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3rd February 2026

RFI Item 5 & 6: Biodiversity & AA

Faith Wilson Ecological Consultant (FEWC) prepared the Biodiversity Chapter within the EIAR and the Natura Impact Statement to support a planning application for a proposed Large-Scale residential development (LRD) and Creche on lands at Barrysparks and Crowscastle, Swords, Co. Dublin (ref. LRD0055/S3E) on behalf of Bovale Developments Unlimited Company.

Fingal County Council (FCC) issued a Request for Further Information (FI) seeking clarification on various items, including those associated with Item 5 (and more specifically, with the biodiversity aspects) and Item 6. A response to same has been prepared by FEWC.

Responses to Item 5 - Biodiversity

- i. The Applicant is requested to provide a Habitat Map which clearly shows all the linear habitats (e.g. hedgerows and treelines) of the application site.**

Response:

A habitat map of both the Barrysparks LAP lands under the ownership of Bovale and the application site were included within the EIAR chapter (**Figure 4.8** and **Figure 4.9**) – see below.

These figures show the habitats present on the site (scrub, grasslands, areas of open and recolonising bare ground) mapped to Fossitt level 3 including linear habitat features (drainage ditches, watercourses, hedgerows and treelines) and the site boundary as appropriate.

They are presented again in **Appendix 1** with the red line boundary of the application site and the blue line boundary of the LAP lands omitted for clarity as these may have obscured the perimeter linear habitat features.



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Figure 4.8. Habitat Map of the FCC Barrysparks Master Plan lands under the ownership of the applicant (shown in blue). (Source: EIAR).



Figure 4.9. Habitat Map showing the Application Site (in red). Source: EIAR.



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- ii. **The Applicant is requested to clarify whether the Gaybrook Stream and drainage ditch are of local ecological importance (higher value) or local ecological importance (lower value).**

The Gaybrook Stream and drainage ditch were assessed as being of local ecological importance (higher value) (C site).

- iii. **The Applicant is requested to clarify what habitats are of importance to bats and how the application site is being used by bats (e.g. does the application site form part of a commuting corridor for bats).**

As identified within **Section 4.3.8** of the EIAR, there are linear foraging habitats for bats along the application site boundary and along the watercourse. Linear features such as the watercourse, hedgerows, treelines and drainage ditch all provide sheltered foraging areas and potential commuting routes for bats within the site. Bats also hunt over the scrub and grassland habitats in the site. The diversity of grassland floral species here and the unmown/ungrazed nature of these grasslands and scrub supports a myriad of invertebrates on which bats forage. Mitigation measures to protect those habitats that are located outside the application site and are not impacted by the proposed development are contained in the EIAR and the OCEMP.

- iv. **The Biodiversity Chapter does not clearly identify whether or not the fauna mentioned in the baseline are key ecological receptors and does not clearly assign ecological values for all key ecological receptors. The Applicant is requested to provide a table which identifies whether or not the fauna (e.g. passerines, waders, badger, hedgehog, frogs etc) are key ecological receptors and to also provide ecological values (e.g. local ecological importance (higher value), local ecological importance (lower value) etc.) for each key ecological receptor.**

A table has been prepared which identifies the Important Ecological Features/Key Ecological Receptors (habitats and species) recorded from the survey area, determines ecological importance values for each Important Ecological Feature and provides a reason for same – see **Table 1**.

- v. **The Applicant is requested to assess impacts on all key ecological receptors prior to the application of mitigation. The potential impacts set out in Section 4.5 and 4.6 that may occur during the construction phase and operation phase are to be assessed in terms of their effects on key ecological receptors. For each potential impact and associated key ecological receptor, likelihood of effects, significance of effects, extent and duration is to be provided in keeping with Section 3.7.3 of 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' (EPA, 2022).**

An assessment of impacts on all Important Ecological Features/Key Ecological Receptors prior to the application of mitigation has been prepared and is presented below in **Table 2**.



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- vi. **The Applicant is requested to clarify if any key ecological receptors (such as hedgerow) are to be lost during vegetation clearance. For each key ecological receptor habitat, the amount (area and/or length) of habitat lost is to be clearly provided.**

An assessment of the losses of key ecological receptor habitats (area/or length) has been prepared and is presented below in **Table 3**.

- vii. **The effect of vegetation clearance on bats must be assessed by the Applicant, as must the effect of construction phase and operational phase lighting.**

The potential effects on bats of vegetation clearance and lighting during the construction and operational phases has been assessed as set out in **Table 4**.

- viii. **The effect of vegetation clearance, disturbance during the construction phase and disturbance of the operational phase on breeding skylark and meadow pipit must be assessed by the Applicant.**

An assessment of potential effects on breeding Skylark and Meadow pipit during the construction phase and disturbance of the operational phase has been prepared. See **Table 4**.

- ix. **The Applicant is requested to clarify Section 6.7.1.5 which states that 'During construction water will discharge to the existing drainage ditch that flows in the centre of the site as well as the Gaybrook Stream located along the site's western boundary, continues towards the southern boundary. Where required, a wastewater discharge licence will be applied for to manage surface water on site during the construction phase. This shall permit the discharge of trade effluent arising from groundwater/surface water ingress on the construction site'. The Biodiversity Chapter and OCEMP do not align with Section 6.7.1.5 in terms of the discharge of 'trade effluent'. The Applicant is asked to define appropriate mitigation measures to prevent significant effects on any key ecological receptors.**

This error has been corrected in RFI Item 5: Land & Soils and Water & Hydrology. In summary surface water runoff from the construction areas will be directed to a settlement pond/ tank prior to outfall to the drainage ditch. This aligns with the proposal in both the Biodiversity Chapter and the OCEMP.

- x. **It is noted that the new road traverses the Gaybrook Stream. The Applicant is requested to assess the potential impact of the new road to the south- west of the site on the receiving surface water environment, including the Gaybrook Stream.**

The potential effects of the new road to the south-west of the site on the receiving surface water environment has been assessed and was considered in the application. A series of



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mitigation measures as set out in the OCEMP will ensure that this watercourse is protected during the construction and operational phase.

- xi. The Applicant is requested to clarify why the OCEMP does not include the mitigation measures set out in the Biodiversity Chapter. Additionally silt fencing is provided as part of sediment control in Section 4.7.2, however silt fencing is not included for in the OCEMP.**

The OCEMP has been revised and updated to include the mitigation measures contained in the Biodiversity chapter of the EIAR.

- xii. Both the OCEMP and Biodiversity Chapter provide mitigation to protect surface water, however, no buffer/exclusion zone is provided that limits potential damaging activities to the drainage ditch and Gaybrook Stream during the construction phase. That is, there is no setback provided for the storage of materials and chemicals, or refuelling and maintenance works to machinery. The Applicant is requested to define additional mitigation to ensure adequate protection of Gaybrook Stream and its associated drainage ditch.**

Mitigation measures that ensure the protection of the Gaybrook Stream, including a setback for the storage of materials and chemicals, have been provided in the revised OCEMP.

