

## 4.0 BIODIVERSITY

The Biodiversity assessment has been undertaken by Altamar Limited. It assesses the biodiversity value of the proposed development area and the potential impacts of the development on the ecology of the surrounding area and within the potential zone of influence (ZOI). Standard construction and operational phase control measures, in addition to monitoring measures, are proposed to minimise potential impacts of the proposed development and to improve the biodiversity potential of the proposed development site post construction.

### 4.1 INTRODUCTION

The programme of work in relation to biodiversity assessment was designed to identify and describe the existing ecology of the area and detail designated sites, habitats or species of conservation interest that could potentially be impacted by the proposed development. It also assesses the significance of the likely impacts of the scheme on the biodiversity elements, and designs mitigation measures to alleviate identified impacts.

A separate AA Screening and Natura Impact Statement, in accordance with the requirements of Article 6(3) of the EU Habitats Directive, has been produced to identify potential impacts of the development on Natura 2000 sites, Annex species or Annex habitats. It concludes that *“Following the implementation of the mitigation measures outlined, the construction and operation of the proposed development would not be deemed to adversely affect the integrity of the North-West Irish Sea SPA, alone in combination with other plans and projects. No significant adverse effects are likely on all other Natura 2000 sites, in the absence of mitigation, alone in combination with other plans and projects.*

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

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

***No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.”***

#### 4.1.1 Statement of Authority

Altamar Ltd. is an established environmental consultancy that is based in Greystones, Co. Wicklow that has been in operating in Ireland since 2001. Bryan Deegan MCIEEM is the Managing Director of Altamar Ltd. and holds a M.Sc. Environmental Science, BSc (Hons.) in Applied Marine Biology and a National Diploma in Applied Aquatic Science. He has over 28 years’ experience as an environmental consultant in Ireland and was the ecologist for all aspects of this project. Previous projects where Altamar were the lead project ecologists include the Lidl Ireland GmbH regional distribution centres in Newbridge and Mullingar, 18 airside projects for daa at Dublin Airport and 7 fibre optic cable landfalls in Ireland including the New York to Killala cable project in 2015.

Frank Spellman, holds a MSc in Zoology, (Trinity College Dublin) and a BSc Zoology (University College Dublin.) and is a full time member of Altamar staff. He has extensive experience in ornithological and in mammal assessments.

Jack Doyle (MSc Sustainable Environments) is a full-time member of staff at Altamar and has extensive experience in carrying out a wide range of fauna surveys, including both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and breeding/wintering bird surveys.

Joseph Adamson (MCIEEM) is a senior ecologist with wide ranging experience in the field of ecology and ornithology. For the past number of years Joe has specialised in wind farms on upland blanket bog environments, often evaluating sites using a multidisciplinary approach, by incorporating vegetation and topographical characteristics. Joe has worked on over forty wind farm projects throughout Ireland and has extensive experience in bird identification and monitoring bird movements. Joseph carried out wintering bird assessments onsite in Spring 2023 and Winter 2023/2024.

**4.2 STUDY METHODOLOGY**

This chapter has been prepared having regard to the following guidelines;

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning & Local Government, 2018).
- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA, 2022).
- Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment.(European Commission, 2013).
- Guidelines for Assessment of Ecological Impacts of National Roads Schemes: Revision 2 (National Roads Authority, 2009)
- Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).
- Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016)
- Bat Mitigation Guidelines for Ireland V2 (Marnell, *et al*, 2022)
- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes (National Roads Authority, 2006a)
- Bird Monitoring Methods - A Manual of Techniques for Key UK Species (Gilbert et al., 1998).
- Best Practice Guidance for Habitat Survey and Mapping (Smith et al., 2011).
- Guide to Habitats in Ireland (Fossitt, 2000).
- Fingal Development Plan 2023-2029
- CIRIA (2019). Biodiversity net gain. Good practice principles for development – A practical guide, Construction Industry Research and Information Association, London, UK
- CIEEM (2024) Briefing Paper – Biodiversity Net Gain in Ireland. CIEEM Ireland Policy Group.
- Institute of Lighting Professionals and Bat Conservation Trust Guidance on Bats and Artificial Lighting at Night (Guidance Note 08/23).

A pre-survey biodiversity data search was carried out in March 2020 and revised in June 2023, October 2023, and August 2025. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC) and the Environmental Protection Agency (EPA), in addition to aerial, 6-inch maps and satellite imagery. A habitat survey of the site was undertaken within the appropriate seasonal timeframe for terrestrial fieldwork. Field surveys were carried out as outlined in Table 4-1.

