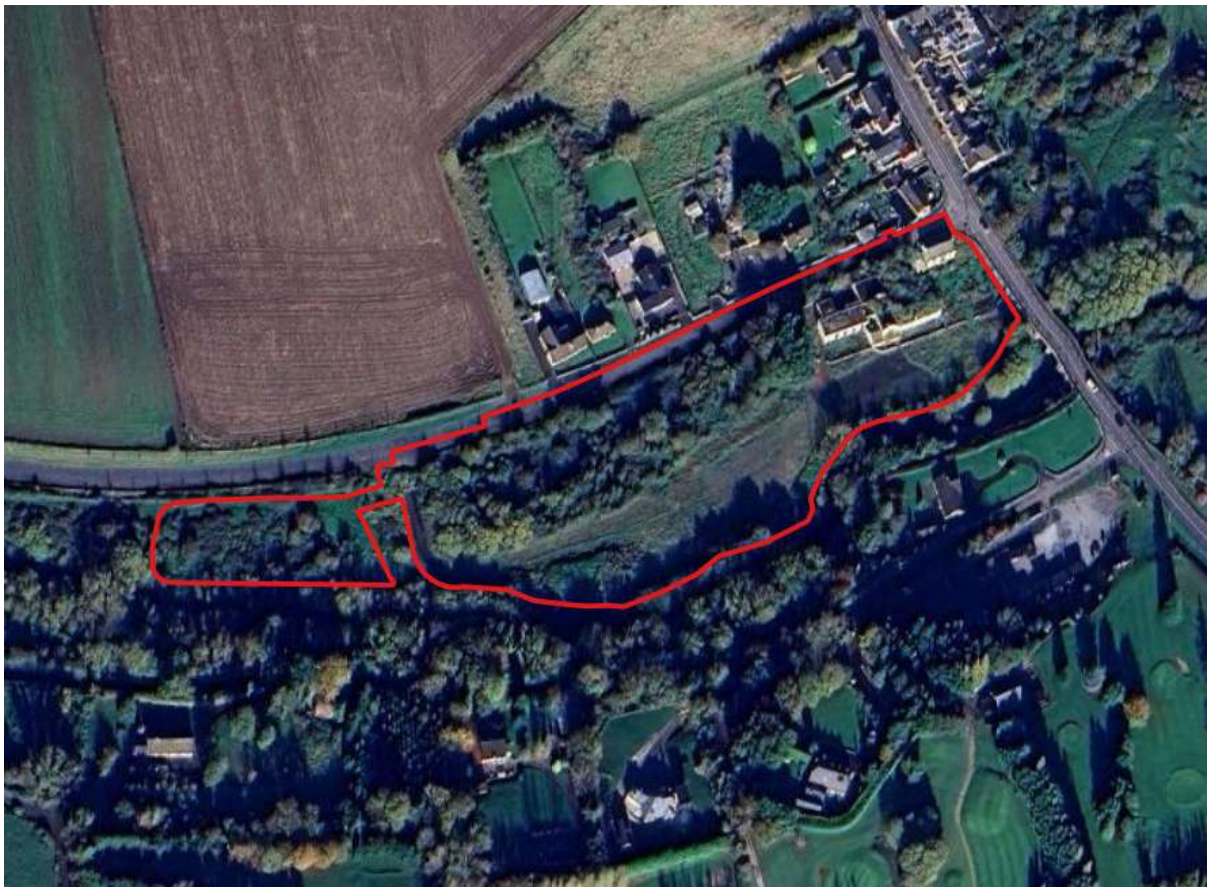
ALTEMAR
Marine & Environmental Consultancy

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Appropriate Assessment Screening & Natura Impact Statement - Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a Mixed-use Development at Julianstown, Co. Meath.



20th May 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Limited.
On behalf of: Casana Developments Limited.

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Document Control Sheet			
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1. Introduction

The following Appropriate Assessment Screening and Natura Impact Statement (NIS) has been prepared by Altemar Ltd, for a mixed-use development at Old Laytown Road, Julianstown, Co. Meath. This issue is an updated version of the copy issued for the original planning application to reflect changes in design based on a Further Information Request by Meath County Council.

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An AA is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more Natura 2000 sites (European Sites). Natura 2000 sites (European Sites) are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

The AA Screening stage examines the likely significant effects of a plan or project, either on its own, or in combination with other plans and projects, upon a Natura 2000 site and considers whether, on the basis of objective scientific evidence, it can be concluded that there are not likely to be significant effects on any European site, in view of best scientific knowledge and the conservation objectives of the relevant European sites.

The Natura Impact Statement examines whether the plan or project, either alone, or in combination with other plans and projects, in the view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European sites.

Background to Altemar Ltd.

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. Bryan Deegan, the managing director of Altemar, 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 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). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

2. Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect NATURA 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [NATURA 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

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As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect NATURA 2000 sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets;*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
    - *Role of the site within the biographical region and in the coherence of the NATURA 2000 network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*

The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the NATURA 2000 assets which must also be useful to monitor the plan or project implementation."

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission; For example, the methodology in this report draws on, and has evolved from European Commission Guidance (EC, 2001; and updated drafts in April 2015 and November 2018), Irish guidance from the Department of Environment, Heritage and Local Government (DoEHLG, 2010)

3. Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken having regard to, inter alia the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011 as amended and the provision of Article 6 of the Habitats Directive 92/43/EEC (European Commission, 21 November 2018).

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In order to comply with the above Guidelines and legislation, this Appropriate Assessment Screening and Natura Impact Statement must be structured as follows:

1) Screening stage:
    - Description of the proposed project or plan;
    - Identification of NATURA 2000 sites potentially affected;
    - Identification and description effects likely to result from the proposed project;
    - Identification and description of in combination effects likely to result from other plans and projects;
    - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
    - Conclusions.
2) Appropriate Assessment (Natura Impact Statement):
    - Description of the NATURA 2000 sites that will be considered further;
    - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan;
    - Identification and description of in combination effects likely to result from other plans and projects;
    - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts;
    - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"; and,
    - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

4. Stage 1: Screening Stage Assessment

A. Management of the Site

The plan or project is not directly connected with, or necessary to, the management of a NATURA 2000 site.

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B. Description of Proposed Project

The original development description is as follows:

The development will consist of a residential and commercial mixed-use scheme. The residential element will consist of 62 no. dwellings in a mix of houses, apartment and duplex units. The commercial element will accommodate typical neighbourhood centre uses including a convenience shop, pharmacy, café, medical/ health care centre and community space. The development involves bringing the two no. protected structures on site back into active use. These are the Old Mill Hotel (RPS Ref No. 91054) located in the eastern part of the site and the Mill House (RPS Ref. No. 91059) located in the northeaster corner. The Old Mill House is also identified in the National Inventory for Architectural Heritage (NIAH) under ref. no. 14323001. Both structures are in a ruinous state. It is proposed to rebuild and restore each of the structures. In summary, the restoration of the structures will involve the demolition of inappropriate non-original interventions, the retention and repair of existing building fabric and the re-construction of missing and replacement of inappropriate elements on a like for like basis. In summary, it is proposed to bring the restored and adapted Miller's House back into use for medical/healthcare uses. Whilst the 'Old Mill' building will be reinstated and adapted to accommodate a mix of commercial/community uses consisting retail, café and community uses, with a small number of apartment /duplex units proposed at upper floor level.

A new landscaped civic space is proposed in the south-eastern part of the site, complemented by a secondary plaza area located to the north, directly accessible from the Duleek Road. Additionally the development includes a new riverside walkway along the northern banks of the River Nanny enhancing public access and connectivity.

Vehicular access to the development will be via the two no. existing access points located on the northern boundary off the Duleek Road (R150). These accesses will be upgraded to accommodate the development. A new footpath, parallel car parking and a loading bay along the northern site boundary are also proposed complemented by street tree planting and public lighting in order to create a new high quality public realm.

The proposed development also provides for alterations to ground levels across the site. It also encompasses the removal of a portion of the existing car park along the northern banks of the River Nanny which will be replaced with soft landscaping and a low impact pedestrian pathway. The proposal further incorporates landscape and boundary treatments; surface car parking and bicycle parking facilities; connections to existing services and infrastructure; ESB sub-station; public lighting and all associated site development works.

Of particular relevance to the potential for significant effects on Natura 2000 sites are the proposed site drainage (surface water and foul), excavation, landscaping and the construction works on the site which is directly adjacent to the River Nanny.

The proposed development as originally submitted has been revised to take account of the Further Information request issued by Meath County Council:

"The principal revisions include an amendment to the application site area from 2.155 hectares to 2.327 hectares to facilitate additional flood compensation, along with associated alterations to ground levels. It is also proposed to re-allocate 6 no. apartments at first and second floor level within the proposed split-level building to the west of the Old Mill to office use, along with the re-allocation of part of the lower ground floor space to void space. These revisions will result in a reduction in the overall number of dwellings proposed from 62 to 56. The site access arrangements will be amended to facilitate two-way traffic at each access point, with no internal through route. The footpath width along Duleek Road will be increased to 3m and the loading bay on the southern side of the Duleek Road (R150) will be relocated to within the site. Car parking within the site will also be reconfigured.

The significant information also includes a Landscape and Visual Impact Assessment in addition to supplementary information in respect of flood risk; surface water drainage and architectural conservation. The originally submitted Natura Impact Statement (NIS) has been updated to take account of all revisions and this updated NIS is also submitted as part of the Significant Further Information response."

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Figures 1-3 demonstrate the site outline, site location in proximity to the River Nanny and the proposed site layout plan.

Landscape

The landscape design strategy has been prepared by Stephen Diamond and Associates. The landscape masterplan is shown in Figure 4.

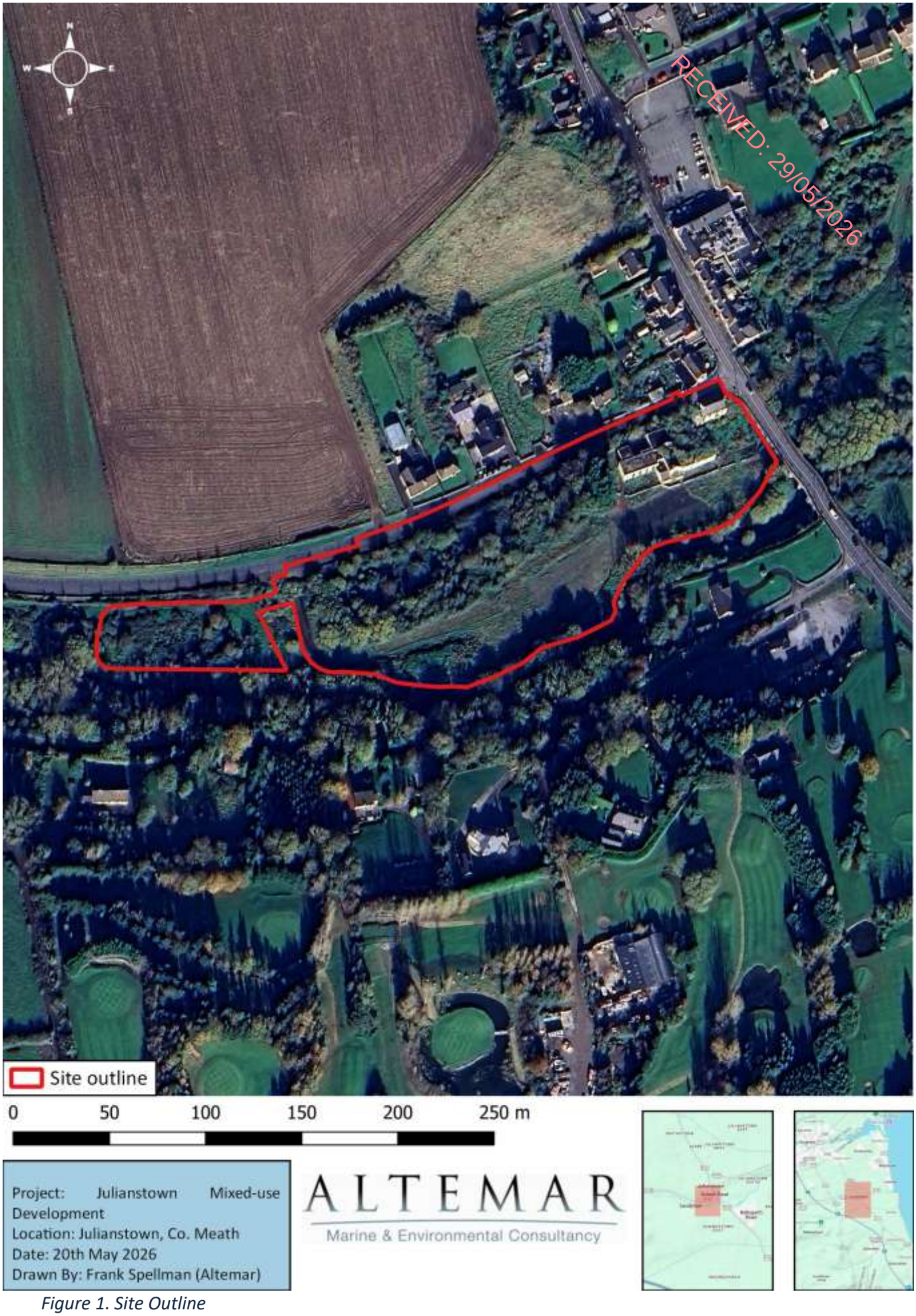


Figure 1. Site Outline

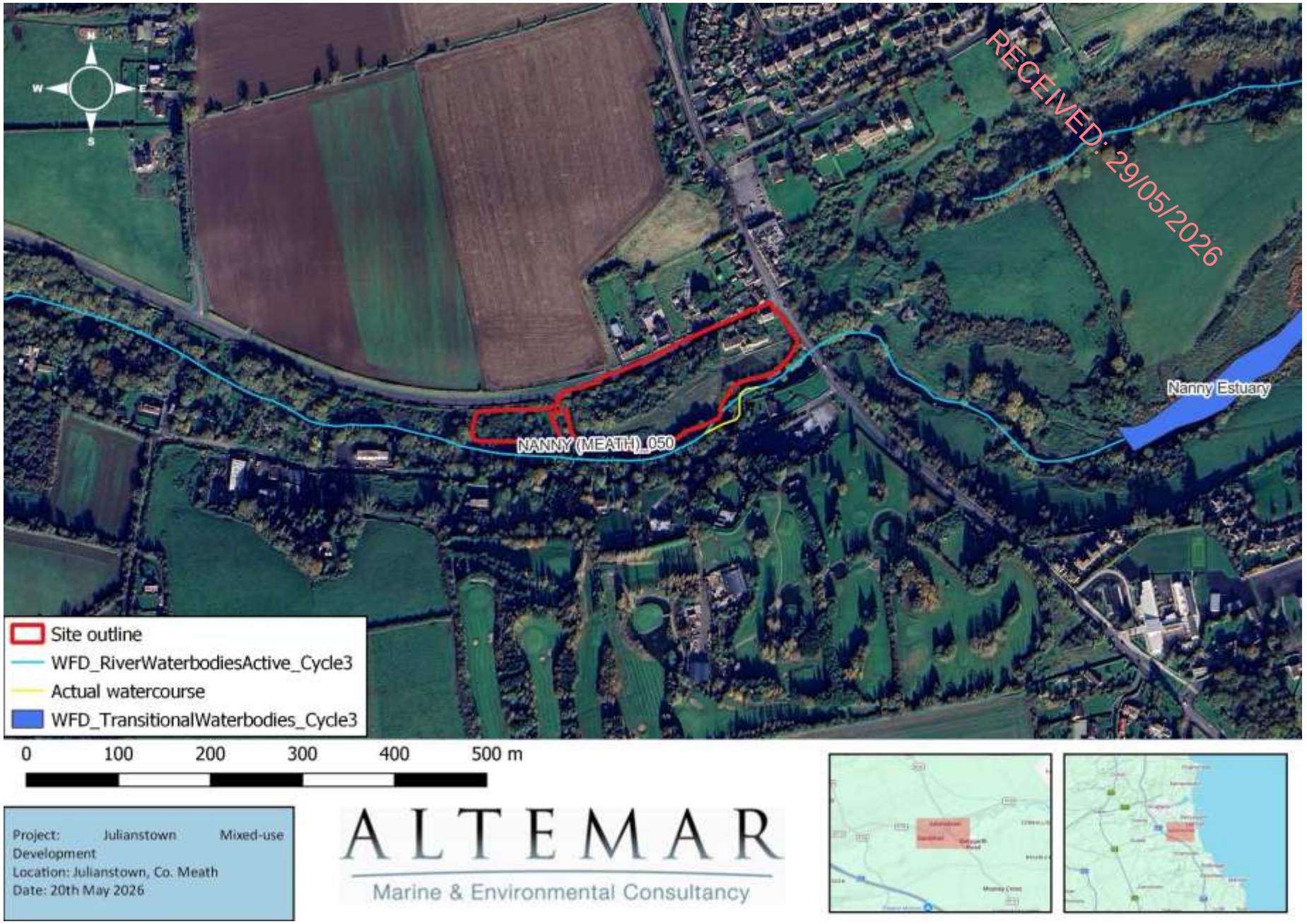


Figure 2. Site outline and proximity to watercourses (EPA WFD) (Bing Satellite imagery).

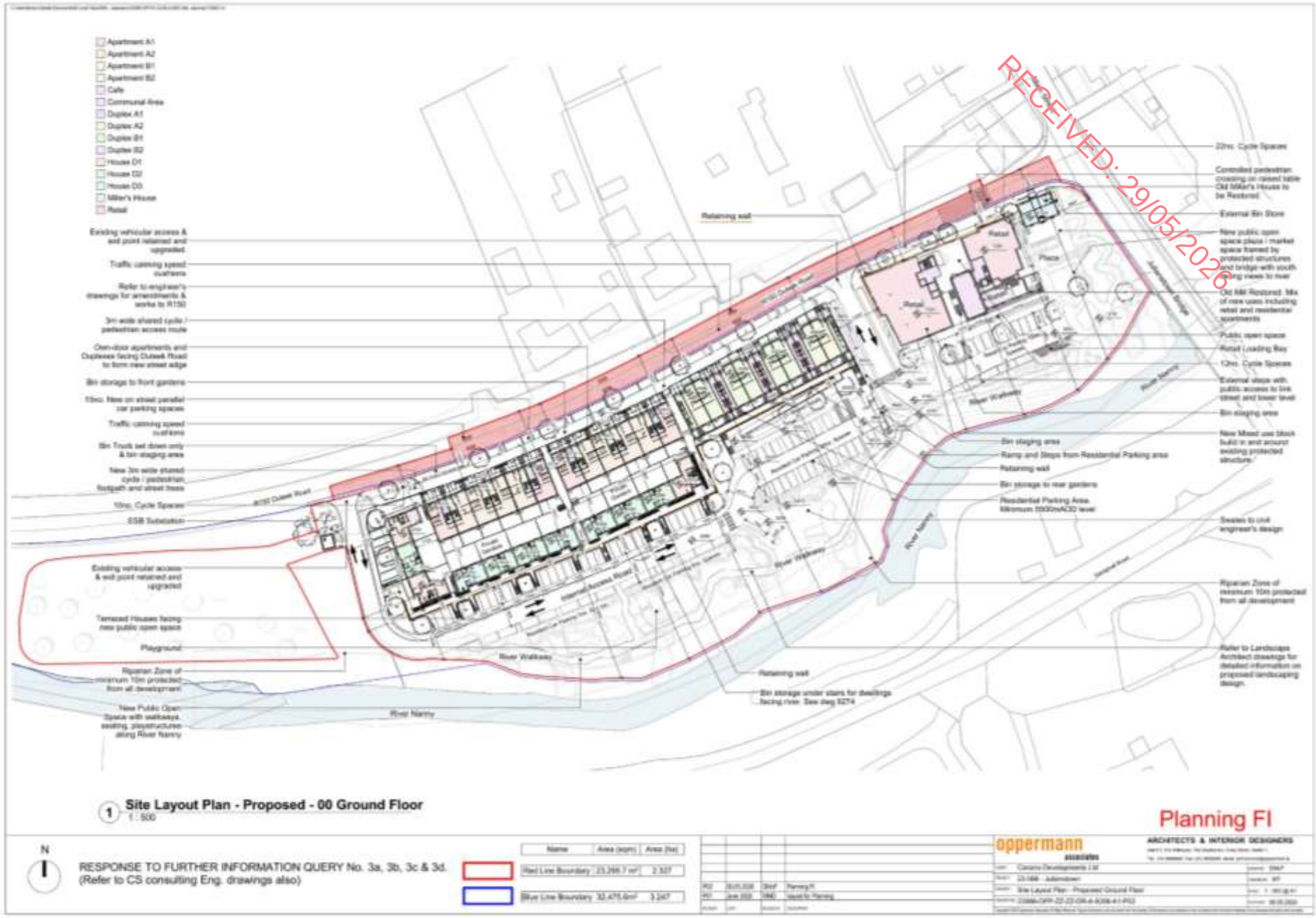


Figure 3. Proposed site layout plan



Figure 4. Landscape masterplan

Drainage

An Engineering Services Report was prepared by CS Consulting for the proposed development. This report outlines the following drainage strategy:

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"FOUL DRAINAGE

Existing Foul Drainage Infrastructure

Uisce Éireann drainage records indicate that 2no. existing foul sewers traverse the development site, entering at its northern boundary and exiting at its eastern boundary. These pass under the R132 and discharge to the Julianstown Wastewater Pumping Station (WWPS), approximately 120m to the east of the development site. Existing foul sewers are also in place in the R132 itself, falling to a low point immediately north of the R150 junction and likewise discharging to the Julianstown WWPS.

Proposed Foul Drainage Arrangements and Outfall

The existing foul sewer traversing the site is proposed to be diverted as part of this application. It is also proposed to upgrade a portion of the existing foul network that crosses the site to the east.

The foul effluent generated from the proposed retail buildings at lower ground floor shall be discharged to the upgraded portion of foul sewer mentioned above by gravity.

The foul effluent generated by 9 No. residential units at the southwestern portion of the proposed development shall be discharged into a Type 1 Foul Pumping Station. From here, the foul shall be pumped via a 50mm rising main to the proposed foul network which shall ultimately discharge the foul effluent to the existing foul sewer by gravity.

The foul effluent generated by the remaining residential and retail units of the proposed development shall be discharged into the existing foul sewer entirely by gravity.

Uisce Éireann Engagement

A Pre-Connection Enquiry for this scheme was submitted to Uisce Éireann on the 4th of November 2024, based on the projected foul effluent generation of a mixed-use development comprising 85no. residential units and 3no. retail units. Uisce Éireann issued a Confirmation of Feasibility in response on the 11th of March 2025, stating that connection of such a development to the public foul drainage network would be feasible without infrastructure upgrade by Uisce Éireann.

SURFACE WATER MANAGEMENT

Existing Stormwater Infrastructure

The River Nanny, which flows eastward, forms the southern boundary of the development site. Uisce Éireann drainage records indicate that an existing stormwater sewer of unknown diameter is in place in the R132, to the north of the development site; this falls to the south and discharges to the River Nanny at the bridge immediately north-east of the development site.

