ALTEMAR
Marine & Environmental Consultancy

NIS Addendum Report in relation to a Large-Scale Residential Development (LRD) Planning Application at Balbriggan, Co. Dublin

094th March 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Glenveagh Homes Ltd.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie
Directors: Bryan Deegan and Sara Corcoran
Company No.427560 VAT No. 9649832U
www.altemar.ie

Introduction

The following Natura Impact Statement (NIS) Addendum Report has been prepared by Altemar Ltd. on behalf of Glenveagh Homes Ltd. in response to a Request for Additional Information received from Fingal County Council (FCC) on the 20th February 2026 (PF/051/26) relating to a proposed Large-Scale Residential Development (LRD) application (Reg. Ref. LRD0069/S3E) at Balbriggan, Co. Dublin.

The purpose of this Addendum Report is to specifically address Items 1 (a)-(c) of the Request for Additional Information (PF/051/26) relating to the NIS.

Description of the Proposed Project

The development will consist of the construction of 815 no. dwellings (610 no. houses, 194 apartments & 11 no. later living dwellings), a portion of the C-Ring Road, open space, community building/retail floorspace and 2 no. creches as follows:

A) Demolition of existing single storey dwelling (c. 154 sq. m) and agricultural outbuilding (c. 366 sq. m) located to the south of Flemington Lane;

B) Provision of portion of '*C-Ring Road*' from Flemington Lane [to include junctions and ancillary footpaths, cycle paths, lighting, bus stops, boundary wall to adjoining owner, and tie in to existing roads/agricultural access points] to link into the existing R122 roundabout with vehicular access also from the Boulevard Road, Hamlet Lane, & Flemington Lane along with associated amendments to the layout of the Local Road L1130 (also known as the Clonard Road including the creation of a cul de sac arrangement to the south of the C-Ring Road); the provision of car parking spaces (1,037 no.), bicycle parking spaces (1,144 no.) and all internal roads and footpaths and bicycle and bin stores, & substations;

C) Provision of a community pavilion (2 storeys) comprising community floorspace of c. 730 sq. m (with flexible internal spaces) along with a retail unit (c. 419 sq. m) at ground floor of apartment Block F as well as 2 no. 2 storey creches c. 530 sq. m each with ancillary parking and open space areas;

D) 610 no. terraced, semi-detached & detached houses comprising 318 no. 2-bedroom houses (2 storey), 254 no. 3-bedroom houses (2 storey) and 38 no. 4-bedroom houses [house types B1/F4/F5 with variants] 3 storeys;

E) 194 no. apartments in 5 no. apartment buildings (52 no. studio apartments, 87 no. 1 bedroom apartments, 51 no. 2 bedroom apartments and 4 no. 3 bedroom apartments - all apartments with terrace or balcony on elevations) as follows: Block A [4 storeys & 64 no. apartments] comprising 47 no. 1 bedroom apartments and 17 no. 2 bedroom apartments; Block C, [Part 3-4 storeys & 18 no. apartments] comprising 10 no. 1 bedroom apartments, 6 no. 2 bedroom apartments & 2 no. 3 bedroom apartments; Block F [Part 4-5 storeys & 48 no. apartments] comprising 36 no. 1 bedroom apartments and 12 no. 2 bedroom apartments; Block G [Part 3-4 storeys & 40 no. apartments]; comprising 30 no. 1 bedroom apartments and 10 no. 2 bedroom apartments; Block H [part 3-4 storeys & 24 no. apartments] comprising 16 no. 1 bedroom apartments, 6 no. 2 bedroom apartments & 2 no. 3 bedroom apartments;

F) 11 no. single storey 2 bedroom later living houses with associated communal open space;

G) 5.26 hectares of open space comprising Class 1 Open Space (c. 2.39 hectares in the western separate parcel of land), Public open space c.2.87 hectares, hard and soft landscaping (including public lighting & boundary treatment, ESB substations, bicycle and bin stores) and communal/semi-private open space for the proposed apartment units;

H) Provision of surface water attenuation measures, connection to water supply, provision of foul drainage infrastructure (and Uisce Eireann diversion) to Uisce Eireann specifications and all ancillary site development, construction, and landscaping works including reprofiling of the site where required;

I) The proposals will replace the previously permitted LRD under planning reg. ref. LRD0006/S3 & ACP Ref: 319343-24.

The proposed site outline, site location, and site layout plan are demonstrated in Figure 1

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Figure 1. *Proposed site outline and location*

Items Relating to NIS

The Request for Additional Information received from Fingal County Council (FCC) on the 20th February 2026 (PF/051/26) specifically references the submitted NIS in the following Items:

'*1. The Planning Authority is not satisfied the information provided within the submitted 'Appropriate Assessment Screening & Natura Impact Statement' is sufficient to adequately assess whether the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and the sites' conservation objectives, will adversely affect the integrity of any European sites. The applicant is required to submit a revised NIS which addresses the following:*

(a) *The assessment of 'In-Combination Effects' states 'Following an analysis of development proposals proximate to the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised.' However, the assessment of in combination effects makes no reference to the adjacent development granted permission in March 2025 under Reg.Ref. LRD0048/S3E (ABP-321437-24). The applicant is required to review their assessment of all existing and proposed developments in proximity to the project site and provide an updated assessment of in combination effects as part of a revised NIS.*

(b) *The mitigation measures contained in the NIS refer to the environmental protection measures of the submitted CEMP and are considered to be generalised rather than providing details on the specific individual mitigation measures required to protect the integrity of the relevant European sites. To ensure the appropriate assessment contains complete, precise and definitive findings and conclusions, the applicant is required to provide a revised NIS which details the specific individual mitigation measures required to protect the integrity of the relevant European sites.*