- xiii. It is not clear how invasive species *Buddleia (Buddleia davidii)*, Himalayan honeysuckle/pheasant berry (*Leycesteria formosa*), Canadian fleabane (*Conyza canadensis*) and Winter heliotrope (*Petasites fragrans*) are to be treated (chemical/physical) and if treatment will be required prior to the construction phase in order to prevent the further spread of these species during ground works. The Applicant is requested to provide an Invasive Species Management Plan for the treatment of *Buddleia*, Himalayan honeysuckle/pheasant berry, Canadian fleabane and Winter heliotrope. This Plan should be guided by best practice and include a treatment and monitoring regime appropriate to each species. The Plan must indicate when treatment of each plant will begin as well as any other avoidance/biosecurity measures required to prevent the spread of these invasive species.**

An Invasive Species Management Plan has been prepared and is enclosed. The measures set out within this plan have been included in the revised OCEMP.

- xiv. The Applicant is requested to provide mitigation for the protection of bats from disturbance that may be caused by artificial lighting during the construction phase.**

The recommendations of the Institution of Lighting Professionals and Bat Conservation Trust "Bats and Lighting in the UK" documentation and Bat Conservation Ireland 'Guidance Notes for planners, engineers, architects and developers' December 2010 will be implemented for



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any lighting used during the construction stage. This will ensure the protection of bats using the site during the construction stage.

xv. The Applicant is requested to provide an overall assessment of residual impacts following the implementation of mitigation measures.

The project ecologist has undertaken an overall assessment of residual impacts following the implementation of mitigation measures. These are presented in **Table 4**.

Statement on Consequences of FI Responses - Biodiversity

The responses provided to the Further Information (FI) requests do not result in any changes to the proposed development that would alter the baseline biodiversity conditions at the site. As such, there are no additional or revised impacts on biodiversity arising from the FI responses, and the conclusions of the original assessment remain valid.

Comments on the Implications of Red Line Change for this EIAR Chapter

The proposed red line boundary change affects only the southern portion of the site. The revised boundary extends to the roundabout on Hollywell Distributor Road and includes the recently constructed culverted section of the Gaybrook Stream. This extension of the red line boundary is not expected to give rise to any new or additional implications for the biological environment within the site.

Responses to Item 6 - Appropriate Assessment

The applicant is requested to address the following considerations relating to Appropriate Assessment:

- i. **Both the OCEMP and NIS provide mitigation to protect surface water, however, no buffer/exclusion zone is provided that limits potential damaging activities to the drainage ditch and Gaybrook Stream during the construction phase. There is no setback provided for the storage of materials and chemicals, or refuelling and maintenance works to machinery. The Applicant is requested to propose additional mitigation to ensure adequate protection of Gaybrook Stream and its associated drainage ditch.**

To address this item, a revised Outline Construction Environmental Management Plan (OCEMP) has been prepared by POGA and includes details of construction stage mitigation measures relating to the receiving surface water environment. Included in this is a setback which has been provided for the storage of materials and chemicals, or refuelling and maintenance works to machinery.



- ii. **It is noted that the new road traverses the Gaybrook Stream. The Applicant is requested to assess the potential impact of the new road to the south-west of the site on the receiving surface water environment, including the Gaybrook Stream.**

The potential effects of the new road to the south-west of the site on the receiving surface water environment has been assessed and was considered in the application. A series of mitigation measures as set out in the OCEMP will ensure that this watercourse is protected during the construction and operational phase.

- iii. **The Applicant is requested to clarify Section 6.7.1.5 which states that 'During construction water will discharge to the existing drainage ditch that flows in the centre of the site as well as the Gaybrook Stream located along the site's western boundary, continues towards the southern boundary. Where required, a wastewater discharge licence will be applied for to manage surface water on site during the construction phase. This shall permit the discharge of trade effluent arising from groundwater/surface water ingress on the construction site'. The Biodiversity Chapter, OCEMP and the Natura Impact Statement report do not align with Section 6.7.1.5 in terms of the discharge of 'trade effluent'. The Applicant is requested to define appropriate mitigation measures to prevent adverse effects on European Sites.**

This error has been corrected in RFI Item 5: Land & Soils and Water & Hydrology. In summary surface water runoff from the construction areas will be directed to a settlement pond/ tank prior to outfall to the drainage ditch. This aligns with the proposal in both the Biodiversity Chapter and the OCEMP.



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Appendix 1. Habitat Maps of the Barrysparks lands and the application site.

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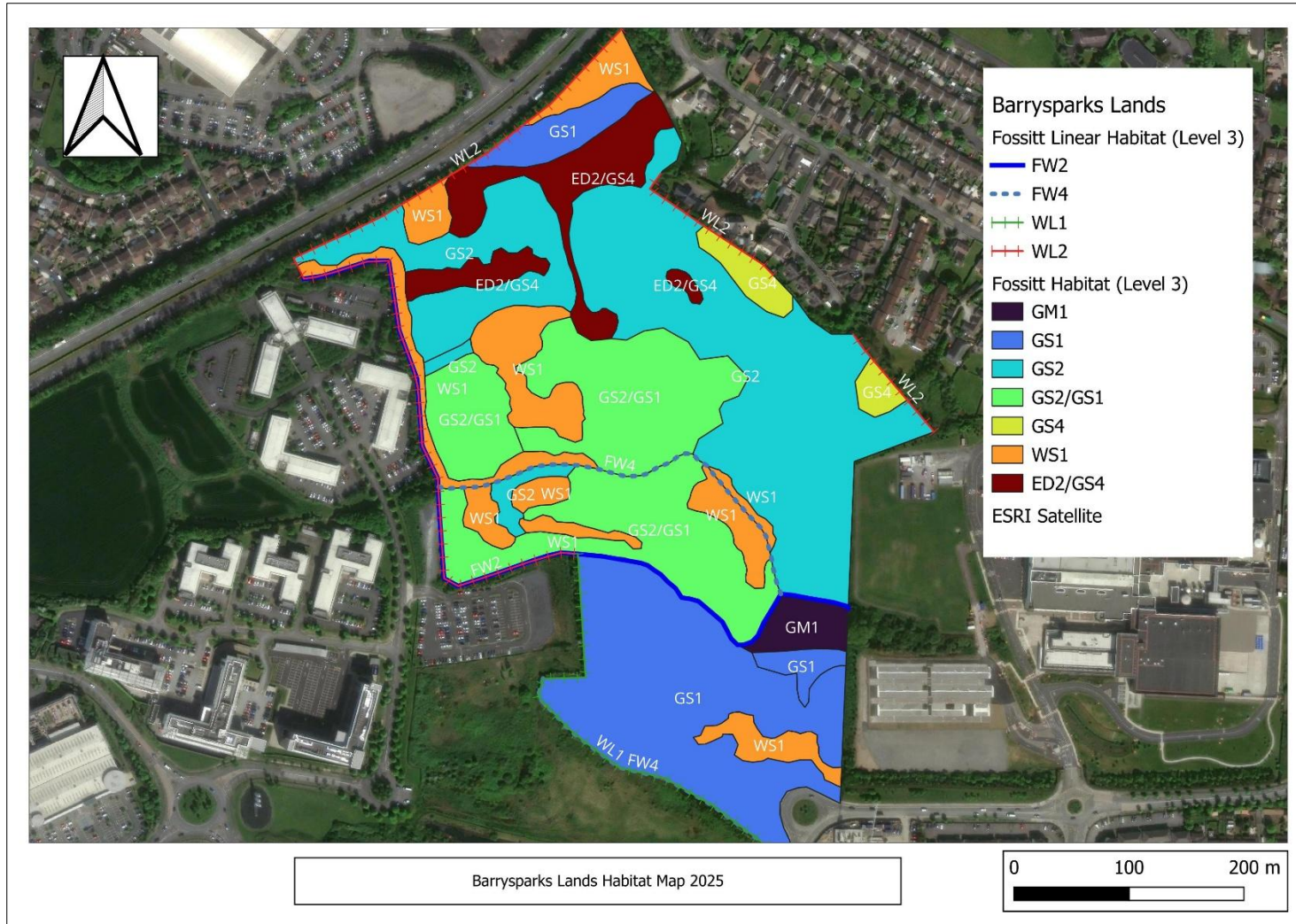


Figure 1. Habitat Map of the FCC Barrysparks Master Plan lands under the ownership of the applicant.



