biodiversity Appendices

Appendix 8.2.3.1: Non-avian terrestrial mammal impact assessment

Appendix 8.2.3.2: Wintering Bird Assessment

Appendix 8.2.3.3: Bat Assessment

September 2026





Non-avian terrestrial mammal impact assessment for a proposed development at Cherry Orchard, Dublin 10.



11th September 2026

Prepared by: Emma Peters of Altemar Ltd.
On behalf of: LDA

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Document Control Sheet			
Client	LDA		
Project	Non-avian terrestrial mammal impact assessment for a proposed development at Cherry Orchard, Dublin 10.		
Report	Non-avian terrestrial mammal impact assessment		
Date	11 th September 2026		
Version	Author	Reviewed	Date
Final	Emma Peters	Bryan Deegan	11 th September 2026

Summary

Structure/features:	The proposed development are consists of a greenfield, bare ground, and sparse scrub in an urban environment.
Location:	Cherry Orchard, Dublin 10, Co. Dublin.
Fauna species present:	None.
Proposed work:	Residential development.
Impact on non-avian mammals:	The overall impact on the ecology of the proposed development will not result in a long-term adverse residual impacts on the ecology of the site and locality overall. A NPWS derogation licence is not required at this time.
Survey by:	David Culleton
Survey date:	20 th January 2026.



0 25 50 75 100 125 m

Project: Cherry Orchard Point Phase 3
 Location: Cherry Orchard, Co. Dublin
 Date: 28th July 2026
 Drawn By: Bryan Deegan (Altamar)

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Figure 1. Proposed site outline.



Site Outline

0 100 200 300 400 m

Project: Cherry Orchard Point Phase 3
Location: Cherry Orchard, Co. Dublin
Date: 28th July 2026
Drawn By: Bryan Deegan (Altamar)

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Figure 2. Proposed site location

Competency of assessor

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments.

This report was prepared by Emma Peters (BSc) of Altemar Ltd. Emma has carried out a range of wintering and breeding ornithological surveys in Ireland. Emma has experience in bat detection through static detector surveys, dusk emergence, and down re-entry surveys and is a member of Bat Conservation Ireland. She is also skilled in habitat identification, native and non-native species identification and terrestrial mammal surveys.

Additionally, field work was completed by David Culleton (B.Sc., M.Sc.) who is a skilled ecologist with over 3 years' experience and has extensive field-based skills in a wide range of surveys including bat, mammal, and bird surveys for various small- to large scale residential and commercial developments.

Legislative context

A number of non-avian terrestrial mammal species are protected under the Wildlife Act (1976), Wildlife [Amendment] Acts (2000 to 2012), and Annex IV of the Habitats Directive (transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations, 2011-2021. These include species such as badger, Irish stoat, Irish hare, brown hare, pine marten, red squirrel, otter, hedgehog, all deer species, and pygmy shrew.

The badger is also a Red Data Book species, but it is a relatively common species and ubiquitous through much of the Irish countryside (Smal, 1995).

It is standard best practice to make special provisions for badgers affected by development. Whilst the species is common in much of the Irish landscape, badgers are notable for their practice of constructing large underground tunnel and chamber systems (setts). Provisions are made for their humane removal or for their conservation on site where feasible or practicable. The Wildlife [Amendment] Act (2000-2012) protects all resting places of protected species.

Otters are protected under the Irish Wildlife Acts and are also listed under Annex II and Annex IV of the EU Habitats Directive.

Otters are relatively common in Ireland, and they do occur on most rivers in this country. Protection of this species is important, and provisions are made to ensure that holts are not interfered with except under especial circumstances and to ensure the quality of their foraging habitat.

Non-avian mammal survey

This report presents the results of a site visit by David Culleton on 20th January 2026. A mammal specific transect survey was carried out on this occasion. Surveys were carried out using techniques approved and recommended by CIEEM.

Survey methodology

This non-avian mammal survey was carried out based on techniques approved and recommended by CIEEM.

The survey was undertaken in an area that consisted primarily of grassland, scrub, waterlogged areas, recolonising bare ground, bare ground, and treelines. A single roving transect following the full perimeter of the site, circumnavigating and investigating all features within the site was carried out.

The transect began at the northeastern access point. The general transect route took an anti-clockwise route, circumnavigating and traversing areas of vegetated earth mounds, grassland, scrub, treelines and other features within the survey area. Diversions to inspect particular habitats and features, as well as to follow trails were taken where required. Particular length was paid to areas of scrub, treelines, and vegetated earth mounds.

Movements were carried out slowly, with pauses to observe open spaces and other features that might attract mammals, further following trails to determine their direction and investigate recipient areas for potential dens/setts/scatt/prints/scrapes/latrines etc. The survey took approximately 3 hours.

Survey results

Habitats of non-avian terrestrial fauna potential

A ground level habitat assessment was carried out and used to examine the structures and vegetation on site for features that could facilitate non-avian terrestrial mammals and amphibians. Potential features include woodland, heavy scrub, hedgerows, margins of waterbodies, waterbodies, piles of vegetative/construction debris, grassland etc. All vegetated areas on site were assessed for evidence of non-avian mammals.

Areas of high non-avian mammal potential in the survey area included the treelines, scrub and vegetated mounds within and along the boundary of the survey area.

Non-avian terrestrial mammal surveys.

The entire survey area and any areas that could potentially facilitate badger setts, otter holts, pine martin, hedgehog or deer were fully investigated. No fauna species was confirmed within the survey area by visual confirmation.

Some small trails were noted on site. The site would be of use to native and non-native small mammals. No small mammals were confirmed by visual observation.

Non-avian mammal assessment findings

Review of local mammal records

The review of existing terrestrial mammal records (sourced from NBDC Database) within two 2km² grids (Reference grids O03W & O03R) encompassing the study area reveals that four known Irish species have been observed locally (Table 1 & 2).

Table 1: Status of terrestrial mammal species within a 2km² grid encompassing the subject site (O03W)

Species	Count	Date	Source
Otter (<i>Lutra lutra</i>)	1	04/05/1980	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex II Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Pine Marten (<i>Martes martes</i>)	1	14/10/2020	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex V Protected Species: Wildlife Acts
Rabbit (<i>Oryctolagus cuniculus</i>)	3	31/03/2023	Invasive Species: Medium Risk Invasive Species (2013 Report)

Table 2: Status of terrestrial mammal species within a 2km² grid encompassing the subject site (O03R)

Species	Count	Date	Source
Hedgehog (<i>Erinaceus europaeus</i>)	12	31/10/2022	Protected Species: Wildlife Acts
Otter (<i>Lutra lutra</i>)	1	10/06/1980	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex II Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Rabbit (<i>Oryctolagus cuniculus</i>)	2	02/08/2013	Invasive Species: Medium Risk Invasive Species (2013 Report)

Evaluation of results

The mammal surveys comply with CIEEM guidelines.

No mammal species was confirmed within the survey area by visual observation.

Some small trails were noted on site and the site may be of use to native and non-native small mammals.

Limitations

The entirety of the site was fully accessible. There were therefore negligible limitations to the survey effort.

Mitigation measures

The proposed site outline within the survey area is overall of low importance to the local non-avian terrestrial mammal population. However, the impact of the development during construction phase will be a loss of existing habitats and species. The following mitigation measures relevant to mammals shall be implemented to minimise any potential negative impact on biodiversity:

- An Ecological Clerk of Works (ECOW) will be appointed to oversee the construction phase and to oversee the implementation of all mitigation including compliance with Wildlife Acts and Water Pollution Acts and ensure that biodiversity in neighbouring areas including birds will not be impacted.
- Preconstruction surveys for mammals will be carried out given the habitat suitability adjacent to the proposed works for a variety of mammal species and the time between the original surveys and possible commencement of works.
- Construction operations outside of daylight hours should be kept to a minimum in order to minimise disturbance to fauna in addition to roosting bird species.
- Silt interception should be integrated into all surface water run-off during construction prior to discharge off site.
- The effectiveness of the proposed mitigation will be monitored throughout the construction period.
- The construction corridor will be marked out prior to the commencement of construction.
- All construction work will be confined strictly to the construction corridor. Any construction works required outside the construction corridor will require prior approval from the ER.
- Excavation and infilling will be carried out in small progressive stages.
- Excavations will be carried out using a suitably sized excavator.

Predicted residual impact of development

The overall impact on the ecology of the proposed development will not result in a long-term adverse residual impacts on the ecology of the site and locality overall.

A pre-construction survey will be carried out for terrestrial mammals of conservation importance. A NPWS derogation licence is not required at this time.

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**Wintering Bird Assessment for Cherry Orchard Point Phase 3
development at Cherry Orchard, Dublin 10.**



11th September 2026

Prepared by: Emma Peters of Altemar Ltd.
On behalf of: LDA

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Report	Wintering Bird Assessment		
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Final	Emma Peters	Bryan Deegan	11 th September 2026

Summary

Structure/features:	The proposed development are consists of a greenfield, bare ground, and sparse scrub in an urban environment.
Location:	Cherry Orchard, Dublin 10, Co. Dublin.
Bird species present:	Blackbird, black-headed Gull, brent goose, dunnoek, great black-backed Gull, herring gull, hooded crow, house sparrow, magpie, pied wagtail, robin, rook, snipe, starling and woodpigeon.
Proposed work:	Residential development
Surveys by:	Emma Peters & David Culleton
Survey dates:	20 th November 2025, 27 th November 2025, 4 th December 2025, 16 th December 2025, 7 th January 2026, 20 th January 2026, 28 th January 2026, 4 th February 2026, 12 th February 2026, 25 th February 2026, 10 th March 2026, 18 th March 2026.



0 25 50 75 100 125 m

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Figure 1. Wintering bird survey areas.



0 100 200 300 400 m

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Figure 2. Wintering bird survey location.

Competency of assessor

Since its inception in 2001, Altamar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments.

Bryan Deegan (MCIEEM, BSc Applied Marine Biology, MSc Environmental Science)

Bryan Deegan, the managing director of Altamar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently lead project ecologist for Project Pembroke and was contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

This report was prepared by **Emma Peters (BSc) of Altamar Ltd.** Emma has carried out a range of wintering and breeding ornithological surveys in Ireland. Emma has experience in bat detection through static detector surveys, dusk emergence, and down re-entry surveys and is a member of Bat Conservation Ireland. She is also skilled in habitat identification, native and non-native species identification and terrestrial mammal surveys.

Legislative context

The Wildlife Act 1976 protects wild birds in Ireland. Based on this legislation it is an offence to wilfully interfere with or destroy wild birds and their nests and eggs (other than the wild species mentioned in the Third Schedule of this Act). Under this legislation it is an offence for any person who *"wilfully takes or removes the eggs or nest of a protected wild bird otherwise than under and in accordance with such a licence, wilfully destroys, injures or mutilates the eggs or nest of a protected wild bird, wilfully disturbs a protected wild bird on or near a nest containing eggs or unflown young."*

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

Council Directive 2009/147/EC 2010 on the conservation of wild birds provides for the conservation of wild birds by, among other things, classifying important ornithological sites as Special Protection Areas. The Directive relates to the conservation of all species of naturally occurring birds in the wild state, their eggs, nests and habitats in the European territory of the Member States. The Directive prohibits in particular:

- deliberate killing or capture by any method;
- deliberate destruction of, or damage to, their nests and eggs or removal of their nests;
- taking their eggs in the wild and keeping these eggs even if empty;
- deliberate disturbance of these birds particularly during the period of breeding and rearing, in so far as disturbance would be significant having regard to the objectives of this Directive;
- keeping birds of species the hunting and capture of which is prohibited.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule:

- deliberately captures or kills any specimen of these species in the wild,
- deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration,
- deliberately takes or destroys eggs of those species from the wild,
- damages or destroys a breeding site or resting place of such an animal, or
- keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive, shall be guilty of an offence.