(c) *The NIS notes a petrol interceptor will be utilised on the outfall to the Clonard Brook stream, however, it is stated 'storm water drainage ultimately discharges to the Clonard Brook Stream and the Bremore Stream via the arterial drainage network…..at 5.no connection points'. On this basis, it is considered all additional surface/storm water discharge points to existing surface water features, including that to the Bremore Stream, requires petrol interceptors to be installed with an operational maintenance plan to protect water quality and the integrity of the relevant European sites. The applicant is required to address this matter by way of revised proposals and an updated NIS.'*

Altemar Responses

The following Responses have been prepared by Altemar to provide clarification on the Items outlined in the Request for Additional Information submitted by FCC. No significant alterations to the proposed development are being made as a result of the RFI. The purpose of these clarifications is to provide additional information to enable the competent authority 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 sites' conservation objectives, will adversely affect the integrity of the European site and to provide additional clarifications on biodiversity elements. -

Item 1(a)

***'**The assessment of 'In-Combination Effects' states 'Following an analysis of development proposals proximate to the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised.' However, the assessment of in combination effects makes no reference to the adjacent development granted permission in March 2025 under Reg.Ref. LRD0048/S3E (ABP-321437-24). The applicant is required to review their assessment of all existing and proposed developments in proximity to the project site and provide an updated assessment of in combination effects as part of a revised NIS.'*

Altemar Response

As detailed in the AA / NIS prepared by Altemar to accompany the submitted planning application (LRD0069/S3E), '*Following an analysis of development proposals proximate to the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen*'. Given the proximity of the adjacent permitted development (Reg.Ref. LRD0048/S3E (ABP-321437-24)) to the proposed LRD, any potential for significant in-combination effects with this development were considered within the original NIS and ultimately ruled out. The NIS definitively concludes that no in-combination effects are foreseen following an '*analysis of development proposals proximate to the subject site'.* This demonstrates that the LRD0048/S3E (ABP-321437-24) development was considered during the in-combination effects assessment. The lack of explicit inclusion of the LRD0048/S3E (ABP-321437-24) development in Table 3 of the NIS does not indicate that this development was not considered for in-combination effects. ~~Rather, at most, the lack of inclusion of the permitted LRD0048/S3E (ABP-321437-24) development in Table 3 is a clerical error.~~ T~~t~~he proposed connection of surface water drainage to the surface water network servicing the existing adjacent LRD0048/S3E (ABP-321437-24) development, which includes a petrol interceptor at its discharge point to the Clonard Brook, demonstrates that the original NIS considered the LRD0048/S3E (ABP-321437-24) development in its assessment of the proposed development in-combination with other plans and projects (see Response 1(c) for full details).

For the purposes of clarity, Table 3 (below) of the NIS has been updated to include LRD0048/S3E (ABP-321437-24) and F24A/0871. However, as outlined above, the original NIS considered this development in its assessment of in-combination effects. As a result, the inclusion of LRD0048/S3E (ABP-321437-24) & F24A/0871 in Table 3 does not change the assessment, findings, or validity of the original NIS.

Table 3. In-combination effects considered

Ref:	Location	Description
LRD0048/S3E (ABP-321437-24)	Townlands of Clonard or Folkstown Great and Clogheder, Balbriggan, Co. Dublin	Large-scale residential development (LRD): Construction of 197 dwellings with all associated site works (Phase 4).
F24A/0871	Sweetmans Yard, Folkstown Great, Balbriggan, Co. Dublin	Retention of change of use and subdivision to commercial / storage use. Retention of units and all associated works.
F23A/0634	Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996	Permission for development at the existing waste recovery facility located at Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996. The development will consist of: (i) An increase in the total annual waste intake to 95,500 tonnes per annum for recovery; (ii) Revision of operating hours to include public holidays; (iii) Ancillary works comprising a covered bicycle store (6 no. spaces) and reconfiguration of the existing car parking area (7 no. car spaces and 1 no. motorcycle space) to include an electric vehicle charging point and associated underground cable ducting. The development will comprise an activity requiring a review of the existing Industrial Emissions licence (EPA reference no. P1014-01).
F22A/0480	Stephenstown Industrial Estate, Balbriggan, Dublin	The development will principally comprise the construction of a two-storey warehouse unit with ancillary office and staff facilities and associated development as well as a single storey garage. The warehouse unit will have a maximum height of 14.78 metres with a gross floor area of 1,996 sq m including warehouse area (1,670 sq m), ancillary staff facilities (184 sq m) and ancillary office area (142 sq m). The garage will have a maximum height of 14.358 metres and a gross floor area of 500sq m. Final Grant 5th April 2023.
F22A/0033	Lands at Harvest Lodge, Folkstown Lane (Folkstown Little Td) and lands at Folkstown Great Td, Naul Road, Balbriggan, Co Dublin.	The development will consist of a distillery (total floor area of floor area 5659m2) which includes provision of an ancillary visitor centre, storage shed along with associated external plant. Final Grant 10th February 2023
F23A/0075	Bremore Pastures, Balbriggan, Co. Dublin	Permission for the construction of 4no. two storey terraced 3 bedroom dwellings, rear garden areas, boundary walls, connections to existing services and all associated site development works at Bremore Pastures, Balbriggan, County Dublin.
F22A/0670	(on lands of c. 6.29 ha.) relating to: 'Phase 3' to be known as 'Ladywell', within the townlands of, 'Clonard or Folkstown Great', 'Clogheder' & 'Flemingtown Balbriggan, Co. Dublin	The development will consist of Phase 3C as well as roads, services and public open space relating to the overall Phase 3 Ladywell lands as follows: A) 75 no. dwellings comprising 68 no. houses consisting of 22 no. 2 bedroom dwellings (House Types E1, E2, E4, E6, E7, E8, E9, G1, G2, G3, G4, G5], 41 no. 3 bedroom dwellings (House Types D1, D2, F1, F2, F3, F4, F4A, F5, F5A, N1, N2, N3], 2 no. 4 bedroom detached dwellings (house type M1] - all 2-storey), & 3 no. 5 bedroom detached dwellings [House Type K1 - 2.5 storeys - 3 floors), (in a mixture of semi-detached, terraced, end of terrace and detached units); all with associated private open space; B) 7 no. 1 bedroom apartment units consisting of 3 no. 1 bedroom triplex units (T1, T2, T3] in a 3-storey building, 4 no. 1 bedroom Maisonettes [Apartment Types P1 & P2] in 2 no. 2-storey buildings, (all with private open space); provision of single storey cycle parking; bin stores; and ESB substations, solar panels on roofs; as well as 238 no. surface car parking spaces; C) Public Open Space of c. 1.34 hectares (Phase 3C -c. 0.38 ha), (with additional 0.48 hectares of incidental open space) as well as communal (c. 0.06 ha) and private open space; all associated landscaping and drainage works (including attenuation] with public lighting, planting and boundary treatments, including regrading/reprofiling of site where required; D) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremore Pastures and Hastings Lawn, south of Flemington Lane, [proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550]; E) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the development of the remainder of Phase 3 lands (Phases 3A, 3B & 3D) including