**Table 4.1: Assessment of key ecological areas in the Environmental Impact Assessment**

Survey Type	Surveyors	Survey Dates
Terrestrial Ecology	Bryan Deegan (Altamar)	20 <sup>th</sup> June 2019, September 11 <sup>th</sup> 2021, 12 <sup>th</sup> May 2023, 27 <sup>th</sup> June 2023, 22 <sup>nd</sup> May 2025, 14 <sup>th</sup> August 2025
Mammal Assessment	Bryan Deegan, Jack Doyle (Altamar);	18 <sup>th</sup> March 2021, 20 <sup>th</sup> April 2021 & 8 <sup>th</sup> April 2023, 05 <sup>th</sup> March 2025, 11 <sup>th</sup> March 2025.
Breeding Birds	Frank Spellman (Altamar)	12 <sup>th</sup> May 2023, 22 <sup>nd</sup> April 2025, 9 <sup>th</sup> May 2025 and 22 <sup>nd</sup> May 2025
Bat Fauna	Bryan Deegan, Frank Spellman, Jack Doyle (Altamar)	20 <sup>th</sup> April 2021, 08 <sup>th</sup> June 2023, 13 <sup>th</sup> June 2023, 27 <sup>th</sup> June 2023, 22 <sup>nd</sup> May 2025, & 14 <sup>th</sup> August 2025
Wintering Bird Survey	Joesph Adamson Frank Spellman & Jack Doyle (Altamar)	27 <sup>th</sup> and 28 <sup>th</sup> February & 7 <sup>th</sup> , 18 <sup>th</sup> and 21 <sup>st</sup> March 2023.  25 <sup>th</sup> and 29 <sup>th</sup> October 2023, the 4 <sup>th</sup> and 20 <sup>th</sup> November 2023, the 4 <sup>th</sup> and 24 <sup>th</sup> December 2023, the 8 <sup>th</sup> and 18 <sup>th</sup> January 2024, the 5 <sup>th</sup> and 19 <sup>th</sup> of February 2024 and the 3 <sup>rd</sup> and 11 <sup>th</sup> March 2024.  22 <sup>nd</sup> /29 <sup>th</sup> October 2024, 19 <sup>th</sup> /22 <sup>nd</sup> November 2024, 3 <sup>rd</sup> /10 <sup>th</sup> December 2024, 22 <sup>nd</sup> /28 <sup>th</sup> January 2025, 6 <sup>th</sup> /23 <sup>rd</sup> February 2025, 5 <sup>th</sup> /11 <sup>th</sup> March 2025

RECEIVED: 11/03/2026

Desk studies were carried out to obtain relevant existing biodiversity information within the Zone of Influence (ZOI). As outlined in Office of the Planning Regulator (2021) “*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km).*” The proposed development site is primarily a greenfield site consisting of arable land located within a suburban / agricultural environment at Balbriggan, Co. Dublin. After consultation with Paul McGrail Consulting Engineers, it was outlined that, after attenuation on-site, surface water drainage will be directed to the arterial drainage network currently servicing the existing housing estate to the east of the site and the road network to the south, which in turn outfalls to the Bremore Stream, Clonard Brook Stream, and, ultimately, the marine environment. Foul wastewater drainage will ultimately be discharged to an existing foul drainage network. Foul wastewater will be treated along this public network under licence.

As a result, there is an indirect hydrological pathway from the proposed development to designated conservation sites located within the marine environment. Additionally, given that excavation and construction works are proposed in close proximity to surface water drainage networks that outfall to the Clonard Brook Stream, there is the potential for dust and contaminated surface water to enter the proximate watercourse and impact on downstream aquatic biodiversity. In this case, the potential ZOI extends beyond the site, with the potential for downstream impacts to extend beyond the proposed development area via the proposed construction works and the surface water networks. Details of the proposed development are seen in **Chapter 2** of this EIAR. The proposed project construction methodology, layout, drainage strategy, Construction Environmental Management Plan, design and landscape design were reviewed to inform this assessment. Further, the other chapters within the EIAR were assessed.