Proposed Stormwater Drainage Arrangements

The topography of the subject site indicates that the development site falls from north to southeast. The proposed development site has been divided into two principal catchments areas for the collection and disposal of stormwater runoff from impermeable areas:

West Catchment

Due to the topography of the site, all storm water from this Catchment shall be collected via two underground attenuation tanks, with swales over the tanks providing additional attenuation storage.

*It is proposed to restrict the outflow from the west catchment to the above calculated **2.6 l/s** through two separate hydrobrake manholes installed downstream of the proposed attenuation tanks, with one discharging at 1.44 l/s and the other one discharging at 1.16 l/s for a combined 2.6 l/s allowable discharge rate. The proposed tanks and swales shall provide a total of 256m3 and 70m3 of attenuation storage.*

Stormwater from this catchment shall outfall to River Nanny at an invert level of 4.20mAOD in order for the stormwater network to be above the 2-year flood exceedance level – refer to the Site-Specific Flood Risk Assessment carried out by JBA Consulting as part of this application and submitted under separate cover.

East Catchment

The east catchment is almost entirely made up of hardstanding surface and the rainfall that hits this catchment flows directly to River Nanny at a rate of 65 l/s. This flow has been estimated taking the entirety of the catchment runoff area of 0.5ha flowing through 100% hardstanding surface. Therefore, it is proposed to retain the outflow from the east catchment to 65 l/s through a hydrobrake manholes which shall be installed downstream of a proposed underground attenuation tank providing 40m3 of attenuation storage.

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Stormwater Network Design

The proposed development's surface water drainage network has been designed through Info Drainage Design and Modelling Software to cater for both the 1-in-30-year and the 1-in-100-year storm events, both increased by 20% for the predicted effects of climate change. The Standard runoff coefficients (Cv) values applied to all runoff areas shall be 1.0 for both summer and winter storm events. The storm water from the proposed development shall be collected in separate storm pipes of diameter varying between 150mm and 300mm and shall pass through oil separators before being discharged into River Nanny."

Following a Request for Further Information (Item 2), a revised stormwater drainage layout has been provided by CS Consultants (included in this report). The Response to Further Information by CS Consultants outlines the following in relation to Item 2:

'RESPONSE TO ITEM 2(a) OF THE RFI
Please find included Drawing S085-CSC-ZZ-XX-DR-C-0113, that indicates the revised stormwater drainage layout for the scheme. This layout has been coordinated with the updated Flood Risk Items raised in Item 1 of this Further Information request.

The principal of this design was previously agreed with Meath Co Co, and we append correspondence confirming same.

Revised InfoDrainage calculations based on the revised stormwater layout is appended o the rear of this document.

RESPONSE TO ITEM 2(b) OF THE RFI
We confirm all surface water works shall comply with the "Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments"

RESPONSE TO ITEM 2(c) OF THE RFI
We confirm all surface water works shall comply with the "Greater Dublin Regional Code of Practice for Drainage Works Volume 6'"

The proposed drainage layouts are shown in Figures 5 & 6.

Flood Risk Assessment

A Flood Risk Assessment Report has been prepared by JBA Consulting for the proposed development, and updated following design changes relating to the FI, in particular in relation to additional compensatory storage. This report details the following:

'Flood Risk

The River Nanny was assessed as part of the CFRAM project, which identified that the proposed development area lies partially within Flood Zones A and B.

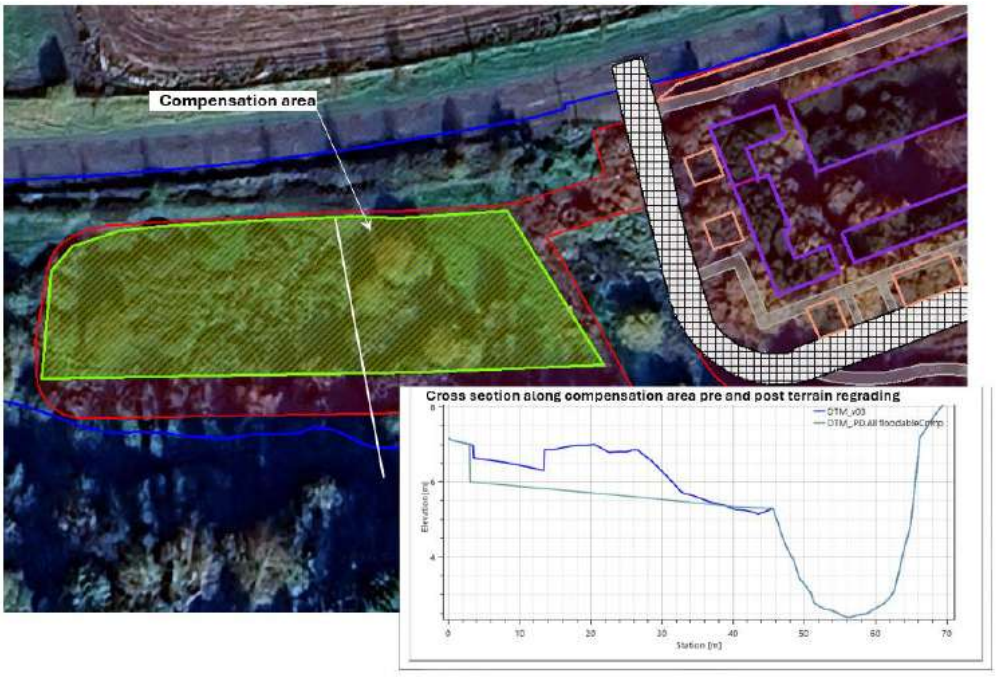
Further detailed hydraulic and hydrological modelling carried out by JBA has confirmed that the eastern part of the site is subject to fluvial flood risk, falling within both Flood Zone A and Flood Zone B.'

As a result, the proposed development has been designed to accommodate for the fluvial flooding risk posed by the adjacent River Nanny and bridge beneath the R132 road (in the event that the bridge arches

are blocked). Vulnerable elements of the development (including residential units) are located within Flood Zone C (lowest probability of flooding). Structures outside of Flood Zone C (including works to the protected structures onsite, car parking, and vehicular/pedestrian access) are designed to be floodable during events exceeding the 2-year return period.

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Additionally, a compensation zone (see below) is proposed in the western portion of the site to compensate for a loss of floodplain storage caused by the proposed development. This compensation zone has been increased in size from the original design. The proposed compensation zone maintains an approximate 10m buffer from the riverbank. In this area, the ground will be lowered to 6.0 mOD along the line parallel to R150 and then gently regraded, without any modifications near to the bank itself. This configuration provides an estimated 2,477 m³ of additional floodplain storage, significantly exceeding the required compensation volume. This increase in storage ensures that the development not only mitigates any potential impact on floodplain storage but also provides an enhancement in capacity.



Compensation Area (Source: JBA Consulting)

Further, the surface water drainage strategy has been designed to accommodate the risk of future fluvial flooding onsite. The accompanying FRA details the following:

'*The surface water drainage system for the proposed mixed-use development at Julianstown is designed with a comprehensive Sustainable Drainage System (SuDS) approach to manage stormwater runoff effectively and mitigate flood risk. The system includes a combination of traditional drainage infrastructure (150–300 mm pipes) and SuDS features such as swales, permeable paving and an underground attenuation tank. Stormwater for the development has been designed in 2 number networks. One network is routed through an oil separator and a flow control device, limiting discharge to 2.26 l/s before being released into the River Nanny. The 2nd network outfalls to the Nanny via an oil separator without attenuation as agreed with the Environment Section of Meath Co Co.*

SuDS components also include swales permeable paving, tree pits, and water butts, which help with water quality treatment and volume reduction. The design ensures compliance with the Greater Dublin Strategic Drainage Study (GDSDS) criteria for water quality, runoff control, flood protection, and level of service.Attenuation storage is provided in an underground tank with 277 m³ of storage, this is designed to manage runoff from a 1-in-100-year event, with a 20% allowance for climate change.

Over the entirety of the development, the SuDS capture and treat the first 5 mm of rainfall through SuDS elements to meet interception requirements, with a total interception volume of 74.7 m³—exceeding the minimum required (Please refer to CSC drawing S085-CSC-ZZ-XX-DR-C-0115).'

As a result, the development design has incorporated the potential for fluvial flood risk resulting from the site's proximity to the River Nanny. The FRA concludes with the following:

- *'The site lies partially within Flood Zones A and B, with the primary flood risk stemming from fluvial flooding of the River Nanny. Detailed and up-to-date hydraulic modelling has identified potential impacts, particularly in the area adjacent to the existing arch bridge.*
- *Recent flooding observed in 2026 is commensurate with the modelled baseline scenario conditions for a 50% AEP event.*
- *A range of conservative hydraulic scenarios were tested, including various bridge blockage percentages under both baseline and climate change conditions. The most critical scenario was identified as a 67% blockage during the baseline 1% AEP event, which posed a greater risk than any climate change scenario with a 50% blockage.*
- *This 67% blockage during the 1% AEP event has been adopted as the design scenario for the development.*
- *Modelling results confirm that the proposed development includes adequate mitigation measures.*
- *The cut-and-fill analysis demonstrates that the project provides a net gain in flood storage volume of 1650m³.The layout and design of vulnerable components have been developed to ensure long-term sustainability and resilience.*
- *Finished Floor Levels (FFLs) are set above critical flood levels, offering robust protection for highly vulnerable areas under extreme blockage conditions.*
- *The surface water management strategy follows best practice in SuDS and nature-based solutions, aligning with drainage policy to reduce runoff and pluvial flood risk across the site.*
- *A Flood Emergency Response Plan has been provided and details how the risk to vulnerable areas of the site is monitored and managed.*

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'This flood risk assessment demonstrates that with these measures in place an appropriate management strategy for this derelict and underutilised site can be achieved despite the challenges presented by the adjacent river and bridge. The proposed development can proceed without increasing flood risk to the site or neighbouring areas. Furthermore, the design considerations ensure compliance with the County Meath Development Plan and the SFRA thereunder, providing a resilient and sustainable solution for the proposed development. As such the Development Management Justification Test has been applied and passed on the basis.

In conclusion, this FRA confirms that the proposed development is suitable for its location, adheres to flood risk management best practices, and supports the sustainable development goals of the planning framework. Overall, the proposals are in accordance with the core policies/principles of the County Meath Development Plan and the Planning Guidelines.'

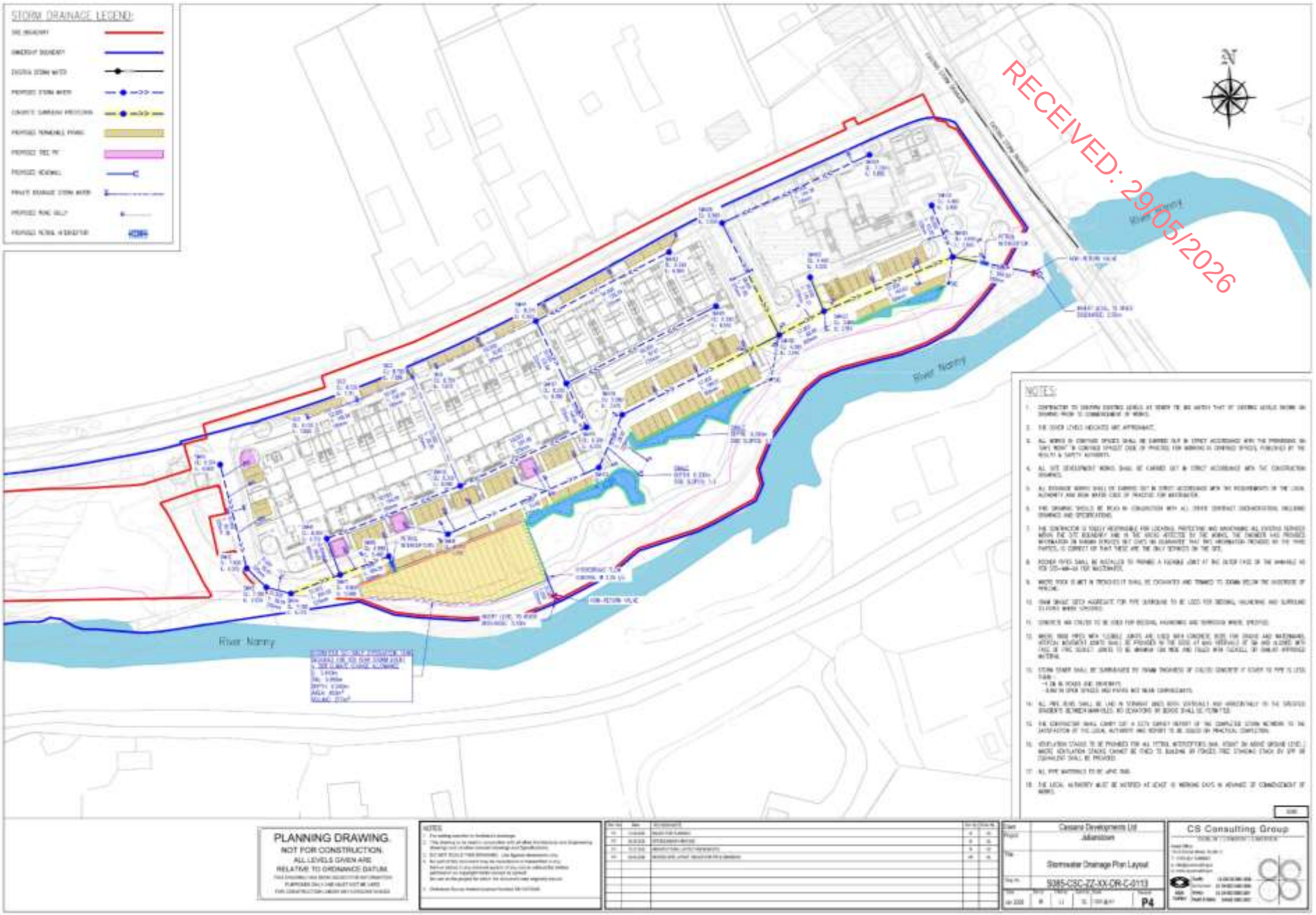


Figure 5. Stormwater drainage layout

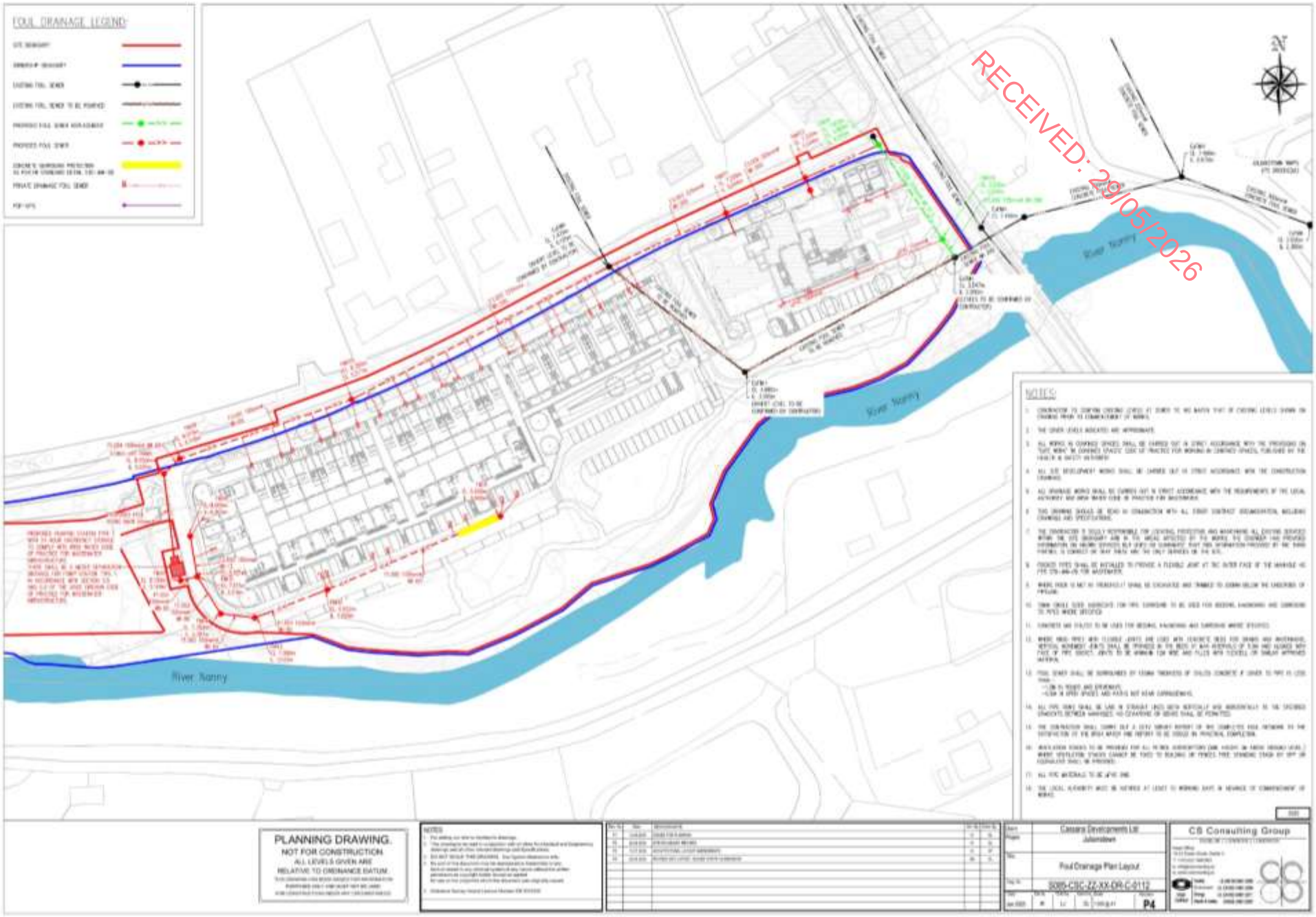


Figure 6. Foul water drainage layout

C. Identification of NATURA 2000 sites/species potentially affected

The proposed development site is not within a European site and is not necessary for the management of a Natura 2000 site. As outlined in Office of the Planning Regulator (2021) '*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km).*'

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The potential ZOI during the construction phase of the project was deemed to be within the site outline and nearby sensitive receptors including the River Nanny, located immediately adjacent to the southern site boundary (Figure 9), and Natura 2000 sites hydrologically linked to the River Nanny (River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA). Given the proximity of the proposed development site to the River Nanny, which flows a short distance (c. 1.3km) to these designated sites, and the hydrological pathway to this watercourse via ground / surface water drainage during construction and operation, there is the potential for significant effects on downstream designated sites (River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA) in the absence of mitigation measures.

Foul water will be discharged to the existing drainage network surrounding the site. This network ultimately discharges to Drogheda WwTP which has sufficient capacity to treat this foul water to the required standard[2].

It is considered that the Zone of Influence (ZoI) of the proposed project includes the site outline, the River Nanny, and sites located downstream of the proposed development site. In the absence of mitigation, there is the potential for dust, silt, and contaminants to enter the River Nanny during construction and operation of the proposed development, with the potential for likely significant effects on downstream European Sites. In the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZOI to include designated sites within 15km of the proposed Project site, and sites beyond 15km with the potential for likely significant effects. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered.

It should be noted that there is no direct hydrological pathway to any Natura 2000 site beyond 15km from the proposed development. Several Natura 2000 sites beyond 15km are located within the marine environment. Due to the distance, dilution and mixing in the marine environment, no significant effects would be seen on Natura 2000 sites beyond 15km via the proposed development site's hydrological connection to the River Nanny.

The Natura 2000 sites within 15km are seen in Figures 7 (SAC) and 8 (SPA). The watercourses and potential hydrological pathways to Natura 2000 sites are seen in Figures 9-11. The proposed development site is directly adjacent to the River Nanny, c. 1.3km upstream of the River Nanny Estuary and Shore SPA and c. 4km upstream of the North-west Irish Sea SPA (Figure 11). Details of Natura 2000 sites within the potential ZOI of the proposed development, their conservation features, distance from the proposed development, and the likely impact of the development on the conservation features and objectives of the sites are seen in Table 1.

Table 1. *Natura 2000 sites within 15km of the subject site*

Site Code	European Site	Distance
Special Areas of Conservation		
IE001957	Boyne Coast and Estuary SAC	4.4 km
IE002299	River Boyne and River Blackwater SAC	7.8 km
IE001459	Clogher Head SAC	13.5 km
Special Protection Areas		
IE004158	River Nanny Estuary and Shore SPA	1.3 km
IE004236	North-West Irish Sea SPA	4 km
IE004080	Boyne Estuary SPA	5.5 km
IE004232	River Boyne and River Blackwater SPA	9 km
IE004122	Skerries Islands SPA	15.6 km

[2] https://www.water.ie/sites/default/files/2025-06/D0041-01_2024_AER.pdf

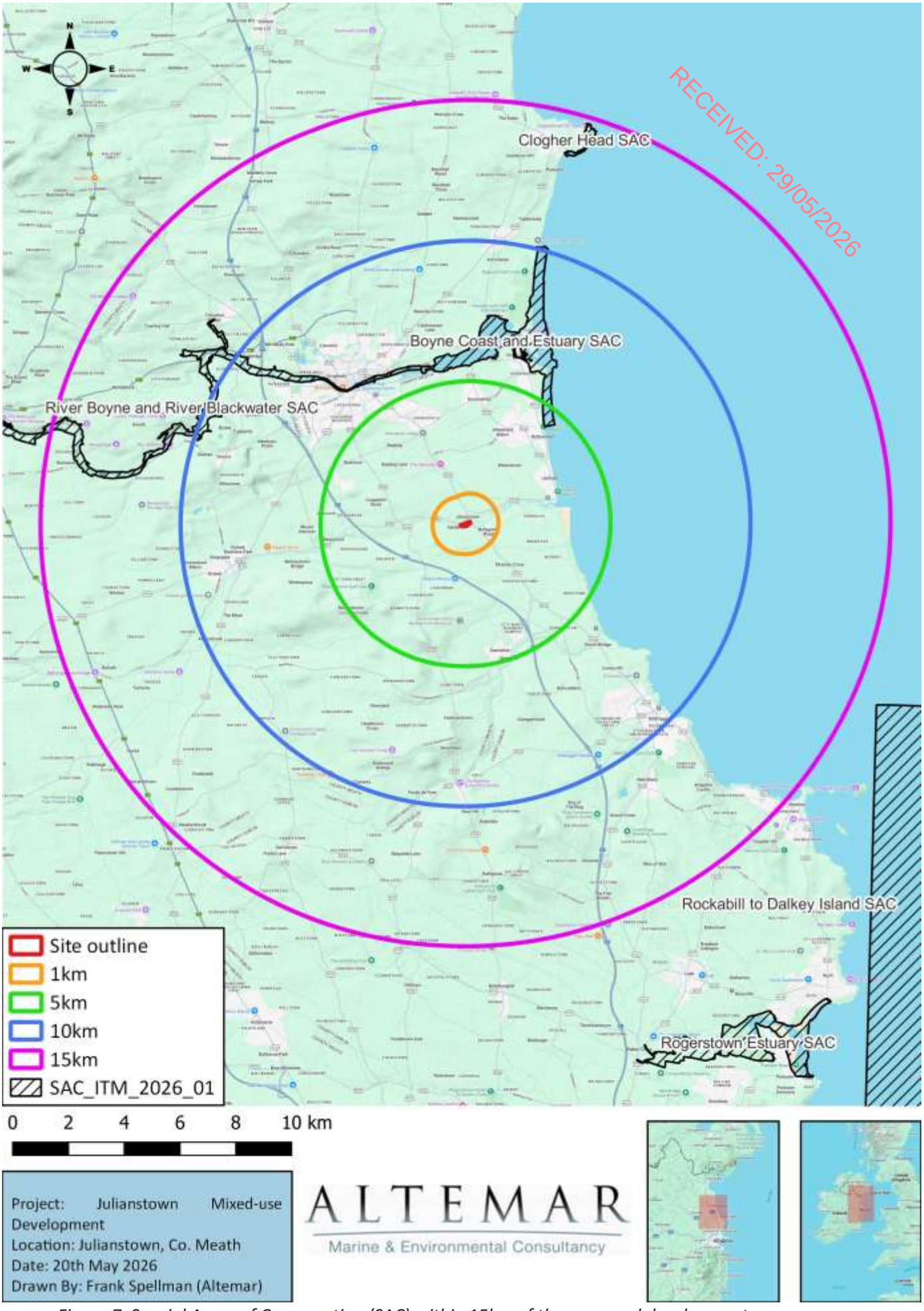


Figure 7. Special Areas of Conservation (SAC) within 15km of the proposed development.