Ref:	Location	Description
		public lighting, SuDS drainage and services infrastructure, as well as vehicular and pedestrian connections to the 'Boulevard Road' and all associated landscaping and ancillary site development works; F) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
F22A/0526	Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemington, Balbriggan, Co. Dublin	Development (on lands of c. 6.70 ha) relating to: 'Phase 3' to beknown as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemingtown, Balbriggan, Co Dublin. (Phase 3 lands bounded generally by undeveloped lands to the north, undeveloped lands to the south, Boulevard Road to the east, and undeveloped lands to the west (to the rear of local road L1130). The proposal includes a separate site of Class 1 Public open Space of c. 0.65 hectares in the adjoining townland of Flemington to the north (accessed from Hamlet Lane, Bremore Pastures Drive, Balbriggan). The development will consist of Phase 3B as well as roads, services and public space relating to the overall Phase 3 Ladywell lands as follows: A) 95 no. dwellings comprising 79 no. 2-storey houses consisting of 20 no 2 bedroom dwellings (House Types E1, E1A, E2, E4, E5, E6), 59 no. 3 bedroom dwellings (House Types D1, D1A, D2, D2A, F1, F1A, F2, F3, F4, F5, F6) all with associated private open space (in a mixture of semi-detached, terraced and detached units), 16 no. 1 bedroom Maisonettes (Apartment Types P1, P1A & P2, P2A), all with private open space; in 4 no. 2 storey building, single storey cycle parking; bin stores; and ESB substations, solar panels on roofs; as well as 305 no. surface car parking spaces; B) Public Open Space of c. 1.34 hectares, (with additional 0.48 hectares of incidental open space along riparian corridor) as well as communal and private open space; all associated landscaping and drainage works (including attenuation) with public lighting, planting and boundary treatments, including regrading/re-profiling of site where required; C) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremore Pastures and Hastings Lawn, south of Flemington Lane, (proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550); D) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the development of the remainder of Phase 3 lands (Phases 3A, 3C & 3D) including public lighting, SuDS drainage and services infrastructure, as well as vehicular and pedestrian connections to the "Boulevard Road" and all associated landscaping and ancillary site development works; E) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
F21A/0055	Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemington, Balbriggan, Co. Dublin	The development will consist of Phase 3A as well as roads, services and public space relating to the overall Phase 3 Ladywell Masterplan lands as follows: A) 99 no. dwellings comprising 73 no. 2-storey houses consisting of 24 no. 2 bedroom dwellings [House Types E1, E2, E3, E4), 44 no. 3 bedroom dwellings (House Types B1, B2,B3, D1, D3, F1, F2, F3, F4, F5] & 5 no. 4 bedroom dwellings [House Types M1 & M2]), all with private open space; 16 no. duplex apartments (8 no. 2 bedroom [Types X1, X3] and 8 no. 3 bedroom units [Types X2, X4) in a 3 storey duplex building (including terraces at first floor level, single storey refuse storage building and cycle parking); 6 no. 1 bedroom 'triplex' apartments [Types T1, T2, T3] with balconies at first and second storey levels in 2 no. 3 storey buildings along with a single storey bicycle store & 4 no. 1 bedroom 'maisonette' apartments in 2 no 2 storey buildings (Types P1 & P2]) & bin stores as well as 172 no. car parking spaces; B) Public Open Space of c. 1 hectare, (with additional 0.27 hectares of open space along riparian corridor) as well as communal and private open space; all associated landscaping and drainage works (including attenuation) with public lighting, planting and boundary treatments, including regrading/re-profiling of site (and ditches] where required; C) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremore Pastures and Hastings Lawn, south of Flemington Lane, (proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550]; D) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the future development of Phase 3 lands (Phases 3B-3D) including public lighting, Suds drainage and services infrastructure, as well as vehicular and pedestrian connections to the 'Boulevard Road' and all associated landscaping and ancillary site development works; E) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
ABP 313210-22 SHD		On the 23rd of March 2023, ACP granted a 10-year permission to the Land Development Agency for development comprising inter alia the construction of 817 no. residential units (377 no. houses, 440 no. apartments), childcare facilities and associated site works, subject to 30 no. standard conditions.
FCC Planning Reg. Ref. F21A/0576 & ABP Ref: 312529-22	Castlelands, Balbriggan	An application for the Advance Infrastructure was submitted to FCC in October 2021 under FCC Reg. Ref. F21A/0576. A decision to grant permission was made by FCC 14th December 2021 and confirmed by ACP on the 8th of November 2022.