#### 4.2.1 Proximity to designated conservation sites and habitats or species of conservation interest

The designated conservation sites within 15km, and beyond 15km with the potential for a direct or indirect pathway, of the site were examined for potential impact. This assessment included sites of international importance; Natura 2000 sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA)) and Ramsar sites and sites of National importance ((Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA)). Up to date GIS data (2023 NPWS data shapefiles) were acquired and plotted against 1, 5, 10 and 15km buffers from the proposed development site. A data search of rare and threatened species within 10km of the proposed site (GIS shapefile) was provided by NPWS. Additional information on rare and threatened species was researched through the National Biodiversity Data Centre maps.

#### 4.2.2 Terrestrial and Avian Ecology

A pre-survey data search was carried out. This included a literature review to identify and collate relevant published information and ecological studies previously conducted and comprised of information from the following sources; the National Parks and Wildlife Service, NPWS Rare and Protected Species Database, National Biodiversity Data Centre, EPA WMS watercourses data, in addition to aerial, 6 inch, satellite imagery. Following the desktop study, walk-over assessments of the site were carried out on the as outlined in Table 4.1. Surveys were carried out by means of a thorough search within the potential ZOI. The presence of mammals is indicated principally by their signs, such as resting areas, feeding signs or droppings - though direct observations are also occasionally made. Camera traps were also established throughout the site to determine mammal activity onsite. Habitat mapping was carried out according to Fossitt (2000) using ArcGIS 10.5 and QGIS 3.28.15 and displayed on Bing satellite imagery or street mapping. Any rare or protected species or habitats were noted. As part of the fieldwork, an invasive species assessment was carried out. Birds noted on site were classed based on the Birds of Conservation Concern in Ireland classification of red, amber and green, which is based on an assessment of the conservation status of all regularly occurring birds on the island of Ireland. See Appendices 4.2 – 4.5 for full details

#### 4.2.3 Bat Fauna

Onsite trees and buildings were inspected for bats and/or their signs using a powerful torch (141 Lumens) – Petzl MYO RXP. The site survey was supplemented by a review of Bat Conservation Ireland’s (BCIreland) National Bat Records Database. Bat detector and emergent surveys were carried out by Bryan Deegan, Frank Spellman, and Jack Doyle on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023, 27<sup>th</sup> June 2023, 22<sup>nd</sup> May 2025, and 14<sup>th</sup> August 2025. [Survey methodology \(as detailed in Appendix 4.1 Bat Fauna Assessment\) are outlined below:](#)

##### Tree Potential Bat Roost Inspection

A ground level roost assessment was carried and used to examine the trees on/proximate to the site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc. All onsite trees were inspected for bat roosting potential during the daytime, where possible, for evidence of bat usage.

### Emergent Surveys

Emergent survey were carried out by Bryan Deegan on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023 and the 27<sup>th</sup> June 2023. Emergent surveys were also carried out by Frank Spellman and Jack Doyle on the 22<sup>nd</sup> May 2025 & 14<sup>th</sup> August 2025. Bat activity was determined through visual observation and the use of an Echo meter touch 2 Pro handheld detector. Surveyors were positioned at areas containing features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

### Detector Surveys

Following an emergent survey, a bat detector survey was carried out on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023, 27<sup>th</sup> June 2023, 22<sup>nd</sup> May 2025 & 14<sup>th</sup> August 2025. Detector surveys were carried out onsite using an Echo meter touch 2 Pro handheld detector to determine bat activity. Bats are identified by their ultrasonic calls coupled with behavioural and flight observations. All areas of the site were surveyed for bat activity during the detector surveys.

### Desk Study

A pre-survey bat data search was carried out in April 2021 and updated in June 2023, May 2025, and August 2025. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC), Bat Conservation Ireland (BCI), in addition to aerial, 6-inch maps and satellite imagery.

### Survey Constraints

All surveys were conducted within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during all surveys.

As outlined in Collins (2016) in relation to weather conditions ‘The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.’ There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.’

**Table 4.2 Further bat survey details**

<u>Survey Date</u>	<u>Surveyor(s)</u>	<u>Start Time</u>	<u>End Time</u>	<u>Weather Conditions</u>
<u>20<sup>th</sup> April 2021</u>	<u>Bryan Deegan</u>	<u>19:21</u>	<u>22:39</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>08<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>21:14</u>	<u>23:27</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>13<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>21:27</u>	<u>23:35</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>27<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>20:41</u>	<u>23:14</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>22<sup>nd</sup> May 2025</u>	<u>Frank Spellman</u>	<u>20:30</u>	<u>23:05</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>14<sup>th</sup> August 2025</u>	<u>Frank Spellman &amp; Jack Doyle</u>	<u>20:24</u>	<u>22:35</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>

See Appendix 4.1 for full details.