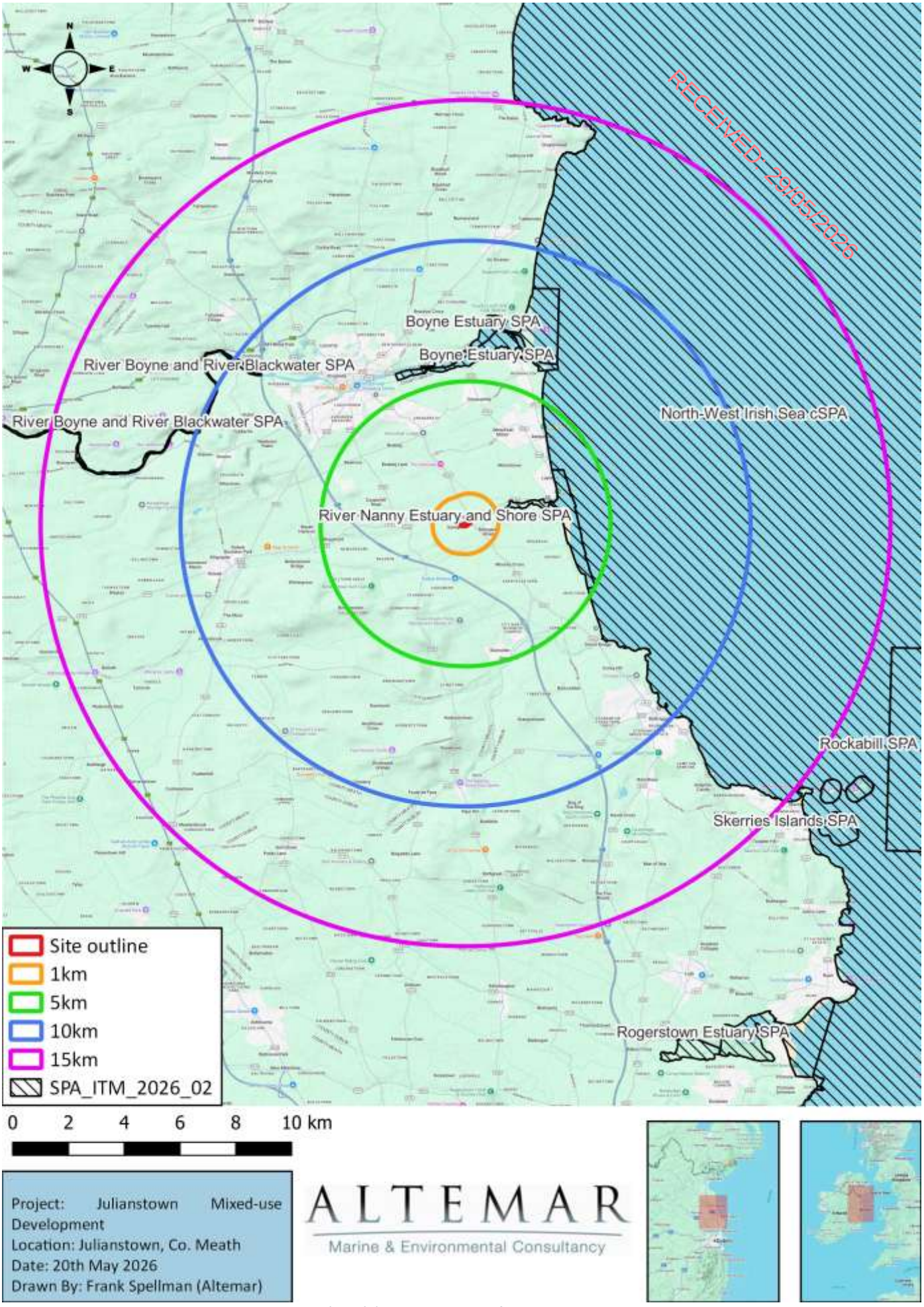


Figure 8. Special Protection Areas (SPA's) within 15km of the proposed developmen

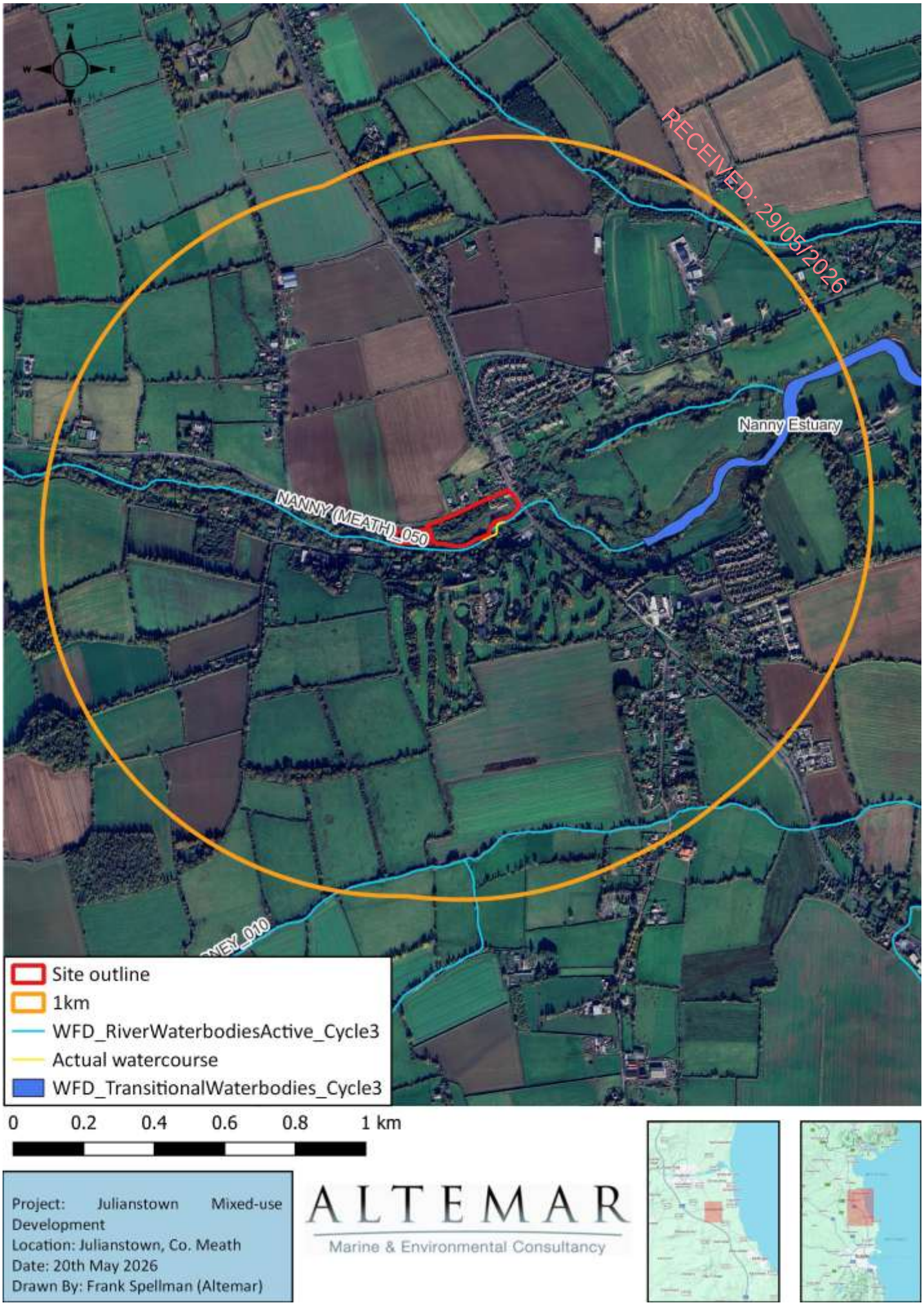


Figure 9. Watercourses within 1km of the proposed development

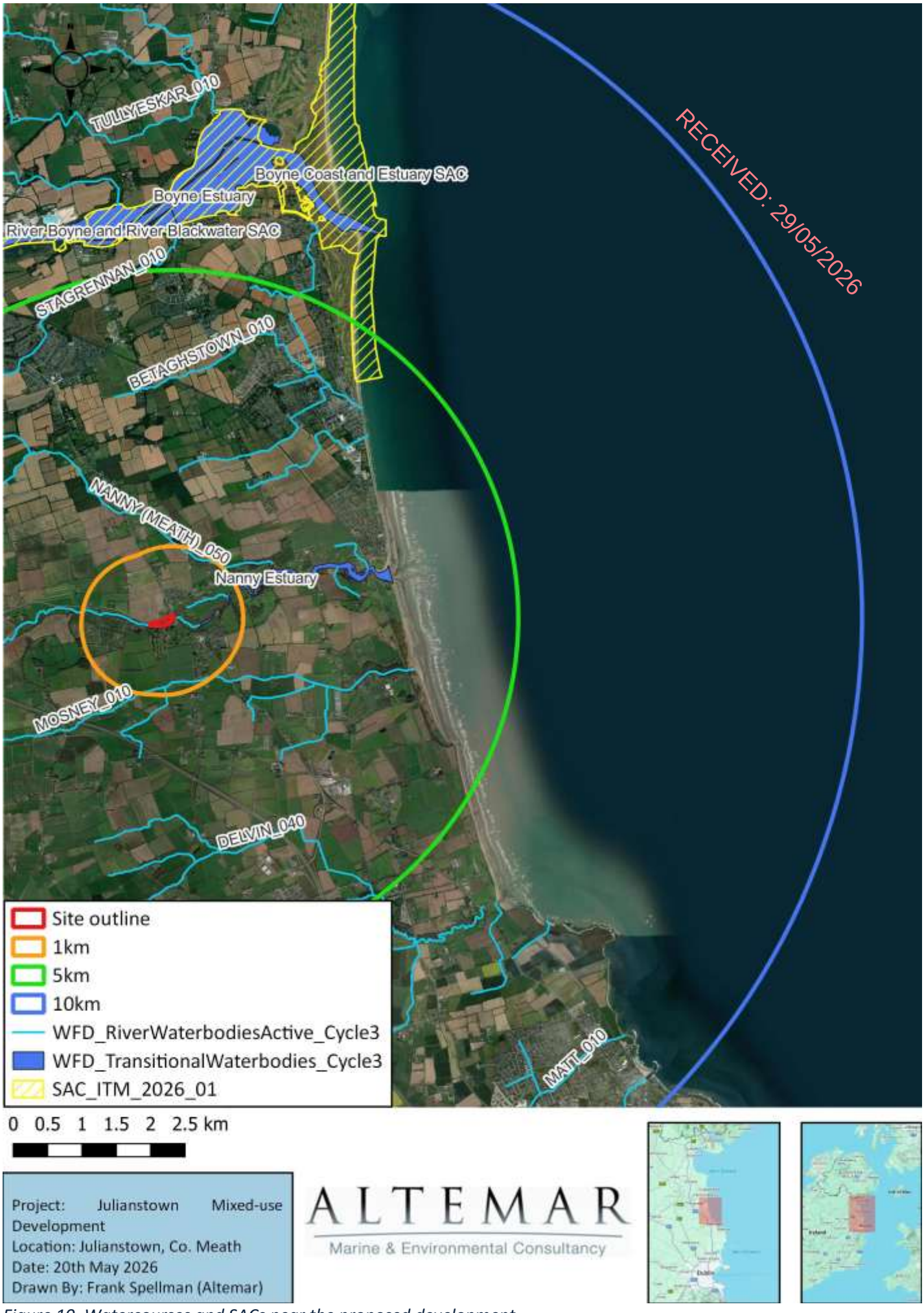


Figure 10. Watercourses and SACs near the proposed development

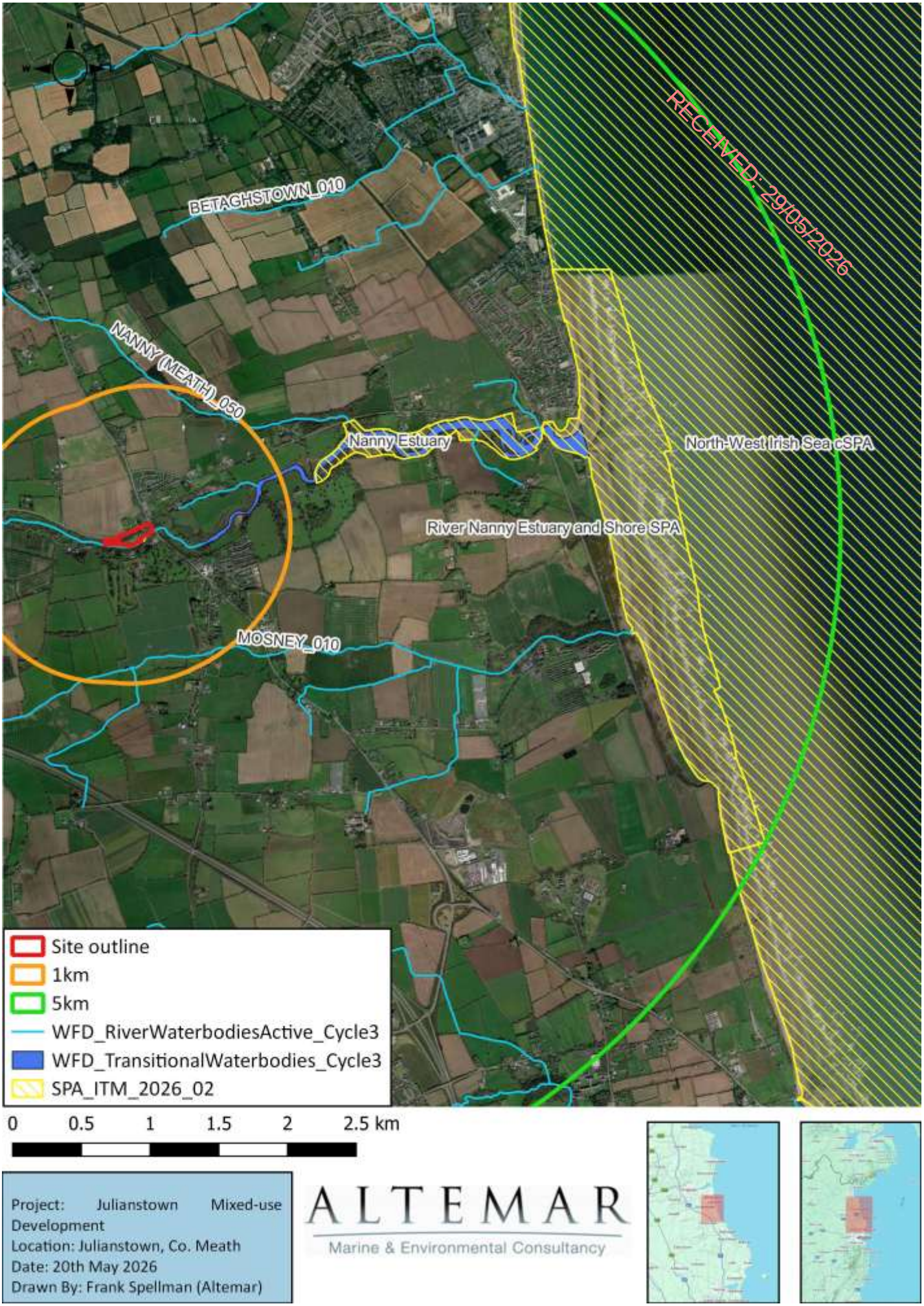


Figure 11. Watercourses and SPAs near the subject site

Table 2. *Details of Natura 2000 sites, their conservation objectives, qualifying interests, distance from the proposed development and the potential impact of the development on the conservation objectives and qualifying interests of the sites.*

a) Natura 2000 sites screened in (Stage 2 Appropriate Assessment (NIS) required)

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NATURA CODE	NAME	Screened IN/OUT	Details/Reason
Special Protection Areas			
IE004158	River Nanny Estuary and Shore SPA	**IN**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Golden Plover (*Pluvialis apricaria*) [A140] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Herring Gull (*Larus argentatus*) [A184] Wetland and Waterbirds [A999] **Potential Impact** The proposed development is located immediately adjacent to the River Nanny, which located is c.1.3km upstream of the River Nanny Estuary and Shore SPA. Excavation and construction works are proposed adjacent to the River Nanny. During construction, there is the potential for construction dust, silt, and contaminants to enter the adjacent River Nanny via air and uncontrolled ground / surface water runoff and potentially cause downstream impacts on the River Nanny Estuary and Shore SPA. Mitigation measures are required to prevent likely significant effects on this SPA. During operation, surface water drainage from the development site will pass through a hydrobrake and oil separator from two discharge points (east and west catchments) before ultimate discharge to the River Nanny. The proposed Project will comply with drainage requirements and the Water Pollution Acts. Standard compliance mitigation measures will be in place to prevent downstream impacts. Mitigation measures are required to ensure that the oil separators (installed as part of the drainage design) will be adequately maintained during operation of the proposed development. Further, as outlined in the Flood Risk Assessment, the subject site is at risk of a potential future flood event. The proposed development has been designed to accommodate for the fluvial flooding risk posed by the adjacent River Nanny and bridge beneath the R132 road (in the event that the bridge arches are blocked). Vulnerable elements of the development (including residential units) are located within Flood Zone C (lowest probability of flooding). Structures outside of Flood Zone C (including works to the protected structures onsite, car parking, and vehicular/pedestrian access) are designed to be floodable during events exceeding the 2-year return period. However, as construction works are proposed within Flood Zones A, B, and C, in the absence of mitigation measures, there is the potential for construction dust, silt and contaminated ground / surface water runoff from the subject site to enter the River Nanny

NATURA CODE	NAME	Screened IN/OUT	Details/Reason
			during construction and operation via a potential flooding event and cause likely significant effects on this SPA. Mitigation measures are required. Foul wastewater drainage from the proposed Project will be directed to an existing public sewer. Foul wastewater will be treated along this public network under licence. No likely significant effects on River Nanny Estuary and Shore SPA are foreseen via foul water drainage. Disturbance and impacts caused by the works will be localised to the immediate environs of the development. Noise from site clearance and construction would not reach this SPA. A series of wintering bird surveys were carried out between December 2024 – March 2025 by Altemar Ltd. for this planning application. As concluded in the Wintering Bird Report (Appendix I): "*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.* *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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted."* In a strict application of the precautionary principle, it has been concluded that significant effects on the River Nanny Estuary and Shore SPA are likely from the proposed works primarily as a result of the proximity of River Nanny with potential downstream impacts on the River Nanny Estuary and Shore SPA due to possible emissions (surface / ground water runoff and dust impacts) from the project during the works, in the absence of mitigation measures. For this reason, it is necessary to proceed to an NIS based on the potential effects of the project on this site in view of its conservation objectives. **Natura Impact Statement is Required.**
IE004236	North-west Irish Sea SPA	**IN**	**Conservation Objective:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA **Qualifying Interests** Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Cormorant (*Phalacrocorax carbo*) [A017]

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NATURA CODE	NAME	Screened IN/OUT	Details/Reason
			Shag (*Phalacrocorax aristotelis*) [A018] Common Scoter (*Melanitta nigra*) [A065] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184] Great Black-backed Gull (*Larus marinus*) [A187] Kittiwake (*Rissa tridactyla*) [A188] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Puffin (*Fratercula arctica*) [A204] Little Gull (*Hydrocoloeus minutus*) [A862] Little Tern (*Sternula albifrons*) [A885] **Potential Impact** The proposed development is located immediately adjacent to the River Nanny which located is c.4km upstream of the North-west Irish Sea SPA. Excavation and construction works are proposed adjacent to the River Nanny. During construction, there is the potential for construction dust, silt, and contaminants to enter the adjacent River Nanny via air and uncontrolled ground / surface water runoff and potentially cause downstream impacts on North-west Irish Sea SPA. Mitigation measures are required to prevent likely significant effects on this SPA. During operation, surface water drainage from the development site will pass through a hydrobrake and oil separator from two discharge points (east and west catchments) before ultimate discharge to the River Nanny. In the absence of mitigation, and out of an abundance of caution, there is the potential for silt and contaminants to enter the River Nanny via the proposed surface water drainage network and cause likely significant effects on this SPA. Further, as outlined in the Flood Risk Assessment, the subject site is at risk of a potential future flood event. The proposed development has been designed to accommodate for the fluvial flooding risk posed by the adjacent River Nanny and bridge beneath the R132 road (in the event that the bridge arches are blocked). Vulnerable elements of the development (including residential units) are located within Flood Zone C (lowest probability of flooding). Structures outside of Flood Zone C (including works to the protected structures onsite, car parking, and vehicular/pedestrian access) are designed to be floodable during events exceeding the 2-year return period. However, as construction works are proposed within Flood Zones A, B, and C, in the absence of mitigation measures, there is the potential for construction dust, silt and contaminated ground / surface water runoff from the subject site to enter the River Nanny during construction and operation via a potential flooding event and

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NATURA CODE	NAME	Screened IN/OUT	Details/Reason
			cause likely significant effects on this SPA. Mitigation measures are required. Foul wastewater drainage from the proposed Project will be directed to an existing public sewer. Foul wastewater will be treated along this public network under licence. No likely significant effects on North-west Irish Sea SPA are foreseen via foul water drainage. Disturbance and impacts caused by the works will be localised to the immediate environs of the development. Noise from site clearance and construction would not reach this SPA. A series of wintering bird surveys were carried out between December 2024 – March 2025 by Altemar Ltd. for this planning application. As concluded in the Wintering Bird Report (Appendix I): "*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.* *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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted."* In a strict application of the precautionary principle, it has been concluded that significant effects on the North-west Irish Sea SPA are likely from the proposed works primarily as a result of the proximity of River Nanny with potential downstream impacts on the North-west Irish Sea SPA due to possible emissions (ground / surface water runoff and dust impacts) from the project during the works, in the absence of mitigation measures. For this reason, it is necessary to proceed to an NIS based on the potential effects of the project on this site in view of its conservation objectives. **Natura Impact Statement is Required.**

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b) Natura 2000 sites screened out (NIS not required)