Wintering bird surveys

This report presents the methodology and results of 12 visits to lands at Cherry Orchard Point Phase 3 development at Cherry Orchard, Dublin 10 by Emma Peters and David Culleton from November 2025 to March 2026.

Survey methodology

Wintering bird surveys were carried out over the entire wintering bird season on lands at cherry orchard in order to gather baseline data to assist in assessing the potential impacts on wintering birds from future proposed developments on the site, in particular those listed as Qualifying Interests of SPAs within 15 km and other amber/red-listed birds of conservation concern in Ireland (BoCCI). Potential impacts on wintering bird species include disturbance, destruction of foraging areas, destruction of roosting areas and collision risk during construction and operation (cranes, buildings etc.). These wintering bird surveys were carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and I-WeBS Counter Manual: Guidelines for Irish Wetland Bird Survey counters (BWI & NPWS), following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features such as grassland, hedgerows, and treelines were present within the survey area. A roving transect survey around the perimeter was carried out on each occasion, providing clear views of all areas within and over that survey area. One vantage point provided unobstructed views across the site (Figure 3). Flight lines, large flights, foraging, etc. and any other observed behaviour by wintering bird species and other species observed within, over and immediately adjacent to the survey area were recorded. Each survey was carried out by a single surveyor.

A pair of binoculars were used by the surveyor to identify and count birds at distance.

Care was taken not to double count any observations. Surveys were initiated at varying times (morning/midday/afternoon). Local temperatures varied from 8 – 13°C. Winds varied from 1 – 2 on the Beaufort scale. Weather conditions were suitable on all occasions.

Peak counts for the survey area were compared to 1% national and international population sizes of relevant species for which data was available. Foraging areas, flight paths, large flights and other observations were mapped according to field sheet records.



0 25 50 75 100 125 m

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Figure 3. Survey area and vantage points.

Survey results/discussion

Habitats of wintering bird potential

A desk and ground level wintering bird habitat assessment were carried and used to examine the structures, features and vegetation on site that could provide wintering bird habitat. Potential features associated with foraging/roosting include agricultural fields, improved/amenity grassland, scrub, watercourses and drainage ditches, estuaries and intertidal zones. All open areas, vegetated areas, built areas and water-holding features within and immediately adjacent to the site were assessed for wintering bird potential.

Habitats of foraging value for wintering birds was present throughout the site. The site and its surroundings consisted mainly of built lands and disturbed ground. No buildings or structures were present within the survey area that may provide breeding habitat for gull species, although buildings/structures in the surrounding area may facilitate this. The site is not in close proximity to any SPAs.

Wintering bird activity survey

A total of 15 species were recorded within, above and adjacent to the survey area across 12 surveys (see Appendix 8.2.3.2a for individual observations). 9 green, 5 amber, and 1 red of conservation concern were recorded either within, over and adjacent to the overall survey area. Details regarding the status, behaviour and abundances of species recorded on/over/adjacent to the site relevant to the conservation interests of Special Protected Areas (SPAs) and red listed Birds of Conservation Concern in Ireland (BoCCI) are discussed below.

Black-headed gull (amber BoCCI) was observed in flight over, and proximate to, the survey area during 9 surveys (Figure 4). A total of 46 observations of black-headed gull were made, totalling 53 no. individuals. The average flight height was of 19m (according to eight estimates). This species was not observed foraging onsite. Peak count was 2 individuals. The peak number is below 1% of the international population (Table 2).

Brent goose (amber BoCCI) was observed in flight over, and proximate to, the survey area during 6 surveys (Figure 5). A total of 125 observations of herring gull were made, totalling 168 no. individuals. The average flight height was of 56m (according to eight estimates). This species was not recorded foraging onsite. Peak count was 35 individuals. The peak number is below 1% of the international population (Table 2).

Herring gull (amber BoCCI) was observed in flight over, and proximate to, the survey area during 12 surveys (Figure 6 & 7). A total of 19 observations of herring gull were made, totalling 57 no. individuals. The average flight height was of 27m (according to eight estimates). This species was not recorded foraging onsite. Peak count was 35 individuals. The peak number is below 1% of the international population (Table 2).

House sparrow (amber BoCCI) was observed on one occasion. Total number of individuals observed on this occasion was 2 individuals. These individuals were observed within and immediately adjacent to the site outline.

Snipe (red BoCCI) was observed on one occasion. Total number of individuals observed on this occasion was 1 individual. This individual was flushed out from grass and flew northeast out of the site outline. The peak number is below 1% of the national population (Table 2).

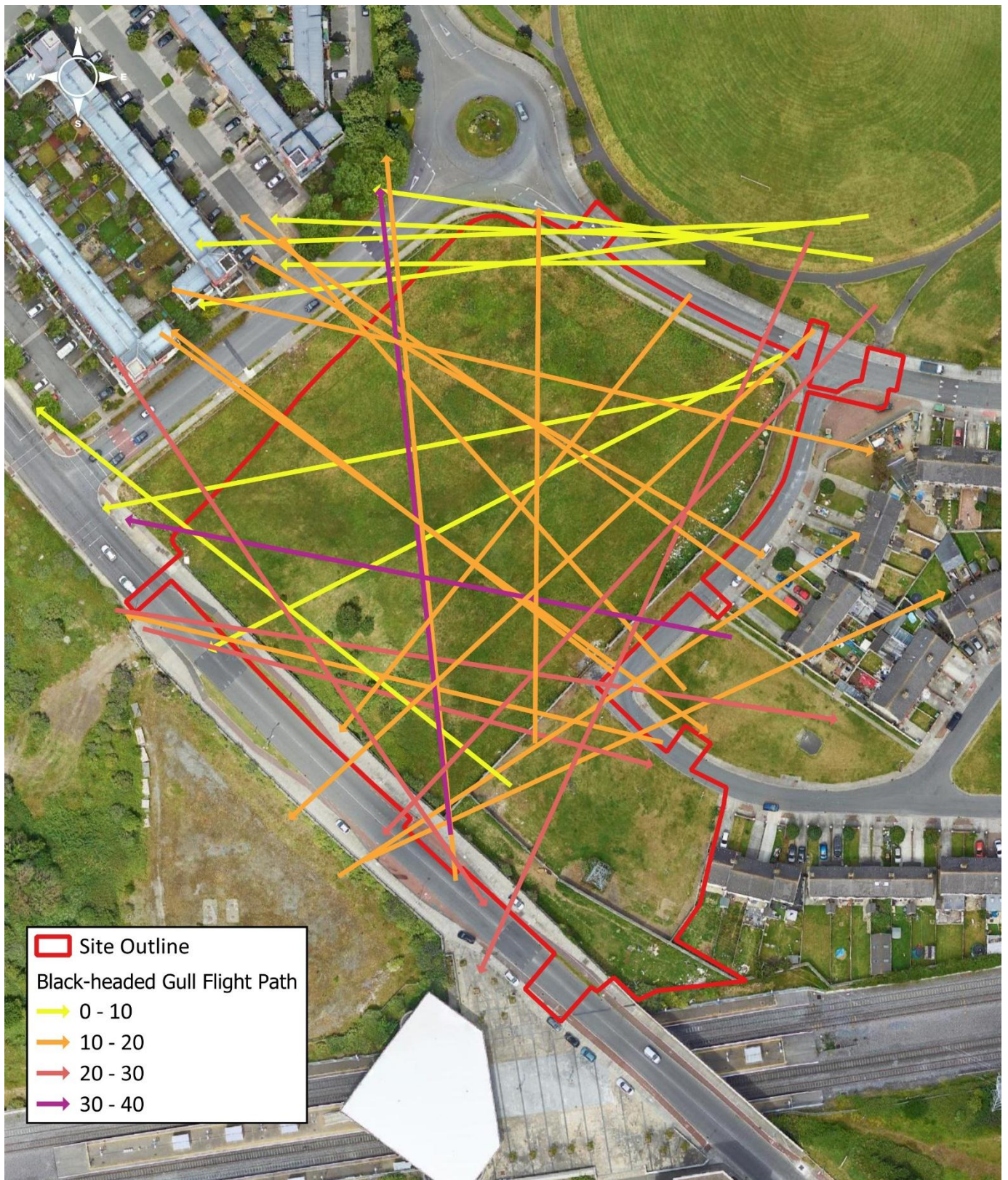
Starling (amber BoCCI) was observed on one occasion. Total number of individuals observed on this occasion was 1 individual. This individual was observed flying northwest over the site (Figure 8).

Table 1. Species recorded within, above and/or immediately adjacent to the survey

Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Black-headed Gull	BH	<i>Larus ridibundus</i>	Amber
Brent Goose	BG	<i>Branta bernicla hrota</i>	Amber
Dunnock	D.	<i>Prunella modularis</i>	Green
Great Black-backed Gull	GB	<i>Larus marinus</i>	Green
Herring Gull	HG	<i>Larus argentatus</i>	Amber
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Magpie	MG	<i>Pica pica</i>	Green
Pied wagtail	PW	<i>Motacilla alba yarrellii</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Snipe	SN	<i>Gallinago gallinago</i>	Red
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Woodpigeon	WP	<i>Columba palumbus</i>	Green

Table 2. Peak counts of bird species recorded within, above and/or immediately adjacent to the survey area.

Species	Peak count (2024/25)	1% national	1% international
Blackbird	3		
Black-headed gull	21		>10,000
Brent Goose	35	400	250 – 1,000
Dunnock	2		1,000 – 10,000
Great Black-backed gull	3		250 – 1,000
Herring Gull	41		>1000
Hooded Crow	10		
House Sparrow	2		
Magpie	12		
Pied wagtail	3		
Robin	3		
Rook	4		
Snipe	1		>10,000
Starling	1		
Woodpigeon	7		



0 25 50 75 100 125 m

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Figure 4. Black-headed gull flights (heights in metres).