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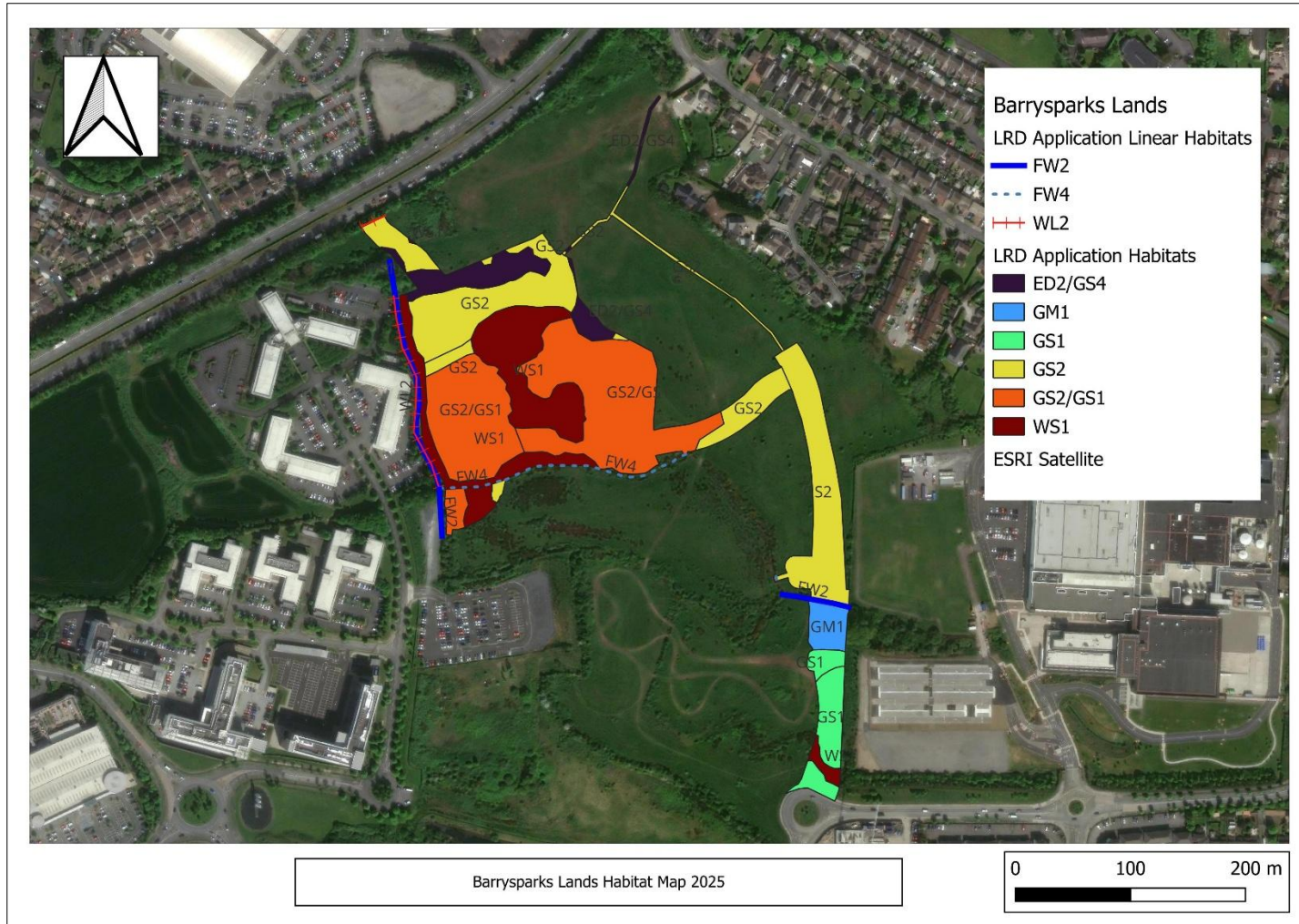


Figure 2. Habitats present within the Application Site (with site boundary excluded to provide clarity on linear features).



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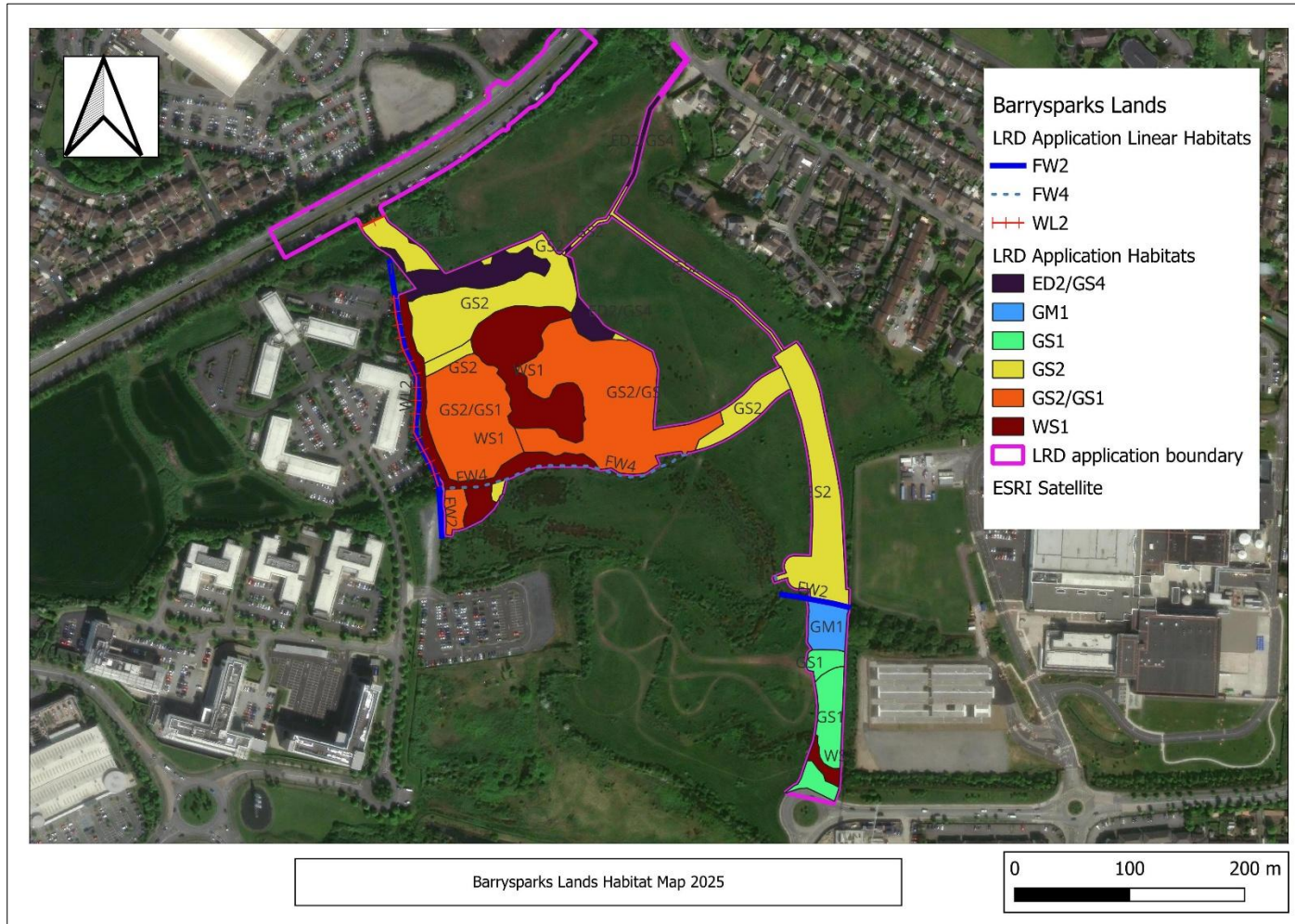