Special Areas of Conservation

NATURA CODE	NAME	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE001957	Boyne Coast and Estuary SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] **Potential Impact** The proposed development is located c. 4.1km from this SAC. There is no direct hydrological pathway from the proposed development site to the SAC. During construction there is a potential indirect pathway from the site to this SAC via surface water drainage to the River Nanny, which flows to the marine environment at Laytown Beach. Significant mixing will take place in the marine environment for the finest particles that to not immediately settle. These finer particles, if present, will be diluted to negligible levels prior to reaching the SAC. In the absence of mitigation measures no significant impact on this SAC will occur. Any silt will be dispersed and diluted in the marine environment and will not be at levels that would impact on the features of interest of this SAC. Foul wastewater drainage from the proposed Project will be directed to an existing public sewer. Foul wastewater will be treated along this public network under licence. No likely significant effects on this SAC are foreseen via foul water drainage. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. Impacts on this SAC have been excluded based on objective information. **No significant effects are likely**
IE002299	River Boyne and River Blackwater SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** Alkaline fens [7230] Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion albae) [91E0] *Lampetra fluviatilis* (River Lamprey) [1099] *Salmo salar (*Salmon) [1106] *Lutra lutra* (Otter) [1355] **Potential Impact**

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			The proposed works are located a minimum of 5.7 km from the SAC. There is no direct or indirect hydrological pathway from the proposed development site to the SAC which is located in a different catchment. There will be no significant impact on the Natura 2000 site via direct or indirect pathways. The construction and operation of the proposed development will not impact on the conservation interests of the site. Impacts on this SAC have been excluded based on objective information. **No significant effects are likely.**
IE001459	Clogher Head SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Features of Interest** Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] **Potential Impact** The proposed development is located over 13.3 km from the Clogher Head SAC. There is no direct hydrological pathway from the proposed development site to the SAC. During construction there is a potential indirect pathway from the site to the SAC via surface water drainage to the River Nanny, which flows to the marine environment at Laytown Beach. Significant mixing will take place in the marine environment for the finest particles that to not immediately settle. These finer particles, if present, will be diluted to negligible levels prior to reaching the SAC. In the absence of mitigation measures, no significant impact on this SAC will occur. Any silt will be dispersed and diluted in the marine environment and will not be at levels that would impact on the features of interest of this SAC. Foul wastewater drainage from the proposed Project will be directed to an existing public sewer. Foul wastewater will be treated along this public network under licence. No likely significant effects on this SAC are foreseen via foul water drainage. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. Impacts on this SAC have been excluded based on objective information. **No significant effects are likely.**

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Special Protection Areas

	NAME	**Screened In/Out**	**Details/Reason**
Special Protection Areas			
IE004080	Boyne Estuary SPA	**OUT**	**Conservation Objective:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA **Qualifying Interests** Shelduck (*Tadorna tadorna*) [A048] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Lapwing (*Vanellus vanellus*) [A142]

	NAME	Screened In/Out	Details/Reason
			Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Black-tailed Godwit (*Limosa limosa*) [A156] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Little Tern (*Sterna albifrons*) [A195] Wetland and Waterbirds [A999] **Potential Impact** The proposed works are a minimum of 5.5km from the Boyne Estuary SPA. Disturbance and impacts caused by the works will be localised to the immediate environs of the development. Noise from site clearance and construction would not reach this SPA. A series of wintering bird surveys were carried out between December 2024 – March 2025 by Altemar Ltd. for this planning application. As concluded in the Wintering Bird Report (Appendix I): "*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.* *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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted."* There is no direct hydrological pathway from the proposed development site to the SPA. During construction there is a potential indirect pathway from the site to the SPA via surface water drainage to the River Nanny which flows to the marine environment at Laytown Beach. Significant mixing will take place in the marine environment for the finest particles that to not immediately settle. These finer particles, if present, will be diluted to negligible levels prior to reaching the SPA. In the absence of mitigation measures no significant impact on this SPA will occur. Any silt will be dispersed and diluted in the marine environment and will not be at levels that would impact on the features of interest of this SPA. As a result, no impact on this SPA or its features of interest is foreseen. No significant effect is foreseen from direct or indirect pathways. The works will not impact on the conservation interests of this SPA.

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	NAME	Screened In/Out	Details/Reason
			No significant effects are likely.
IE004232	River Boyne and River Blackwater SPA	**OUT**	**Conservation Objective:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: **Qualifying Interests** Kingfisher (*Alcedo atthis*) [A229] **Potential Impact** The proposed works are a minimum of 9 km from the River Boyne and Blackwater SPA. Disturbance and impacts caused by the works will be localised to the immediate environs of the development. Noise from site clearance and construction would not reach this SPA. A series of wintering bird surveys were carried out between December 2024 – March 2025 by Altemar Ltd. for this planning application. As concluded in the Wintering Bird Report (Appendix I): "*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.* *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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted."* There is no direct hydrological pathway from the proposed development site to the SPA. During construction there is a potential indirect pathway from the site to the SPA via surface water drainage to the River Nanny which flows to the marine environment at Laytown Beach. Significant mixing will take place in the marine environment for the finest particles that to not immediately settle. These finer particles, if present, will be diluted to negligible levels prior to reaching the SPA. In the absence of mitigation measures no significant impact on this SPA will occur. Any silt will be dispersed and diluted in the marine environment and will not be at levels that would impact on the features of interest of this SPA. As a result, no impact on this SPA or its features of interest is foreseen. No significant effect is foreseen from direct or indirect

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	NAME	Screened In/Out	Details/Reason
			pathways. The works will not impact on the conservation interests of this SPA. **No significant effects are likely.**
IE004122	Skerries Islands SPA	**OUT**	**Conservation Objective:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA: **Qualifying Interests** Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Purple Sandpiper (*Calidris maritima*) [A148] Turnstone (*Arenaria interpres*) [A169] Herring Gull (*Larus argentatus*) [A184] **Potential Impact** The proposed works are a minimum of 15.6 km from the Skerries Islands SPA. Disturbance and impacts caused by the works will be localised to the immediate environs of the development. Noise from site clearance and construction would not reach this SPA. A series of wintering bird surveys were carried out between December 2024 – March 2025 by Altemar Ltd. for this planning application. As concluded in the Wintering Bird Report (Appendix I): *"The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.* *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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted."* There is no direct hydrological pathway from the proposed development site to the SPA. During construction there is a potential indirect pathway from the site to the SPA via surface water drainage to the River Nanny which flows to the marine environment at Laytown Beach. Significant mixing will take place in the marine environment for the finest particles that to not immediately settle. These finer particles, if present, will be diluted to negligible levels prior to reaching the SPA. In the absence of mitigation measures no significant impact on this SPA will occur.

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	NAME	Screened In/Out	Details/Reason
			Any silt will be dispersed and diluted in the marine environment and will not be at levels that would impact on the features of interest of this SPA. As a result, no impact on this SPA or its features of interest is foreseen. No significant effect is foreseen from direct or indirect pathways. The works will not impact on the conservation interests of this SPA. **No significant effects are likely.**

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In Combination Effects

In-combination effects can be defined as "*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*". Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. In combination, effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

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A review of developments and proposed developments was completed as part of this assessment. The following projects and plans were reviewed and considered for possible in combination with the Proposed Development:

Table 3. *In-combination effects considered*

Ref. No.	Address	Proposal
2460699	Smithstown , Julianstown , Co. Meath	the Development will consist of 1) the demolition of an existing boundary including retaining wall and gateway and (2) the construction of 10 no. dwellings arranged in 2 no. two storey terraces (blocks) on a 0.35Ha site. The proposed residential development is located within the ACA Julianstown boundary and includes: 2 no. three bedroom end of terrace dwellings (100 sqm), 6 no. two bedroom mid terrace dwellings (85.5 sqm) and 2 no. two bedroom end of terrace dwellings (85.5 sqm). The proposed development includes 20 no. car parking spaces, public and private open spaces including all associated landscaping works, boundary walls and fences. It is proposed that the development is accessed via a new/relocated entrance directly from Julianstown Main Street. Permission is also sought for necessary roads, footpaths, public lighting, surface water, foul water and potable water infrastructural works to connect the scheme to the existing mains services and public roads together with all associated site and development works. This application is accompanied by an Appropriate Assessment Screening Report. Significant further information/revised plans submitted on this application

The proposed works are located in the centre of Julianstown on undeveloped land consisting primarily of scrub, recolonising bare ground and grassland. No in-combination effects are foreseen. A review of planning applications proximate to the site was carried out on 26/06/25 and revised on 07/07/25. No developments of significance are noted proximate to the site. The majority of nearby development consists of small-scale modifications to existing houses. No significant developments have been granted development permission and commenced construction proximate to the proposed project in recent years. There are no projects in the vicinity that would cause in-combination effects.

No significant effects are likely from in combination effects.

D. Appropriate Assessment Screening Conclusions

An initial screening of the proposed works, using the precautionary principle (without the use of any mitigation measures) and the Source/Pathway/Receptor links between the proposed works and Natura 2000 sites with the potential to result in significant effects on the conservation objectives and features of interest of the Natura 2000 sites was carried out in Table 1. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the proposed project was excluded for the following Natura 2000 sites:

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Special Protection Areas

- IE0004080 Boyne Estuary SPA
- IE0004232 River Boyne and River Blackwater SPA and;
- IE0004122 Skerries Islands SPA

Special Areas of Conservation

- IE0001957 Boyne Coast and Estuary SAC
- IE0002299 River Boyne and River Blackwater SAC
- IE0001459 Clogher Head SAC

The project is limited in scale and extent, and the potential zone of influence is restricted to the immediate vicinity of the proposed development. However, in the absence of mitigation measures there is potential for dust and silt laden material to enter the River Nanny with downstream impacts on the River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA.

Acting on a strictly precautionary basis, NIS is required in respect of the effects of the project on the River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA (downstream impacts) because it cannot be excluded on the basis of best objective scientific information following screening, in the absence of control or mitigation measures that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites above because it can be excluded based on the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

Stage 2: Natura Impact Statement

A Natura Impact Statement (NIS) is Stage 2 of the Appropriate Assessment process. In the case of the proposed development at Julianstown, acting on a strictly precautionary basis, an NIS is required in respect of the effects of the project on the River Nanny Estuary and Shore SPA and North-West Irish Sea SPA (downstream impacts) because it cannot be excluded on the basis of best objective scientific information, in the absence of control or mitigation measures, following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

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A Stage 2 Appropriate Assessment or NIS is not required for the effects of the project on all other listed Natura sites because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

The NIS evaluates the potential for direct, indirect effects, alone or in combination with other plans and projects having taken into account the use of mitigation measures. The NIS is informed by the CEMP by CS Consulting, the proposed site layout and a site visit outlined in the accompanying Ecological Impact Assessment by Altemar.

River Nanny Estuary and Shore SPA [004158]

As outlined in the site-specific conservation objectives supporting document (NPWS, 2012): "*The River Nanny Estuary is located near the village of Laytown, Co Meath. The designated site comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary mouth (c. 3 km in length) (see figure in Appendix 1).*

The estuarine channel within the SPA extends inland for almost 2 km as far as Julianstown south. It is a narrow and sheltered river estuary with sediments largely comprising fine particles and characterised by biotopes dominated by the Ragworm Hediste diversicolor. The estuary is often fringed by saltmarsh with freshwater marsh/wet grassland in places. Mixed woodland borders the site at the upper extent.

The shoreline part of the SPA is approximately 500m in width from the top of the shore to the low water mark. It comprises predominantly fine sand sediments with less c10% coarse materials (NPWS, 2011b). The shoreline is backed in places by clay cliffs."

As outlined in the Site Synopsis (version date: 20.01.2015): "*The site comprises the estuary of the River Nanny and sections of the shoreline to the north and south of the estuary (c. 3 km in length), in Co. Meath. The estuarine channel, which extends inland for almost 2 km, is narrow and well sheltered. Sediments are muddy in character and edged by saltmarsh and freshwater marsh/wet grassland. The saltmarsh is best developed in the eastern portion of the estuarine channel, with species such as Sea Plantain (Plantago maritima), Sea Aster (Aster tripolium), Red Fescue (Festuca rubra) and Sea Purslane (Halimioneportulacoides) occurring. Further up the estuary, the marsh habitats support species such as Bulrush (Typha latifolia) and Yellow Flag (Iris pseudacorus). The shoreline, which is approximately 500 m in width to the low tide mark, comprises beach and intertidal habitats. It is a well-exposed shore, with coarse sand sediments. The well-developed beaches, which are backed in places by clay cliffs, provide high tide roosts for the birds. The village of Laytown occurs in the northern side of the River Nanny estuary.*

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Oystercatcher, Ringed Plover, Golden Plover, Knot, Sanderling and Herring Gull. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

This is an important site for wintering waders, with nationally important populations of Golden Plover (1,759), Oystercatcher (1,014), Ringed Plover (185), Knot (1,140) and Sanderling (240) present (all figures are mean peaks for the 5 year period 1995/96-1999/2000). The populations of Knot and Sanderling are of particular note as they represent approximately 4% of their respective national totals. Herring Gull (609) also occurs here in nationally important numbers. A range of other waterbirds also occurs, including Cormorant (35), Light-bellied Brent Goose (145), Mallard (76), Grey Plover (55), Lapwing (1,087), Dunlin (721), Bar-tailed Godwit (59), Curlew

(107), Redshank (150), Turnstone (59), Black-headed Gull (926), Common Gull (66) and Great Black-backed Gull (70). The site is of most importance as a roost area for the birds but the intertidal flats also provide feeding habitat.

The River Nanny Estuary and Shore SPA is of ornithological importance as it supports five species of wintering waterbirds and one gull species in numbers of national importance. The regular occurrence of two species listed on Annex I of the E.U. Birds Directive, i.e. Golden Plover and Bar-tailed Godwit, is of note."

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As outlined in (NPWS, 2012) the Conservation objectives supporting document "*The Selection Species and Additional Special Conservation Interests3 for River Nanny Estuary and Shore SPA are listed below and summarised in Table 2.1. This table also shows the importance of River Nanny Estuary and Shore SPA for SCI species, relative to the importance of other sites within Ireland, within the mid-east region, and within Co. Meath.*

The Selection Species listed for River Nanny Estuary and Shore SPA are as follows:-

1. During winter the site regularly supports 1% or more of the all-Ireland population of Ringed Plover (Charadrius hiaticula). The mean peak number of this species within the SPA during the baseline period (1995/96 – 1999/00) was 185 individuals.

2. During winter the site regularly supports 1% or more of the all-Ireland population of Knot (Calidris canutus). The mean peak number of this species within the SPA during the baseline period (1995/96 – 1999/00) was 1,140 individuals.

3. During winter the site regularly supports 1% or more of the all-Ireland population of Sanderling (Calidris alba). The mean peak number of this species within the SPA during the baseline period (1995/96 – 1999/00) was 240 individuals.

Additional Special Conservation Interests for River Nanny Estuary and Shore SPA are as follows:

4. During winter the site regularly supports 1% or more of the all-Ireland population of Oystercatcher (Haematopus ostralegus). The mean peak number of this species within the SPA during the baseline period (1995/96 – 1999/00) was 1,014 individuals.

5. During winter the site regularly supports 1% or more of the all-Ireland population of Golden Plover (Pluvialis apricaria). The mean peak number of this Annex I species within the SPA during the baseline period (1995/96 – 1999/00) was 1,759 individuals.

6. During winter the site regularly supports 1% or more of the all-Ireland population of Herring Gull (Larus argentatus). The mean peak number of this species within the SPA during the baseline period (1995/96 – 1999/00) was 609 individuals.

7. The wetland habitats contained within River Nanny Estuary and Shore SPA are identified of conservation importance for non-breeding (wintering) migratory waterbirds. Therefore the wetland habitats are considered to be an additional Special Conservation Interest.

Conservation Objective for River Nanny Estuary and Shore Special Protection Area

The overarching Conservation Objective for River Nanny Estuary and Shore Special Protection Area is to ensure that waterbird populations and their wetland habitats are maintained at, or restored to, favourable conservation condition. This includes, as an integral part, the need to avoid deterioration of habitats and significant disturbance; thereby ensuring the persistence of site integrity.

The site should contribute to the maintenance and improvement where necessary, of the overall favourable status of the national resource of waterbird species, and continuation of their long-term survival across their natural range.

Conservation Objectives for River Nanny Estuary and Shore Special Protection Area, based on the principles of favourable conservation status, are described below and summarised in Table 3.1. Note that these objectives should be read and interpreted in the context of information and advice provided in additional sections of this report.

Objective 1: To maintain the favourable conservation condition of the waterbird Special Conservation Interest species listed for River Nanny Estuary and Shore SPA.

This objective is defined by the following attributes and targets:-

• To be favourable, the long term population trend for each waterbird Special Conservation Interest species should be stable or increasing.4 Waterbird populations are deemed to be unfavourable when they have declined by 25% or more, as assessed by the most recent population trend analysis.5

• To be favourable, there should be no significant decrease in the range, timing or intensity of use of areas by the waterbird species of Special Conservation Interest, other than that occurring from natural patterns of variation.6

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Factors that can adversely effect the achievement of Objective 1 include:

Habitat modification: activities that modify discreet areas or the overall habitat(s) within the SPA in terms of how one or more of the listed species use the site (e.g. as a feeding resource) could result in the displacement of these species from areas within the SPA and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).

Disturbance: anthropogenic disturbance that occurs in or near the site and is either singular or cumulative in nature could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further discussion on this topic please refer to Section 5.4).

Ex-situ factors: several of the listed waterbird species may at times use habitats situated within the immediate hinterland of the SPA or in areas ecologically connected to it. The reliance on these habitats will vary from species to species and from site to site. Significant habitat change or increased levels of disturbance within these areas could result in the displacement of one or more of the listed waterbird species from areas within the SPA, and/or a reduction in their numbers (for further information on this topic please refer to Section 5.2).

Objective 2: To maintain the favourable conservation condition of the wetland habitat at River Nanny Estuary and Shore SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

This objective is defined by the following attributes and targets:-

• To be favourable, the permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 230 ha, other than that occurring from natural patterns of variation.

The boundary of River Nanny Estuary and Shore SPA was defined to include the primary wetland habitats of this site. Objective 2 seeks to maintain the permanent extent of these wetland habitats, which constitute an important resource for regularly-occurring migratory waterbirds. The wetland habitats can be categorised into three broad types: subtidal; intertidal; and supratidal. Over time and though natural variation these subcomponents of the overall wetland complex may vary due to factors such as changing rates of sedimentation, erosion etc. Waterbird species may use more than one of the habitat types for different reasons (behaviours) throughout the tidal cycle.

Subtidal areas refer to those areas contained within the SPA that lie below the mean low water mark and are predominantly covered by marine water. Tidal rivers, creeks and channels are included in this category. For River Nanny Estuary and Shore SPA this broad category is estimated to be 26 ha. Subtidal areas are continuously available for benthic and surface feeding ducks (e.g. Wigeon) and piscivorous/other waterbirds. Various waterbirds roost in subtidal areas. The relatively low proportion of subtidal habitat is due to the fact that this SPA is designated primarily for birds using intertidal habitats.

The intertidal area is defined, in this context, as the area contained between the mean high water mark and the mean low water mark. For River Nanny Estuary and Shore SPA this is estimated to be 177 ha. When exposed or partially exposed by the tide, intertidal habitats provide important foraging areas for many species of waterbirds, especially wading birds, as well as providing roosting/loafing7 areas. When the intertidal area is inundated by the tide it becomes available for benthic and surface feeding ducks and piscivorous/other waterbirds. During this tidal state this area can be used by various waterbirds as a loafing/roosting resource.

The supratidal category refers to areas that are not frequently inundated by the tide (i.e. occurring above the mean high watermark) but contain shoreline and coastal habitats and can be regarded as an integral part of the shoreline. For River Nanny Estuary and Shore SPA this is estimated to be 26 ha. Supratidal areas are used by a range of waterbird species as a roosting resource as well as providing feeding opportunities for some species.

The maintenance of the 'quality' of wetland habitat lies outside the scope of Objective 2. However, for the species of Special Conservation Interest, the scope of Objective 1 covers the need to maintain, or improve where appropriate, the different properties of the wetland habitats contained within the SPA."

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North-West Irish Sea SPA [004236]

As outlined in the North-West Irish Sea cSPA Site Synopsis[3] (NPWS Version date: 17.7.2023)

'The North-west Irish Sea cSPA constitutes an important resource for marine birds. The estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. These areas, along with more pelagic marine waters further offshore, provide additional supporting habitats (for foraging and other maintenance behaviours) for those seabirds that breed at colonies on the north-west Irish Sea's islands and coastal headlands. These marine areas are also important for seabirds outside the breeding period.

This SPA extends offshore along the coasts of counties Louth, Meath and Dublin, and is approximately 2,333km2 in area. This SPA is ecologically connected to several existing SPAs in this area.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Common Scoter, Red-throated Diver, Great Northern Diver, Fulmar, Manx Shearwater, Shag, Cormorant, Little Gull, Kittiwake, Black-headed Gull, Common Gull, Lesser Black-backed Gull, Herring Gull, Great Black-backed Gull, Little Tern, Roseate Tern, Common Tern, Arctic Tern, Puffin, Razorbill and Guillemot.

The breeding seabird species listed for those SPAs, which abut the North-West Irish Sea SPA are: Fulmar (Lambay Island SPA); Cormorant (Skerries Islands SPA; Ireland's Eye SPA; Lambay Island SPA); Shag (Skerries Islands SPA; Lambay Island SPA); Lesser Black-backed Gull (Lambay Island SPA); Herring Gull (Skerries Islands SPA; Ireland's Eye SPA; Lambay Island SPA); Kittiwake (Lambay Island SPA; Ireland's Eye SPA; Howth Head SPA); Roseate Tern (Rockabill SPA); Common Tern (Rockabill SPA;); Arctic Tern (Rockabill SPA); Little Tern (Boyne Estuary SPA); Guillemot (Lambay Island SPA, Ireland's Eye SPA); Razorbill (Lambay Island SPA, Ireland's Eye SPA); and Puffin (Lambay Island SPA). The Common Tern population that is listed for the nearby South Dublin Bay and River Tolka Estuary SPA is also likely to use this SPA as a foraging resource.

Informed by two surveys of the western Irish Sea region in 2016 an estimated 120,232 and 34,626 individual marine birds occurred in this SPA during autumn and winter respectively. Those marine bird species whose estimated abundances equalled or exceeded 1% of the total estimated size of the winter assemblage are: Red-throated Diver (538), Fulmar (506), Little Gull (391), Kittiwake (944), Black-headed Gull (508), Common Gull (2,866), Herring Gull (6,893), Great Black-backed Gull (2,096), Razorbill (4,638) and Guillemot (13,914).

The estimated 2016 summer abundance of Manx Shearwater in the North West Irish Sea SPA is 13,010 and is of international importance. The estimated 2016 autumn and winter abundances of Great Northern Diver in the North West Irish Sea SPA is 248 and 230 respectively and are of international importance. The estimated abundances of Common Scoter over parts of this SPA can reach significant numbers (e.g. 14,567 in December 2018) which is also of international importance.