Ref:	Location	Description
F24A.1069E ACP-322977-25	Stephenstown Industrial Estate	Demolition of existing 2 no. storey building on site (c. 1,070 sqm), the construction of a 2 no. storey discount retail store with off-licence use (c. 2,448 sqm gross floor area) c. 1,356 sqm net retail floor area.
An Coimisiún Pleanála - Case reference: PL06F.304673 Planning Authority Case Reference: F19A/0131	Balbriggan Community College, Pine Ridge, Chapel St., Balbriggan, Co. Dublin.	Demolition of existing school and construction of new 3 storey Post Primary School & single storey Special Education Needs Unit. Granted 20/09/2019
An Coimisiún Pleanála - Case reference: OA29N.319866	Located off the coast of Counties Dublin, Meath and Louth	Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm.
An Coimisiún Pleanála - Case reference: NA29N.320164	Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth	DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch. ACP Decision Make Railway Order with conditions. Date signed 19/08/2025.

Item 1(b)

'The mitigation measures contained in the NIS refer to the environmental protection measures of the submitted CEMP and are considered to be generalised rather than providing details on the specific individual mitigation measures required to protect the integrity of the relevant European sites. To ensure the appropriate assessment contains complete, precise and definitive findings and conclusions, the applicant is required to provide a revised NIS which details the specific individual mitigation measures required to protect the integrity of the relevant European sites.'

Altemar Response

The mitigation measures outlined in Table 6 were considered by Altemar to be appropriate to the protection of the downstream North-West Irish Sea SPA. As detailed throughout the original NIS, the primary vector for potential impacts on the North-West Irish Sea SPA was via dust, silt, and contaminated surface water runoff to proximate surface water networks and watercourses during construction and operation. As a result, site-wide mitigation measures designed to prevent dust, silt, and contaminated surface water runoff entering proximate surface water networks and watercourses during construction and operation were considered relevant to the protection of the downstream North-West Irish Sea SPA. Measures relating to the control of dust, silt, and contaminated runoff outlined within the CEMP, Chapter 4 of the accompanying EIAR, and mitigation devised by Altemar were considered appropriate to protect the integrity of the downstream North-West Irish Sea SPA.

For the purposes of clarity, Table 6 (below) of the NIS has been updated to highlight mitigation measures which are particularly relevant to the protection of North-West Irish Sea SPA. However, as outlined above, the original NIS considered general measures outlined in the CEMP and Biodiversity Chapter (Ch. 4 of EIAR) to be relevant to ensure the prevention of silt, dust, and contaminated surface water runoff entering proximate networks and watercourses which, ultimately, hydrologically link the proposed development site to North-West Irish Sea SPA. As a result, alterations to Table 6 do not change the assessment, findings, or validity of the original NIS.

***Table 6**. Mitigation measures*

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
North-West Irish Sea SPA Clonard Brook Stream Bremore Stream	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on the aquatic environment, aquatic species and qualifying interests.	**Construction Phase** **As outlined in the accompanying Construction Environmental Management Plan prepared by Paul McGrail Consulting Engineers, the following mitigation will be carried out to prevent downstream impacts:** ***'7.3 ENVIRONMENTAL, EMERGENCY, FIRE AND ACCIDENT PROCEDURE*** *Measures will be carried out to avoid environmental incidents, however if these occur then the following types must be reported to the responsible person in the construction team as per the Marshall Yard Accident and Emergency Procedure (HSE_P-02-002).* *The overall strategy in the event of a spillage will be to "Stop-Contain-Notify" in the event of:* • *Spills or discharge to the atmosphere, water supplies, sewage systems, rivers and other watercourses, or to the ground:* • *Any chemical products* • *Oils or fuels* • *Effluent/fumes and gases* • *Waste or contaminated materials* • *Damage to existing:* • *Trees and wildlife* • *Flora and existing local habitats* • *Any environmental incidents that could lead to:* • *Local Authority or regulatory enforcement* • *Public complaint'* ***'7.6 CONSTRUCTION PLANT*** *Construction plant can be a significant source of emission although control measures can be implemented to minimise any adverse impacts. The following measures will be employed:* • *Site plant and equipment will be serviced regularly and maintained in good condition and in accordance with the manufacture's specifications. Allowing for economic constraints, the plant will be selected on the basis of which has the least potential for dust and emissions.* • *Plant will not be left running when not in use.* • *Plant with dust suppression equipment will be used where practicable.*