RECEIVED: 11/03/2026

#### **4.2.4 Biodiversity Net Gain for Hedgerows and Trees**

Biodiversity enhancement measures have been implemented into the proposed development design to produce a measurable net gain for onsite hedgerows and trees in line with CIEEM best practice principles for Biodiversity Net Gain (BNG). In the absence of formal legislation, policy, or comprehensive quantitative BNG measurement tool specific to the Irish context, CIEEM's briefing paper "Biodiversity Net Gain in Ireland" (2024) emphasises that CIRIA's (2019) "Good Practice Guidance" document should be the main reference text for all BNG assessments. CIRIA (2019) guidelines were adhered to during the ecological assessment and Design Stage of the proposed development. The mitigation hierarchy (avoidance, minimisation, compensation), described as the "cornerstone of achieving BNG" (CIRIA, 2019), was applied at all stages of assessment and design to ensure that, where feasible, ecologically valuable habitats were retained and enhanced onsite.

~~See Appendix 4.1 for full details.~~

#### **4.2.4.2.5 Rating of Effects**

The terminology for rating impacts is derived from the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022).

#### 4.2.54.2.6 Difficulties Encountered

No difficulties were encountered in relation to the preparation of the Biodiversity report. The bat surveys were undertaken within the active bat period (April to September) and detector surveys were possible. Insects were observed in flight during the bat survey. Flora, amphibian, habitat and mammal assessments were carried out within the optimal survey period. A series of wintering bird surveys were carried out onsite during the 2024/2025 wintering period (see Appendix 4.3 for full details), winter 2023/2024 and spring 2023 (see Appendix 4.4 & 4.5).

It is important to note that backspill protection has been proposed on lights that could potentially impact on biodiversity features and that the lightspill software utilised to prepare the lighting plan does not have the ability to show the reduced spill as a result of the back spill protection. Therefore, the “worst-case scenario” of light spill is demonstrated in lighting drawings and is an over-estimation. See Appendix 4.1 for further details.

#### 4.2.64.2.7 Consultation

Consultation was carried out with the project team in relation to the proposed project. Rare and protected species data was acquired from the National Parks and Wildlife Service (NPWS).

### 4.3 THE EXISTING RECEIVING ENVIRONMENT (BASELINE SCENARIO)

#### 4.3.1 Zone of Influence

The potential ZOI of the project was deemed to be the site within the site outline with potential for downstream impacts to the marine environment via the proposed foul and surface water drainage strategy. This site outline is shown in figure 4-1.

#### 4.3.2 Designated Sites

As can be seen from Figures 4.2 (SAC's within 15km), 4.3 (SPA's within 15km), 4.4 (NHA and pNHA within 15km), 4.5 (Watercourses proximate to the site), there are two Natura 2000 sites (North-West Irish Sea SPA and River Nanny Estuary and Shore SPA) within 5km and two National conservation sites (Knock Lake pNHA and Bog Of The Ring pNHA, and Liffey Valley pNHA) within 5km of the proposed development site. The distance and details of the conservation sites within 15km of the proposed development, and beyond 15km with the potential for a hydrological pathway, are seen in Table 4.32a and Table 4.32b. There is an indirect hydrological pathway to designated conservation sites located within Irish Sea via the proposed foul and surface water drainage strategy. After consultation with Paul McGrail Consulting Engineers, it was outlined that, after attenuation on-site, surface water drainage will be directed to the arterial drainage network currently servicing the existing housing estate to the east of the site and the road network to the south, which in turn outfalls to the Clonard Brook Stream, Bremore Stream, and, ultimately, the marine environment. Foul wastewater drainage will ultimately be discharged to an existing foul drainage network. Foul wastewater will be treated along this network at the Balbriggan / Skerries Wastewater Treatment Plant. Given excavation and construction works are proposed in close proximity to surface water drainage networks and drainage ditches that outfall to the Clonard Brook Stream and Bremore Stream, and out of an abundance of caution, there is the potential for dust and contaminated surface water to enter the proximate watercourse network and impact on downstream aquatic biodiversity and the North-West Irish Sea SPA (located immediately downstream of the Bremore Stream). In this case, the potential ZOI extends beyond the site, with the potential for downstream impacts to extend beyond the proposed development area via the proposed construction works and the surface water networks. Watercourses and designated conservation sites located proximate to the proposed development site are demonstrated in Figures 4.6-4.12.