[3] https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004236.pdf

Status of Qualifying Interests & Conservation Objectives

The Qualifying Interests (QI) (Features of Interest), Special Conservation Interests (SCIs) for the SPA sites and the National conservation status of the Natura 2000 sites subject to the NIS are seen in Table 4. The site-specific conservation Objectives for Natura 2000 sites are seen in Table 5.

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Table 4. Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for Natura 2000 sites

Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
Special Protection Areas (SPA)		
River Nanny Estuary and Shore SPA	Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Golden Plover (*Pluvialis apricaria*) [A140] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Herring Gull (*Larus argentatus*) [A184] Wetland and Waterbirds [A999]	**Red** **Amber** **Red** **Red** **Green** **Amber** **N/A**
North-West Irish Sea SPA (004236)	Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Common Scoter (*Melanitta nigra*) [A065] Little Gull (*Larus minutus*) [A177] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184] Great Black-backed Gull (*Larus marinus*) [A187] Kittiwake (*Rissa tridactyla*) [A188] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Little Tern (*Sterna albifrons*) [A195] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Puffin (*Fratercula arctica*) [A204]	**Amber** **Amber** **Amber** **Amber** **Amber** **Amber** **Red** **Amber** **Amber** **Amber** **Amber** **Amber** **Green** **Red** **Amber** **Amber** **Amber** **Amber** **Amber** **Red** **Red**

Table 5. Site specific conservation objectives for Natura 2000 sites

River Nanny Estuary and Shore SPA		
Attribute	Measure	Target
Oystercatcher (*Haematopus ostralegus*) [A130]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Ringed Plover (*Charadrius hiaticula*) [A137]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Golden Plover (*Pluvialis apricaria*) [A140]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Knot (*Calidris canutus*) [A143]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Sanderling (*Calidris alba*) [A144]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Herring Gull (*Larus argentatus*) [A184]		
Population trend	Percentage change	Long term population trend stable or increasing
Distribution	Range, timing and intensity of use of areas	There should be no significant decrease in the range, timing or intensity of use of areas by oystercatcher other than that occurring from natural patters of variation
Wetlands [A999]		
Wetlands	Area (ha)	The permanent area occupied by the wetland habitat should be stable and not significantly less than the area of 230ha, other than that occurring from natural patterns of variation

North-West Irish Sea SPA		
Attribute	Measure	Target
Red-throated Diver (*Gavia stellata*) [A001], Great Northern Diver (*Gavia immer*) [A003], Fulmar (*Fulmarus glacialis*) [A009], Manx Shearwater (*Puffinus puffinus*) [A013], Cormorant (*Phalacrocorax carbo*) [A017], Shag (*Phalacrocorax aristotelis*) [A018], Common Scoter (*Melanitta nigra*) [A065], Little Gull (*Larus minutus*) [A177], Black-headed Gull (*Chroicocephalus ridibundus*) [A179], Common Gull (*Larus canus*) [A182], Lesser Black-backed Gull (*Larus fuscus*) [A183], Herring Gull (*Larus argentatus*) [A184], Great Black-backed Gull (*Larus marinus*) [A187], Kittiwake (*Rissa tridactyla*) [A188], Roseate Tern (*Sterna dougallii*) [A192], Common Tern (*Sterna hirundo*) [A193], Arctic Tern (*Sterna paradisaea*) [A194], Little Tern (*Sterna albifrons*) [A195], Guillemot (*Uria aalge*) [A199], Razorbill (*Alca torda*) [A200], Puffin (*Fratercula arctica*) [A204]		
Breeding/Non-breeding population size (depending on species)	Number	No significant decline

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Spatial distribution	Hectares, time and intensity of use	Sufficient number of locations, area, and availability (in terms of timing and intensity of use) of suitable habitat to support the population
Forage spatial distribution, extent, abundance and availability	Location and hectares, and forage biomass	Sufficient number of locations, areas of suitable habitat and available forage biomass to support the population target
Disturbance across the site	Intensity, frequency, timing and duration	The intensity, frequency, timing and duration of disturbance occurs at levels that do not significantly impact the achievement of targets for population size and spatial distribution.
Barriers to connectivity and site use	Number, location; shape; area (hectares)	The number, location, shape and area of barriers do not significantly impact the site population's access to the SPA or other ecologically important sites outside the SPA

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Adverse Effects on the Conservation Objectives of Natura 2000 sites likely to occur.

Construction Impacts

The construction of the proposed development would potentially impact on the existing ecology of the site and the surrounding area. These potential construction impacts would include impacts that may arise during the re-profiling of the site and the building phases of the proposed development. The potential impacts are outlined in Table 6.

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Construction phase mitigation measures are required on site. There is potential for silt laden runoff, dust, or contamination to enter the directly adjacent River Nanny with potential for downstream impacts on the River Nanny Estuary and Shore SPA and North-West Irish Sea SPA. Compliance with the Water Pollution Acts and Inland Fisheries guidance[4] documentation would be seen as the primary method of ensuring no significant impact on designated conservation sites. Mitigation measures are required to ensure compliance with the Water Pollution Acts and Inland Fisheries Ireland guidance.

Operational Impacts

Once constructed, all onsite drainage will be connected to separate foul and surface water systems. Surface water runoff will comply with SUDS and will ultimately discharge to the River Nanny. Mitigation measures will be required to ensure that water quality is maintained prior to discharging to the River Nanny.

Mitigation Measures and Monitoring

Construction and operational mitigation will be incorporated into the proposed development project to minimise the potential negative impacts within the Zone of Influence (ZoI) including the River Nanny, River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA.

The proposed mitigation measures are outlined in Table 7.

[4] https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html

Table 6. Potential for adverse effects on the qualifying Interests and conservation objectives of Natura 2000 sites.		
Natura 2000 Site Name & Site Code	**Qualifying Interests**	**Potential for adverse effects in the absence of controls or mitigation measures.**
River Nanny Estuary and Shore SPA (IE0004158)	Oystercatcher *(Haematopus ostralegus) [A130]* Ringed Plover *(Charadrius hiaticula) [A137]* Golden Plover *(Pluvialis apricaria) [A140]* Knot *(Calidris canutus) [A143]* Sanderling *(Calidris alba) [A144]* Herring Gull *(Larus argentatus) [A184]* Wetland and Waterbirds [A999]	In the absence of any standard control measures or mitigation measures some dust, contaminated surface water and pollution may enter the River Nanny during strong winds, heavy rain (via ground / surface water), a flooding event, and or accidental pollution events. However, even in the absence of construction phase controls the proposed impact would be minor, temporary and would impact on local water quality rather than the conservation objectives of the River Nanny Estuary and Shore SPA. Objective 1: To maintain the favourable conservation condition of the waterbird Special Conservation Interest species listed for River Nanny Estuary and Shore SPA: 5 x wintering bird surveys were carried out over the 2024/2025 wintering bird season at Julianstown by Altemar Ltd. No birds protected as a QI of this SPA were recorded foraging onsite. As detailed in the Wintering Bird Report accompanying this planning application (see Appendix I): '*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures*.' Population: Given that no birds protected as a QI of this SPA were recorded utilising the site, in the absence of mitigation, it would not be expected that the proposed works and operation would result in a change as per population trend assessment using waterbird count data collected through the Irish Wetland Bird Survey and other surveys. Range: In the absence of mitigation, it would not be expected that the proposed works and operation would result in a change in the timing or intensity of use of areas used by waterbirds, as determined by regular low tide and other waterbird surveys. There would be no significant decrease in the range, timing or intensity of use of areas by the waterbird species of Special Conservation Interest other than that occurring from natural patterns of variation. However, based on an abundance of caution standard construction phase measures should be in place to ensure that the River Nanny is not impacted by the proposed works and operation of the proposed development. This would include the presence of an ecologist on site to oversee the excavation of the site, particularly at the perimeter of the works and the implementation of silt control methods. The short-term impacts during the construction phase and impacts during operation will not be at a level to significantly impact the River Nanny Estuary and Shore SPA. However, as the proposed development is proximate to the River Nanny, standard construction and operation phase controls (i.e. mitigation) will be in place and the River Nanny Estuary and Shore SPA is downstream of the proposed project, the proposed project has gone to stage II AA (Natura Impact Statement).

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Table 6. Potential for adverse effects on the qualifying Interests and conservation objectives of Natura 2000 sites.		
Natura 2000 Site Name & Site Code	**Qualifying Interests**	**Potential for adverse effects in the absence of controls or mitigation measures.**
North-west Irish Sea SPA [IE004236]	Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Common Scoter (*Melanitta nigra*) [A065] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184] Great Black-backed Gull (*Larus marinus*) [A187] Kittiwake (*Rissa tridactyla*) [A188] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Puffin (*Fratercula arctica*) [A204] Little Gull (*Hydrocoloeus minutus*) [A862] Little Tern (*Sternula albifrons*) [A885]	In the absence of any standard control measures or mitigation measures some dust, surface water and pollution may enter the River Nanny during strong winds, heavy rain (via ground / surface water), a flooding event, and/or accidental pollution events. However, even in the absence of construction phase controls the proposed impact would be minor, temporary and would impact on local water quality rather than the conservation objectives of the North-west Irish Sea SPA. Objective 1: To maintain the favourable conservation condition of the waterbird Special Conservation Interest species listed for North-west Irish Sea SPA: 5 x wintering bird surveys were carried out over the 2024/2025 wintering bird season at Julianstown by Altemar Ltd. No birds protected as a QI of this SPA were recorded foraging onsite. As detailed in the Wintering Bird Report accompanying this planning application (see Appendix I): '*The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures*.' Population: Given that no birds protected as a QI of this SPA were recorded utilising the site, in the absence of mitigation, it would not be expected that the proposed works and operation would result in a change as per population trend assessment using waterbird count data collected through the Irish Wetland Bird Survey and other surveys. Distribution: In the absence of mitigation, it would not be expected that the proposed works and operation would result in a change in the timing or intensity of use of areas used by waterbirds, as determined by regular low tide and other waterbird surveys. There would be no significant decrease in the distribution, range, timing or intensity of use of areas by the waterbird species of Special Conservation Interest other than that occurring from natural patterns of variation. Disturbance: Given that no birds protected as a QI of this SPA were recorded utilising the site, in the absence of mitigation, it would not be expected that the proposed works and operation would result in a significant disturbance to bird species protected as QIs of this SPA. Barriers to Connectivity: Given the minimal number of flight paths of bird species protected as a QI of this SPA over the development site recorded during the 2024/2025 wintering bird surveys, and recognising the relatively small scale of the proposed development, no significant barriers to connectivity are foreseen as a result of the proposed development. However, based on an abundance of caution standard construction phase measures should be in place to ensure that the River Nanny is not impacted by the proposed works and operation of the proposed development. This would include the presence of an ecologist on site to oversee the excavation of the site, particularly at the perimeter of the works and the implementation of silt control methods.

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Table 6. Potential for adverse effects on the qualifying Interests and conservation objectives of Natura 2000 sites.		
Natura 2000 Site Name & Site Code	**Qualifying Interests**	**Potential for adverse effects in the absence of controls or mitigation measures.**
		The short-term impacts during the construction phase and impacts during operation will not be at a level to significantly impact the North-west Irish Sea SPA. However, as the proposed development is proximate to the River Nanny, standard construction and operation phase controls (i.e. mitigation) will be in place and the North-west Irish Sea SPA is downstream of the proposed project, the proposed project has gone to stage II AA (Natura Impact Statement).

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Table 7. Mitigation measures

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
River Nanny River Nanny Estuary and Shore SPA (IE004158) North-west Irish Sea SPA (IE004236)	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on aquatic and bird fauna. • Disturbance	A Construction Environmental Management Plan has been developed by CS Consulting for the proposed project. As outlined in the CEMP, the following mitigation will be implemented: ***"GENERAL ENVIRONMENTAL PROTECTION MEASURES*** ***4.1 Surface Water Treatment*** *All existing surface water drainage elements (including adjacent River Nanny Bridge) shall be maintained free from waste materials generated during the construction of the proposed development, including the initial site clearance and excavation. Routine visual inspections by the contractor shall reduce any risk of excess construction materials causing obstructions to surface water drainage and any potential flooding occurring. A maintenance schedule and operational schedule must be established by the contractor for silt and pollution control measures during the construction period. This should be undertaken in consultation with the relevant statutory authorities.* *Run-off from the working site or any areas of exposed soil shall be channelled and intercepted at regular intervals for discharge to silt traps or lagoons. A temporary positive drainage system shall be installed prior to the commencement of the construction works, to collect surface water runoff from the site during construction. A series of geotextile-lined cascading, high level outfall settling basins shall be installed upstream of an agreed discharge point, the location of which is to be determined by the contractor as part of their detailed Construction and Environmental Management Plan and approved by Meath County Council. Prior to construction, this temporary surface water management facility shall throttle runoff and allow suspended solids to be settled out and removed before being discharged in a controlled manner to the agreed outfall. All inlets to the cascading settling basins shall be rip-wrapped to prevent scour and erosion in the vicinity of the inlet.* *Pouring of concrete shall be carried out in the dry and allowed to cure. Mixer washings and excess concrete shall not be discharged to surface water. Implementation of comprehensive and strict site housekeeping measures to isolate concrete from local surface waters is essential.* *Oil storage tank(s) and the associated filling area and distribution pipe work shall be separated by at least 10m from any existing surface water receptor. Storage tanks shall have secondary containment provided by means of an above ground bund to capture any oil leakage, irrespective of whether it arises from leakage of the tank itself or from associated equipment (such as filling and off-take points, sighting gauges, etc.), all of which should be located within the bund. The bund specification should conform to the current best practice for oil storage (Enterprise Ireland BPGC5005).* *Weather conditions and seasonal weather variations shall also be taken account of when planning stripping of topsoil and excavations, with an objective of minimising soil erosion.* *Hazardous construction materials shall be stored appropriately to prevent contamination of watercourses, other surface water receptors and groundwater. Spill kits shall be kept in designated areas for re-fuelling of construction machinery.'*

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		'Air Quality and Dust Monitoring *Dust prevention measures shall be included for control of any site airborne particulate pollution. The Contractor shall monitor dust levels in the vicinity of the site in accordance with planning conditions. Records shall be kept of such monitoring for review by the Planning Authority. There are currently no national or European Union standards of air quality with which levels of dust deposition can be compared. The minimum criteria to be maintained shall be in accordance with the German Standard Method for determination of dust deposition rate (VDI 2119), which is a maximum deposition of 350mg/m2/day as measured using Bergerhoff type dust deposit gauges.* *The Contractor shall continuously monitor dust over the variation of weather and material disposal to ensure the limits are not breached throughout the project. Potential sources of dust impact are present due to construction activities on site.* ***Migrating Dust and Dirt Pollution*** *The Contractor shall ensure that all construction vehicles that exit the site onto the public roads shall not transport dust and dirt to pollute the external roadways. This shall be achieved through a combination of the following measures:* • *Ensuring construction vehicles have a clean surface to travel on within the site (i.e., haul road).* • *Providing a "Full-Body Self Contained" wheel wash, constructed and located within the site confines.* • *Ensuring an appropriate wheel or road washing facility is provided as and when required throughout the various stages of construction on site. If conditions require it then a manned power washer shall be put in place to assist the wheel wash system.* *The use of appropriate water-based dust suppression systems shall greatly reduce the amount of dust and windborne particulates as a result of the construction process. This system shall be closely monitored by site management personnel particularly during extended dry periods and in accordance with site management methods.* ***Storage of Harmful Materials*** *Harmful material shall be stored on site for use in connection with the construction works only. These materials shall be stored in a controlled manner. Where on-site facilities are used, there shall be a bunded filling area using double bunded steel tank at a minimum.* ***Hazardous Wastes to be Produced*** ***4.6.1 Contaminated soil*** *If any contaminated material is encountered, it shall need to be segregated from clean/inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled 'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous' using the HazWasteOnline application (or similar approved classification method). The material shall then*

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		need to be classified as clean, inert, non-hazardous or hazardous in accordance with the EC Council Decision 2003/33/EC, which establishes the criteria for the acceptance of waste at landfills. ***4.6.2 Fuel/oils*** *As fuels and oils are classed as hazardous materials, any on-site storage of fuel/oil, all storage tanks and all draw-off points shall be bunded and located in a dedicated, secure area of the site, away from watercourses. Provided that these requirements are adhered to and site crew are trained in the appropriate refuelling techniques, it is not expected that there shall be any fuel/oil wastage at the site.* ***4.6.3 Other known hazardous substances*** *Paints, glues, adhesives and other known hazardous substances shall be stored in designated areas away from watercourses. They shall generally be present in small volumes only and associated waste volumes generated shall be kept to a minimum. Wastes shall be stored in appropriate receptacles pending collection by an authorised waste contractor. In addition, WEEE (containing Construction and Demolition Waste Management Plan 11 hazardous components), printer toner/cartridges, batteries (Lead, Ni-Cd or Mercury) and/or fluorescent tubes and other mercury containing waste may be generated during construction activities. These wastes (if encountered) shall be stored in appropriate receptacles in designated areas of the site pending collection by an authorised waste contractor.* ***River Nanny*** *The following measures pertain specifically to the protection of the adjacent watercourse, the River Nanny, which forms the southern boundary of the development site.* ***4.7.1 Discharge Licences*** *It will not be permitted to discharge into any newly constructed storm water systems or watercourse without adhering to the conditions of the discharge licence and agreeing the same with the Design Team, Site Manager and Local Authority Area Engineer.* ***4.7.2 Over ground oil/diesel storage*** *Only approved storage system for oil / diesel within the site will be permitted, (i.e. all oil/diesel storage to be located within a designated area placed furthest away from adjacent watercourses and contained within constructed bunded areas e.g., placed on 150mm concrete slab with the perimeter constructed with 225mm solid blockwork rendered internally). The bunded area will accommodate the relevant oil/diesel storage capacity in case of accidental spillage. Any accidental spillages will be dealt with immediately on site however minor by containment/removal from site.* ***4.7.3 Refuelling*** *All refuelling of plant and machinery will be conducted within a designated, contained area adjacent to the storage area.*

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		4.7.4 Concrete washout *The washing out of concrete trucks on site will not be permitted as they are a potential source of high alkalinity in watercourses. Consequently, it is a requirement that all concrete truck washout takes place back in the ready-mix depot.* ***4.7.5 Disposal of wastewater off site*** *The Site Management Team will maintain a record of all receipts for the removal of toilet or interceptor waste off site to insure its disposal in a traceable manner.* ***4.7.6 Road sweeping/cleaning*** *The cleaning of public roads in and around the subject site will be undertaken to reduce environmental impacts and care will be taken to prevent any pollution of watercourses from this activity. This includes the maintenance of existing gullies on roads used for site access.'* In relation to flood risk mitigation, the accompanying FRA by JBA Consulting details the following: <u>Mitigation by Design</u> '*To allow for compact development, the design includes the existing protected structures—which are designed to be floodable during events exceeding the 2-year return period—along with car parking and vehicular/pedestrian access located within the floodplain. As a result, some land infilling is required; however, this has been fully offset through the provision of compensatory storage, which provides a greater volume than the amount displaced.* *This approach has been detailed in Section 4.3.5.3 and the compensatory storage provides an additional 822m3 of volume which is 36m3 greater than the minimum required. It is therefore very important to ensure that there is no loss of storage within the floodplain so that the area is able to provide storage for the tide-locked drainage network*.' <u>Flood Resilient Construction</u> '*Although the FFL of highly vulnerable structural elements is set above the flood levels associated with a 67% blockage scenario—by 0.5 m for the residential units and 2.9 m for the apartments above the retail store—all interiors and buildings at lower levels (less vulnerable use) will be constructed using flood-resilient materials as set out under Section 6 of Appendix B of the Planning System and Flood Risk Management Guidelines*.' <u>Design by Mitigation – Surface Water</u> '*The surface water drainage system for the proposed mixed-use development at Julianstown is designed with a comprehensive Sustainable Drainage System (SuDS) approach to manage stormwater runoff effectively and mitigate flood risk. The system includes a combination of traditional drainage infrastructure (150–300 mm pipes) and SuDS features such as a detention basin and an underground attenuation tank.*

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		Stormwater is routed through oil separators and flow control devices, limiting discharge to 6.0 l/s before being released into the River Nanny. SuDS components also include permeable paving, tree pits, and water butts, which help with water quality treatment and volume reduction. The design ensures compliance with the Greater Dublin Strategic Drainage Study (GDSDS) criteria for water quality, runoff control, flood protection, and level of service. *Attenuation storage is split between a 900 mm deep detention basin and an underground tank, providing 89 m³ and 329 m³ of storage, respectively. These features are designed to manage runoff from a 1-in-100-year event, with a 20% allowance for climate change. Additionally, the system captures and treats the first 5 mm of rainfall through SuDS elements to meet interception requirements, with a total interception volume of 53.74 m³—exceeding the minimum required.'* In addition, the following mitigation measures, ecological supervision and monitoring will prevent impacts on the RiverNanny which would be seen as the pathway for potential impacts on designated conservation sites: **Construction Phase Controls /Mitigation Measures** Avoidance and Remedial Measures *Mitigation by Avoidance* **Air & Dust** Dust may enter the River Nanny via air or surface water with potential downstream impacts. Mitigation measures will be carried out reduce dust emissions to a level that avoids the possibility of adverse effects on the River Nanny. The main activities that may give rise to dust emissions during construction include the following: • Excavation of material; • Materials handling and storage; • Movement of vehicles (particularly HGV's) and mobile plant. • Contaminated surface runoff At an early stage in the assessment process, Altemar recommended the development of mitigation measures in accordance with the following principles: • Consultation will be carried with an ecologist[5] throughout the construction phase;

[5] Consultation with the project ecologist will not involve the formulation of new mitigation measures for the purposes of protecting any European Site, and relate only to the implementation of those mitigation measures already stated in the submission or the formulation of mitigation for other purposes.

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		• Trucks leaving the site with excavated material will be covered so as to avoid dust emissions along the haulage routes. • A double layer of silt fencing would be placed at the lowest perimeter of the site and prevent silt laden runoff entering the River Nanny. • Speed limits on site (15kmh) to reduce dust generation and mobilisation. *Site Management* • Regular inspections of the site and boundary should be carried out to monitor dust, records and notes on these inspections should be logged. • Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. • Make the complaints log available to the local authority when asked. • Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook. *Monitoring* • Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces within 100 m of site boundary, integrity of the silt control measures, with cleaning and / or repair to be provided if necessary. *Preparing and Maintaining the Site* • Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. • Fully enclose specific operations where there is a high potential for dust production and the site is active for an extensive period. • Avoid site runoff of water or mud. • Keep site fencing, barriers and scaffolding clean using wet methods. • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. • Cover, seed or fence stockpiles to prevent wind whipping. • Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic. • Any road that has the potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions.