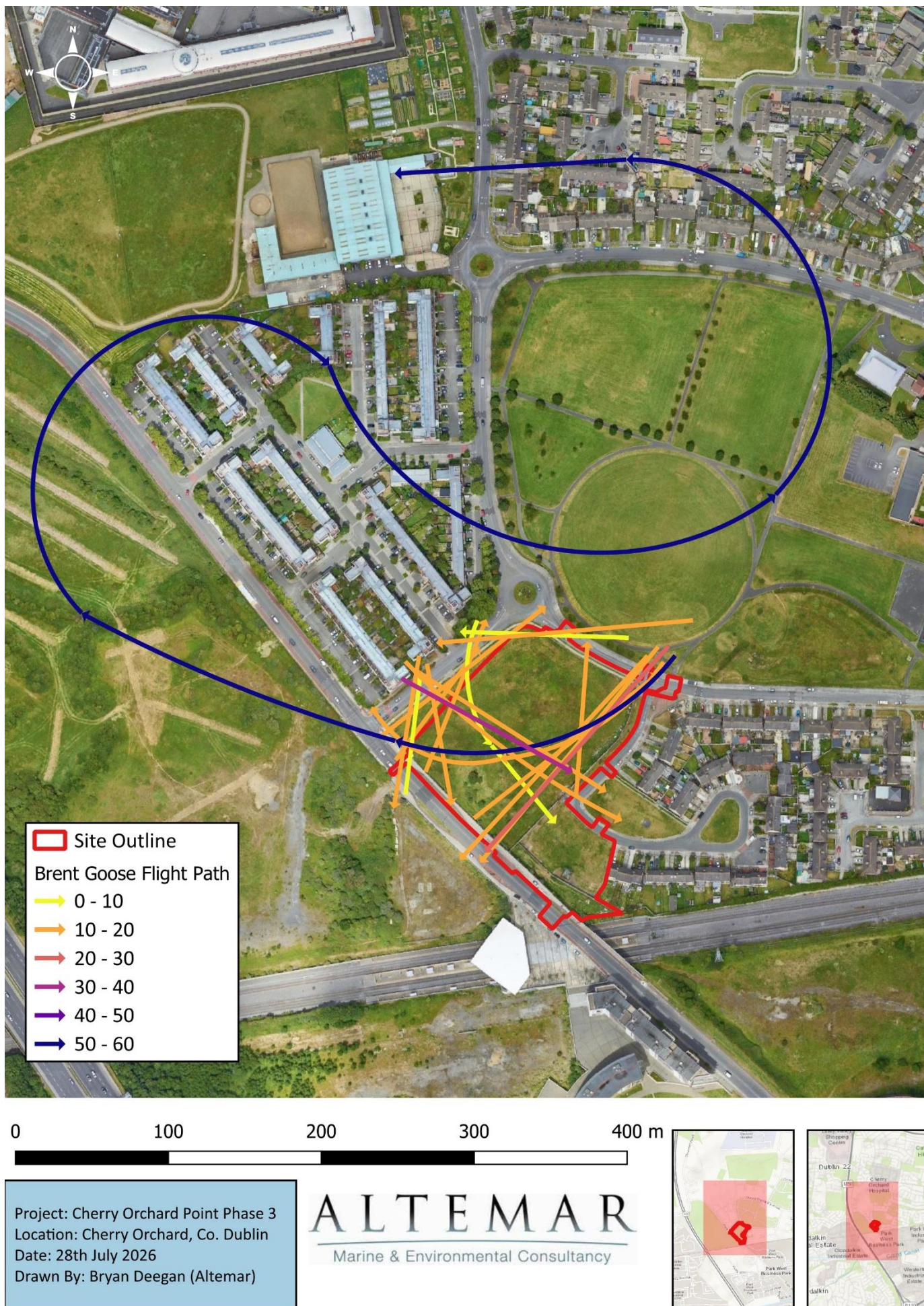


Figure 5. Brent Goose flights (heights in metres).



Figure 6. Herring gull flights between the heights of 0 – 20 metres.

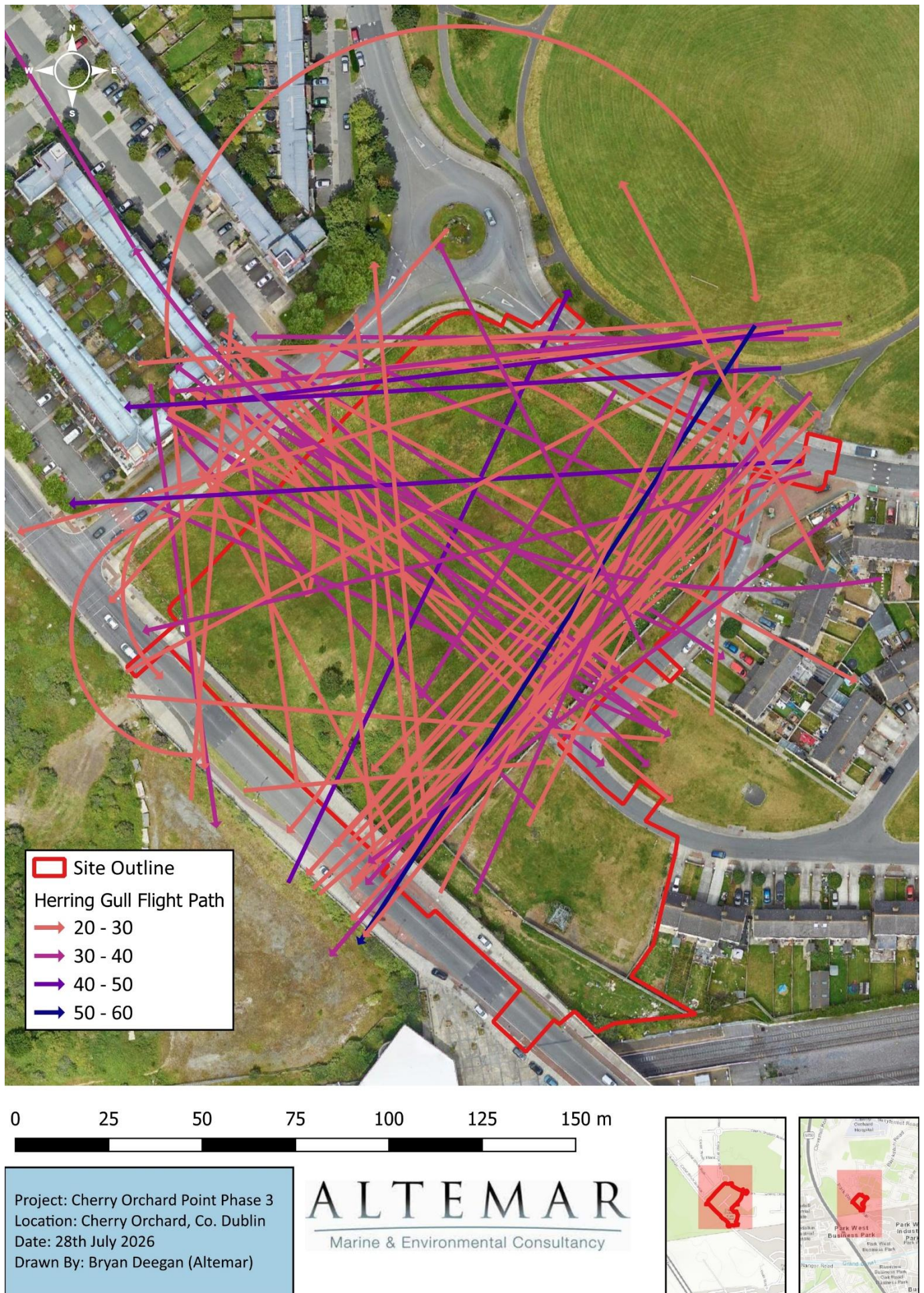
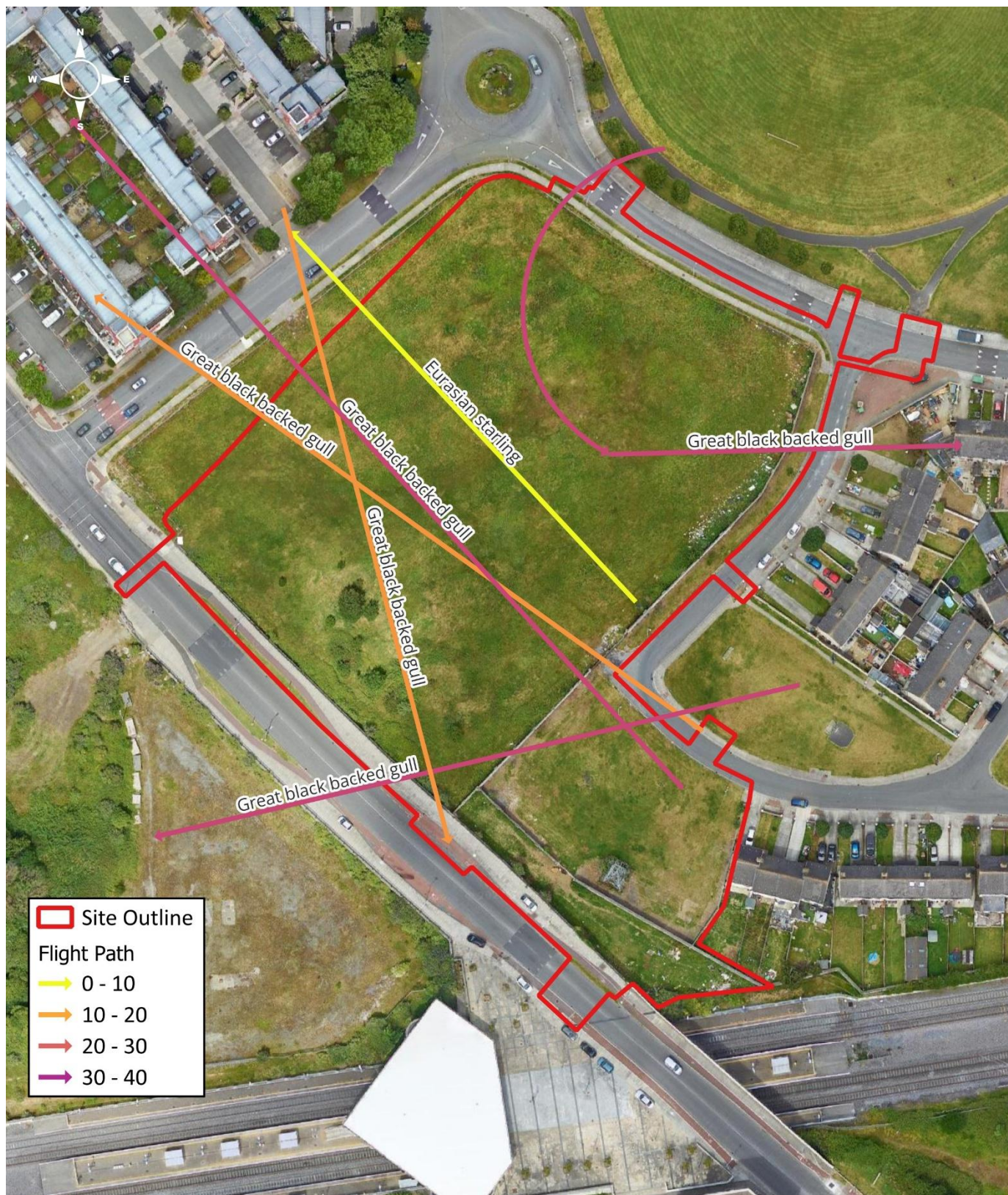


Figure 7. Herring gull flights between the heights of 20 – 60 metres.