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		7.7 VEHICLE MOVEMENTS *Vehicle movement may result in dust emissions and exhaust emissions. However, a number of control measures can be adopted to eliminate or minimise such emissions:* • *Damping down the site haul roads during prolonged dry periods.* • *Regular cleaning of hard surfaces at the site entrance.* • *Ensuring that materials are transported appropriately (sheeting used over dusty materials)* • *Confinement of plant and machinery to designated haul routes on site. Haul routes will be outside areas of high groundwater vulnerability.* • *Speed restrictions on site will be enforced (15 km/h).* • *Hoarding to site boundaries where practical which will aid in the reduction of windblown dust off site.* ***7.8 DUST*** *Dust control will be best achieved at sources, and if possible, activities will be carried out in a manner as to preclude dust generation.* *If dust is generated, steps will be taken to protect workers in the vicinity who shall, as a minimum, be issued with appropriate dust masks. Dust will, as far as is reasonably practicable, be contained in the area where it was generated. Dust suppression will be carried out to ensure that dust nuisance affecting neighbouring properties is minimised.* *Dust emissions from construction will be controlled through careful pre-project planning and effective site management. The following control measure and good practices, will be employed:* • *Burning of materials is prohibited on all Marshall Yard' Project sites.* • *Loading and unloading will only be permitted in designated areas.* • *Provision of water sprays in dust sensitive locations will be introduced, e.g. concrete cutting.* ***7.9 ECOLOGY*** *All construction works will be carefully controlled in terms of potential environmental effects through implementation of this CMP and consultation with the relent bodies. As part of the construction process, protective fencing will be provided to protected trees, which in turn will provide protection to the ecology.* *Procedures to minimise risk of pollution potential incidents will be put in place.'* ***'7.14 SOILS & CONTAMINATIONS*** ***Strategy***

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		The strategy for controlling and mitigating potential adverse environmental or health and safety effects during construction will be to adopt the procedures and methods set out within this CMP. ***Operation Control*** *The strategy for controlling and mitigating potential adverse environmental or health and safety effects during construction will include the following, as appropriate:* • *Identification and assessment of the potential for residual ground contamination to be presented prior to the start of any excavation works.* • *Minimisation of potential risks to site workers as required by the Safety, Health and Welfare (Construction Regulations) 2013.* • *Testing and sampling of excavated soils in order to assess the suitability of materials for re-use on site.* • *Dust suppression from any contaminated soils by the regular use of water spray during any dry conditions, sheeting of haulage vehicle loads.* • *Stockpiling of contaminated materials will be avoided where possible.* • *Stockpiles will be treated to prevent windblown dust.* • *Adequate drainage will be designed and installed during construction work to manage surface water runoff.* • *The handling and storage of any potentially hazardous liquids on site, e.g. fuels and chemicals, will be controlled and best practice guidelines. Storage tanks/container facilities will have appropriate bunding within the designated area.* • *If hazardous liquids escape, remedial action will be taken as soon as possible.* • *Where unforeseen contamination is identified during the course of the work, specific investigations will be carried out in the areas in question and appropriate health and safety procedures will be implemented during the removal of the material.* *A strategy will be prepared to identify, analyse, segregate and control existing contaminated materials on site.* *Procedures will be drawn up to control all potentially contaminated materials brought to site.'* ***'9 ENVIRONMENTAL MANAGEMENT*** ***9.1 CONSTRUCTION PHASE MEASURES – POLLUTION PREVENTION*** *Works will follow best practice guidance as outlined in Guidelines on the Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016), CIRIA 2010 Environmental Good Practice on Site & CIRIA 2001 Control of Water Pollution from Construction Sites: Guidance for Consultants and Contractors. Although the risk of any significant impact on water quality in any receiving water bodies is considered to be extremely low given the lack of running water features on the site. Best practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the wet ditches in the area or polluting the ground water table.*

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		This will include the following actions: • *SuDS will be constructed in line with manufacturer's guidelines / best practice methods.* • *At this development consist attenuation system stormtech underground to cater for the 100-year return period and a detention basin to cater for the 1-100 year were designed for this site. The design of the attenuation is in accordance with CIRIA SuDS Manual C753 2015. Please refer to the accompanying drawings for further information.* • *During construction, any surfaces which are intended to enable infiltration must be protected from compaction. This includes protecting from heavy traffic or storage materials.* • *Water contaminated with silt will not be allowed to enter a watercourse or drain as it can cause pollution. All parts of the drainage system will be protected from construction runoff to prevent silt clogging the system and causing pollution downstream. Measures to prevent this include, early construction of sediment management basins, channelling run-off away from watercourses and surface water drains and erosion prevention measures. Following construction, subsoil that has been compacted during construction should be broken up prior to the re-application of topsoil to reinstate the natural infiltration performance of the ground.* • *Pipe systems and orifices will be checked for blockages or partial blockages.* • *Silt deposited during construction will be removed.* • *Soils will be stabilised and protected from erosion whilst planting becomes established.* • *Hydrocarbons or any hazardous chemicals will be stored in specific bunded areas. Refuelling of plant and machinery will also be carried out in bunded areas to minimise risk of any potential pollutants being discharged from the site.* • *Pollution control measures will be implemented to control run off from the site and prevent run off which is potentially contaminated with sediments or hazardous chemicals entering the drainage network.* • *Pouring of cement based materials for works will only be carried out in dry conditions. Pumped concrete will be monitored to ensure there is no accidental discharge. Mixer washings and excess concrete will not be discharged directly into the drainage network. Concrete washout areas will be created to avoid any accidental discharge from the proposed development site.* • *Foul drainage from site offices and compound, where not directed to the existing wastewater network, will be contained and disposed of off site in an appropriate manner and in accordance with the relevant statutory regulations to prevent the pollution of watercourses.* • *A response procedure will be put in place to deal with any accidental pollution events and spillage kits will be available on site. Construction staff will be familiar with the emergency procedures and use of the equipment.'* **As outlined in Chapter 4. Biodiversity of the accompanying EIAR, the following mitigation will be carried out to prevent significant impacts:**