**Table 4.32a: Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway, of the proposed development**

Natura 2000 Site	Distance	Direct Hydrological / Biodiversity Connection
<b>Special Areas of Conservation (SAC)</b>		
Rockabill to Dalkey Islands SAC	9.6 km	No
Boyne Coast and Estuary SAC	9.6 km	No
Rogerstown Estuary SAC	11.1 km	No
River Boyne And River Blackwater SAC	12.9 km	No
Malahide Estuary SAC	14.7 km	No
<b>Special Protection Areas (SPA)</b>		
North-West Irish Sea SPA	1.5 km	No
River Nanny Estuary and Shore SPA	3.7 km	No
Skerries Islands SPA	7.9 km	No
Rockabill SPA	10.1 km	No
Rogerstown Estuary SPA	11.2 km	No
Boyne Estuary SPA	11.6 km	No
Malahide Estuary SPA	14.7 km	No

**Table 4.32b: Nationally designated and Ramsar sites within 15km, and beyond 15km with the potential for a hydrological pathway, of the proposed development**

Designation	Conservation Sites	Distance	Direct Hydrological / Biodiversity Connection
NHA	Skerries Islands	7.9 km	No
pNHA	Knock Lake	1.9 km	No
pNHA	Bog Of The Ring	2.6 km	No
pNHA	Laytown Dunes/Nanny Estuary	5.4 km	No
pNHA	Cromwell's Bush Fen	7.4 km	No
pNHA	Loughshinny Coast	9.2 km	No
pNHA	Boyne Coast And Estuary	9.6 km	No
pNHA	Rogerstown Estuary	11.2 km	No
pNHA	Rockabill Island	13.4 km	No
pNHA	Duleek Commons	13.9 km	No
pNHA	Portraine Shore	14.1 km	No
pNHA	Malahide Estuary	14.7 km	No
Ramsar	Rogerstown Estuary	11.3 km	No
Ramsar	Broadmeadow Estuary	14.7 km	No