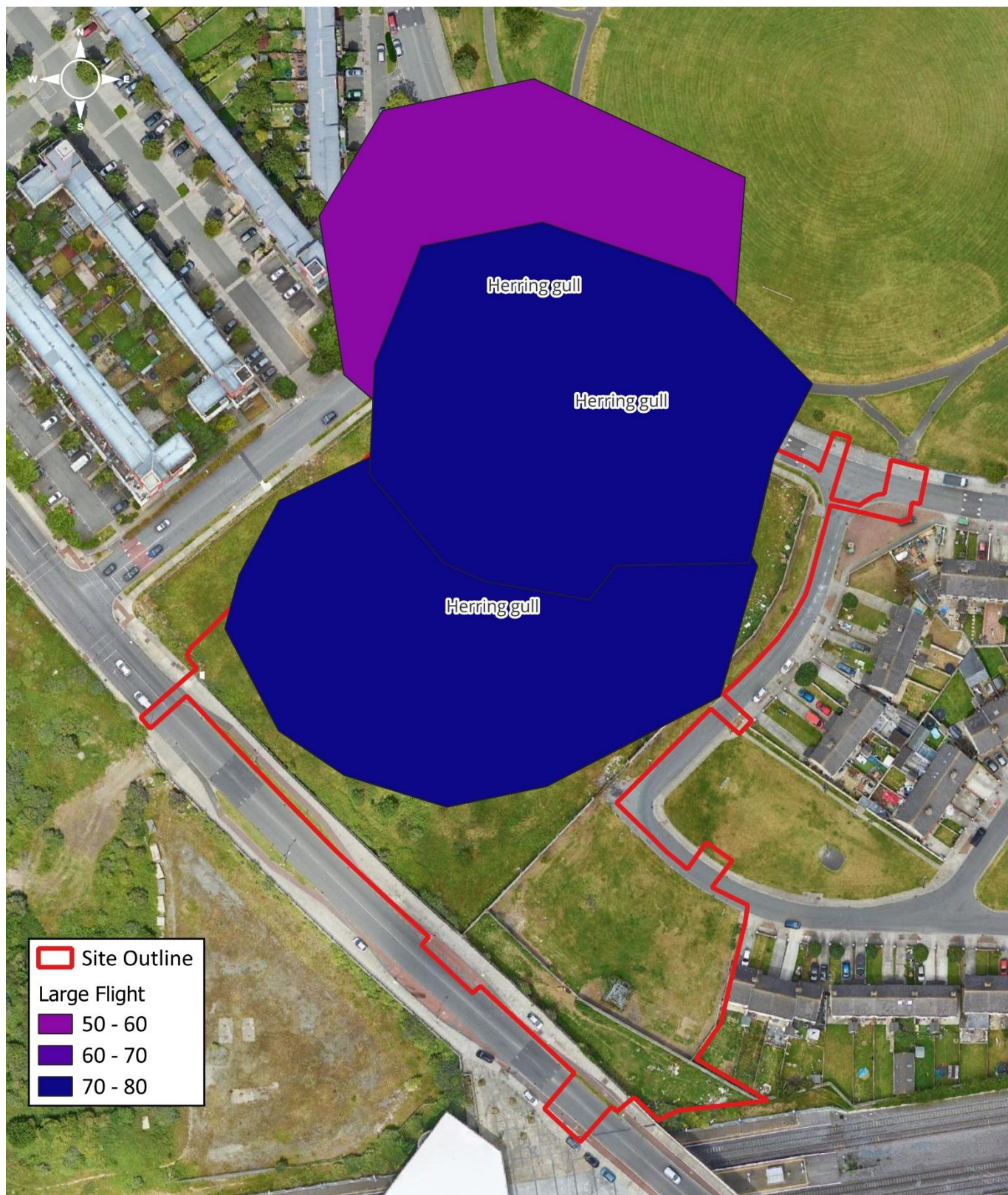
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Figure 8. Great black backed gull & Eurasian starling flight lines (height in metres).



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Figure 9. Large flights (heights in metres)



Figure 10. Foraging and observations.

Wintering bird assessment findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within two 2 km² grids (Reference grid O03R & O03W) encompassing the study area reveals that 35 and 75 known bird species respectively have previously been observed and recorded locally (*Table 3 & 4*).

Table 3: NBDC bird records within 2 km² grid (Ref. grid O03R)

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Barn Owl (<i>Tyto alba</i>)	1	07/07/2019	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Blackbird (<i>Turdus merula</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Blackcap (<i>Sylvia atricapilla</i>)	2	28/03/2022	Birds of Ireland	
Blue Tit (<i>Cyanistes caeruleus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Bullfinch (<i>Pyrrhula pyrrhula</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Buzzard (<i>Buteo buteo</i>)	9	14/08/2025	Birds of Ireland	
Chaffinch (<i>Fringilla coelebs</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Collared Dove (<i>Streptopelia decaocto</i>)	3	19/02/2013	Birds of Ireland	
Crane (<i>Grus grus</i>)	1	17/02/1986	Rare birds of Ireland	
Dunnoek (<i>Prunella modularis</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Great Black-backed Gull (<i>Larus marinus</i>)	1	07/03/2023	eBIRD Bird Records for Ireland	
Great Tit (<i>Parus major</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Herring Gull (<i>Larus argentatus</i>)	3	28/07/2024	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Hooded Crow (<i>Corvus cornix</i>)	1	15/05/2014	eBIRD Bird Records for Ireland	
House Sparrow (<i>Passer domesticus</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Jackdaw (<i>Coloeus monedula</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Kestrel (<i>Falco tinnunculus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Magpie (<i>Pica pica</i>)	3	15/05/2014	eBIRD Bird Records for Ireland	
Mallard (<i>Anas platyrhynchos</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section I Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mistle Thrush (<i>Turdus viscivorus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts
Moorhen (<i>Gallinula chloropus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Mute Swan (<i>Cygnus olor</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Pied Wagtail (<i>Motacilla alba</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Reed Bunting (<i>Emberiza schoeniclus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Robin (<i>Erithacus rubecula</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts
Rock Dove (<i>Columba livia</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Rook (<i>Corvus frugilegus</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Sedge Warbler (<i>Acrocephalus schoenobaenus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Song Thrush (<i>Turdus philomelos</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Sparrowhawk (<i>Accipiter nisus</i>)	1	02/08/2023	Birds of Ireland	Protected Species: Wildlife Acts

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Starling (<i>Sturnus vulgaris</i>)	3	15/05/2014	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Swallow (<i>Hirundo rustica</i>)	1	15/05/2014	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Tufted Duck (<i>Aythya fuligula</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section II Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Woodpigeon (<i>Columba palumbus</i>)	2	15/05/2014	eBIRD Bird Records for Ireland	
Wren (<i>Troglodytes troglodytes</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	

Table 4: NBDC bird records within 2 km² grid (Ref. grid O03W)

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Blackbird (<i>Turdus merula</i>)	11	23/05/2023	eBIRD Bird Records for Ireland	
Blackcap (<i>Sylvia atricapilla</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	9	17/02/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Blue Tit (<i>Cyanistes caeruleus</i>)	7	03/02/2023	eBIRD Bird Records for Ireland	
Brent Goose (<i>Branta bernicla</i>)	14	14/01/2025	Birds of Ireland	
Bullfinch (<i>Pyrrhula pyrrhula</i>)	2	15/05/2013	eBIRD Bird Records for Ireland	
Buzzard (<i>Buteo buteo</i>)	4	14/12/2024	eBIRD Bird Records for Ireland	
Chaffinch (<i>Fringilla coelebs</i>)	2	15/05/2013	eBIRD Bird Records for Ireland	

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Chiffchaff (<i>Phylloscopus collybita</i>)	2	13/04/2011	eBIRD Bird Records for Ireland	
Coal Tit (<i>Periparus ater</i>)	3	18/02/2020	eBIRD Bird Records for Ireland	
Common Gull (<i>Larus canus</i>)	2	16/12/2022	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Coot (<i>Fulica atra</i>)	7	17/02/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section II Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Cormorant (<i>Phalacrocorax carbo</i>)	6	14/12/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Dunnock (<i>Prunella modularis</i>)	3	31/03/2023	Birds of Ireland	
Fieldfare (<i>Turdus pilaris</i>)	1	25/11/2021	Birds of Ireland	
Goldcrest (<i>Regulus regulus</i>)	3	09/06/2022	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Goldfinch (<i>Carduelis carduelis</i>)	16	23/05/2023	eBIRD Bird Records for Ireland	
Great Black-backed Gull (<i>Larus marinus</i>)	2	17/02/2023	eBIRD Bird Records for Ireland	
Great Tit (<i>Parus major</i>)	3	10/11/2021	Birds of Ireland	
Greenfinch (<i>Chloris chloris</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Grey Heron (<i>Ardea cinerea</i>)	6	17/02/2023	eBIRD Bird Records for Ireland	

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Herring Gull (<i>Larus argentatus</i>)	8	17/02/2023	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Hooded Crow (<i>Corvus cornix</i>)	8	23/05/2023	eBIRD Bird Records for Ireland	
House Martin (<i>Delichon urbicum</i>)	2	13/04/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (<i>Passer domesticus</i>)	4	17/04/2023	Birds of Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Jackdaw (<i>Coloeus monedula</i>)	7	23/05/2023	eBIRD Bird Records for Ireland	
Kestrel (<i>Falco tinnunculus</i>)	3	27/11/2014	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Kingfisher (<i>Alcedo atthis</i>)	2	30/11/2014	Birds of Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex I Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Lesser Black-backed Gull (<i>Larus fuscus</i>)	2	15/05/2013	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Linnet (<i>Linaria cannabina</i>)	7	25/04/2023	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Little Egret (<i>Egretta garzetta</i>)	1	20/12/2009	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex I Bird Species
Little Grebe (<i>Tachybaptus ruficollis</i>)	3	08/11/2022	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts
Long-eared Owl (<i>Asio otus</i>)	1	13/12/2023	eBIRD Bird Records for Ireland	
Long-tailed Tit (<i>Aegithalos caudatus</i>)	2	18/02/2020	eBIRD Bird Records for Ireland	

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Magpie (<i>Pica pica</i>)	10	23/05/2023	eBIRD Bird Records for Ireland	
Mallard (<i>Anas platyrhynchos</i>)	10	14/12/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section I Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Meadow Pipit (<i>Anthus pratensis</i>)	5	25/04/2023	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Moorhen (<i>Gallinula chloropus</i>)	11	17/02/2023	eBIRD Bird Records for Ireland	
Mute Swan (<i>Cygnus olor</i>)	7	14/12/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Pied Wagtail (<i>Motacilla alba</i>)	6	08/11/2022	eBIRD Bird Records for Ireland	
Raven (<i>Corvus corax</i>)	1	22/05/2019	Birds of Ireland	
Red Kite (<i>Milvus milvus</i>)	1	13/12/2014	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex I Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Redwing (<i>Turdus iliacus</i>)	1	20/12/2009	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Reed Bunting (<i>Emberiza schoeniclus</i>)	4	17/02/2023	eBIRD Bird Records for Ireland	
Robin (<i>Erithacus rubecula</i>)	6	08/11/2022	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts
Rock Dove (<i>Columba livia</i>)	2	03/02/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Rook (<i>Corvus frugilegus</i>)	7	27/03/2023	Birds of Ireland	
Sand Martin (<i>Riparia riparia</i>)	1	13/04/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Sedge Warbler (<i>Acrocephalus schoenobaenus</i>)	1	31/12/2011	Bird Atlas 2007 - 2011	
Skylark (<i>Alauda arvensis</i>)	1	24/06/2021	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Snipe (<i>Gallinago gallinago</i>)	2	18/02/2020	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section III Bird Species Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Song Thrush (<i>Turdus philomelos</i>)	2	08/11/2022	eBIRD Bird Records for Ireland	
Sparrowhawk (<i>Accipiter nisus</i>)	4	05/12/2018	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts
Spotted Flycatcher (<i>Muscicapa striata</i>)	1	08/09/2009	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Starling (<i>Sturnus vulgaris</i>)	12	24/05/2023	Birds of Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Stonechat (<i>Saxicola rubicola</i>)	1	31/03/2023	Birds of Ireland	Protected Species: Wildlife Acts
Swallow (<i>Hirundo rustica</i>)	3	02/05/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Tufted Duck (<i>Aythya fuligula</i>)	4	17/02/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species Protected Species: EU Birds Directive >> Annex III, Section II Bird Species Threatened Species: Birds of