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		• Maintain a vegetated strip and vehicle exclusion zone between the works and the River Nanny in consultation with the project ecologist. *Operations* • Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. • Use enclosed chutes and conveyors and covered skips. • Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. • Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. *Waste Management* • Avoid bonfires and burning of waste materials. *Measures Specific to Earthworks* • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable. • Only remove the cover in small areas during work and not all at once. • During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust. • Due to the proximity of the River Nanny an ecologist will oversee works in particular the excavation of material from the perimeter of the site. The Contractor will be required to consult with an ecologist prior to the beginning of works to identify any additional measures that may be appropriate and/or required. **Storage/Use of Materials, Plant & Equipment** • Materials, plant and equipment shall be stored in the proposed site compound location;

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		• Plant and equipment will not be parked within 50m of the River Nanny at the end of the working day; • Hazardous liquid materials or materials with potential to generate run-off shall not be stored within 50m of the River Nanny. • All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater; • Fuel may be stored in the designated bunded area or in fuel bowsers located in the proposed compound location. Fuel bowsers shall be double skinned and equipped with certificates of conformity or integrity tested, in good condition and have no signs of leaks or spillages; • Smaller quantities of fuel may be carried/stored in clearly labelled metal Jeri cans. Green for diesel and red for petrol and mixes. The Jeri cans shall be in good condition and have secure lockable lids. The Jeri cans shall be stored in a drip tray when not in use. They will not be stored within 50m of the River Nanny; • All hazardous liquid materials shall be stored in a bunded area and spill containment measures will be in place; • Drip trays will be turned upside down if not in use to prevent the collection of rainwater; • Waters collected in drip trays must be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements; • Plant and equipment to be used during works, will be in good working order, fit for purpose, regularly serviced/maintained and have no evidence of leaks or drips; • No plant used shall cause a public nuisance due to fumes, noise, and leakage or by causing an obstruction; • Re-fuelling of machinery, plant or equipment will be carried out in the site compound as per the appointed Construction Contractor re-fuelling controls; • The appointed Construction Contractor EERP will be implemented in the event of a material spillage; • All persons working will receive work specific induction in relation to material storage arrangements and actions to be taken in the event of an accidental spillage. Daily environmental toolbox talks / briefing sessions will be conducted for all persons working to outline the relevant environmental control measures and to identify any environment risk areas/works. **Surface / Ground Water Mitigation During Construction (downstream impacts)** • Appropriate monitoring of groundwater levels during site works will be undertaken. As there is a direct hydrological connection from the proposed works to River Nanny Estuary and Shore SPA and North-West Irish Sea SPA via the River Nanny, surface water, and a due to the immediate proximity of the site, a strict set of mitigation measures have been implemented in relation to drainage from the site during construction. This commences with site clearance right through to the completion of the project. • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads will be carried out, particularly during groundworks.

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		• The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained. • The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area. The site compound will clearly display emergency contact details for the National Parks and Wildlife Service, Meath County Council and the Environmental Protection Agency in the event of a pollution incident or environmental emergency. Adequate spill kits will be available in the event of a spill of oil or other hazardous substance. A project ecologist will be consulted in relation to all onsite drainage during construction works. Consultation with the project ecologist will not involve the formulation of new mitigation measures for the purposes of protecting any European Site, and relate only to the implementation of those mitigation measures already stated in the submission or the formulation of mitigation for other purposes. • Dewatering of excavations may be necessary. Appropriate monitoring of groundwater levels during site works will be undertaken. Standard construction phase filtering of surface water for suspended solids will be carried out. Surface water discharges are not permitted from the site into the River Nanny during the works. Trenched double silt fencing shall be put in place along southern boundary of the proposed development site (along the existing site contours of the site boundary area and River Nanny) in consultation with the project ecologist. The silt fencing will act as a temporary sediment control device to protect the River Nanny from sediment and potential site water runoff. The fencing will be inspected twice daily based on site and weather conditions for any signs of contamination or excessive silt deposits. • Ground works within the proposed development site will be scheduled so that works will be carried out furthest away from the River Nanny initially. Trenched double silt fencing shall be put place along the southern edges of the proposed development site. The silt fencing will act as a temporary sediment control device to protect the River Nanny from sediment and potential site water runoff. The fencing will be inspected daily based on site and weather conditions for any signs of contamination or excessive silt deposits. • Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors. • Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis. • All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected. All persons working on-site will receive work specific induction in relation to surface water management and run off controls. Daily environmental toolbox talks / briefing sessions will be conducted to outline the relevant environmental control measures and to identify any environment risk areas/works. • All persons working on-site will receive work specific induction in relation to surface water management and run off controls. Daily environmental toolbox talks / briefing sessions will be conducted to outline the relevant environmental control measures and to identify any environment risk areas/works.

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Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on Natura 20000 Sties
		• Environmental risks due to construction and operation of the proposed development do potentially exist, particularly in relation runoff from sloping site, drains that could lead to the River Nanny and the excavation/+construction of elements. Ecological supervision will be required during excavation and enabling works stages. Silt interception measures will need to be in place to ensure that the River Nanny is not impacted during works and in particular during the excavation and construction of the road and drainage networks. Landscaping of the amenity area should take place immediately following re-profiling, to act as a buffer to protect the watercourse. <u>Flood Risk Mitigation</u> • Mitigation measures will be maintained on site with the assumption that the site has the potential be flooded during construction • Works will not take place during periods of high rainfall and shall be scaled back or suspended if heavy rain is forecast during excavation works. • Temporary flood barriers or berms will be established around the construction site can help prevent floodwaters from entering the site. These barriers will also act as a containment system, reducing the risk of polluted runoff leaving the site during heavy rain events. • Silt fencing and sediment traps will be installed around the perimeter of the construction site will help capture loose soil and debris, preventing it from being carried away by stormwater runoff. • A robust stormwater management system will be devised essential to prevent contaminated runoff from polluting local waterways. • For sites with level differences or sloped terrain, the use of terracing, or check walls can stabilize the earth and prevent it from washing away during periods of heavy rain. Stabilization techniques, such as matting or hydroseeding, should also be employed to minimize soil movement on exposed slopes. • During construction, areas of exposed soil will be covered with protective ground coverings, such as geotextiles or mulch, to reduce erosion from wind and water. • No storage of equipment or topsoils within areas of the site at risk of fluvial flooding. **Operational Phase Mitigation** • A project ecologist will be appointed to oversee completion of all landscape and drainage works. • Petrochemical interception will be inspected by the project ecologist to ensure compliance with Water Pollution Acts.

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Adverse Effects on the Conservation Objectives of European sites likely to occur from the project (post mitigation)

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A robust series of mitigation measures will be carried out. These have been developed by a multidisciplinary project team. These would ensure the protection of the water quality within the River Nanny during construction, that the water entering surface water system during operation is clean and uncontaminated, and that dust emissions are controlled on site. Early implementation of ecological supervision on site prior to initial mobilisation and enabling works is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation.

With the successful implementation of the outlined mitigation measures, no significant effects on the integrity of Natura 2000 sites (River Nanny Estuary & Shore SPA and North-west Irish Sea SPA) are foreseen from the construction or operation of the proposed project. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed works. The construction mitigation proposed for the development satisfactorily addresses the potential impacts on designated conservation sites through the application of the construction and operational phase controls as outlined above. In particular, mitigation measures to ensure compliance with Water Pollution Acts and prevent silt, dust and pollution entering the River Nanny will satisfactorily address the potential impacts on downstream biodiversity and European sites. No significant adverse impacts on the conservation objectives of European sites are likely following the implementation of the mitigation measures outlined above.

In Combination Effects

In-combination effects can be defined as "*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*". Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. In combination, effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

A review of developments and proposed developments was completed as part of this assessment. The following projects and plans were reviewed and considered for possible in combination with the Proposed Development:

Table 8. *In-combination effects considered*

Ref. No.	Address	Proposal
2460699	Smithstown , Julianstown , Co. Meath	the Development will consist of 1) the demolition of an existing boundary including retaining wall and gateway and (2) the construction of 10 no. dwellings arranged in 2 no. two storey terraces (blocks) on a 0.35Ha site. The proposed residential development is located within the ACA Julianstown boundary and includes: 2 no. three bedroom end of terrace dwellings (100 sqm), 6 no. two bedroom mid terrace dwellings (85.5 sqm) and 2 no. two bedroom end of terrace dwellings (85.5 sqm). The proposed development includes 20 no. car parking spaces, public and private open spaces including all associated landscaping works, boundary walls and fences. It is proposed that the development is accessed via a new/relocated entrance directly from Julianstown Main Street. Permission is also sought for necessary roads, footpaths, public lighting, surface water, foul water and potable water infrastructural works to connect the scheme to the existing mains services and public roads together with all associated site and development works. This application is accompanied by an Appropriate Assessment Screening Report. Significant further information/revised plans submitted on this application

The proposed works are located in the centre of Julianstown on undeveloped land consisting primarily of scrub, recolonising bare ground and grassland. No in-combination effects are foreseen. A review of planning applications proximate to the site was carried out on 26/06/25 and revised on 07/07/25. No developments of significance are noted proximate to the site. The majority of nearby development consists of small-scale modifications to existing houses. No significant developments have been granted development permission and commenced construction proximate to the proposed project in recent years. There are no projects in the vicinity that would cause in-combination effects.

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No significant effects are likely from in combination effects.

Conclusion

We conclude that we have demonstrated based on the best scientific information available which we consider is adequate to make this conclusion that the project alone or in combination with other plans or projects will not have an adverse effect on the integrity of the Natura 2000 sites in view of their conservation objectives. No in-combination effects are foreseen. The proposed development site is within undeveloped land in the centre of Julianstown.

Foul water drainage for the proposed development will discharge to existing foul networks. During construction, no surface water from the development will enter the River Nanny without desilting. A series of wintering bird surveys were undertaken by Altemar during the 2024-2025 season to assess the sites importance on birds listed as qualifying interests of nearby SPAs. It was found that the site is not of significance to any qualifying interests of nearby SPA and the subsequent report concluded that:

"The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.

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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted" (Appendix I).

In a strict application of the precautionary principle, it has been concluded that significant effects on the River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA are not likely from the proposed works in the absence of standard control or mitigation measures. However, primarily as a result of the proximity of the River Nanny to the proposed project and possible emissions of surface water and dust from the project during the works, standard construction phase controls/mitigation will be in place. The River Nanny Estuary and Shore SPA and the North-west Irish Sea SPA are located downstream of the proposed works. For this reason, a NIS was carried out to assess whether the proposed project, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the site's conservation objectives, will adversely affect the integrity of the European Site. All other Natura 2000 sites were screened out at initial screening. No cumulative impact or in combination effects on any sites are likely.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites conservation objectives, will adversely affect the integrity of the European site.

Based on the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the site's conservation objectives, will adversely affect the integrity of the European site.

Data used for the AA Screening/NIS Assessment

NPWS site synopses and Conservation objectives of sites within 15km were examined. No Natura 2000 sites beyond 15km has a direct pathway to the proposed development site. Several site visits were carried out, including a bat survey, to determine if the site contained possible threats to a NATURA 2000 site or any species or habitats of conservation importance. An EcIA (Ecological Impact Assessment) accompanies this AA Screening and NIS.

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12. NPWS (2013) Conservation Objectives: Boyne Estuary SPA 004080. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
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Appendix I Wintering Bird Report

ALTEMAR
Marine & Environmental Consultancy

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Wintering Bird Assessment on Lands at Julianstown, Co. Meath.



4TH APRIL 2025

PREPARED BY: FRANK SPELLMAN OF ALTEMAR LTD.
On behalf of: Cassana Developments Ltd.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie
Directors: Bryan Deegan and Sara Corcoran
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Document Control Sheet			
Client	Cassana Developments Ltd.		
Project	Wintering Bird Assessment on Lands at Julianstown, Co. Meath.		
Report	Wintering Bird Assessment		
Date	4th April 2025		
Version	Author	Reviewed	Date
Final	Frank Spellman	Bryan Deegan	4th April 2025

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Summary

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Structure/features:	Two derelict buildings, scrub vegetation and concrete surfacing.
Location:	Julianstown, Co. Meath.
Bird species present:	Blackbird, blackcap, black-headed gull, blue tit, bullfinch, chaffinch, coal tit, dunnock, goldcrest, goldfinch, great tit, grey heron, grey wagtail, herring gull, hooded crow, jackdaw, kestrel, little egret, long-tailed tit, magpie, mallard, moorhen, pheasant, pied wagtail, raven, robin, rook, song thrush, starling, woodpigeon, wren.
Proposed work:	Mixed-use development.
Surveys by:	Frank Spellman (BSc Zoology, MSc Zoology).
Survey dates:	5th December 2024, 16th December 2024, 15th January 2025, 10th February 2025, 20th March 2025.

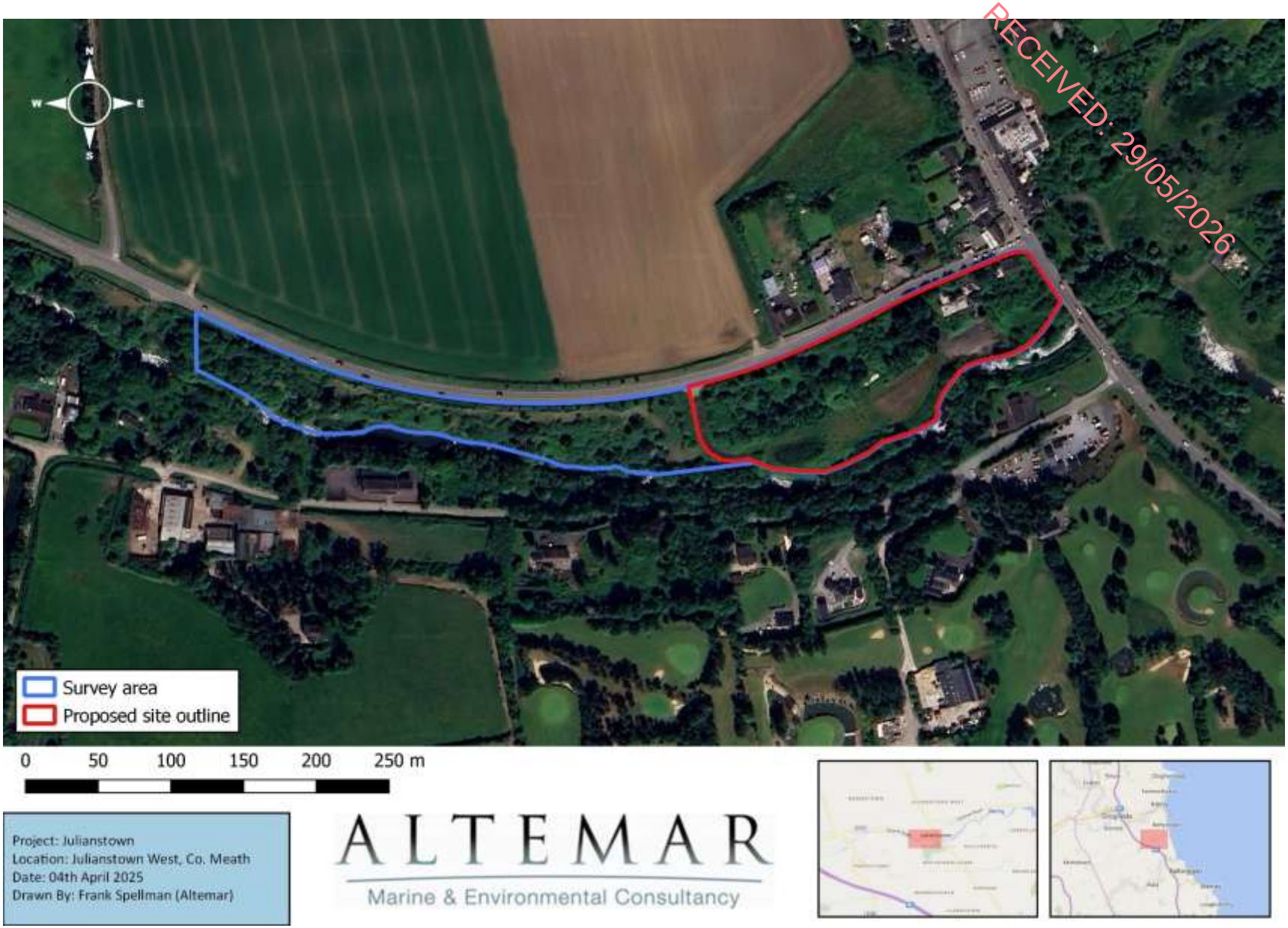


Figure 1. *Wintering bird survey areas.*



Figure 2. *Wintering bird survey 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.

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

Bryan Deegan, the managing director of Altemar, 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).

Frank Spellman (BSc Zoology, MSc Zoology).

Frank has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. Frank has been lead ornithologist on numerous development projects within Ireland carrying out full wintering bird and breeding bird assessments.

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.

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Wintering bird surveys

This report presents the methodology and results of 5 visits to Julianstown by Frank Spellman from December 2024 to March 2025.

Survey methodology

Wintering bird surveys were carried out over the wintering bird season at Julianstown 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, artificial surfaces, riparian vegetation and scrub 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. A vantage point in the east provided unobstructed views across the survey area (figure 3.). Flight lines, large flights, foraging, perching, bathing 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) and at low tide levels on both incoming and outgoing tides when bird activity and birds transiting to/from foraging and roosting areas was at its highest. Local temperatures varied from 4 – 11°C. Winds varied from 1 – 4 on the Beaufort scale. Weather conditions were favourable on the majority of occasions. Rain and sleet with Beaufort force 4 winds limited visibility (< 150 m) during the survey carried out on 10th February 2025 and may have suppressed bird activity.

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.

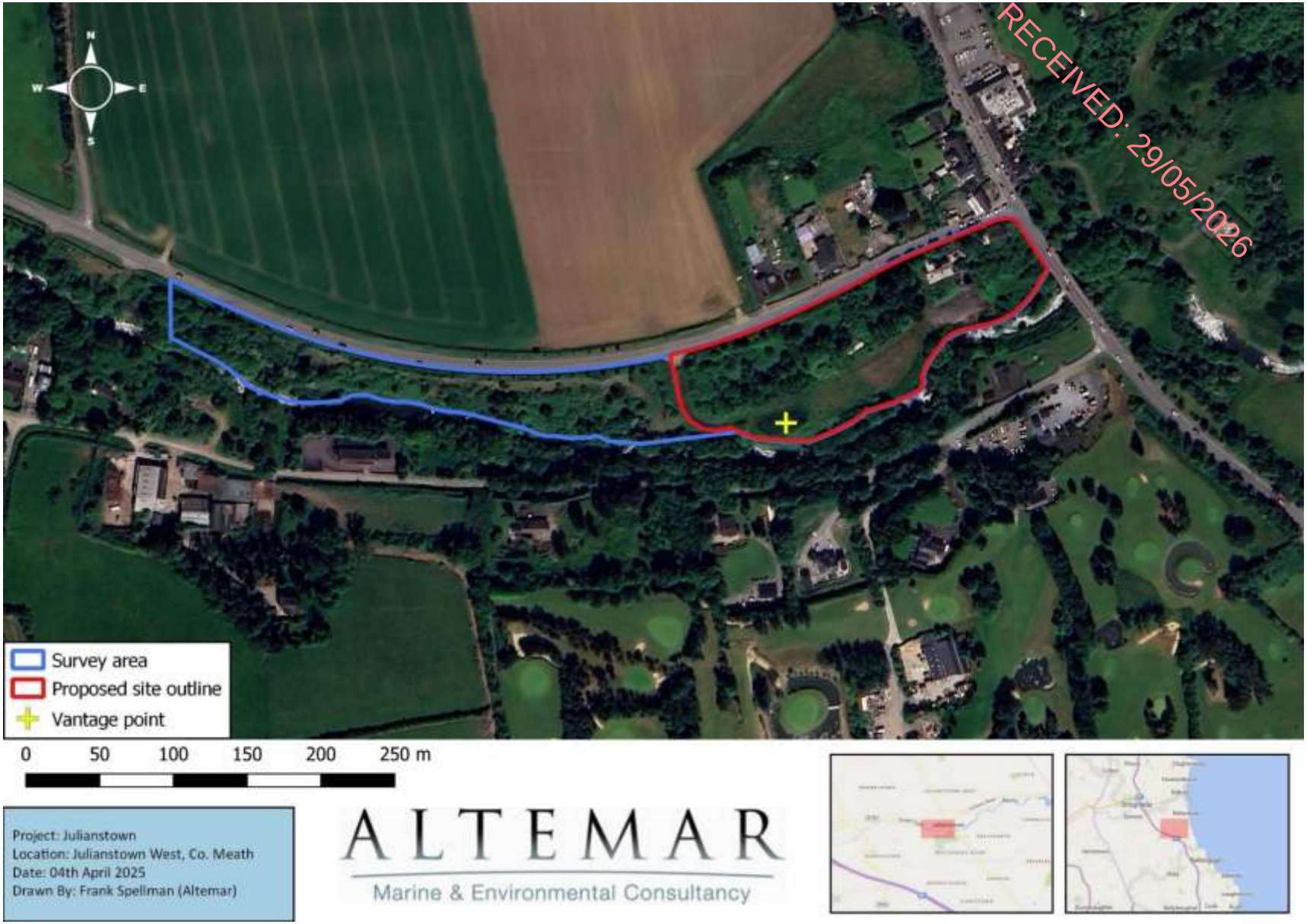


Figure 3. *Survey area and vantage points.*

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 suitable habitats for wintering birds. 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.

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Habitats of foraging value for wintering birds were limited throughout the site. The site and its surroundings consisted mainly of grassland grazed by horses (west of site outline) heavily interspersed by trees and scrub, gravel, riparian vegetation and artificial surfaces. The River Nanny along the south of the survey area provided foraging/bathing habitat for waterfowl. Structures were present in the northeast of the site that could provide breeding habitat for gull species, although numerous other buildings/structures in the surrounding area provide this at similar or higher elevations. The site is in close proximity (1.2 km) from River Nanny Estuary and Shore SPA, and so there is a high potential for Qualifying Interests of this SPA to utilise and/or fly over the site.

Wintering bird activity survey

A total of 31 species were recorded within, above and adjacent to the survey areas across 5 surveys (see Appendix 1a for individual observations of target species). 24 green, five amber and two red species 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.

Herring gull (amber BoCCI) was observed in flight over the survey area on all but one survey (figure 4). A total of 10 observations of herring gull were made of a total of 30 individuals. This species was not observed foraging within the survey area, although likely forages opportunistically near the bar/restaurant/deli and residential houses to the northeast, within nearby agricultural fields, and on the estuarine/intertidal/marine environment to the east. Peak count was 20 individuals. This species is a Qualifying interest for the nearby River Nanny Estuary and Shore SPA as well as North-West Irish Sea SPA and Skerries Island SPA. The peak number is below 1% of the international population (table 2).

Black-headed gull (amber BoCCI) was observed in flight over the survey area during two surveys (figure 5). A total of 3 observations of black-headed gull were made of a total of 3 individuals. This species was not observed foraging within the survey area, although likely forages in areas similar to those as herring gull. Peak count was 2 individuals. This species is not a Qualifying Interest of the nearby River Nanny Estuary and Shore SPA but is a Qualifying Interest for Northwest Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Grey wagtail (red BoCCI) was observed during one survey (15th January 2025). Two observations of an individual were made, which were almost certainly of the same individual. These foraging observations were made adjacent to the River Nanny at the east end of the survey area.

Kestrel (red BoCCI) was observed during one survey (5th December 2024). One observation of an individual was made, hovering over an area consisting of a residential garden, scrub, and grassland to the east of the proposed site across Main Street. This species likely utilises areas within the survey area for foraging given its open nature and comparable habitat in the west of the survey area.

