Neo Environmental Ltd
83-85 Bridge Street,
Ballymena,
Northern Ireland,
BT43 5EN
www.neo-environmental .co.uk
Tel: 028 2565 0413

12/08/2026

An Coimisiún Pleanúla

34 Marlborough Street

Dublin

D01 V902

ADDITIONAL INFORMATION PROVIDED IN RESPECT OF APPLICATION REFERENCE: ACP-500258-25 and Planning Authority Ref: 2461180

Permission to *"Construct and complete a solar PV Energy Development with a total site area of 173.3 hectares comprising of transformer stations and GRP enclosures. A Natura Impact Statement (NIS) was submitted with this application."*

Townlands of Cadamstown, Ballina, Clonuff and Garrisker, Co. Kildare

We write to you to provide further information to directly respond to the letter dated 15th June 2026 (Appendix A).

The Commission have requested the following information:

"A breeding bird survey including both terrestrial and riparian habitats on site and 100m upstream and down stream of the site with respect to Kingfisher. Surveys should be carried out by a qualified expert, within the appropriate season and in accordance with BirdWatch Countryside Ireland Bird Survey Guidelines 2021 or Bird Census Techniques (Biddy et. Al., 2000).

The results of the survey are to be submitted to An Coimisiún Pleanála and dependent on the results of the surveys, an updated Ecological Impact Assessment and NIS may also be required."

Neo Environmental Ltd
83-85 Bridge Street,
Ballymena,
Northern Ireland,
BT43 5EN
www.neo-environmental .co.uk
Tel: 028 2565 0413

Neo Environmental have undertaken a full year of breeding and wintering bird surveys between June 2025 and May 2026 with particular regard to Kingfisher (*Alcedo atthis*). The ornithological surveys were carried out by a qualified expert, covering both terrestrial and riparian habitats within the site in accordance with the appropriate guidelines.

Whilst it is acknowledged that the Commission have requested a breeding bird survey which covers 100m upstream and downstream of the site in respect of Kingfisher, the applicant does not have the landowner consent required to access such a large section of the river habitat. However, it is considered that the level of survey effort undertaken through 12 months of continuous bird survey effort has suitably ascertained any potential use of the Application Site by Kingfisher.

Only one sighting of Kingfisher was observed during the entirety of the suite of bird surveys undertaken which indicates the relative low value of the site for Kingfisher. Kingfisher generally prefer watercourses and other aquatic habitats and therefore, this is where they are usually found. The single recorded instance of Kingfisher is consistent with this. It is considered that Kingfisher are neither reliant on agricultural grassland habitats nor use such habitats for the purposes of foraging. The occurrence of the species within areas of agricultural grassland, which makes up the majority of the site, is therefore likely to be limited to brief journeys between areas of suitable aquatic habitat. As such, it is considered that the site offers limited opportunities for the species, and such use is likely to be limited to occasional commuting and foraging along the watercourses present within the site. If Kingfisher were nesting within or near to the site, significant activity would be expected due to the localised foraging behaviour of Kingfisher during the breeding period[1]. It is therefore concluded that Kingfisher are not breeding within or in close proximity to the site.

Furthermore, the solar farm development will not give rise to the loss of habitat of value for Kingfisher as the Proposed Development will retain and buffer watercourses by 10m within the Application Site.

[1] Raphaël, M *et al.* (2023). Sensitivity of the European Kingfisher (*Alcedo atthis*) to global change: evidence from home range features and contaminations by trace elements and organic pollutants, a case study in the marshes of Western Europe.

Neo Environmental Ltd
83-85 Bridge Street,
Ballymena,
Northern Ireland,
BT43 5EN
www.neo-environmental .co.uk
Tel: 028 2565 0413

An ornithological report has been prepared in respect of the surveys undertaken at the site and should be read in full in conjunction with the updated Natura Impact Statement (NIS), which has been revised to reflect the findings of the bird surveys, including the conclusions on the presence of Kingfisher.

The following supporting documents have been prepared and are submitted alongside this response:

- Appendix A: Further Information Request
- Appendix B: Ornithology Report
- Appendix C: Updated Natura Impact Statement (NIS)

We hope the information provided is sufficient to address the Commission's request for information, however, if you would like to discuss the above in greater detail, please do not hesitate to contact Neo Environmental Ltd.

Yours sincerely,



Colleen Patterson BSc MSc
Senior Planning Consultant
Neo-Environmental Limited (Agent acting on behalf of the Applicant)
E: colleen.patterson@neo-env.com
T: + 44 7483390017

neo ENVIRONMENTAL



An **Origin Enterprises** Company

GLASGOW - HEAD OFFICE

Wright Business Centre, 1 Lonmay Road,
Glasgow, G33 4EL
T: 0141 773 6262

NORTHERN IRELAND OFFICE

83-85 Bridge Street, Ballymena, Co. Antrim,
Northern Ireland, BT43 5EN
T: 0282 565 04 13

BRISTOL OFFICE

Spaces 8th Floor
The Programme Building
The Pithay
Bristol, BS1 2NB
T: 0282 565 04 13

DUBLIN OFFICE

C/O Origin Enterprises PLC
4-6 Riverwalk,
Citywest Business Campus
Dublin 24, D24 DCW0
T: 00 353 (1) 5634900

RUGBY OFFICE

Valiant Office Suites
Lumonics House, Valley Drive,
Swift Valley, Rugby,
Warwickshire, CV21 1TQ
T: 01788 297012

WARRINGTON OFFICE

Lakeview 600, Lakeside Drive
Centre Park Square
Warrington
WA1 1RW
T: 01925 984 682