Figure 4.1: Proposed Development Site

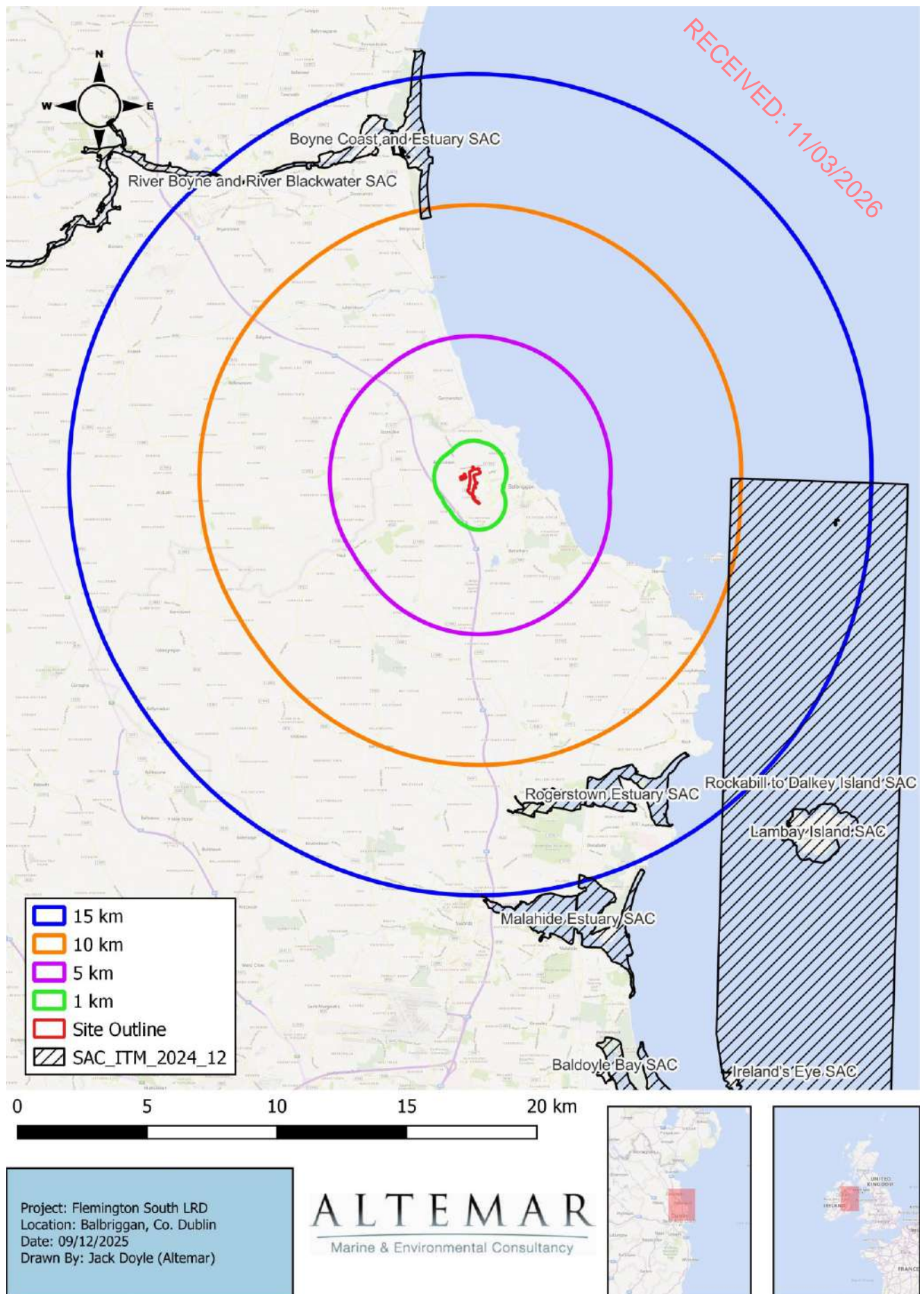


Figure 4.2: Special Areas of Conservation within 15km

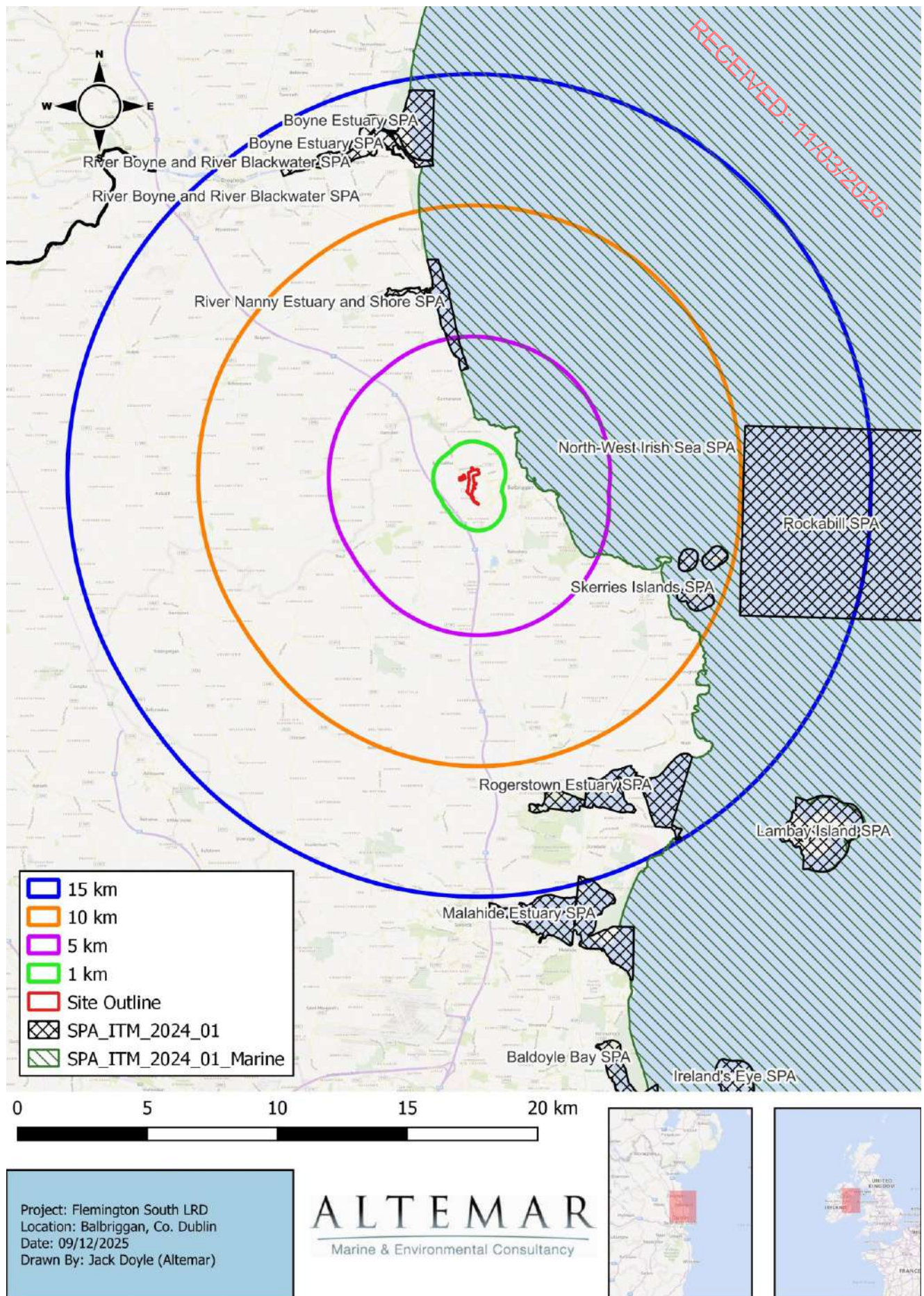