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
				Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Willow Warbler (<i>Phylloscopus trochilus</i>)	2	13/04/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Woodpigeon (<i>Columba palumbus</i>)	11	23/05/2023	eBIRD Bird Records for Ireland	
Wren (<i>Troglodytes troglodytes</i>)	7	23/05/2023	eBIRD Bird Records for Ireland	
Yellowhammer (<i>Emberiza citrinella</i>)	1	13/04/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Blackbird (<i>Turdus merula</i>)	11	23/05/2023	eBIRD Bird Records for Ireland	
Blackcap (<i>Sylvia atricapilla</i>)	2	31/12/2011	Bird Atlas 2007 - 2011	
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	9	17/02/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Blue Tit (<i>Cyanistes caeruleus</i>)	7	03/02/2023	eBIRD Bird Records for Ireland	
Brent Goose (<i>Branta bernicla</i>)	14	14/01/2025	Birds of Ireland	
Bullfinch (<i>Pyrrhula pyrrhula</i>)	2	15/05/2013	eBIRD Bird Records for Ireland	
Buzzard (<i>Buteo buteo</i>)	4	14/12/2024	eBIRD Bird Records for Ireland	
Chaffinch (<i>Fringilla coelebs</i>)	2	15/05/2013	eBIRD Bird Records for Ireland	

Historical Surveys

I-WeBS

I-WeBS National Trends Report 1994/95 – 2019/20 report presents national trends of wetland birds in Ireland. This report was used to assess the trends of species recorded during wintering bird surveys in Cherry Orchard in winter of 2025/26.

Brent geese national populations are considered to be stable or increasing. A total of 125 observations of herring gull were made, totalling 168 no. individuals. This species was not recorded foraging onsite. Peak count was 35 individuals.

The national wetland bird trend summary (Figure 11) provides long-term population trends for wintering species in Ireland. Trends for individual species nationally are included in Appendix 8.2.3.2b of this report.

Mitigation measures

The proposed site outline within the survey area is overall of low importance to the local wintering bird population. However, the impact of the development during construction phase will be a loss of existing habitats and species. The following mitigation measures relevant to wintering birds shall be implemented to minimise any potential negative impact on biodiversity:

- Vegetation clearance will be undertaken in accordance with relevant guidelines and legislation (Section 40 of the Wildlife Acts 1976–2012). Where clearance during the bird nesting season cannot be avoided, a pre-works inspection will be undertaken by a suitably qualified ecologist to confirm the absence of active nests.
- During construction, light spill onto habitats used by breeding birds will not exceed 3 lux to minimise disturbance. All lighting will be directed inward toward the site, be downward-facing, and be implemented to the satisfaction of the project ecologist.
- Five nest boxes will be installed on site to compensate for the loss of nesting resources, in consultation with the project ecologist.
- Landscape planting will be undertaken in consultation with the project ecologist to provide nesting cover and promote insect diversity that supports bird populations.
- Meadow areas within the development will include plant species that provide foraging opportunities for red- and amber-listed Birds of Conservation Concern in Ireland (BoCCI) species. Seed mixes will be reviewed by the project ecologist to ensure suitability.

Conclusion

This report aims to build on the baseline data and provide information to assist in assessing the potential impact of the proposed adventure park on wintering birds within/over/adjacent to the development area. This report presents the methodology and results of 12 visits to this location by Altamar Ltd. from November 2025 to March 2026.

A total of 15 species were recorded within, above and adjacent to the survey area across 12 surveys (see Appendix 8.2.3.2a for individual observations). 9 green, 5 amber, and 1 red of conservation concern were recorded either within, over and adjacent to the overall survey area.

The proposed residential development is predicted to reduce available foraging areas for wintering birds, in particular those listed as Special Conservation Interests of nearby SPAs. However, due to the distance of the nearest SPA (10.9km), this site is not of high significance to wintering birds. Further, the reduction in foraging and potential roosting areas are not significant in the context of the wider area available to species of relevance due to the widespread and abundant habitats of comparable suitability. Given the minimal bird activity recorded within and proximate to the subject site, no significant impacts on wintering bird species foraging and moving between foraging/roosting sites are likely in the absence of mitigation measures. No significant impact on bird species of conservation interest is predicted. However, it is recommended that standard mitigation measures apply to minimise potential impact.

Species	National - 5 Year	National - 12 Year	National - 23 Year	Long Term Trend
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	
Goldeneye	-32.5	-39.0	-66.9	
Lapwing	-6.5	-45.1	-63.9	
Grey Plover	-21.9	-42.8	-58.8	
Golden Plover	-17.5	-58.0	-54.1	
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	
Mallard	-11.3	-19.7	-19.1	
Wigeon	0.9	-17.0	-18.2	
Tufted Duck	-20.7	-28.9	-17.9	
Red-breasted Merganser	-12.9	5.2	-14.7	
Pintail	-0.8	-6.0	-13.7	
Great Crested Grebe	-39.5	-6.1	-10.8	
Shoveler	23.0	-21.3	-10.8	
Knot	0.0	-12.2	-9.8	
Bar-tailed Godwit	-32.6	-13.9	-5.1	
Ringed Plover	-4.3	-26.8	-1.1	Stable or Increasing
Grey Heron	1.0	-4.9	6.6	
Redshank	-14.0	-28.4	6.7	
Shelduck	6.3	-0.8	9.3	
Oystercatcher	-17.5	-31.1	10.8	
Mute Swan	4.6	9.6	13.8	
Teal	1.8	5.7	19.4	
Purple Sandpiper	-36.4	-37.6	23.5	
Gadwall	-26.5	4.3	24.4	
Little Grebe	6.1	16.7	38.2	
Greenshank	0.9	7.3	41.0	
Cormorant	38.5	8.4	42.9	
Sanderling	-23.8	-11.1	84.6	
Black-tailed Godwit	22.5	25.0	92.3	
Light-bellied Brent Goose	-11.2	1.2	93.3	
Little Egret	34.6	61.5	483.3	

Figure 11. I-WeBS National Trends Report.

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Appendix 8.2.3.2

Appendix 8.2.3.2a – Individual survey observations.

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
1	20/11/2025	09:43:15	Black headed gull	1	Flight	5	
1	20/11/2025	09:47:59	Black headed gull	1	Flight	10	
1	20/11/2025	09:48:40	Black headed gull	2	Flight	10	
1	20/11/2025	09:55:52	Black headed gull	1	Flight	10	
1	20/11/2025	09:59:01	Black headed gull	1	Flight	10	
1	20/11/2025	10:02:38	Black headed gull	1	Flight	20	
1	20/11/2025	10:03:24	Black headed gull	1	Flight path	15	
1	20/11/2025	10:05:41	Black headed gull	1	Flight	15	
1	20/11/2025	10:17:12	Black headed gull	1	Flight	20	
1	20/11/2025	10:22:08	Black headed gull	1	Flight	15	
1	20/11/2025	10:23:58	Black headed gull	1	Flight	30	
1	20/11/2025	10:26:56	Black headed gull	1	Flight	50	
1	20/11/2025	10:31:22	Black headed gull	1	Flight path	10	
1	20/11/2025	10:34:39	Black headed gull	1	Flight	20	
1	20/11/2025	10:35:10	Black headed gull	1	Flight	20	
1	20/11/2025	10:47:21	Black headed gull	1	Flight	20	
1	20/11/2025	11:00:29	Black headed gull	1	Flight	25	
1	20/11/2025	11:04:10	Black headed gull	2	Perched at west, flew east	10	
1	20/11/2025	11:13:00	Black headed gull	1	Ground foraging		
3	04/12/2025	13:06:37	Black headed gull	1	Flight	5	North-south flight
3	04/12/2025	13:11:02	Black headed gull	1	Flight path	10	South-west flight
3	04/12/2025	13:16:43	Black headed gull	1	Flight path		Southwest to northeast flight
3	04/12/2025	13:17:56	Black headed gull	1	Flight path	20	North to south flight
3	04/12/2025	13:23:28	Black headed gull	2	Flight path		South to north flight
3	04/12/2025	13:29:16	Black headed gull	1	Flight path	20	West to east flight
3	04/12/2025	13:49:10	Black headed gull	1	Flight path	30	Southwest to east flight
4	16/12/2025	09:41:04	Black headed gull	1	Flight path	15	East to west flight
4	16/12/2025	10:07:51	Black headed gull	2	Large flight	20	East to west flight
4	16/12/2025	10:51:40	Black headed gull	1	Large flight	20	South to north flight
4	16/12/2025	11:10:13	Black headed gull	1	Flight path	15	North to south flight
4	16/12/2025	11:22:24	Black headed gull	1	Flight path	20	East to west flight
5	07/01/2026	09:58:45	Black headed gull	1	Flight path	15	Southeast to west flight
5	07/01/2026	10:18:30	Black headed gull	1	Flight path	15	North to south flight
5	07/01/2026	10:39:33	Black headed gull	2	Flight path	15	East to west flight
6	20/01/2026	11:44:07	Black headed gull	2	Flight path	20	East to west flight
6	20/01/2026	11:11:45	Black headed gull	1	Flight path	10	North to south flight
7	28/01/2026	10:23:56	Black headed gull	2	Flight path	30	East to west flight
7	28/01/2026	11:16:12	Black headed gull	1	Flight path	10	North to south flight
10	25/02/2026	10:11:13	Black headed gull	1	Flight path	15	North to south flight
11	10/03/2026	15:02:47	Black headed gull	1	Flight path	20	
2	27/11/2025	08:54:22	Black headed gull	1	Flight path	20	West to east flight
2	27/11/2025	08:55:54	Black headed gull	1	Flight path	20	East to west flight
2	27/11/2025	08:57:08	Black headed gull	1	Flight path	20	South to north flight