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		Construction Phase • *'A project ecologist will be appointed to oversee all works.* • *Onsite drains and drainage ditches will be protected from dust, silt and surface water throughout the works.* • *Local silt traps established throughout site.* • *Mitigation measures on site include dust control, stockpiling away from drains and drainage ditches.* • *Stockpiling of loose materials will be kept to a minimum of 40m from drains and drainage ditches.* • *Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system.* • *Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains, drainage ditches, excavations and other locations where it may cause pollution.* • *Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the surface water drainage network. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality.* • *Petrochemical interception and bunds in refuelling area* • *On site inspections to be carried out by project ecologist.* • *During the works silt traps will be put in place to prevent downstream impacts. Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network.* • *Prior to site clearance the ecologist and arborist will assess the site works and oversee habitat protection measures.'* **Operational Phase** **As outlined in Chapter 4, Biodiversity of the accompanying EIAR, the following mitigation will be carried out in relation to prevent significant impacts:** • *'A project ecologist will be appointed to oversee completion of all landscape, lighting and drainage works.* • *Petrochemical interception will be inspected by the project ecologist to ensure compliance with Water Pollution Acts.* • *Post Construction assessment/compliance with proposed lighting strategy Mitigation During Operation* • *Mitigation measures will be in place to comply with Water Pollution Acts.'* **Additionally, the following mitigation measures will be implemented:** **Construction Mitigation** **Supervision** An Ecological Clerk of Works will supervise works on site. **Surface Water Control** • No entry of solids to the associated streams or drainage network during the connection of pipework to the public water system • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks.

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		• 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. • Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out areas greater than 50m from sensitive receptors including drains. • 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. **Air & Dust** Mitigation measures will be carried out reduce dust emissions to a level that avoids the possibility of adverse effects on biodiversity. 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 *Mitigation measures to be in place:* • Trucks leaving the site with excavated material will be covered so as to avoid dust emissions along the haulage routes. • 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 log book. *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.

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		• 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. *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* • 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. • 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; • 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;

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		~~• 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.~~ ~~• Drip trays will be turned upside down if not in use to prevent the collection of rainwater;~~ ~~**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.~~
Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
North-West Irish Sea SPA Clonard Brook Stream Bremore Stream	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on the aquatic environment, aquatic species and qualifying interests.	**Construction Phase** **As outlined in the accompanying Construction Environmental Management Plan prepared by Paul McGrail Consulting Engineers, the following mitigation will be carried out to prevent downstream impacts:** ***'~~7.3 ENVIRONMENTAL, EMERGENCY, FIRE AND ACCIDENT PROCEDURE~~*** *~~Measures will be carried out to avoid environmental incidents, however if these occur then the following types must be reported to the responsible person in the construction team as per the Glenveagh Accident and Emergency Procedure.~~* *~~The overall strategy in the event of a spillage will be to "Stop-Contain-Notify" in the event of:~~* *~~• Spills or discharge to the atmosphere, water supplies, sewage systems, rivers and other watercourses, or to the ground ;~~* *~~• Any chemical products~~* *~~• Oils or fuels~~* *~~• Effluent/fumes and gases~~* *~~• Waste or contaminated materials~~* *~~• Damage to existing:~~* *~~• Trees and wildlife~~* *~~• Flora and existing local habitats~~* *~~• Any environmental incidents that could lead to:~~*

Sensitive Receptors	Potential Impacts on SPA	Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA
		• Local Authority or regulatory enforcement • Public complaint' **'7.6 CONSTRUCTION PLANT** Construction plant can be a significant source of emission although control measures can be implemented to minimise any adverse impacts. The following measures will be employed: • Site plant and equipment will be serviced regularly and maintained in good condition and in accordance with the manufacture's specifications. Allowing for economic constraints, the plant will be selected on the basis of which has the least potential for dust and emissions • Plant will not be left running when not in use. • Plant with dust suppression equipment will be used where practicable. **7.7 VEHICLE MOVEMENTS** Vehicle movement may result in dust emissions and exhaust emissions. However, a number of control measures can be adopted to eliminate or minimise such emissions: • Damping down the site haul roads during prolonged dry periods. • Regular cleaning of hard surfaces at the site entrance. • Ensuring that materials are transported appropriately (sheeting used over dusty materials) • Confinement of plant and machinery to designated haul routes on site. Haul routes will be outside areas of high groundwater vulnerability. • Speed restrictions on site will be enforced (15 km/h). • Hoarding to site boundaries where practical which will aid in the reduction of windblown dust-off site. **7.8 DUST** Dust control will be best achieved at sources, and if possible, activities will be carried out in a manner as to preclude dust generation.