Figure 3. Habitats present within the Application Site (with the site boundary shown in purple).



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Table 1. Ecological Valuation of Important Ecological Features/Key Ecological Receptors (identified in grey rows)¹.

Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
Designated sites			
<u>European sites</u> downstream of Proposed Development Site and/or otherwise linked by source-pathway-receptor	International Importance	European protected sites (SACs, SPAs, and candidate sites) are designated as of international importance	Yes
<u>Nationally designated sites</u> downstream of Proposed Development Site and/or otherwise linked by source-pathway-receptor	National Importance	Nationally protected sites (pNHAs, NHAs) are designated as of national importance	No

¹ Note: 'Important Ecological Features' (as per CIEEM impact assessment guideline definition) is equivalent to Key Ecological Receptor (as per definition of Transport Infrastructure Ireland (formerly the National Roads Authority))



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
Habitats			
Depositing/lowland rivers (FW2)	Local Importance (Higher Value)	<p>This is a spring fed watercourse with very high-water quality which supports a diversity of species including waterbirds such as Mallard, Reed bunting, Little Egret and Grey Heron.</p> <p>It was not ranked as being of County importance on account of the heavily modified nature of this watercourse downstream of the site where the watercourse is culverted for some distance to the east (below the MSD BioTech site, the Feltrim Business Park and the M1 motorway before daylighting in Drynam at the rear of the 'Church of Our Lady of the Visitation').</p> <p>Nonetheless the section of the stream within the site (coupled with the drainage ditches) is essential in maintaining links and an ecological corridor across the site.</p> <p>Furthermore the Gaybrook Stream, drains to the Malahide Estuary thereby providing a hydrological link between the Barrysparks Master Plan lands and the identified European sites downstream.</p>	Yes



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
Drainage ditches (FW4)	Local Importance (Higher Value)	<p>The drainage ditches within the site are remnants of the former field boundaries and support a diversity of species including waterbirds such as Mallard, Reed bunting, Little Egret and Grey Heron and potentially breeding Amphibians.</p> <p>They are also essential in maintaining links and ecological corridors across the site.</p>	Yes
Treeline (WL2)	Local Importance (Higher Value)	<p>The treelines within the site are remnants of the former field boundaries and support a diversity of species.</p> <p>They are also essential in maintaining links and ecological corridors across the site.</p>	Yes
Marsh (GM1)	Local Importance (Higher Value)	Locally scarce habitat in Fingal	Yes
Dry meadows and grassy verge grassland (GS2)	Local Importance (Higher Value) <i>Previously was of County importance when grazed</i>	The species component and quality of grassland habitats in the site varies depending on their management and in the past these areas had an affinity to the Annex I habitat Lowland hay meadows [6510] when they were grazed.	Yes
Dry calcareous and neutral grassland (GS1)	Local Importance (Higher Value) <i>Previously was of County importance when grazed</i>	The species component and quality of grassland habitats in the site varies depending on their management and in the past some of these areas had an affinity to an immature form of Annex I habitat Orchid rich calcareous grasslands [6210] when they were grazed.	Yes



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
Wet grassland (GS4)	Local Importance (Higher Value)	These areas flood regularly and when grazed they have supported SCI populations of wintering waterbirds in the past. These areas have varied in extent and species complement over time depending on grazing activity and disturbance within the site.	Yes
Spoil and bare ground (ED2)	Local Importance (Higher Value)	These areas have varied in extent and species complement over time depending on grazing activity and disturbance within the site.	Yes
Recolonising bare ground (ED3)	Local (higher) ecological importance	These areas have varied in extent and species complement over time depending on grazing activity and disturbance within the site.	Yes
Scrub (WS1)	Local Importance (Higher Value)	These areas support a rich diversity of invertebrates and passerines and provide cover for small mammals.	Yes
Protected Fauna - Amphibians			
Common frog	Local Importance (Higher Value)	May breed adjacent to the site in the attenuation ponds at Crowscastle and could also breed opportunistically within the site.	Yes
Protected Fauna - Mammals			
Foraging bats of Least Conservation Concern (Common and Soprano pipistrelle , Leisler's)	Local Importance (Higher Value)	Species listed under Annex II of the EU Habitats Directive using the Barrysparks lands for foraging and potentially commuting.	Yes



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
Breeding and/or hibernating Hedgehog and Pygmy shrew (latter presumed present)	Local Importance (Higher Value)	Species protected by the Wildlife Act using the Barrysparks lands for foraging, breeding, and/or (in the case of hedgehog) hibernation	Yes
Protected Fauna - Birds			
Wintering Birds			
<u>Wintering Red listed²</u> species of High Conservation Concern Snipe	Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Red listed species.	Previously recorded <u>foraging</u> within Proposed Development Site over seven wintering seasons (see Table 1) when areas of wet grassland/bare ground were in suitable condition for waders and waterbirds <i>Following the cessation of grazing in 2024/2025 coupled with a dry winter the site has disimproved for many wintering waterbirds</i>	Yes
<u>Wintering Red listed³</u> species of High Conservation Concern or Ex-situ SCI populations of European sites Black-tailed Godwit	SCI populations of European sites Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Red listed species.	Recorded during MetroLink wintering bird surveys 2018 – 2021 Recorded during MetroLink wintering bird surveys 2022 – 2023 Recorded wintering during 2022/2023 Recorded wintering during 2023/2024	Yes

² Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544

³ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
<p><i>[Ex-situ nationally important Black tailed Godwit SCI populations of European sites]</i></p>	<p><i>Nationally important numbers have been recorded on the site.</i></p>	<p><i>One count of Black-tailed Godwits (420) that exceeded the national 1% threshold (200 birds, Burke et al. 2018) in 2022/2023.</i></p> <p><i>On the 6th January 2023 a flock of 420 black tailed godwits was recorded utilising the northern Barrysparks FCC Masterplan Lands and on three occasions in January and February 2024 large numbers of black tailed godwits (279, 420 and 272) were also recorded. These counts all exceed the national 1% threshold for the species (200 birds, Burke et al. 2018).</i></p> <p><i>Over two wintering bird survey seasons 2022/2023 and 2023/2024, the northern FCC Barrysparks Master Plan lands supported ex-situ populations of Black-tailed Godwit occurring in numbers of national importance in the mid-winter period.</i></p> <p><i>A colour-ringed Black-tailed Godwit individual recorded during the wintering bird surveys on 25/01/24 confirmed that the FCC Barrysparks Master Plan lands are an ex-situ site not only for the European Site where the bird was ringed (North Bull Island SPA (Site Code: 004006)) but the other European Estuary sites (Malahide Estuary SPA (Site Code: 004025), Rogerstown Estuary SPA (Site Code: 004015) and Baldoyle Bay SPA (Site Code: 004016)), given the documented movement of this individual bird between it and the other SPAs.</i></p>	



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
		Following the cessation of grazing in 2024/2025 coupled with a dry winter the site no longer remains suitable for many wintering waterbirds	
<p><u>Wintering Red listed</u>⁴ species of High Conservation Concern or Ex-situ SCI populations of European sites</p> <p><u>Red listed Species of High Conservation Concern</u> Oystercatcher, Lapwing, Curlew, Redshank</p> <p><u>Red listed Species of High Conservation Concern</u> Stock Dove</p>	<p>SCI populations of European sites</p> <p>Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Red listed species.</p>	<p>Previously recorded <u>foraging</u> within Proposed Development Site over seven wintering seasons (see Table 1) when areas of wet grassland/bare ground were in suitable condition for waders and waterbirds, including nationally important numbers of Black tailed Godwit on four occasions</p> <p>Following the cessation of grazing in 2024/2025 coupled with a dry winter the site no longer remains suitable for many wintering waterbirds</p>	Yes

⁴ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
<p><i>Wintering Amber listed⁵ bird species of Medium Conservation Concern or Ex-situ SCI populations of European sites</i></p> <p><i>Waterbirds - Mallard, Black-headed Gull, Common Gull, Herring Gull, Lesser Black-backed Gull, Greater Black backed Gull, Ruff</i></p> <p><i>Passerines - Redwing, Pheasant, Starling, House Sparrow, Linnet</i></p>	<p><i>SCI populations of European sites</i></p> <p><i>Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Amber listed species.</i></p>	<p><i>Waterbirds recorded <u>foraging</u> within Proposed Development Site during several wintering seasons (see Table 1) when areas of wet grassland/bare ground were in suitable condition for waders and waterbirds</i></p> <p><i>Following the cessation of grazing in 2024/2025 coupled with a dry winter the site no longer remains suitable for many wintering waterbirds</i></p> <p><i>Passerines recorded <u>foraging</u> within Proposed Development Site during wintering bird season</i></p>	<p>Yes</p>

⁵ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
<u>Green-listed Wintering birds of Low Conservation Concern and SCI populations of European Sites</u> (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds of prey (Sparrowhawk and Buzzard))	SCI populations of European sites Birdwatch Ireland's list of Birds of Conservation Concern in Ireland - Green listed species.	Recorded <u>foraging</u> within Proposed Development Site during wintering bird season	Yes
<u>Breeding Birds</u> <u>Breeding Red-listed</u> ^{Error! Bookmark not defined.} species of High Conservation Concern Meadow Pipit	Birdwatch Ireland's list of Birds of Conservation Concern in Ireland - Red listed species	Recorded <u>breeding</u> within Proposed Development Site	Yes
<u>Breeding Amber-listed</u> species of Medium Conservation Concern Linnet and Skylark	Birdwatch Ireland's list of Birds of Conservation Concern in Ireland - Amber listed species	Recorded <u>breeding</u> within Proposed Development Site	Yes



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Important Ecological Feature	Ecological Importance	Reason for Evaluation	Important Ecological Feature
<u>Non Breeding Amber-listed species of Medium Conservation Concern</u> Passerines - Pheasant, Sand Martin, Swallow, House Martin, Goldcrest, Starling, House Sparrow, Linnet, Greenfinch	Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Amber listed species	Recorded <u>foraging</u> within Proposed Development Site during the breeding season	Yes
<u>Green-listed Non-breeding birds of Low Conservation Concern foraging during breeding season</u> (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds of prey (Sparrowhawk and Buzzard))	Birdwatch Ireland's list of Birds of Conservation Concern in Ireland – Green listed species	Recorded <u>foraging</u> within Proposed Development Site during breeding season	Yes
Other features			
<u>Invertebrates</u> potentially including species on the Irish red lists	Species on various NPWS red lists for invertebrates	Significant diversity and abundance of invertebrates likely to occur given rich variety of semi-natural habitats	Yes



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Table 2. An assessment of impacts on all Important Ecological Features prior to the application of mitigation. Grey rows indicate significant and slight effects.

**Rows in italics are included for clarity but involve impact types where no effects now arise as a result of changes in grazing management on the site.*

Receptor	Ecological Importance	Phase	Assessment of Impacts					
			Impact Type	Likelihood	Duration	Extent	Significance	Comments
Designated sites								
European sites (including the coincident Malahide Estuary pNHA)	International	Construction	Pollution from surface water	Likely	Short-term	Difficult to estimate – but increased by the reduced assimilative capacity of the Malahide estuary to additional pollutants (noting Intermediate status) ⁶	Significant (At International Level)	NB: As per the NIS, following mitigation, no adverse effects on integrity of any European sites, alone or in combination with other plans or projects

⁶ Based on EPA Coastal Water Quality 2018-2020 for ‘Malahide Bay’. Available from <https://gis.epa.ie/EPAMaps/>



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
	International	Operation	Pollution from surface water	Likely	Permanent	Same as construction	Not Significant	Affects same European sites as Construction Concluded not significant given SUDS (design) measures
	International	Operation (no construction impacts applicable)	Pollution from foul water	Likely	Permanent	Difficult to estimate – but exacerbated by the reduced assimilative capacity of the Malahide estuary (Intermediate status)6	Not Significant	Swords Wastewater Treatment Plan has adequate capacity (see EIAR Section 6.9.2.1)
	International	Construction and operation	Disturbance of ex-situ wintering birds and loss of ex-situ habitat	Significant wintering birds (nationally important numbers of Black tailed godwit) were (but are no longer) present within the Proposed Development Site since grazing was removed from 2024 onwards.				No effects based on current site conditions in 2025 but included for clarity. Only snipe and grey heron present from 2024 onwards.
National sites (excluding pNHAs overlapping European sites)	National	N/A – no pathways for effects to nationally designated sites					No effects but included for clarity. National sites assessed under this row exclude Malahide pNHA. This pNHA is coincident with European sites and is therefore included under European sites above	
Habitats								