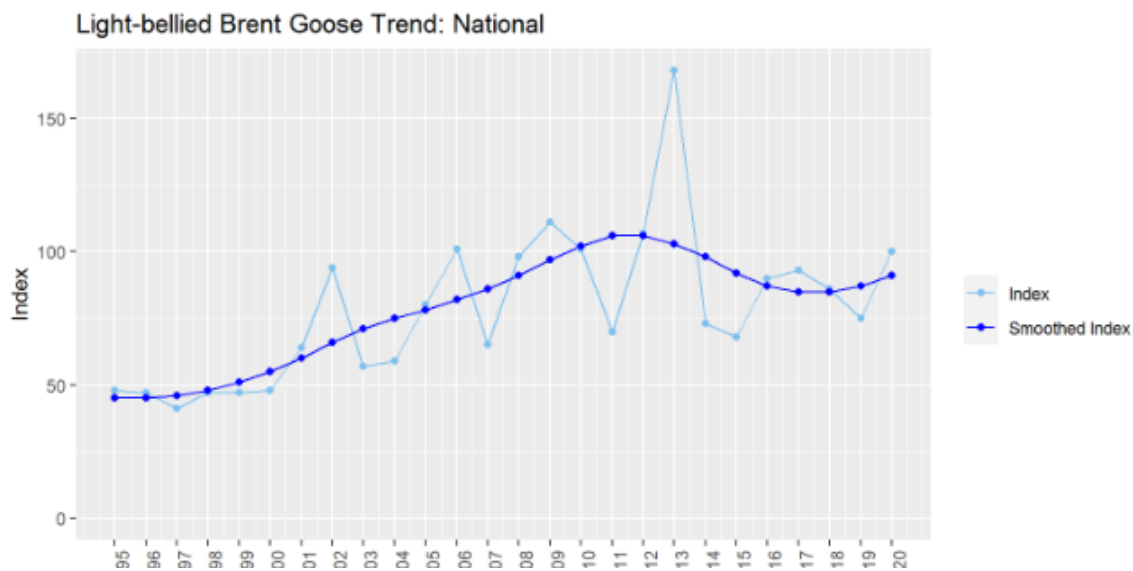
2	27/11/2025	09:13:58	Black headed gull	1	Flight path	20	South to north flight
2	27/11/2025	09:24:55	Black headed gull	1	Flight path	20	North to south flight
2	27/11/2025	09:37:20	Black headed gull	1	Perched	20	East to west flight
11	10/03/2026	14:41:09	Brent geese	35	Flight	25	
1	20/11/2025	10:34:14	Eurasian starling	1	Flight	15	
1	20/11/2025	10:42:38	Great black backed gull	1	HG	50	
1	20/11/2025	10:44:26	Great black backed gull	1	On ground	0	
1	20/11/2025	10:48:34	Great black backed gull	1	Flight path	15	
11	10/03/2026	15:22:01	Great black backed gull	1	Flight path	20	
12	18/03/2026	15:23:58	Great black backed gull	1	Flight path	20	
1	20/11/2025	10:10:08	Herring gull	2	Group flight	10	
1	20/11/2025	10:14:42	Herring gull	1	Flight	10	
1	20/11/2025	10:16:11	Herring gull	1	Ground forage		
1	20/11/2025	10:18:11	Herring gull	1	Forage at the ground		
1	20/11/2025	10:36:32	Herring gull	2	Flight	20	
1	20/11/2025	10:57:40	Herring gull	1	Flight	25	
1	20/11/2025	11:09:36	Herring gull	1	Flight	20	
2	27/11/2025	08:43:17	Herring gull	2	Flight	20	South to north flight
2	27/11/2025	08:44:15	Herring gull	1	Flight	15	South to north flight
2	27/11/2025	08:44:39	Herring gull	1	Flight	20	Northeast to southwest flight
2	27/11/2025	08:46:06	Herring gull	2	Flight	30	Northeast to southwest flight
2	27/11/2025	08:48:04	Herring gull	1	Flight	15	North to south flight
2	27/11/2025	08:50:03	Herring gull	1	Flight	20	North to south flight
2	27/11/2025	08:51:56	Herring gull	1	Flight	25	North to south flight
2	27/11/2025	08:59:42	Herring gull	2	Flight	30	East to west flight
2	27/11/2025	08:59:56	Herring gull	1	Flight	30	South to north flight
2	27/11/2025	09:03:55	Herring gull	1	Flight	20	North to south flight
2	27/11/2025	09:04:31	Herring gull	1	Flight	20	East to west flight
2	27/11/2025	09:05:28	Herring gull	1	Flight	15	South to north flight
2	27/11/2025	09:07:20	Herring gull	1	Flight	20	North to south flight
2	27/11/2025	09:08:55	Herring gull	1	Flight	25	South to north flight
2	27/11/2025	09:10:22	Herring gull	1	Flight	10	North to south flight
2	27/11/2025	09:18:22	Herring gull	1	Flight	20	South to east flight
2	27/11/2025	09:25:34	Herring gull	1	Flight	15	South to north flight
2	27/11/2025	09:27:24	Herring gull	1	Flight	15	West to east flight
2	27/11/2025	09:27:41	Herring gull	1	Flight	35	South to north flight
2	27/11/2025	09:29:17	Herring gull	1	Flight	100	South to north flight
2	27/11/2025	09:29:34	Herring gull	1	Flight	60	South to east flight
2	27/11/2025	09:31:49	Herring gull	1	Flight	40	South to north flight
2	27/11/2025	09:32:17	Herring gull	1	Flight	30	North to south flight
2	27/11/2025	09:38:08	Herring gull	1	Flight	25	North to south flight
2	27/11/2025	09:42:09	Herring gull	4	Flight	35	East to west flight
2	27/11/2025	09:42:47	Herring gull	1	Flight	35	West to south flight
2	27/11/2025	10:42:17	Herring gull	2	Group flying	25	North to south flight
3	04/12/2025	13:20:18	Herring gull	1	Flight	30	South to north flight
3	04/12/2025	13:24:27	Herring gull	1	Flight	5	North to south flight
3	04/12/2025	13:31:33	Herring gull	1	Flight	10	South to north flight
3	04/12/2025	13:33:13	Herring gull	1	Flight	25	South to north flight

3	04/12/2025	13:37:41	Herring gull	1	Flight	10	South to north flight
3	04/12/2025	13:38:40	Herring gull	1	Flight	20	East to west flight
3	04/12/2025	13:43:49	Herring gull	1	Flight	60	North to south flight
3	04/12/2025	13:44:42	Herring gull	2	Flight	30	East to west flight
3	04/12/2025	13:45:54	Herring gull	2	Flight	20	Southeast to west flight
3	04/12/2025	13:47:30	Herring gull	1	Flight	25	North to south flight
3	04/12/2025	13:50:21	Herring gull	1	Flight	25	Northwest to southeast flight
3	04/12/2025	13:51:34	Herring gull	1	Flight	30	Northwest to southwest flight
3	04/12/2025	13:55:40	Herring gull	1	Flight	20	North to south flight
3	04/12/2025	14:01:29	Herring gull	3	Flight	10	North to south flight
3	04/12/2025	14:10:02	Herring gull	1	Flight	30	South to north flight
4	16/12/2025	09:36:06	Herring gull	1	Flight	25	Southeast to northwest flight
4	16/12/2025	09:53:38	Herring gull	1	Flight	30	East to west flight
4	16/12/2025	10:00:20	Herring gull	2	Flight	25	Southwest to northeast flight
4	16/12/2025	10:12:21	Herring gull	1	Flight	50	South to north flight
4	16/12/2025	10:24:09	Herring gull	2	Flight	15	West to east flight
4	16/12/2025	10:31:43	Herring gull	1	Flight	30	East to west flight
4	16/12/2025	10:36:09	Herring gull	2	Flight	25	West to east flight
4	16/12/2025	10:44:07	Herring gull	1	Flight	30	South to north flight
4	16/12/2025	10:53:03	Herring gull	1	Flight	25	East to west flight
4	16/12/2025	10:59:26	Herring gull	1	Flight	15	East to west flight
4	16/12/2025	11:05:53	Herring gull	1	Flight	30	South to north flight
4	16/12/2025	11:12:38	Herring gull	1	Flight in circles	20	West to east flight
4	16/12/2025	11:17:00	Herring gull	2	Flight	25	West to east flight
4	16/12/2025	11:24:56	Herring gull	1	Flight	15	North to south flight
5	07/01/2026	09:35:05	Herring gull	1	Flight	20	West to east flight
5	07/01/2026	09:42:40	Herring gull	2	Flight	30	Southeast to northwest flight
5	07/01/2026	09:57:10	Herring gull	1	Flight	25	East to west flight
5	07/01/2026	10:02:17	Herring gull	2	Flight	10	North to south flight
5	07/01/2026	10:07:44	Herring gull	2	Flight	25	North to southwest flight
5	07/01/2026	10:10:20	Herring gull	1	Flight	30	North to southeast flight
5	07/01/2026	10:15:41	Herring gull	1	Flight	20	East to west flight
5	07/01/2026	10:28:53	Herring gull	1	Flight	20	South to north flight
5	07/01/2026	10:36:26	Herring gull	1	Flight	40	North to south flight
5	07/01/2026	10:30:55	Herring gull	2	Flight	15	East to north flight
5	07/01/2026	10:39:06	Herring gull	2	Flight	25	North to south flight
5	07/01/2026	10:47:39	Herring gull	1	Flight/forage	5	South to north flight
5	07/01/2026	11:01:13	Herring gull	1	Flight	20	East to north flight
5	07/01/2026	11:02:40	Herring gull	2	Flight	30	North to south flight
5	07/01/2026	11:08:09	Herring gull	1	Flight	10	East to west flight
5	07/01/2026	11:20:39	Herring gull	1	Flight	15	East to west flight
6	20/01/2026	10:40:58	Herring gull	1	Flight	25	East to west flight
6	20/01/2026	10:50:23	Herring gull	2	Flight	10	East to west flight
6	20/01/2026	10:59:56	Herring gull	1	Flight	15	North to west flight
6	20/01/2026	11:42:30	Herring gull	1	Flight	20	East to west flight
6	20/01/2026	11:43:34	Herring gull	1	Flight	30	North to south flight
6	20/01/2026	11:43:50	Herring gull	2	Flight	15	East to west flight
6	20/01/2026	12:02:05	Herring gull	1	Flight	20	East to west flight

7	28/01/2026	09:59:30	Herring gull	2	Flight	20	East to north flight
7	28/01/2026	10:09:14	Herring gull	1	Flight	10	North to south flight
7	28/01/2026	10:34:55	Herring gull	1	Flight	5	East to west flight
7	28/01/2026	10:45:30	Herring gull	1	Flight	10	East to north flight
7	28/01/2026	10:59:50	Herring gull	1	Flight	20	North to south flight
7	28/01/2026	10:27:33	Herring gull	1	Flight	10	North to south flight
7	28/01/2026	11:27:47	Herring gull	1	Flight	10	South to north flight
7	28/01/2026	09:53:02	Herring gull	1	Flight	20	North to east flight
8	04/02/2026	11:15:56	Herring gull	2	Flight	20	North to south flight
8	04/02/2026	11:26:23	Herring gull	1	Flight	20	South to north flight
8	04/02/2026	11:27:20	Herring gull	1	Flight	20	North to south flight
8	04/02/2026	11:42:28	Herring gull	1	Flight	10	South to north flight
8	04/02/2026	11:50:21	Herring gull	1	Flight	50	West to south flight
8	04/02/2026	11:51:44	Herring gull	1	Flight	30	North to southwest flight
9	12/02/2026	09:31:52	Herring gull	2	Flight	10	East to west flight
9	12/02/2026	09:50:21	Herring gull	1	Flight	5	East to west flight
9	12/02/2026	10:02:48	Herring gull	2	Flight	30	East to west flight
9	12/02/2026	10:25:16	Herring gull	2	flight	20	East to west flight
9	12/02/2026	10:39:23	Herring gull	1	Flight	10	North to south flight
10	25/02/2026	09:59:49	Herring gull	3	Flight	40	West to east flight
11	10/03/2026	14:38:38	Herring gull	2	Flight	30	
11	10/03/2026	14:49:41	Herring gull	3	Flight	20	
11	10/03/2026	15:18:34	Herring gull	1	Flight	40	
11	10/03/2026	15:40:20	Herring gull	2	Flight	20	
11	10/03/2026	15:54:59	Herring gull	1	Flight	30	
12	18/03/2026	15:23:27	Herring gull	1	Flight	20	
2	27/11/2025	09:35:41	Herring gull	1	Flight	30	West to east flight
2	27/11/2025	09:39:31	Herring gull	3	Flight	25	South to west flight
2	27/11/2025	09:51:09	Herring gull	1	Flight	30	North to south flight
2	27/11/2025	09:55:19	Herring gull	1	Flight	20	East to west flight
11	10/03/2026	14:25:53	Herring gull	1	Flight	20	
11	10/03/2026	14:57:10	Herring gull	1	Flight	30	
12	18/03/2026	15:24:21	Herring gull	1	Flight	30	
12	18/03/2026	15:26:11	Herring gull	1	Flight	40	
2	27/11/2025	08:53:40	Herring Gull	1	Foraging		Foraging at south of site
1	10/03/2026	14:40:02	Herring gull	4	Large flight	60	Circling from 60-80 meters
2	10/03/2026	15:50:49	Herring gull	1	Large flight	80	Circling site.
3	18/03/2026	15:49:35	Herring gull	3	Large flight	80	Circling
4	18/03/2026	16:32:13	Herring gull	1	Large flight	40	
3	04/02/2026	11:15	Snipe	1	Flushed out from grassland	0	Flushed out of grass and flew north east, out of the site

Appendix 8.2.3.2b – I-WeBS National Trends of relevant species recorded in this report.