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

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Common name	BTO	Latin name	BoCC
Blackbird	B.	*Turdus merula*	Green
Blackcap	BC	*Sylvia atricapilla*	Green
Black-headed Gull	BH	*Larus ridibundus*	Amber
Blue Tit	BT	*Cyanistes caeruleus*	Green
Bullfinch	BF	*Pyrrhula pyrrhula*	Green
Chaffinch	CH	*Fringilla coelebs*	Green
Coal Tit	CT	*Periparus ater*	Green
Dunnock	D.	*Prunella modularis*	Green
Goldcrest	GC	*Regulus regulus*	Amber
Goldfinch	GO	*Carduelis carduelis*	Green
Great Tit	GT	*Parus major*	Green
Grey Heron	H.	*Ardea cinerea*	Green
Grey Wagtail	GL	*Motacilla cinerea*	Red
Herring Gull	HG	*Larus argentatus*	Amber
Hooded Crow	HC	*Corvus cornix*	Green
Jackdaw	JD	*Corvus monedula*	Green
Kestrel	K.	*Falco tinnunculus*	Red
Little Egret	ET	*Egretta garzetta*	Green
Long-tailed Tit	LT	*Aegithalus caudatus*	Green
Magpie	MG	*Pica pica*	Green
Mallard	MA	*Anas platyrhynchos*	Amber
Moorhen	MH	*Gallinula chloropus*	Green
Pheasant	PH	*Phasianus colchicus*	Green
Pied Wagtail	PW	*Motacilla alba yarrellii*	Green
Raven	RN	*Corvus corax*	Green
Robin	R.	*Erithacus rubecula*	Green
Rook	RO	*Corvus frugilegus*	Green
Song Thrush	ST	*Turdus philomelos*	Green
Starling	SG	*Sturnus vulgaris*	Amber
Woodpigeon	WP	*Columba palumbus*	Green
Wren	WR	*Troglodytes troglodytes*	Green

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

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Species	Peak count (2023/24)	1% national	1% international
Blackbird	1		
Blackcap	1		
Black-headed Gull	2		>10,000
Blue Tit	3		
Bullfinch	1		
Chaffinch	9		
Coal Tit	1		
Dunnock	1		
Goldcrest	2		
Goldfinch	1		
Great Tit	1		
Grey Heron	1	25	5,000
Grey Wagtail	1		
Herring Gull	20		>1000
Hooded Crow	3		
Jackdaw	5		
Kestrel	1		
Little Egret	1	20	1,100
Long-tailed Tit	1		
Magpie	1		
Mallard	4	280	53,000
Moorhen	2		>10,000
Pheasant	2		
Pied Wagtail	2		
Raven	1		
Robin	4		
Rook	4		
Song Thrush	1		
Starling	8		
Woodpigeon	12		
Wren	3		

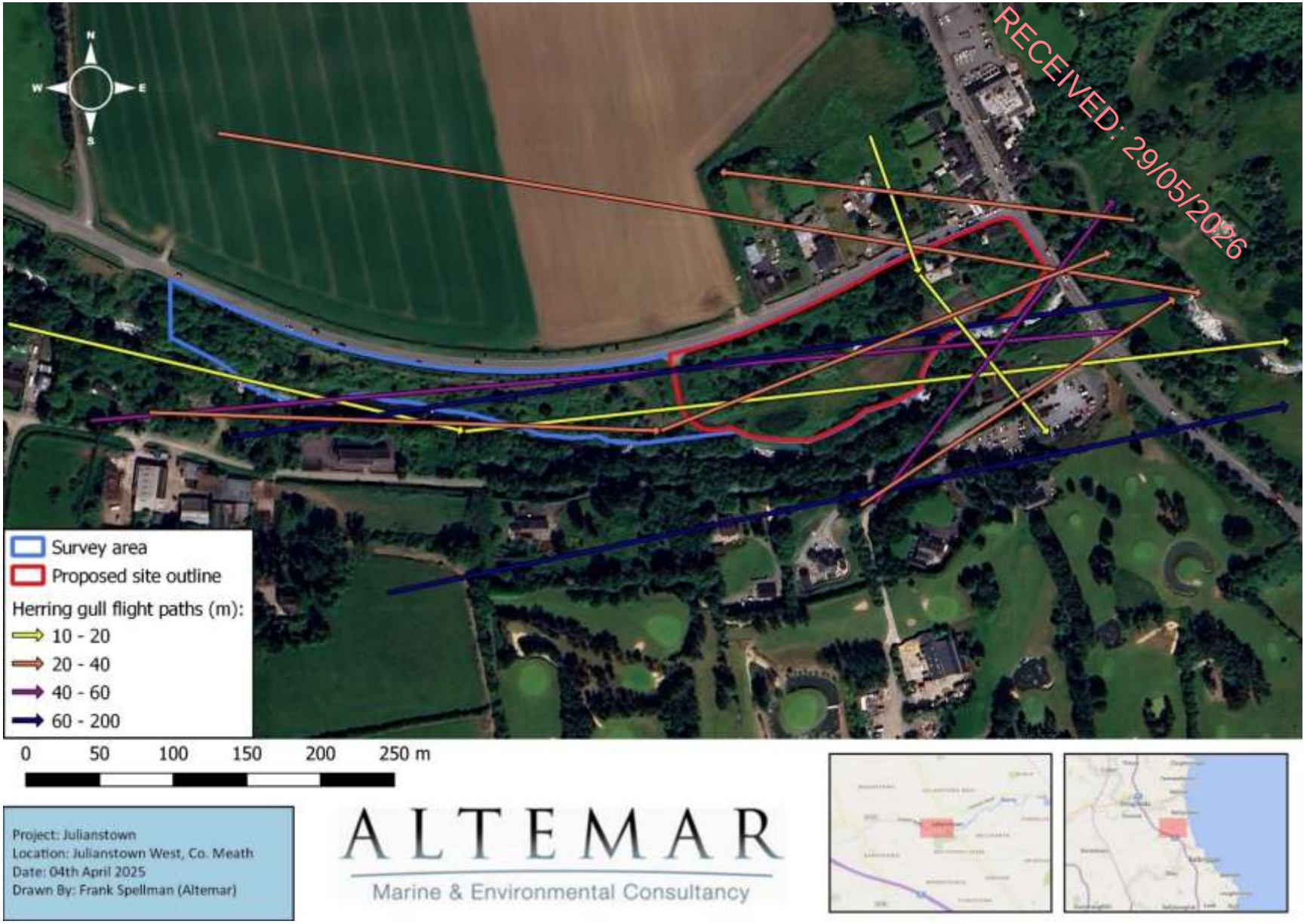


Figure 4. *Herring gull flights.*

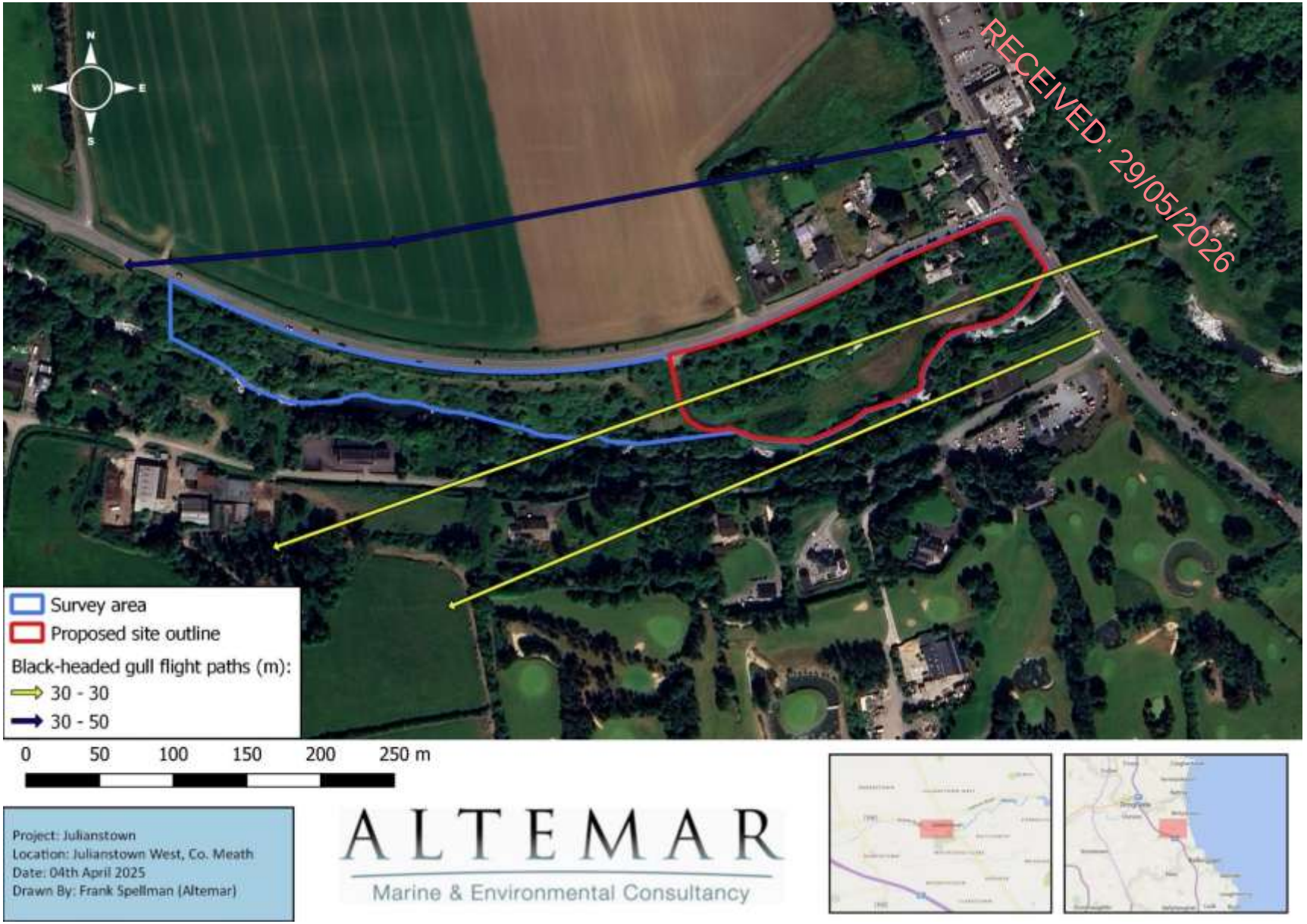


Figure 5. *Black-headed gull flights.*

Wintering bird assessment findings

Review of local bird records

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The review of existing bird records (sourced from NBDC Database) within a 2 km^2 grid (Reference grids O17F) encompassing the study area reveals that 65 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: *NBDC bird records within 2 km^2 (grids O17F)*

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Barn Owl (*Tyto alba*)	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
Barn Swallow (*Hirundo rustica*)	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
Black-billed Magpie (*Pica pica*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Blackcap (*Sylvia atricapilla*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Black-headed Gull (*Larus ridibundus*)	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
Blue Tit (*Cyanistes caeruleus*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Chaffinch (*Fringilla coelebs*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Coal Tit (*Periparus ater*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Common Blackbird (*Turdus merula*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Common Bullfinch (*Pyrrhula pyrrhula*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Common Buzzard (*Buteo buteo*)	3	24/02/2016	Birds of Ireland	
Common Chiffchaff (*Phylloscopus collybita*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Common Goldeneye (*Bucephala clangula*)	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 II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Kestrel (*Falco tinnunculus*)	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
Common Kingfisher (*Alcedo atthis*)	1	05/09/2016	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
Common Linnet (*Carduelis cannabina*)	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
Common Moorhen (*Gallinula chloropus*)	1	31/12/2011	Bird Atlas 2007 - 2011	

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Common Pheasant (*Phasianus colchicus*)	3	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
Common Raven (*Corvus corax*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Common Snipe (*Gallinago gallinago*)	2	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 III Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Starling (*Sturnus vulgaris*)	3	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
Common Swift (*Apus apus*)	1	31/07/1991	The Second Atlas of Breeding Birds in Britain and Ireland: 1988-1991	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Wood Pigeon (*Columba palumbus*)	3	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
Eurasian Collared Dove (*Streptopelia decaocto*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Eurasian Curlew (*Numenius arquata*)	1	10/12/2014	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Eurasian Jackdaw (*Corvus monedula*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Eurasian Sparrowhawk (*Accipiter nisus*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Eurasian Teal (*Anas crecca*)	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
Eurasian Tree Sparrow (*Passer montanus*)	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
Eurasian Treecreeper (*Certhia familiaris*)	1	13/02/2016	Birds of Ireland	
Eurasian Woodcock (*Scolopax rusticola*)	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 III Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
European Goldfinch (*Carduelis carduelis*)	3	31/12/2011	Bird Atlas 2007 - 2011	
European Greenfinch (*Carduelis chloris*)	3	31/12/2011	Bird Atlas 2007 - 2011	

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Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
European Robin (*Erithacus rubecula*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Goldcrest (*Regulus regulus*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Goosander (*Mergus merganser*)	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 II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Great Cormorant (*Phalacrocorax carbo*)	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
Great Tit (*Parus major*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Grey Heron (*Ardea cinerea*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Hedge Accentor (*Prunella modularis*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Hen Harrier (*Circus cyaneus*)	1	31/12/2011	Bird Atlas 2007 - 2011	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
Hooded Crow (*Corvus cornix*)	3	31/12/2011	Bird Atlas 2007 - 2011	
House Martin (*Delichon urbicum*)	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
House Sparrow (*Passer domesticus*)	3	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
Jack Snipe (*Lymnocryptes minimus*)	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 III Bird Species
Lesser Redpoll (*Carduelis cabaret*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Long-tailed Tit (*Aegithalos caudatus*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Mallard (*Anas platyrhynchos*)	2	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
Meadow Pipit (*Anthus pratensis*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Mistle Thrush (*Turdus viscivorus*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Mute Swan (*Cygnus olor*)	1	31/07/1991	The Second Atlas of Breeding Birds in Britain and Ireland: 1988-1991	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Northern Pintail (*Anas acuta*)	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 - Red List

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Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Redwing (*Turdus iliacus*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Reed Bunting (*Emberiza schoeniclus*)	1	31/07/1991	The Second Atlas of Breeding Birds in Britain and Ireland: 1988-1991	
Rook (*Corvus frugilegus*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Sand Martin (*Riparia riparia*)	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
Song Thrush (*Turdus philomelos*)	3	31/12/2011	Bird Atlas 2007 - 2011	
Spotted Flycatcher (*Muscicapa striata*)	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
Stock Pigeon (*Columba oenas*)	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
Tufted Duck (*Aythya fuligula*)	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
Water Rail (*Rallus aquaticus*)	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
White Wagtail (*Motacilla alba*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Willow Warbler (*Phylloscopus trochilus*)	1	31/07/1991	The Second Atlas of Breeding Birds in Britain and Ireland: 1988-1991	
Winter Wren (*Troglodytes troglodytes*)	2	31/12/2011	Bird Atlas 2007 - 2011	
Yellowhammer (*Emberiza citrinella*)	1	13/03/2019	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

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Historical Surveys

Recent Applications

As part of an application for a proposed housing development in Julianstown, Co. Meath (Planning Ref: LB/201232), an EcIA was conducted by Woodrow Sustainable Solutions Ltd. (May 2021). This EcIA includes the findings of five bird surveys carried out over the 2020/21 wintering bird season, which covered an area from Julianstown to Laytown along the River Nanny and adjacent fields including River Nanny Estuary and Shore SPA.

A total of 62 bird species were recorded during these surveys. Similar to Altemar's surveys, Woodrow also recoded blackbird, black-headed gull, blue tit, bullfinch, chaffinch, coal tit, dunnock, goldcrest, goldfinch, great tit, grey heron, herring gull, hooded crow, jackdaw, little egret, long-tailed tit, magpie, mallard, pheasant, pied wagtail, raven, robin, rook, song thrush, starling, woodpigeon, and wren. Other bird species recorded by Woodrow not recorded by Altemar (excluding non-SCI/QI bird species) were recorded within the SPA and adjacent areas outside the vicinity of the site relevant to Altemar's wintering bird surveys (based on observation notes by Woodrow, see appendix 1b). The combination of findings suggests that the most valuable areas for wintering bird, in particular SCI and QI species in the general area are those within and adjacent to tidally influenced sections of the River Nanny, primarily encompassed by the SPA and outside the zone of influence of the site relevant to Altemar's winter 2024/2025 surveys.



Figure 4: Winter Bird Survey Area in relation to Application Site and River Nanny Estuary and Shore SPA

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Figure 6. *Survey area covered by Woodrow Sustainable Solutions Ltd. in 2020/21. General site location relevant to the survey area conducted by Altemar Ltd. during winter 2023/24 circled in yellow.*

I-WeBS

I-WeBS National and Site Trends Report 1994/95 – 2019/20 report presents national and site-specific trends of wetland birds in Ireland. This report was used to assess the trends of species recorded during wintering bird surveys at Julianstown in winter of 2024/25. The survey area is proximate to Nanny Estuary and shore (OV401).

The grey heron national population is considered stable or increasing. The mallard national population is considered to be in intermediate decline. These species were recorded over or directly adjacent to the site (on/within the River Nanny along the southern boundary), but none were recorded foraging within the proposed site outline or survey area.

At Nanny Estuary and shore, the mallard population is considered to be in intermediate decline.

The national wetland bird trend summary (figure 7) provides long-term population trends for wintering species in Ireland. Trends for individual species nationally and Nanny Estuary and shore are included in appendix 1c, 1d, 1e and 1f of this report.

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National Summary

Species	Trend (%)			Long-Term Trend
	National - 5 Year	National - 12 Year	National - 28 Year	
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	Large Decline
Goldeneye	-32.5	-39.0	-66.9	Large Decline
Lapwing	-6.5	-45.1	-63.9	Large Decline
Grey Plover	-30.6	-39.4	-57.8	Large Decline
Golden Plover	-16.9	-58.1	-54.1	Large Decline
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	Moderate Decline
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	Intermediate Decline
Mallard	-11.3	-19.7	-19.1	Intermediate Decline
Wigeon	0.9	-17.0	-18.2	Intermediate Decline
Tufted Duck	-20.7	-28.9	-17.9	Intermediate Decline
Red-breasted Merganser	-12.9	5.2	-14.7	Intermediate Decline
Pintail	-0.8	-6.0	-13.7	Intermediate Decline
Great Crested Grebe	-39.5	-6.1	-10.8	Intermediate Decline
Shoveler	23.0	-21.3	-10.8	Intermediate Decline
Knot	0.0	-12.2	-9.8	Intermediate Decline
Bar-tailed Godwit	-32.6	-13.9	-5.1	Intermediate Decline
Ringed Plover	-4.3	-26.8	-1.1	Intermediate Decline
Grey Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	Stable or Increasing
Shelduck	6.3	-0.8	9.3	Stable or Increasing
Oystercatcher	-17.5	-31.1	10.8	Stable or Increasing
Mute Swan	4.6	9.6	13.8	Stable or Increasing
Teal	1.8	5.7	19.4	Stable or Increasing
Purple Sandpiper	-36.4	-37.6	23.5	Stable or Increasing
Godwit	-26.5	4.3	24.4	Stable or Increasing
Little Grebe	6.1	16.7	38.2	Stable or Increasing
Greenshank	0.9	7.3	41.0	Stable or Increasing
Cormorant	38.5	8.4	42.9	Stable or Increasing
Sanderling	-23.8	-11.1	84.6	Stable or Increasing
Black-tailed Godwit	22.5	26.0	92.3	Stable or Increasing
Light-bellied Brent Goose	-11.2	1.2	93.3	Stable or Increasing
Little Egret	34.6	61.5	483.3	Stable or Increasing

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Figure 7. *I-WeBS National Trends Report.*

Conclusion

This report aims to build on the baseline data and provide information to assist in assessing the potential impact of proposed developments at Julianstown, Co. Meath, on wintering birds within/over/adjacent to the development area and greater ownership boundary. This report presents the methodology and results of 5 visits to this location by Altemar Ltd. from December 2024 to March 2025.

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A total of 31 species were recorded within, above and adjacent to the survey area across five surveys. 24 green, five amber and two red species of conservation concern were recorded either within, over or immediately adjacent to the survey area boundary. One species listed as a Qualifying Interest of the nearby River Nanny Estuary and Shore SPA, two species listed as Qualifying Interests of North-West Irish Sea SPA, and one species of Skerries Islands SPA were recorded. Two red-listed species of conservation concern in Ireland, kestrel (*Falco tinnunculus*) and grey wagtail (*Motacilla cinerea*) were recorded foraging within or adjacent to the survey area.

The proposed development in Julianstown is not predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests of nearby SPAs. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red-listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout will continue to facilitate foraging by these species within the site.

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 species listed as QIs of proximate European Sites (including River Nanny Estuary and Shore SPA, North-west Irish Sea SPA, and Skerries Islands SPA) are predicted.

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Appendix I

Appendix 1a – Individual survey observations of target species.

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Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
1	05/12/2024	14:58	Kestrel	1	Foraging	20	Hovering over an area to the northeast of the survey area.
1	05/12/2024	15:16	Herring gull	1	Flight path	200	East flight across survey area.
1	05/12/2024	15:30	Herring gull	1	Flight path	160	East flight to south of survey area.
1	05/12/2024	15:46	Herring gull	3	Flight path	40	East flight across northeast of survey area.
1	05/12/2024	15:57	Mallard	1	Flight path	50	Northwest flight across west of survey area.
2	16/12/2024	10:19	Black-headed gull	1	Flight path	30	West flight across survey area.
2	16/12/2024	11:36	Little egret	1	Flight path		Southwest flight over survey area landing on Nanny adjacent to survey area.
2	16/12/2024	12:02	Heron	1	Flight path	15	Northwest flight from south of site above Nanny.
2	16/12/2024	12:33	Herring gull	1	Flight path	10	South flight across east of survey area.
3	15/01/2025	10:37	Herring gull	1	Flight path	60	Northeast flight across southeast of survey area.
3	15/01/2025	10:45	Grey wagtail	1	Foraging		On waterlogged grass area in northeast of survey area.
3	15/01/2025	10:46	Black-headed gull	1	Flight path	30	Southwest flight to south of survey area.
3	15/01/2025	10:54	Black-headed gull	1	Flight path	50	Southwest flight to north of survey area.
3	15/01/2025	10:56	Herring gull	1	Flight path	30	West flight to north of survey area.
3	15/01/2025	12:22	Herring gull	1	Flight path	40	Northeast flight across southeast of survey area.
3	15/01/2025	12:44	Moorhen	1	Foraging		On Nanny in east of survey area.
3	15/01/2025	12:46	Grey wagtail	1	Foraging		On bank of Nanny in east of survey area.
3	15/01/2025	12:58	Herring gull	1	Flight path	40	Northeast flight across survey area.
4	10/02/2025	12:21	Moorhen	1	Foraging		Along bank of river in east of survey area.
4	10/02/2025	13:14	Mallard	2	Flight path	20	Northeast flight across survey area.
5	20/03/2025	15:44	Herring gull	4	Flight path	20	East flight across survey area.
5	20/03/2025	16:23	Mallard	4	Foraging		On slower water above weir adjacent to west survey area.
5	20/03/2025	16:23	Moorhen	2	Foraging		On slower water above weir adjacent to west survey area.
5	20/03/2025	17:13	Herring gull	16	Flight path	50	East flight across survey area.