Figure 4.3: Special Protection Areas within 15km

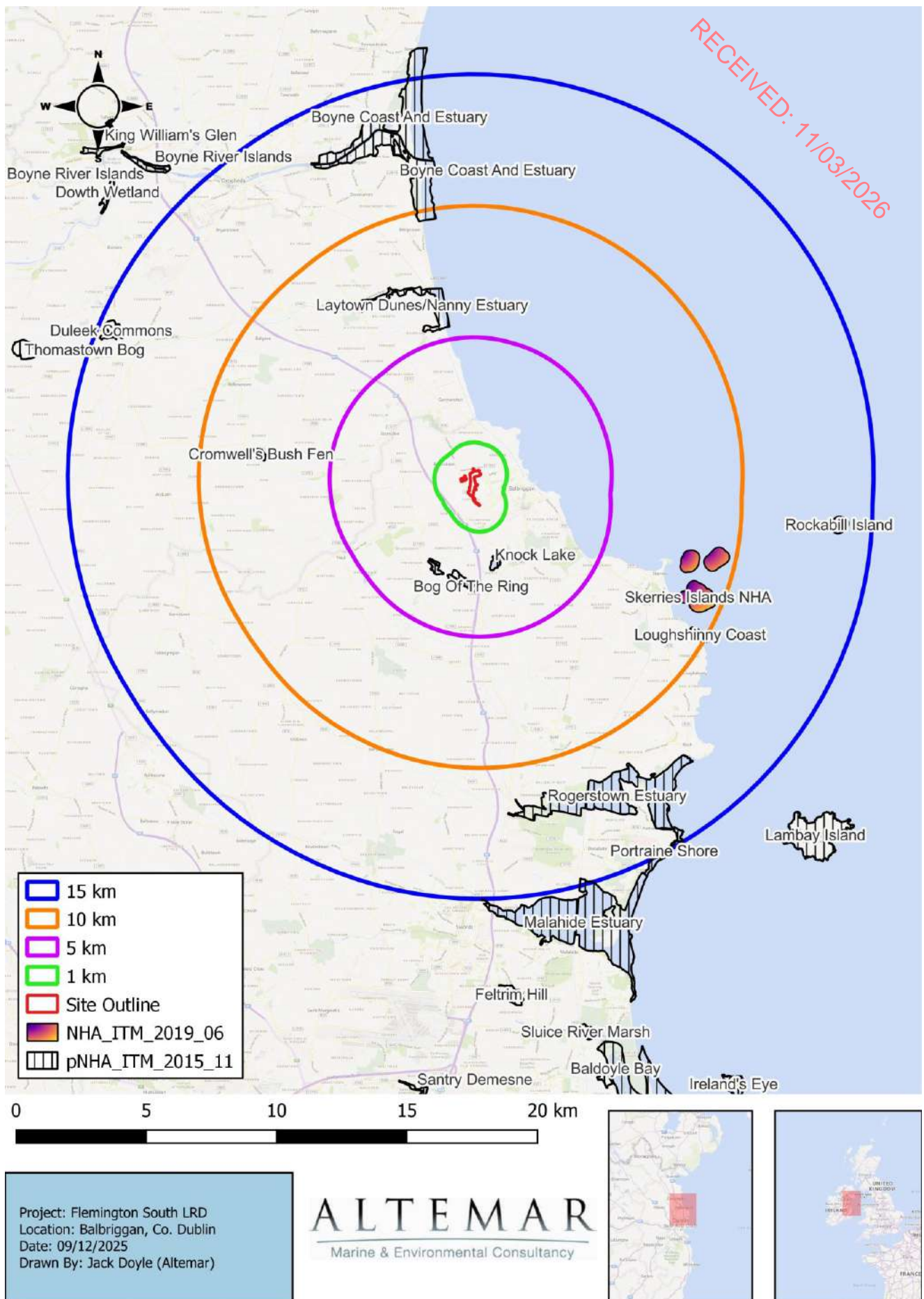


Figure 4.4: Natural Heritage Areas and proposed Natural Heritage Areas within 15km