Site	Trend (%)		
	5 Year	12 Year	23 Year
National	-11.2	1.2	93.3





Bat Assessment for Cherry Orchard Point Phase 3 development at Cherry Orchard, Dublin 10.



11th September 2026

Prepared by: Emma Peters of Altemar Ltd.
On behalf of: LDA

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie
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SUMMARY

Structure:	The proposed development are consists of a greenfield, bare ground, and sparse scrub in an urban environment.
Location:	Cherry Orchard, Dublin 10, Co. Dublin.
Bat species present:	No bat species present. No bats were noted roosting on site. No bats were noted foraging onsite.
Proposed work:	Residential development
Impact on bats:	The site is within an existing brightly lit urban area. The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as no bats are roosting onsite. The proposed development will change the local environment as demolition works are proposed and new structures are to be erected. In the medium-long term, no significant effect would be foreseen. The proposed development will not impact on flightlines. <u>Potential Impacts in the absence of mitigation: Neutral / Not significant / long-term</u>
Surveys by:	Emma Peters
Survey dates:	13 th May 2026 & 20 th July 2026

Competency of Assessors

This report has been prepared by Bryan Deegan MSc, BSc (MCIEEM). Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2023) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

This report was prepared by Emma Peters (BSc) of Altamar Ltd. Emma has carried out a range of wintering and breeding ornithological surveys in Ireland. Emma has experience in bat detection through static detector surveys, dusk emergence, and dawn re-entry surveys and is a member of Bat Conservation Ireland. She is also skilled in habitat identification, native and non-native species identification and terrestrial mammal surveys.

Additionally, field work was completed by David Culleton (B.Sc., M.Sc.) who is a skilled ecologist with over 3 years' experience and has extensive field-based skills in a wide range of surveys including bat, mammal, and bird surveys for various small- to large scale residential and commercial developments

Legislative Context

Wildlife Act 1976 (as amended by, inter alia, the Wildlife (Amendment) Act 2000).

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation it is an offence to *“Intentionally kill, injure or take a bat, possess or control any live or dead specimen or anything derived from a bat, wilfully interfere with any structure or place used for breeding or resting by a bat, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose.”*

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). See Art.73 of the 2011 Regulations which revokes the 1997 Regulations.

Annex II of the Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) lists animal and plant species of Community interest, the conservation of which requires the designation of Special Areas of Conservation (SACs); Annex IV lists animal and plant species of Community interest in need of strict protection. All bat species in Ireland are listed on Annex IV of the Directive, while the Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is protected under Annex II which related to the designation of Special Areas of Conservation for a species.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), all bat species are listed under the First Schedule and, pursuant to, *inter alia*, Part 6 and Regulation 51, it is an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

Project Description

LAD intends to apply for planning permission for development at this site in Cherry Orchard, Dublin 10. The development will consist of the following works:

'In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Coimisiún Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a 7 year approval to carry out the following proposed development on a site of c. 1.72 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 5: Barnville Site in the Park West Cherry Orchard Local Area Plan 2019). The site is bound by Cedar Brook Way to the north, Park West Avenue to the west, Barnville Park to the east, and the Park West - Cherry Orchard railway station is located on the south of the site along with existing residential developments at Barnville.

The proposed development will consist of the construction of a residential led mixed use scheme containing 312no. residential apartments comprising 244no. cost rental and 68 no. social units, local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville pedestrian link connecting the Park West and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607- 23) and Phase 2 was approved in September 2025 (Bord. Ref: ABP-321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.

The proposed development (Total GFA of c. 29036.81 sq.m) involves construction of 312 no. residential apartments (c. 24556.5 sq.m), across 7 core blocks consisting of 4 to 10 storeys, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three- person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4- bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 2065 sq.m GFA), and all ancillary and sundry accommodation (c. 2,416.86sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691.9 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, together with fruit trees and ornamental planting. The scheme also provides private open space is also provided for all residential units.

The proposed development is described on a block-by-block basis as follows:

- *Core A (c. 3904.6 sq.m GFA) with total 6 no. storeys, consists of 44 no. apartments comprising 4no. studio units, 30no. one-bed units, 10 no. two-bed four person, together with 3no. Local Retail and Commercial units (c. 292 sq.m GFA), and all ancillary and sundry accommodation (505.38 sq.m total GFA) including bike store, bin store, commercial sprinkler room, residential sprinkler room, plant room, cleaner store, meter room, substation, LV Switch room and AOV/Risers.*
- *Core B (c. 3951.9 sq.m GFA) with total 7 no. of storeys consists of 39 no. apartments comprising 4no. studio units, 27no. one-bed units, 8no. two-bed four person, together with 2no. Local Retail and Commercial units (c. 865 sq.m GFA), and all ancillary and sundry accommodation (c. 231.07 sq.m total GFA) including bin stores, bike store, cleaner store/WC, LV switch room and AOV/Risers.*
- *Core C (c. 6219.5 sq.m GFA) with total 10 no. of storeys consists of 61 no. apartments comprising 3no. studio units, 23no. one-bed units, 35 no. two-bed four person), together with 3no. Local Retail and Commercial units (c. 908 sq.m GFA), and all ancillary and sundry accommodation (c. 302.5 sq.m total GFA) including bin stores, bike store, cleaner store/WC, LV switch room and AOV/Risers.*
- *Core D (c. 3929.4 sq.m GFA) with total 6 no. of storeys contains 48 no. apartments comprising 27no. one-bed units, 9no. two-bed three person, 11no. two-bed four person), and 1no. four-bed seven-person),*

and all ancillary and sundry accommodation (298 sq.m GFA) including plant, residential sprinkler tank room, bin store, bike store, meter room and cleaner store and AOV/Risers.

- Core E (c. 5070.12 sq.m GFA) with total 7 no. of storeys contains 60 no. apartments comprising 3no. studio units, 24no. one-bed units, 33no. two-bed four person), and all ancillary and sundry accommodation (c. 407.3 sq.m total GFA) including bike store, bin store, water tank room, meter room, cleaner store/WC and AOV/Risers.
- Core F (c. 3681.69 sq.m GFA) with total 5 no. of storeys contains 40 no. apartments comprising 2no. studio units, 11no. one-bed units, 27no. two-bed four person), and all ancillary and sundry accommodation (c. 402.17 sq.m total GFA) including bike store, bin store, meter room, substation, cleaner store/WC and AOV/Risers.
- Core G (c. 2279.6 sq.m overall GFA) with total 4 no. of storeys contains 20 no. apartments comprising 4no. one-bed units, 6no. two-bed three person), 9no. three-bed five-person, 1no. four-bed seven-person), and all ancillary and sundry accommodation (c. 270.44 sq.m total GFA) including bike store, bin store, water tank room, cleaner store/WC and AOV/Risers.

The proposed development also includes the provision of landscaped public open spaces of c.1691.9 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, together with fruit trees and ornamental planting. The scheme also provides private open space is also provided for all residential units. The existing boundary treatment is retained near boundary wall to the back gardens and a steel fence to the railway station towards the south of the scheme.

The proposed development will include provision of 156 no. car parking at undercroft and surface level throughout the development, which includes 142no. spaces will be dedicated for residential use, 2no. non-residential car parking spaces, 8no. designated accessible spaces for both public and residents and 4no. car sharing spaces. The overall car parking includes 78no. EV fitted representing 50% of the total parking spaces. 8no. motorcycle spaces (5%) are also provided in the undercroft area to serve the development. 2no. loading bays are also provided to serve the proposed development.

A total of 658 no. bicycle parking spaces, accommodated through a mixture of secure designated cycle stores and stacked bicycle racks / Sheffield stands are also proposed as part of the development. 631no. of these spaces are designated for residential use including the provision of 475no. Long term and 156no. short stay / visitor spaces. While 27 no. spaces are provided for the Local Retail and Commercial units of the development.

The main vehicular access to the proposed development will be through new access junction via Barnville park leading to undercroft parking court. The proposed includes new pedestrian and cycle link along the northwestern end of the site, linking the new Cherry Orchard Point park and Park West Avenue with the train station to Cherry Orchard Park and its amenities. The scheme includes a strategic Barnville pedestrian link to the south of the site connecting Barnville Park with Park west avenue and providing access to the railway station, along with 4no. pedestrian connections. These connections establish critical north–south permeability through the site and also integrate with Phases 1 and 2 of the Cherry Orchard Point scheme, along with all associated site access and development works.

An Environmental Impact Assessment Report (EIAR) was prepared in respect of the Phase 1 approved development which considered the environmental impacts of future phases of the overall planned development for Sites 4 and 5 of the LAP lands, including the proposed development. The present application is accompanied by an Environmental Impact Assessment Report to be read as an Addendum to the approved Phase 1 EIAR.'

Arboricultural Impact Assessment

Arbor Care prepared an Arboricultural Impact Assessment for development at this site in Cherry Orchard, Dublin 10. The development will consist of the following works:

'General Change

8.1 My assessment is that there will be no trees loss. The proposal provides a good opportunity to carry out new high quality tree planting that will significantly enhance the tree population and have a positive impact on the visual appearance of the site and the local area in the future.

Proposal in relation to local planning policy

8.2 The proposed development complies with local planning policy as it relates to trees. A tree survey has been carried out in accordance with best practice and where possible trees have been retained and can be successfully protected during construction.

8.3 A landscape plan which includes new high quality tree planting will form part of the proposal. New planting will mitigate the loss of trees and enhance the visual appearance of the site in the future. Please review the landscape plan for further information'

The proposed site outline, site location, site layout plan, and site location map are seen in Figures 1-4.



 Site Outline

0 25 50 75 100 125 m

Project: Cherry Orchard Point Phase 3
 Location: Cherry Orchard, Co. Dublin
 Date: 28th July 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

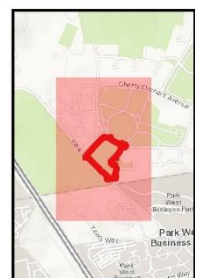


Figure 1. Proposed site outline



Site Outline

0 100 200 300 400 m

Project: Cherry Orchard Point Phase 3
Location: Cherry Orchard, Co. Dublin
Date: 28th July 2026
Drawn By: Bryan Deegan (Altamar)

ALTEMAR
Marine & Environmental Consultancy



Figure 2. Proposed site location



Figure 3. Proposed site layout plan



Figure 4. Proposed site lighting layout

Bat Survey

This report presents the results of site visits by Emma Peters (13th May 2026 and 20th of July 2026). An external inspection of all accessible grounds onsite was carried out during the site visit. A bat emergent and detector survey was also carried out during each site visit.