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
Depositing/lowland rivers (FW2) (Gaybrook Stream)	Local Importance (Higher Value)	Construction	Pollution from surface water	Likely	Short-term	Downstream catchment	Significant	Excluding coastal European sites assessed separately Sections of this habitat already impacted by ongoing construction works associated with the VHI application
	Local Importance (Higher Value)	Operation	Pollution from surface water	Likely	Permanent	Downstream catchment	Not Significant	Excluding coastal European sites assessed separately Concluded not significant given SUDS (design) measures
Drainage ditches (FW4)	Local Importance (Higher Value)	Construction	Pollution from surface water	Likely	Short-term	Downstream catchment	Significant (at Local Level)	Excluding downstream coastal European sites assessed separately Sections of this habitat already impacted by ongoing construction works associated with the VHI application
	Local Importance (Higher Value)	Operation	Pollution from surface water	Likely	Permanent	Downstream catchment	Not Significant	Concluded not significant given SUDS (design) measures
Treeline (WL2)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat degradation only (e.g. root damage from soil compaction) – no direct habitat loss	Likely	Permanent	Treelines adjoining PD footprint	Significant (at Local Level)	-



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Significance	Comments
			Impact Type	Likelihood	Duration	Extent			
Marsh (GM1)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	This habitat is already impacted by ongoing construction works associated with the VHI application	
Dry calcareous and neutral grassland (GS1) [Non-Annex 1 Habitat]	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application	
Dry calcareous and neutral grassland (GS1) [Annex 1 habitat]	County Value	The habitat no longer occurs since grazing was removed from 2024 onwards, this has had a significant impact						<p>No effects based on current site conditions but included for clarity.</p> <p><i>This habitat had affinity to Annex 1 6210 in the recent past under the pre-2024 grazing regime</i></p>	
Dry meadows and grassy verge grassland (GS2) [Non-Annex Habitat]	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application	
Dry meadows and grassy verge grassland (GS2) [Annex 1 habitat]	County Value	The habitat no longer occurs since grazing was removed from 2024 onwards, this has had a significant impact						<p>No effects based on current site conditions but included for clarity.</p> <p><i>This habitat had affinity to Annex 1 6510 in the recent past under the pre-2024 grazing regime</i></p>	



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
Wet grassland (GS4)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application
Spoil and bare ground (ED2)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application
Recolonising bare ground (ED3) and mosaics	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application
Scrub (WS1)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 3)	Significant (at Local level)	Some sections of this habitat already impacted by ongoing construction works associated with the VHI application
Protected Fauna - Amphibians								
Common frog	Local Importance (Higher Value)	Construction (no operation phase impacts)	Mortality and/or injury in addition to habitat loss within footprint	Likely	Short-term	Footprint of Works overlapping potential habitat for this species	Significant (at Local level)	-



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
Protected Fauna - Mammals								
Foraging bats of Least Conservation Concern (Common and Soprano pipistrelle, Leisler's)	Local Importance (Higher Value)	Construction	Direct habitat loss from vegetation clearance within footprint <u>and</u> indirect habitat loss from light spill to adjacent areas	Certain	Short-term	Footprint of Works overlapping this habitat (See area in Table 4)	Significant (at Local level)	-
	Local Importance (Higher Value)	Operation	Light spill to previously unlit vegetated areas	Certain	Permanent	Footprint of Works overlapping this habitat (See area in Table 4)	Significant (at Local level)	-
Roosting bats in trees within hedges and treelines	N/A - No effects as no Potential Roost Features present							
Breeding and/or hibernating Hedgehog and pygmy shrew (the latter presumed present)	Local Importance (Higher Value)	Construction	Mortality and/or injury in addition to habitat loss within footprint	Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. full extent of works footprint)	Significant (at Local level)	Field signs for these species can be inconspicuous. Hedgehog are present on the site and breeding and/or hibernation sites are presumed Pygmy shrew are widespread and breeding sites are presumed present;



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Significance	Comments
			Impact Type	Likelihood	Duration	Extent			
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. full extent of works footprint)	Significant (at Local level)	Field signs for these species can be inconspicuous. Hedgehog are present on the site and breeding and/or hibernation sites are presumed Pygmy shrew are widespread and breeding sites are presumed present;	
Protected Fauna - Birds ⁷									
Wintering									
Wintering Red listed Species of High Conservation Concern Snipe	Local Importance (Higher Value)	Construction	Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland habitats within works footprint	Significant (at Local level)	This species is already impacted by ongoing construction works associated with the VHI application <i>Following the removal of grazing animals the current site conditions in 2024/2025 are less favourable for them</i>	

⁷ Note that only those bird species that were identified as an important ecological feature in Table 1 are included here.



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
	Local Importance (Higher Value)	Operation	Direct permanent habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain				
<p><i>Wintering ex-situ SCI populations of European sites</i></p> <p><i>Red listed species of High Conservation Concern</i></p> <p><i>Black-tailed Godwit</i></p>	National Importance	Construction	Direct permanent habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (habitat loss) or Short-term (disturbance)	All wet grassland habitats (i.e. some of PD footprint)	Significant (at National level)	<p><i>Conditions in the site supported ex situ wintering bird SCI populations in nationally important numbers over two wintering bird periods 2022/2023 and 2023/2024</i></p> <p><i>Following the removal of grazing animals the current site conditions in 2024/2025 are no longer favourable for them</i></p>



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
	National Importance	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (operational disturbance)	All wet grassland habitats within c. 50-100m of PD footprint	Significant (at National level)	Conditions in the site supported ex situ wintering bird SCI populations in nationally important numbers over two wintering bird periods 2022/2023 and 2023/2024 Following the removal of grazing animals the current site conditions in 2024/2025 are no longer favourable for them
<u>Wintering Red listed species of High Conservation Concern or ex-situ SCI populations of European sites</u> <u>Red listed Species of High Conservation Concern Oystercatcher, Lapwing, Curlew, Redshank</u>	Local Importance	Construction	Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (habitat loss) or Short-term (disturbance)	All wet grassland habitats (i.e. some of PD footprint)	Significant (at Local level)	Conditions in the site supported ex situ wintering bird SCI populations over two wintering bird periods 2022/2023 and 2023/2024 Following the removal of grazing animals the current site conditions 2024/2025 are no longer favourable for them
<u>Red listed Species of High Conservation Concern Stock Dove</u>	Local Importance	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (operational disturbance)	All wet grassland habitats within c. 50-100m of PD footprint	Significant (at Local level)	Conditions in the site supported ex situ wintering bird SCI populations over two wintering bird periods 2022/2023 and 2023/2024 Following the removal of grazing animals the current site conditions 2024/2025 are no longer favourable for them



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
<p><u>Wintering</u> Amber listed species of Medium Conservation Concern or ex-situ SCI populations of European sites</p> <p><u>Amber</u> listed species of Medium Conservation Concern Waterbirds - Mallard, Black-headed Gull, Common Gull, Herring Gull, Lesser Black-backed Gull, Greater Black backed Gull, Ruff</p>	Local Importance	Construction	Direct permanent habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (habitat loss) or Short-term (disturbance)	All wet grassland habitats (i.e. some of PD footprint)	Significant (at Local level)	<p>Conditions in the site supported ex situ wintering bird SCI populations over two wintering bird periods 2022/2023 and 2023/2024</p> <p>Following the removal of grazing animals the current site conditions 2024/2025 are no longer favourable for them</p>
	Local Importance	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (operational disturbance)	All wet grassland habitats within c. 50-100m of PD footprint	Significant (at Local level)	<p>Conditions in the site supported ex situ wintering bird SCI populations over two wintering bird periods 2022/2023 and 2023/2024</p> <p>Following the removal of grazing animals the current site conditions 2024/2025 are no longer favourable for them</p>