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		If dust is generated, steps will be taken to protect workers in the vicinity who shall, as a minimum, be issued with appropriate dust masks. Dust will, as far as is reasonably practicable, be contained in the area where it was generated. Dust suppression will be carried out to ensure that dust nuisance affecting neighbouring properties is minimised. *Dust emissions from construction will be controlled through careful pre-project planning and effective site management. The following control measure and good practices, will be employed:* • *Burning of materials is prohibited on site.* • *Loading and unloading will only be permitted in designated areas.* • *Provision of water sprays in dust sensitive locations will be introduced, e.g. concrete cutting.'* ***'7.15 SOILS & CONTAMINATIONS*** ***Operation Control*** ~~*A site-specific Materials Management Plan shall be prepared. Measures to mitigate potential adverse environmental or health and safety effects during construction shall include the following, as appropriate:*~~ ~~• *Identification and assessment of the potential for residual ground contamination to be present prior to the start of any excavation works*~~ ~~• *Minimisation of potential risks to site workers as required by the Safety, Health and Welfare (Construction Regulations) 2013*~~ • *Testing and sampling of excavated soils in order to assess the suitability of materials for re-use on site* • *Dust suppression from any contaminated soils by the regular use of water spray during any dry conditions, sheeting of haulage vehicle loads* • *Stockpiling of contaminated materials will be avoided where possible.* • *Stockpiles will be treated to prevent windblown dust.* • *Adequate drainage will be designed and installed during construction work to manage surface water runoff* • *The handling and storage of any potentially hazardous liquids on site, e.g. fuels and chemicals, will be controlled and best practice guidelines. Storage tanks/container facilities will have appropriate bunding within the designated area* • *If hazardous liquids escape, remedial action will be taken as soon as possible.* ~~• *Where unforeseen contamination is identified during the course of the work, specific investigations will be carried out in the areas in question and appropriate health and safety procedures will be implemented during the removal of the material'*~~

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		'9.2 Surface Water Protection Measures *Surface water generated during construction shall be managed to prevent sediment, hydrocarbons or cementitious materials entering the drainage network.* *This will include the following actions:* • *No untreated surface water shall be discharged from the site.* • *Temporary drainage infrastructure shall be installed prior to commencement of bulk earthworks.* • *Silt fences, sediment traps and/or settlement measures shall be installed where required.* • *Early construction of sediment management basins shall be undertaken where practicable.* • *Runoff shall be directed away from drainage inlets and surface water gullies.* • *All drainage inlets shall be protected during construction.* • *Stockpiles shall be located away from drainage paths and protected from erosion.* • *Exposed soils shall be stabilised as soon as practicable.* • *Surfaces intended to enable infiltration shall be protected from compaction.* • *Compacted subsoil shall be broken up prior to reinstatement to restore infiltration capacity.'* **As outlined in Chapter 4. Biodiversity of the accompanying EIAR, the following mitigation will be carried out to prevent significant impacts:** **Construction Phase** • *'A project ecologist will be appointed to oversee all works.* • *Onsite drains and drainage ditches will be protected from dust, silt and surface water throughout the works.* • *Local silt traps established throughout site.* • *Mitigation measures on site include dust control, stockpiling away from drains and drainage ditches.* • *Stockpiling of loose materials will be kept to a minimum of 40m from drains and drainage ditches.* • *Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system.* • *Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains, drainage ditches, excavations and other locations where it may cause pollution.*

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		• *Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the surface water drainage network. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality.* • *Petrochemical interception and bunds in refuelling area* • *On-site inspections to be carried out by project ecologist.* • *During the works silt traps will be put in place to prevent downstream impacts. Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network.* • *Prior to site clearance the ecologist and arborist will assess the site works and oversee habitat protection measures.'* **Operational Phase** **As outlined in Chapter 4. Biodiversity of the accompanying EIAR, the following mitigation will be carried out in relation to prevent significant impacts:** • *'A project ecologist will be appointed to oversee completion of all landscape, lighting and drainage works.* • *Petrochemical interception will be inspected by the project ecologist to ensure compliance with Water Pollution Acts.* • *Post Construction assessment/compliance with proposed lighting strategy Mitigation During Operation* • *Mitigation measures will be in place to comply with Water Pollution Acts.'* **Additionally, the following mitigation measures will be implemented:** **Construction Mitigation** **Supervision** An Ecological Clerk of Works will supervise works on site. **Surface Water Control** • No entry of solids to the associated streams or drainage network during the connection of pipework to the public water system • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks. • 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.

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		• Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors including drains. • 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. **Air & Dust** Mitigation measures will be carried out reduce dust emissions to a level that avoids the possibility of adverse effects on biodiversity. 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 *Mitigation measures to be in place:* • Trucks leaving the site with excavated material will be covered so as to avoid dust emissions along the haulage routes. • 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 log book. *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.

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		• 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. *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. *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. • 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;

~~Sensitive Receptors~~	~~Potential Impacts on SPA~~	~~Mitigation Measures to Prevent Impacts on North-West Irish Sea SPA~~
		• 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. • Drip trays will be turned upside down if not in use to prevent the collection of rainwater; **Operational Phase Mitigation** • A project ecologist will be appointed to oversee completion of all landscape and drainage works. • Petrol interceptors will be inspected by the project ecologist to ensure compliance with Water Pollution Acts. • Petrol interceptors will be inspected and maintained as per the manufacturer's specifications

Item 1(c)

'The NIS notes a petrol interceptor will be utilised on the outfall to the Clonard Brook stream, however, it is stated 'storm water drainage ultimately discharges to the Clonard Brook Stream and the Bremore Stream via the arterial drainage network…..at 5.no connection points'. On this basis, it is considered all additional surface/storm water discharge points to existing surface water features, including that to the Bremore Stream, requires petrol interceptors to be installed with an operational maintenance plan to protect water quality and the integrity of the relevant European sites. The applicant is required to address this matter by way of revised proposals and an updated NIS.'

Altemar Response

~~As detailed in the Response prepared by~~ Paul McGrail Consulting Engineers confirm that~~,~~ petrol interceptors were included as part of the original surface water drainage design that accompanied the original planning application. "Proposed Petrol Interceptors" was absent from the surface water drainage drawing legend ~~(clerical error)~~; however, the location of petrol interceptors was included in the original drainage drawings. A revised Surface Water Masterplan drawing was prepared by Paul McGrail Consulting Engineers (Figure 1) to highlight the presence of petrol interceptors along the original surface water drainage design. This design included an allowance for the existing petrol interceptor constructed along the surface water drainage network within the adjacent LRD0048/S3E (ABP-321437-24) development at its discharge point to the Clonard Brook. As a result, all surface water discharge points to existing surface water features ultimately include a petrol interceptor within the original surface water drainage design. During operation, petrol interceptors will be inspected and maintained as per the manufacturer's specifications.