Survey Methodology

As outlined in Marnell et al. 2022 *'The presence of a large maternity roost can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others. However, most roosts are less obvious. A visit during the summer or autumn has the advantage that bats may be seen or heard. Buildings (which for this definition exclude cellars and other underground structures) are rarely used for hibernation alone, so droppings deposited by active bats provide the best clues. Roosts of species which habitually enter roof voids are probably the easiest to detect as the droppings will normally be readily visible. Roosts of crevice-dwelling species may require careful searching and, in some situations, the opening up of otherwise inaccessible areas. If this is not possible, best judgement might have to be used and a precautionary approach adopted. Roosts used by a small number of bats, as opposed to large maternity sites, can be particularly difficult to detect and may require extensive searching backed up by bat detector surveys (including static detectors) or emergence counts.'* In relation to the factors influencing survey results the guidelines outlines the following *'During the winter, bats will move around to find sites that present the optimum environmental conditions for their age, sex and bodyweight and some species will only be found in underground sites when the weather is particularly cold. During the summer, bats may be reluctant to leave their roost during heavy rain or when the temperature is unseasonably low, so exit counts should record the conditions under which they were made. Similarly, there may be times when females with young do not emerge at all or emerge only briefly and return while other bats are still emerging thus confusing the count. Within roosts, bats will move around according to the temperature and may or may not be visible on any particular visit. Bats also react to disturbance, so a survey the day after a disturbance event, may give a misleading picture of roost usage.'*

The survey involved the methodologies outlined in Collins (2023) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.'

As outlined in Collins (2023) 'The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.'

Trees – Potential Bat Roost Inspection

A ground level roost assessment was carried and used to examine any trees or shrubbery on/proximate to the site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc.

Emergent Surveys

Emergent surveys were carried out by Emma Peters on the 13th May 2026 and 20th July 2026. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. The surveyor was positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

Detector Surveys

Following an emergent survey, a bat detector survey was carried out on the 13th May 2026 and 20th of July 2026. Detector surveys were carried out onsite using an *Echo meter touch 2 Pro* handheld detector to determine bat activity. Bats are identified by their ultrasonic calls coupled with behavioural and flight observations. All areas of the site were surveyed for bat activity during the detector surveys.

Desk Study

A pre-survey bat data search was carried out in May 2026 and updated in July 2026. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC), Bat Conservation Ireland (BCI), in addition to aerial, 6-inch maps and satellite imagery.

Survey Constraints

The transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during all surveys. However, the survey was not conducted within the active bat season. Despite this potential constraint, it is unlikely this had an effect on the results as the area urban nature and high light pollution is likely limiting bat activity.

As outlined in Collins (2023) in relation to weather conditions *'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.'* There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.

Survey Results

Trees as potential bat roosts.

There are no trees of bat roosting potential present on site.

Buildings as potential bat roosts.

No buildings or structures were present on site.

Emergent/detector surveys.

13th May 2026

No bats were observed emerging from any proximate structures during the emergent survey. No bats were noted transiting through the site. No bats were recorded foraging on, or proximate to, the site. It is likely that light pollution from adjacent streetlights (which spill onto the site grounds) deter bats from the site.

20th July 2026

No bats were observed emerging from any onsite structure during the emergent survey. Five bat species were briefly audibly detected on site using a handheld detector. These include Daubenton's Bat (*Myotis daubentonii*), Leisler's Bat (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Common Pipistrelle (*Pipistrellus pipistrellus sensu stricto*), and Brown Long-eared Bat (*Plecotus auritus*) being detected during the course of the survey period. However, no bats were visually observed transiting through or foraging on or proximate to the site. The brevity of these detections likely points to bats using the site to commute.

Bat assessment findings

Review of local bat records

The review of existing bat records (sourced National Biodiversity Data Centre) within a two 2km² grid (Reference grids O03W and O03R) encompassing the study area reveals that three of the nine known Irish species have been observed locally (Table 1 & 2). The National Biodiversity Data Centre's online viewer was consulted to determine whether there have been recorded bat sightings in the wider area. The following species were noted in the wider area: Brown Long-eared Bat (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*), Nathusius's Pipistrelle (*Pipistrellus nathusii*), Daubenton's Bat (*Myotis daubentonii*), Lesser Noctule (*Nyctalus leisleri*), and Soprano Pipistrelle (*Pipistrellus pygmaeus*). The following species were not noted in the wider area: Whiskered Bat (*Myotis mystacinus*), Natterer's Bat (*Myotis nattereri*), and Lesser Horseshoe Bat (*Rhinolophus hipposideros*) (Figures 5-7).

Table 1: Status of bat species within a 2km² grid encompassing the subject site (O03W)

Species	Count	Date	Source
Common Pipistrelle (<i>Pipistrellus pipistrellus sensu stricto</i>)	5	27/05/2011	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Daubenton's Bat (<i>Myotis daubentonii</i>)	3	08/07/2007	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Leisler's Bat (<i>Nyctalus leisleri</i>)	4	27/05/2011	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	3	08/07/2007	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts

Table 2: Status of bat species within a 2km² grid encompassing the subject site (O03R)

Species	Count	Date	Source
Common Pipistrelle (<i>Pipistrellus pipistrellus sensu stricto</i>)	4	02/09/2016	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Daubenton's Bat (<i>Myotis daubentonii</i>)	3	08/07/2007	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Leisler's Bat (<i>Nyctalus leisleri</i>)	3	08/07/2007	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	4	02/09/2016	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts



Figure 5. Common Pipistrelle (*Pipistrellus pipistrellus sensu stricto*) (purple), and both Common Pipistrelle and Nathusius's Pipistrelle (*Pipistrellus nathusii*) (orange) (Source NBDC) (Approx site area – red circle).

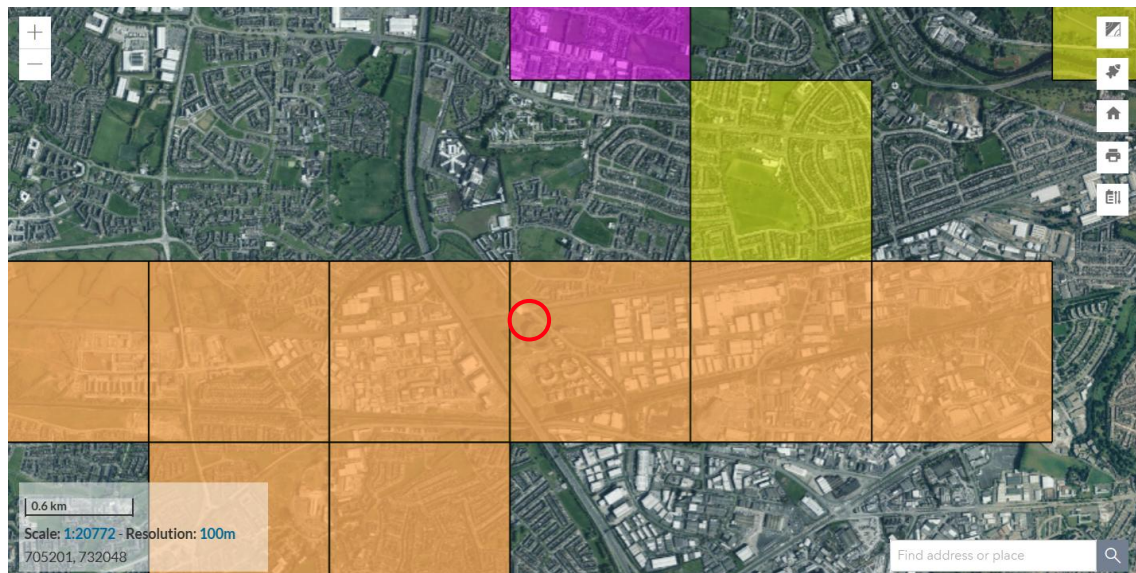


Figure 6. Soprano Pipistrelle (*Pipistrellus pygmaeus*) (purple), Lesser Noctule (*Nyctalus leisleri*) (yellow), and both Soprano Pipistrelle and Lesser Noctule (orange) (Source NBDC) (Approx site area – red circle).



Figure 7. Daubenton's Bat (*Myotis daubentonii*) (purple), Brown Long-eared Bat (*Plecotus auritus*), and both Daubenton's Bat and Brown Long-eared Bat (orange) (Source NBDC) (Approx site area – red circle)

Evaluation of Result

The bat survey complies with bat survey guidance documentation including Marnell et al (2022) and Collins (2023). No bats were observed roosting on site. There are no bat roosting potential trees on site. No evidence of bats roosting onsite was noted. No foraging was noted on site.

Potential Impact of the Development on Bats

No confirmed bat roosts will be lost. No trees of bat roosting potential are noted on site. The site is brightly lit by streetlights and neighboring building lighting (see Appendix 8.2.3.3a). The proposed development will minorly change the local environment. Brief instances of bat activity were noted on site using a handheld bat detector. However, no bats were noted foraging or utilizing the site for any extended period and no bats were seen visually. No roosts were detected during the survey. It is likely that any bats detected were commuting through the site. No bat roosts or potential bat roosts will be lost due to this development. The potential for collision risk and impact on flight paths in relation to bats is considered low due to the low levels of bat activity on site and the buildings would be deemed to be clearly visible to bats. This being said, as the site is already brightly lit and there was minimal bat activity noted onsite, any additional proposed lighting is deemed as having any negligible effect on bats potential to forage and/or roost onsite. The proposed development will have a neutral long-term impact on bat populations.

Mitigation Measures

As outlined in Marnell et al. (2022) *“Mitigation should be proportionate. The level of mitigation required depends on the size and type of impact, and the importance of the population affected.”* In addition, as outlined in Marnell et. al (2022) *‘Mitigation for bats normally comprises the following elements:*

- *Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this*
- *Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged*
- *Long-term habitat management and maintenance – to ensure the population will persist*
- *Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.’*
- Lighting during construction will be managed sensitively with no direct lighting into adjacent habitats.
- All construction-phase lighting will comply with Bat Lighting Guidance and be implemented to the satisfaction of the project ecologist.
- Operational lighting will comply with Bat Lighting Guidance to the satisfaction of the project ecologist.
- A post-construction lighting assessment will be undertaken and reviewed by the project ecologist.
- Three bat boxes will be installed on site in locations agreed with the project ecologist.

Predicted Residual Impact of Planned Development on Bats

The site is within an existing brightly lit urban area. The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as no bats are roosting onsite. The proposed development will change the local environment as demolition works are proposed and new structures are to be erected. In the medium-long term, no significant effect would be foreseen.

Potential Impacts in the absence of mitigation: Neutral / Not significant / Long-term

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Appendix 8.2.3.3a – 2026 Site Survey Photos



Plate 1. Lighting at the south-eastern border of the site, near railway arches.



Plate 2. Trees along the eastern border of the site



Plate 3. South-Eastern section of the site, showing strong lighting spilling into the site.



Plate 4. South-eastern border of the site near railway arches.



Plate 5. South-eastern border of the site near railway arches.



Plate 6. South- eastern border of site near railway arches, showing bright lighting spilling into the site.