Appendix 1b – Bird species recorded by Woodrow Sustainable Solutions Ltd. 2020/21

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Table 6: Relevant SCI/QI bird species recorded within the Survey Area during the winter bird surveys

BTO Code	Common name	Scientific name	Irish status and habitat	Est. total count	Activity within study area	Conservation status (BoCCI14)
BA	Bar-tailed godwit	*Limosa lapponica*	Winter visitor to coastal estuaries.	3	Feeding along shoreline at the mouth of the estuary.	Red
BH	Black headed gull	*Chroicocephalus ridibundus*	Resident along all Irish coasts and some inland lakes	287	Recorded in multiple locations and habitats throughout the site flying-over, feeding, perching and sitting on the water.	Amber
BW	Black-tailed Godwit	*Limosa limosa*	Rare winter visitor in a variety of habitats, both inland (particularly grassland and river deltas) and coastal (particularly estuaries), though seldom seen along non-estuarine coast.	200	Recorded feeding and resting/sleeping along the shores of the SPA.	Red
CA	Cormorant	*Phalacrocorax carbo*	Resident along all Irish coasts and some inland lakes	12	Seen flying and perched both within the SPA and further upstream	Amber
CM	Common Gull	*Larus canus*	Local breeding species on islands in larger lakes in western Ireland. Winter visitor to all Irish coasts.	42	Recorded perched in agricultural land as well as along the shores of the estuary. 13 recorded within approximately 200m of the Application Site – 2 of which were perched on St. Mary's Church, Ballygarth.	Amber
CX	Common Scoter	*Melanitta nigra*	Small breeding populations in large lakes the West and North West. Almost entirely marine in the winter, congregating on shallow seas with sandy bottoms.	200	Recorded out at sea	Red
CU	Curlew	*Numenius arquata*	Winter visitor to wetlands throughout Ireland, as well as breeding in small numbers in floodplains and boglands.	92	Groups recorded feeding/resting. Individuals also seeing flying over. Observed largely within the SPA with two individuals recorded perched in agricultural fields bordering the SPA.	Red
DN	Dunlin	*Calidris alpina*	Scattered breeding range mostly in upland bog habitats in the West and North west. Common winter visitor	100	Recorded feeding along the shoreline.	Red
ET	Little Egret	*Egretta garzetta*	Resident along coasts and rivers throughout Ireland	2	Recorded feeding and perched.	Green
GP	Golden Plover	*Pluvialis apricaria*	Breed in heather moors, blanket bogs & acidic grasslands. Distribution limited to the uplands of northwest counties in Ireland. Widespread distribution in winter.	26	Recorded within agricultural land to ~1km north west and north east of the Application Site.	Red

BTO Code	Common name	Scientific name	Irish status and habitat	Est. total count	Activity within study area	Conservation status (BoCCI14)
GG	Great Crested Grebe	*Podiceps cristatus*	Widespread resident waterbird.	5	Swimming out at sea.	Amber
GK	Greenshank	*Tringa nebularia*	Winter visitor.	31	Observed feeding and perching within the SPA.	Green
H	Grey Heron	*Ardea cinerea*	Common resident.	8	Flying and perching.	Green
HG	Herring Gull	*Larus argentatus*	Resident along all Irish coasts.	230	Recorded at multiple locations and habitats throughout the study area. Observed <300m from the application site on four occasions.	Amber
KN	Knot	*Calidris canutus*	Locally abundant winter visitor.	250	Feeding along the shoreline.	Red
L	Lapwing	*Vanellus vanellus*	Resident and summer visitor	954	Recorded perched, sleeping and swimming within the SPA. 90 recorded flying across agricultural land to the south of the SPA.	Red
LG	Little Grebe	*Tachybaptus ruficollis*	Common resident.	7	Swimming at three different locations within the SPA.	Green
MA	Mallard	*Anas platrhynchos*	Common resident	109	Recorded swimming and resting.	Amber
OC	Oystercatcher	*Haematopus ostralegus*	Common resident and winter visitor	1	1 individual seen perched on the estuary.	Red
RH	Red-throated diver	*Gavia stellata*	Winter visitor to all Irish coasts from September to April. There is a very small breeding population in County Donegal.	1	Swimming out at sea.	Amber
RK	Redshank	*Tringa totanus*	Resident and winter visitor	354	Recorded feeding and resting at various locations throughout the SPA.	Amber
SS	Sanderling	*Sterna sandvicensis*	Widespread winter visitor to Irish coasts.	15	15 recorded flying at coast.	Green
SU	Shelduck	*Tadorna tadorna*	Coastal resident.	7	1 observed flying overhead and 6 seen swimming along the estuary	Amber
SN	Snipe	*Gallinago gallinago*	Widespread resident across a variety of wetland and damp habitats.	2	Flying and perched along the shore of the SPA.	Red
T	Teal	*Anas crecca*	Small numbers breed in Ireland. Numbers increase in winter with migration. Widespread on wetlands, both coastal and inland during the winter.	376	Recorded swimming, feeding and resting within and in close proximity to the SPA.	Amber
WN	Wigeon	*Anas penelope*	Widespread winter visitor on coastal marshes, freshwater and brackish lagoons, estuaries and bays.	31	Recorded swimming and resting within the SPA as well as sitting out at sea, not far from the Nanny mouth. Flock also recorded flying north	Amber

Table 7: Other bird species recorded within the Survey Area

BTO Code	Common name	Scientific name	Irish status and habitat	Est. total count	Conservation status (BoCCI14) Br. = Breeding, Wn = Wintering
B	Blackbird	*Turdus merula*	Widespread, common resident	30	Green
BT	Blue Tit	*Cyanistes caeruleus*	Widespread, common resident	28	Green
BF	Bullfinch	*Pyrrhula pyrrhula*	Widespread, common resident	3	Green
BZ	Buzzard	*Buteo buteo*	Widespread, common resident	10	Green
CH	Chaffinch	*Fringilla coelebs*	Widespread, common resident	104	Green
CT	Coal Tit	*Periparus ater*	Widespread, common resident	3	Green
LI	Common Linnet	*Linaria cannabina*	Widespread, common resident	27	Amber (Br.)
D	Dunnock	*Prunella modularis*	Widespread, common resident	11	Green
GC	Goldcrest	*Regulus regulus*	Widespread, common resident	4	Green
GO	Goldfinch	*Carduelis carduelis*	Widespread, common resident	23	Green
GT	Great Tit	*Parus major*	Widespread, common resident	19	Green
GR	Greenfinch	*Chloris chloris*	Widespread, common resident	3	Amber (Br.)
HC	Hooded Crow	*Corvus cornix*	Widespread, common resident	20	Green
HS	House Sparrow	*Passer domesticus*	Widespread, common resident	3	Green
JD	Jackdaw	*Coloeus monedula*	Widespread, common resident	13	Green
LT	Long-tailed Tit	*Aegithalos caudatus*	Widespread, common resident	1	Green
MG	Magpie	*Pica pica*	Widespread, common resident	5	Green
MP	Meadow Pipit	*Anthus pratensis*	Widespread, common resident	2	Red (Br.)
M	Mistle Thrush	*Turdus viscivorus*	Widespread, common resident	14	Green

BTO Code	Common name	Scientific name	Irish status and habitat	Est. total count	Conservation status (BoCCI14) Br. = Breeding, Wn = Wintering
PE	Peregrine	*Falco peregrinus*	Widespread resident, mainly in coastal and mountainous regions	1	Green
PH	Pheasant	*Phasianus colchicus*	Introduced species, now widespread and common	1	Green
PW	Pied Wagtail	*Motacilla alba*	Widespread, common resident	1	Green
RN	Raven	*Corvus corax*	Widespread, common resident	1	Green
RE	Redwing	*Turdus iliacus*	Widespread, winter visitor from October to March	21	Green
RB	Reed bunting	*Emberiza schoeniclus*	Widespread resident of wetlands throughout Ireland	7	Green
R	Robin	*Erithacus rubecula*	Widespread, common resident	26	Green
RO	Rook	*Corvus frugilegus*	Widespread, common resident	173	Green
SK	Siskin	*Spinus spinus*	Widespread resident, mostly breeds in coniferous woodland.	1	Green
S	Skylark	*Alauda arvensis*	Widespread, common resident	5	Amber (Br.)
ST	Song Thrush	*Turdus philomelos*	Widespread, common resident	18	Green
SG	Starling	*Sturnus vulgaris*	Widespread, common resident	76	Amber (Br.)
SD	Stock Dove	*Columba oenas*	Resident of lowland areas with cereal cultivation, widespread.	2	Red (Br.)
TS	Tree Sparrow	*Passer montanus*	Local, especially in the west and south of Ireland.	10	Amber (Br.)
Y	Yellowhammer	*Emberiza citrinella*	Formerly widespread, now restricted mainly to the east and south	7	Red (Br.)
WR	Wren	*Troglodytes troglodytes*	Widespread, common resident	20	Green
WP	Wood pigeon	*Columba palumbus*	Widespread, common resident	259	Green

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Appendix 1c – I-WeBS Trends for Nanny Estuary and shore (site code OV401).

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Site Summary

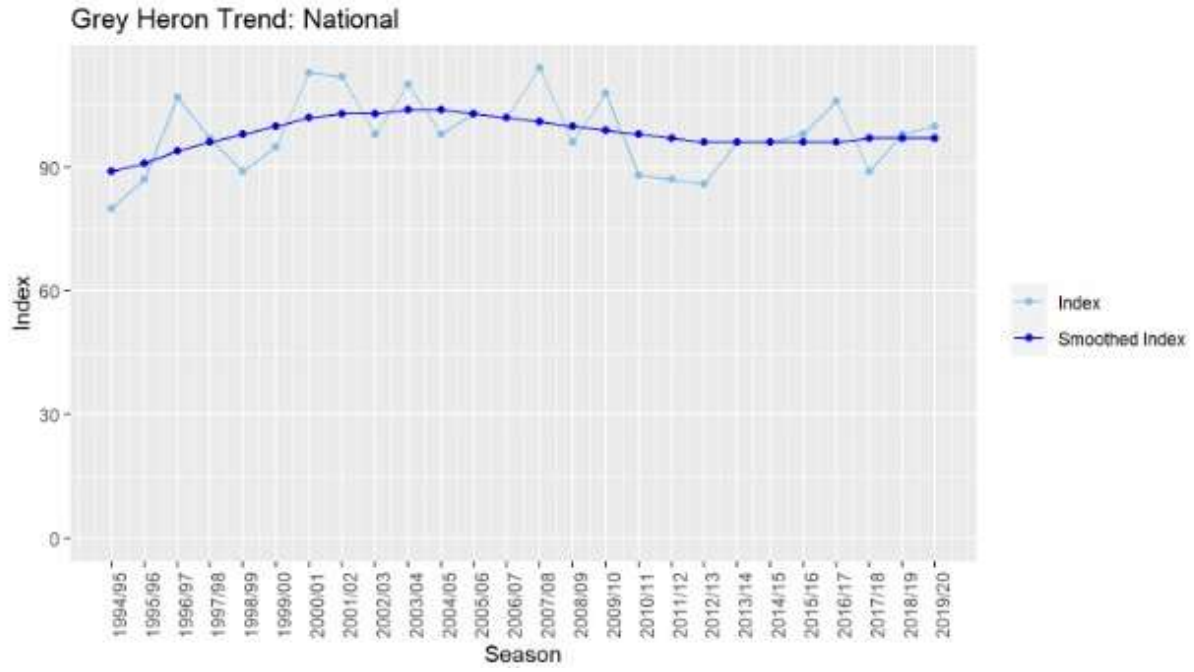
Species	Trend (%) Nanny Estuary & shore - 5 Year	Nanny Estuary & shore - 12 Year	Nanny Estuary & shore - 23 Year	Long Term Trend
Golden Plover	-35.3	-75.7	-85.9	Large Decline
Cormorant	-32.1	-90.6	-81.1	
Bar-tailed Godwit	-71.6	-78.8	-75.9	
Grey Plover	-58.5	-80.1	-75.1	
Dunlin	-59.7	-51.2	-44.3	Moderate Decline
Turnstone	-50.0	-74.5	-43.6	
Sanderling	-75.3	-71.4	-29.5	
Lapwing	118.6	-11.3	-29.3	
Ringed Plover	-50.0	-68.3	-23.2	Intermediate Decline
Mallard	34.5	-35.1	-6.3	
Oystercatcher	32.3	-45.6	28.4	Stable or Increasing
Curlew	9.7	-32.0	47.8	
Knot	32.1	-75.2	76.2	
Light-bellied Brent Goose	-42.3	-48.6	133.3	
Redshank	-15.7	-26.3	311.8	
Teal	40.0	157.9	1533.3	
Black-tailed Godwit	27.4	116.1	1916.7	

Appendix 1d – I-WeBS National Trends of relevant species recorded in this report.

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Grey Heron

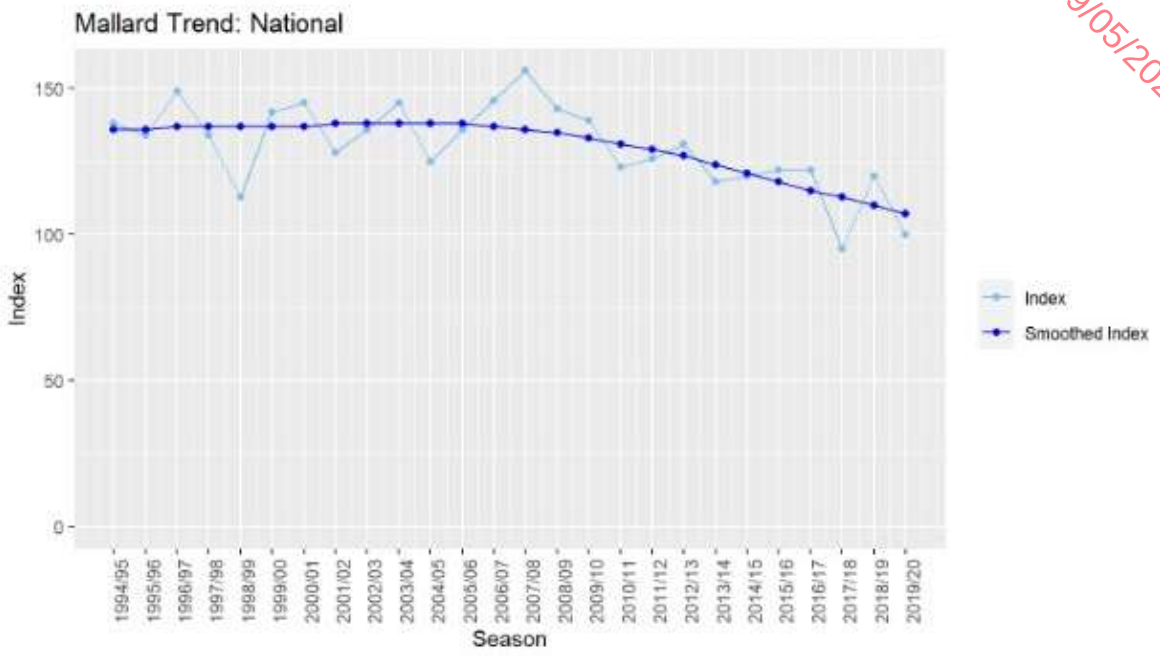
Site	Trend (%) 5 Year	12 Year	23 Year
National	1.0	-4.9	6.6



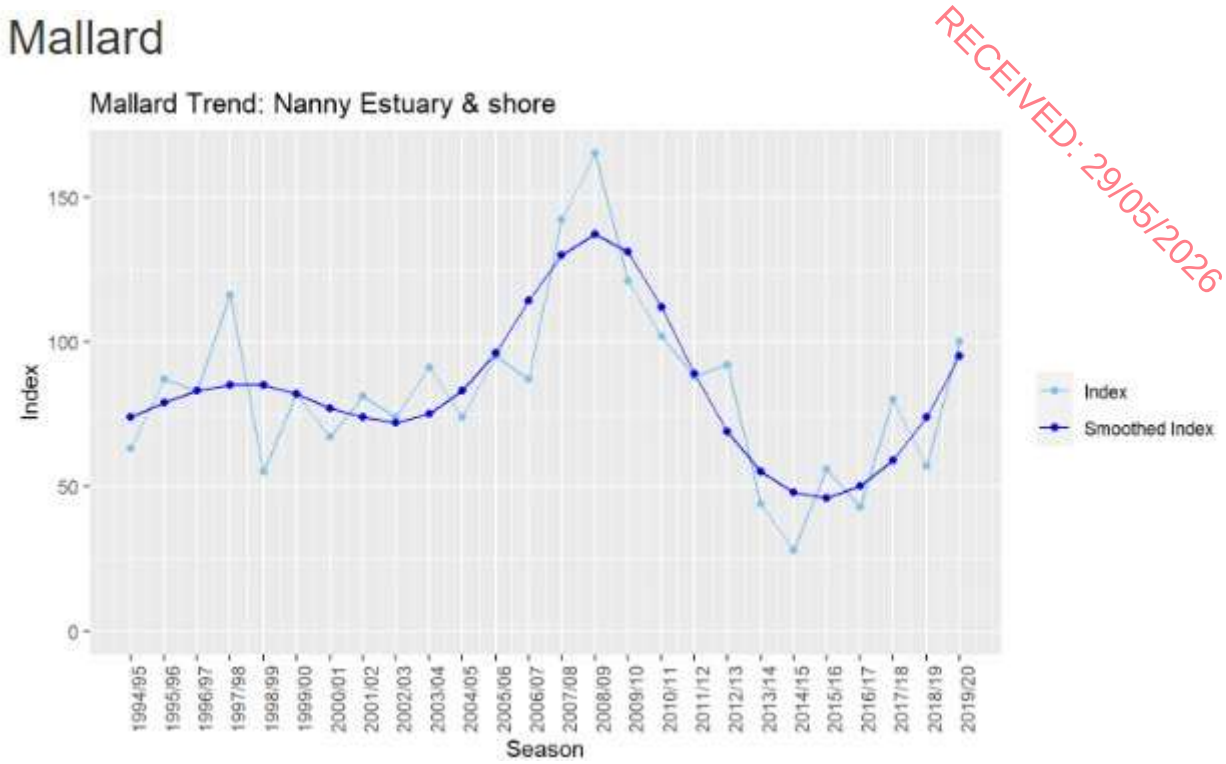
Mallard

Site	Trend (%)		
	5 Year	12 Year	23 Year
National	-11.3	-19.7	-19.1

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Appendix 1e – I-WeBS Nanny Estuary and shore (OV401) Trends of relevant species recorded in this report.



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Appendix 1f – I-WeBS Site Summary Table for OV401 Nanny Estuary and shore.

"Peak counts for each species in each of the most recent 10 seasons are presented. Please note:

- *The mean is based only on available survey data from the most recent 5-season period, i.e. for the period 2016/17 - 2020/21, using I-WeBS core counts.*
- *Blank columns indicate seasons when no counts were carried out, while blank cells show that a species was absent, where other counts are in the same column.*
- *Counts that are poor quality are excluded from these tables, with the exception of known underestimates of individual species.*
- *Where peak counts were recorded outside the midwinter period (Nov, Dec, Jan) these are marked with an asterisk (*). This may indicate that higher numbers occurred during passage periods, or may be due to a lack of counts in the midwinter months.*
- *The 'Peak Months' column indicates the months when the highest number of peak counts were recorded."*
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SPECIES	1% NATIONAL	1% INTERNATIONAL	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	MEAN	PEAK MONTHS
Mute Swan	90	100		2	2*		1*						0	Mar, Oct, Dec
Light-bellied Brent Goose	350	400	14*	216*	450	9*	99*	250*	45	17*	149*	211*	134	Feb
Shelduck	100	2500	4	2*	2*		4*		2	4*	3*	2*	2	Mar
Wigeon	560	14000	53*	9	21	85	39	30*	30	20	59	10	30	Jan, Dec
Teal	360	5000	81*	80	73	109	66*	17*	99	80	295*	140	126	Feb
Mallard	280	53000	58	44*	29	20*	34	15*	60*	55*	102	50	56	Oct
Pintail	20	600		1									0	Nov
Common Scoter	110	7500	94*	99*	312*		150*	277*	550	300	1*	345	295	Feb
Red-breasted Merganser	25	860	1*				2*		13				3	Nov
Red-throated Diver	20	3000			1*		2*	1*					0	Jan, Feb, Mar, Oct
Great Northern Diver	20	50					1*					7	1	Oct, Dec
Little Grebe	20	4700	1	1	1		3		2	2*	5*	3	2	Dec
Great Crested Grebe	30	6300	6		22	2	15*		3	5		2	2	Jan
Cormorant	110	1200	2*	1*	11*	1	4		2		6	11	4	Dec
Little Egret	20	1100		1*	3*	2*	4*	6*	3*	1	6*	7*	5	Oct
Grey Heron	25	5000		1	3*	2	3	1*	3*	2*	5*	4	3	Oct
Oystercatcher	610	8200	205	290*	369*	176*	560	340*	803	575	618	409	549	Dec
Ringed Plover	120	540	110	120	134*	124*	135	35*	136*	95*	107	122	99	Oct, Nov
Golden Plover	920	9300	91		90*						2*		0	Feb, Oct, Dec
Grey Plover	30	2000	2*	28	22	2	11		18	2	10	10	8	Dec

SPECIES	1% NATIONAL	1% INTERNATIONAL	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	MEAN	PEAK MONTHS
Lapwing	850	72300	17	87	94*	52*	174*	92*	257	140	579	1	214	Dec
Knot	160	5300	1800*	1400	212		400	22*	600	2500	1965*	356	1089	Jan
Sanderling	85	2000	40	259*	350*	300*	228*	30*	164*	56	183*	81	103	Oct
Curlew Sandpiper												1	0	Jan
Dunlin	460	13300	361	235	411	386	400	133*	120	175	106*	175	142	Jan
Ruff					1*								0	Sep
Snipe			1*	1*	1	1*			7	10	4	9	6	Dec
Black-tailed Godwit	200	1100	20	19*	276*	105*	545*	345*	239*	332*	796*	166*	376	Sep
Bar-tailed Godwit	170	1500	56*	12	19*	14	16	3*	7	10	4*	3	5	Dec
Curlew	350	7600	111	77	59	185	21*	153*	106	30	172*	137	120	Dec
Redshank	240	2400	123	103*	146*	96*	115	144*	92	122*	143*	135*	127	Oct
Greenshank	20	3300	2	2*	2*	3*	2	4*	5*	9*	15*	11	9	Oct
Turnstone	95	1400	41*	27*	51*	20*	58	15*	25	33*	44*	26*	29	Oct
Kingfisher											1*		0	Feb
Black-headed Gull					90*						156*	68	45	Sep, Oct, Dec
Common Gull					33*						18*	44	12	Sep, Oct, Dec
Lesser Black-backed Gull											4*	7*	2	Feb, Mar, Oct
Herring Gull					56*						211	321*	106	Mar, Sep, Nov
Great Black-backed Gull					62*						47	16	13	Sep, Nov, Dec
Sandwich Tern					9*						4*	1*	1	Sep
Common Tern					4*								0	Sep
Ring-billed Gull											1*		0	Oct

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