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
<p><u>Wintering</u> Amber listed species of Medium Conservation Concern or ex-situ SCI populations of European sites</p> <p><u>Amber</u> listed passerines of Medium Conservation Concern - Redwing, Pheasant, Starling, House Sparrow, Linnet</p>	Local Importance	Construction	Direct permanent habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (habitat loss) or Short-term (disturbance)	All habitats within the site (i.e. PD footprint)	Significant (at Local level)	Some sections of the habitats that support this species are already impacted by ongoing construction works associated with the VHI application
	Local Importance	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (operational (disturbance)	All habitats within the site (i.e. PD footprint)	Significant (at Local level)	



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
<u>Green-listed</u> <u>Wintering birds of</u> <u>Low Conservation</u> <u>Concern and SCI</u> <u>populations of</u> <u>European Sites</u> (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds of prey (Sparrowhawk and Buzzard))	Local importance	Construction	Direct permanent habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (habitat loss) or Short-term (disturbance)	All habitats within the site (i.e. PD footprint)	Significant (at Local level)	Some sections of the habitats that support this species are already impacted by ongoing construction works associated with the VHI application
	Local importance	Operational	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (habitat loss) or Short-term (disturbance)	All habitats within the site (i.e. PD footprint)	Significant (at Local level)	
<u>Breeding</u>								



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
Breeding Red-listed Species of High Conservation Concern Meadow Pipit	Local Importance (Higher Value)	Construction	Mortality/injury Direct habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance	Likely Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. most of PD footprint)	Significant (at Local level)	Some sections of the habitat that support this species are already impacted by ongoing construction works associated with the VHI application
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (operational disturbance)	All grassland, scrub, and trees within c. 50-100m of PD footprint	Significant (at Local level)	-
Breeding Amber-listed ⁸ Species of Medium Conservation Concern Linnet and Skylark	Local Importance (Higher Value)	Construction	Mortality/injury Direct habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance	Likely Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. full extent of works footprint)	Significant (at Local level)	Some sections of the habitat that support these species are already impacted by ongoing construction works associated with the VHI application

⁸ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Certain	Permanent (operational disturbance)	All grassland, scrub, and trees within approximately 50-100m of PD footprint	Significant (at Local level)	
<u>Non Breeding Amber-listed species of Medium Conservation Concern</u> Passerines - Pheasant, Sand Martin, Swallow, House Martin, Goldcrest, Starling, House Sparrow, Linnet, Greenfinch	Local Importance (Higher Value)	Construction	Direct habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance	Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. full extent of works footprint)	Significant (at Local level)	Some sections of the habitat that support these species are already impacted by ongoing construction works associated with the VHI application
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (operational disturbance)	All grassland, scrub, and trees within approximately 50-100m of PD footprint	Significant (at Local level)	-



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
<u>Non-breeding Green-listed birds of Low Conservation Concern foraging during breeding season</u> (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds of prey (Sparrowhawk and Buzzard))	Local Importance (Higher Value)	Construction	Direct habitat loss within footprint and indirect habitat loss to areas outside footprint due to disturbance	Certain	Permanent (habitat loss) or Short-term (disturbance)	All grassland and scrub habitats (i.e. full extent of works footprint)	Significant (at Local level)	Some sections of the habitat that support these species are already impacted by ongoing construction works associated with the VHI application
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (operational disturbance)	All grassland, scrub, and trees within approximately 50-100m of PD footprint	Significant (at Local level)	-
<u>Other features</u>								
<u>Unprotected Invertebrates</u>	Local Importance (Higher Value)	Construction	Mortality and/or injury in addition to habitat loss within footprint	Certain	Permanent (habitat loss)	All habitats within works footprint	Significant (at Local level)	-



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Receptor	Ecological Importance	Phase	Assessment of Impacts					Comments
			Impact Type	Likelihood	Duration	Extent	Significance	
	Local Importance (Higher Value)	Operation	Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning	Likely	Permanent (lack of management, future development)	All habitats within approximately 50-100m of PD footprint	Significant (at Local level)	



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Table 3. An assessment of the amount (area and/or length) of key ecological receptor habitats lost within the LRD application site.

Habitat/ Species	Ecological Importance	Total Area within the LRD application site (m ²)	Area Lost within the LRD application site (m ²)	Total Length within the LRD application site (m)	Length Lost within the LRD application site (m)
Habitats					
Depositing/lowland rivers (FW2)	C - Local (higher) ecological importance			303	33* <i>*Note that 33m of this habitat is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>
Drainage ditches (FW4)	C - Local (higher) ecological importance			228	62
Treeline (WL2)	C - Local (higher) ecological importance			196	22
Spoil and bare ground (ED2)/ Recolonising bare ground (ED3)/Wet grassland (GS4)	C - Local (higher) ecological importance	3525	3525	<i>*Note that this includes 216m² of habitat which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>	
Marsh (GM1)	C - Local (higher) ecological importance	1362	1362	<i>*Note that this consists of 1362m² of habitat which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>	
Dry calcareous and neutral grassland (GS1)	C - Local (higher) ecological importance Previously was of County importance (C+ site) when the site was grazed	2973	2973	<i>*Note that this consists of 2973m² of habitat previously rated of county importance which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>	



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Habitat/ Species	Ecological Importance	Total Area within the LRD application site (m ²)	Area Lost within the LRD application site (m ²)	Total Length within the LRD application site (m)	Length Lost within the LRD application site (m)
Dry meadows and grassy verge grassland (GS2)	C - Local (higher) ecological importance Previously was of County importance (C+ site) when the site was grazed	16570	16570		<i>*Note that this includes 9871m² of habitat within the application site and 6698m² of habitat previously rated of county importance which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>
Dry calcareous and neutral grassland (GS1)/ Dry meadows and grassy verge grassland (GS2)	C - Local (higher) ecological importance Previously was of County importance (C+ site) when the site was grazed	18936	18936		<i>*Note that this includes 18294m² of habitat previously rated of county importance within the application site and 642m² of habitat which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>
Scrub (WS1)	C - Local (higher) ecological importance	9480	9480		<i>*Note that this includes 405m² of habitat which is currently impacted by the enabling works for the VHI application site which are under construction in 2025/2026</i>



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Table 4. Residual Impact Significance following the implementation of mitigation. Rows in grey are significant (including the category 'slight')

Rows in italics are not assessed as current Important Ecological Features in 2025 as no effects arise as a result of changes in grazing management.

Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
Designated sites					
European sites (including the coincident Malahide Estuary pNHA)	International	Construction	Pollution from surface water	Significant (At International Level)	Not significant No adverse effects on integrity of any Europea sites as reported in NIS
	International	Operation	Pollution from surface water	Not Significant	Not Significant No adverse effects on integrity of any Europea sites as reported in NIS
	International	Operation (no construction impacts applicable)	Pollution from foul water	Not Significant	Not Significant No adverse effects on integrity of any Europea sites as reported in NIS
	<i>National</i>	<i>Disturbance of ex-situ wintering birds and loss of ex-situ habitat</i> <i>Significant wintering birds were (but are no longer) present since grazing removed from 2024 onwards</i>			
National sites (excluding pNHAs overlapping European sites)	<i>National</i>	<i>N/A - no pathways for effects to nationally designated sites</i>			
Habitats					
Depositing/lowland rivers (FW2) (Gaybrook Stream)	Local Importance (Higher Value)	Construction	Pollution from surface water	Significant	Slight



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
	Local Importance (Higher Value)	Operation	Pollution from surface water	Not Significant	Not Significant
Drainage ditches (FW4)	Local Importance (Higher Value)	Construction	Pollution from surface water	Significant (at Local Level)	Slight
	Local Importance (Higher Value)	Operation	Pollution from surface water	Not Significant	Not Significant
Treeline (WL2)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat degradation only	Slight	Not Significant
Marsh (GM1)	Local Importance (Higher Value)	Construction	Habitat loss	Significant (at Local level)	Already impacted by the VHI application
Dry calcareous and neutral grassland (GS1) [Non-Annex 1 Habitat]	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)
<i>Dry calcareous and neutral grassland (GS1)</i> <i>[Annex 1 habitat]</i>	<i>County Value</i>	<i>The habitat no longer occurs since grazing was removed from 2024 onwards, this has had a significant impact</i>			
Dry meadows and grassy verge grassland (GS2) [Non-Annex Habitat]	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)
<i>Dry meadows and grassy verge grassland (GS2)</i> <i>[Annex 1 habitat]</i>	<i>County Value</i>	<i>The habitat no longer occurs since grazing was removed from 2024 onwards, this has had a significant impact</i>			
Wet grassland (GS4)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)
Spoil and bare ground (ED2)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)
Recolonising bare ground (ED3) and mosaics	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
Scrub (WS1)	Local Importance (Higher Value)	Construction (no operation phase impacts)	Habitat loss	Significant (at Local level)	Not Significant (at Local level)
Protected Fauna - Amphibians					
Common frog	Local Importance (Higher Value)	Construction (no operation phase impacts)	Mortality and/or injury AND habitat loss	Significant (at Local level)	Not Significant (at Local level)
Protected Fauna - Mammals					
Foraging bats of Least Conservation Concern (Common and Soprano pipistrelle, Leisler's)	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Direct habitat loss from vegetation clearance within footprint Indirect habitat loss from light spill to adjacent areas 	Significant (at Local level)	Significant (at Local level)
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Light spill to previously unlit vegetated areas 	Significant (at Local level)	Significant (at Local level) There will be an increase in lighting in the site, even if it is wildlife friendly
Roosting bats in trees within hedges and treelines	N/A - No effects as no Potential Roost Features present				
Breeding and/or hibernating Hedgehog and pygmy shrew (the latter presumed present)	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Mortality and/or injury Habitat loss within footprint 	Significant (at Local level)	Significant (at Local level) [Mortality/injury mitigated but residual significance unchanged due to habitat loss]
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint 	Significant (at Local level)	Significant (at Local level)



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
			due to disturbance and cumulative impacts of MetroNorth development and LAP zoning		[Residual significance unchanged due to habitat loss]
Protected Fauna - Wintering Birds					
<u>Wintering Red listed⁹ species of High Conservation Concern</u> Snipe	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Direct habitat loss within footprint Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level) [Residual significance unchanged due to habitat loss]
<u>Wintering ex-situ SCI populations of European sites</u> <u>Red listed species of High Conservation Concern</u> Black-tailed Godwit	National Importance	Construction	<ul style="list-style-type: none"> Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at National level)	Significant (at National level)
	National Importance	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at National level)	Significant (at National level) [Residual significance unchanged due to habitat loss from change in grazing]

⁹ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523 – 544



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
<p><u>Wintering</u> Red listed species of High Conservation Concern or ex-situ SCI populations of European sites</p> <p>Red listed Species of High Conservation Concern Oystercatcher, Lapwing, Curlew, Redshank</p>	Local Importance	Construction	<ul style="list-style-type: none"> Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level)
<p>Red listed Species of High Conservation Concern</p> <p>Stock Dove</p>	Local Importance	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level) [Residual significance unchanged due to habitat loss from change in grazing]
<p><u>Wintering</u> Amber listed species of Medium Conservation Concern or ex-situ SCI populations of European sites</p> <p>Amber listed species of Medium Conservation Concern Waterbirds - Mallard, Black-headed Gull, Common Gull, Herring Gull, Lesser Black-backed Gull, Greater Black backed Gull, Ruff</p>	Local Importance	Construction	<ul style="list-style-type: none"> Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level)
	Local Importance	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level) [Residual significance unchanged due to habitat loss from change in grazing]
<p><u>Wintering</u> Amber listed species of Medium Conservation Concern or ex-situ SCI populations of European sites</p>	Local Importance	Construction	<ul style="list-style-type: none"> Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth 	Significant (at Local level)	Significant (at Local level)



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
Amber listed passerines of Medium Conservation Concern - Redwing, Pheasant, Starling, House Sparrow, Linnet			<i>development and LAP zoning</i>		
	<i>Local Importance</i>	<i>Operation</i>	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level)
Green-listed Wintering birds of Low Conservation Concern and SCI populations of European Sites (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds of prey (Sparrowhawk and Buzzard))	<i>Local Importance</i>	<i>Construction</i>	<ul style="list-style-type: none"> Direct permanent habitat loss within footprint <u>and</u> indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level)
	<i>Local Importance</i>	<i>Operation</i>	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance and cumulative impacts of MetroNorth development and LAP zoning 	Significant (at Local level)	Significant (at Local level)
Protected Fauna - Breeding Birds					
Breeding Red-listed species of High Conservation Concern Meadow Pipit	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Mortality/injury Direct habitat loss within footprint Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level) [Mortality/injury mitigated but residual significance unchanged due to habitat loss]



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)
<u>Breeding Amber-listed¹⁰ species of Medium Conservation Concern</u> Linnet and Skylark	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Mortality/injury Direct habitat loss within footprint Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level) [Mortality/injury mitigated but residual significance unchanged due to habitat loss]
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)
<u>Non Breeding Amber-listed species of Medium Conservation Concern</u> Passerines - Pheasant, Sand Martin, Swallow, House Martin, Goldcrest, Starling, House Sparrow, Linnet, Greenfinch	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Direct habitat loss within footprint Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level) [Mortality/injury mitigated but residual significance unchanged due to habitat loss]
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)
<u>Non-breeding Green-listed birds of Low Conservation Concern foraging during breeding season</u> (mainly passerines as well as wetland birds including Grey heron and Little Egret and birds	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Direct habitat loss within footprint Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level) [Mortality/injury mitigated but residual significance unchanged due to habitat loss]

¹⁰ Gilbert G, Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020 -2026". Irish Birds 9: 523 – 544



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Receptor	Ecological Importance	Phase	Impact Type	Impact Significance before mitigation	Residual Impact Significance
of prey (Sparrowhawk and Buzzard))	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)
			<ul style="list-style-type: none"> 		
<u>Other features</u>			<ul style="list-style-type: none"> 		
<u>Unprotected Invertebrates</u>	Local Importance (Higher Value)	Construction	<ul style="list-style-type: none"> Mortality and/or injury Habitat loss within footprint 	Significant (at Local level)	Significant (at Local level)
	Local Importance (Higher Value)	Operation	<ul style="list-style-type: none"> Indirect habitat loss to areas outside footprint due to disturbance 	Significant (at Local level)	Significant (at Local level)