As minor revisions were made to the Surface Water Masterplan drawing for the purposes of clarity (i.e. addition of a note in legend), no material changes were made to the proposed surface water drainage design. As a result, revisions to the Surface Water Masterplan does not change the assessment, findings, or validity of the original NIS. Further, the proposed connection of surface water drainage to the surface water network servicing the existing adjacent LRD0048/S3E (ABP-321437-24) development, which includes a petrol interceptor at its discharge point to the Clonard Brook, demonstrates that the original NIS considered the LRD0048/S3E (ABP-321437-24) development in its assessment of the proposed development in-combination with other plans and projects (see Response 1(a) for further details).

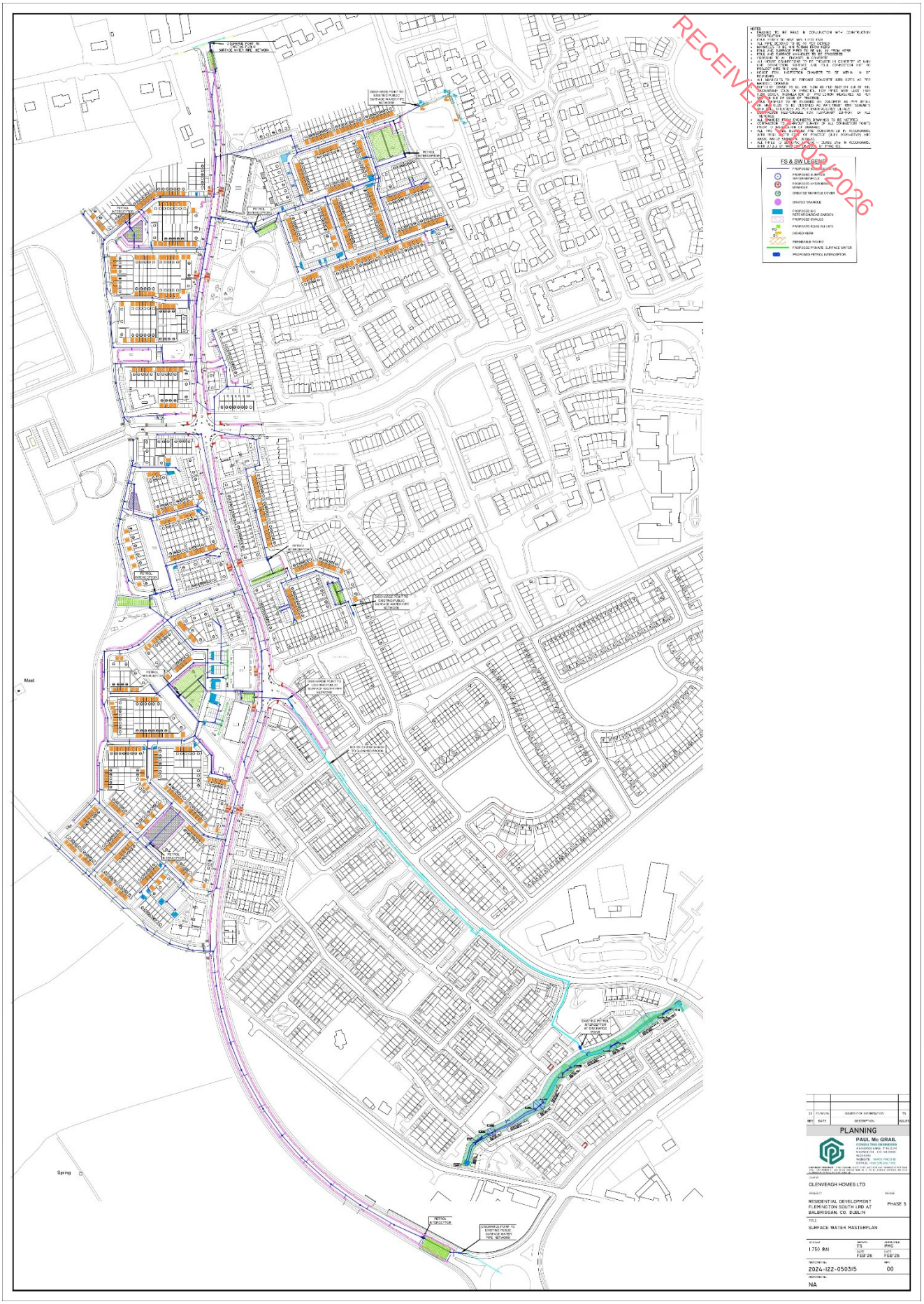

Figure 1. Surface Water Masterplan

Conclusion

The assessment undertaken as part of this NIS Addendum Report indicates that, following a review of Items 1(a)-(c) of the Request for Additional Information received from Fingal County Council (FCC) (PF/051/26) relating to a proposed Large-Scale Residential Development (LRD) application (Reg. Ref. LRD0069/S3E), there are no material changes to the assessment, findings, or validity of the original NIS. Consequently, revisions to the design of the proposed development do not constitute any significant alteration sufficient to invalidate the findings of the original NIS. Revisions to the submitted NIS outlined in this Addendum Report solely aim to provide further clarification to the competent authority relating to queries made in Items 1(a)-(c).