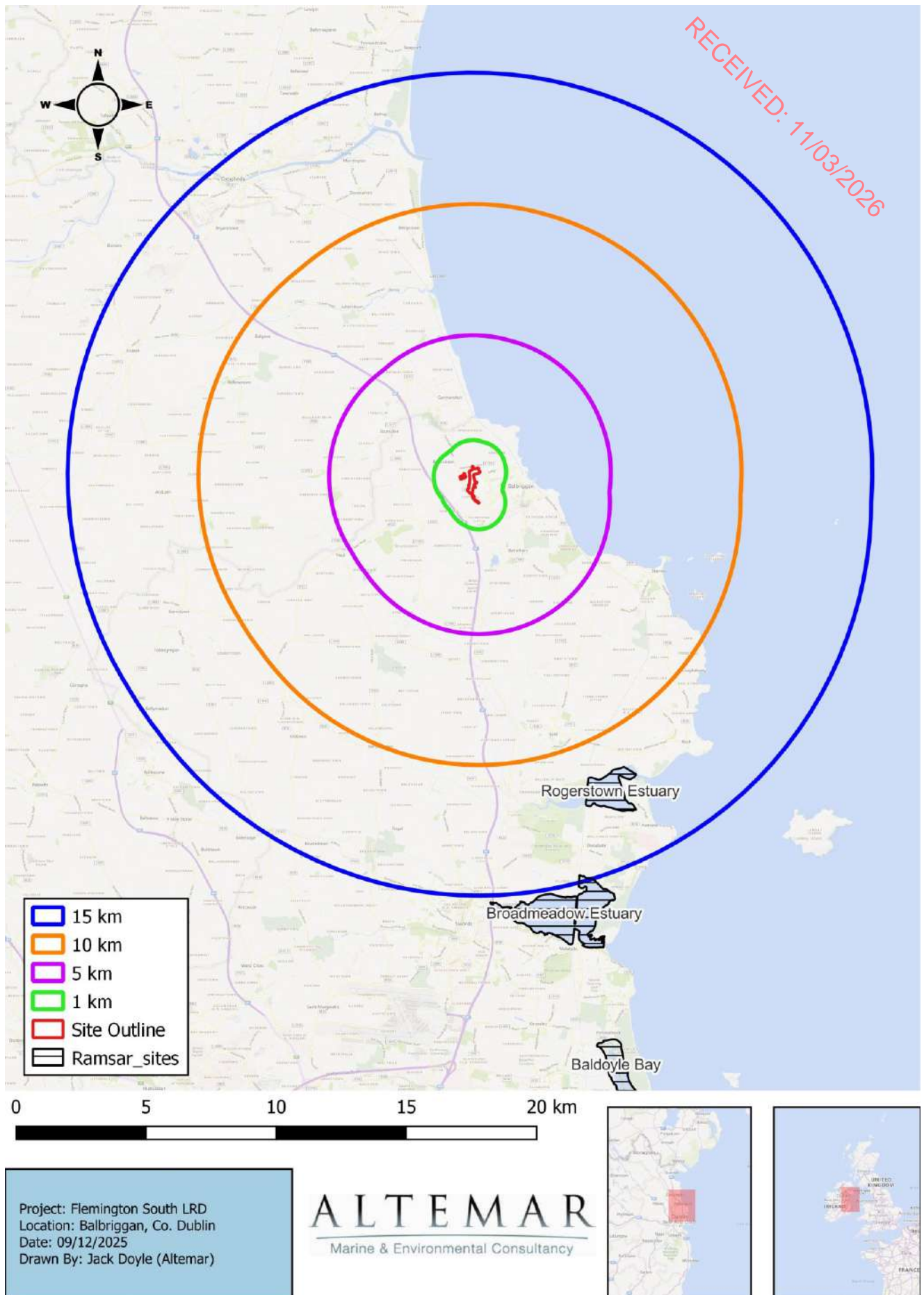


Figure 4.5: Ramsar Sites within 15km

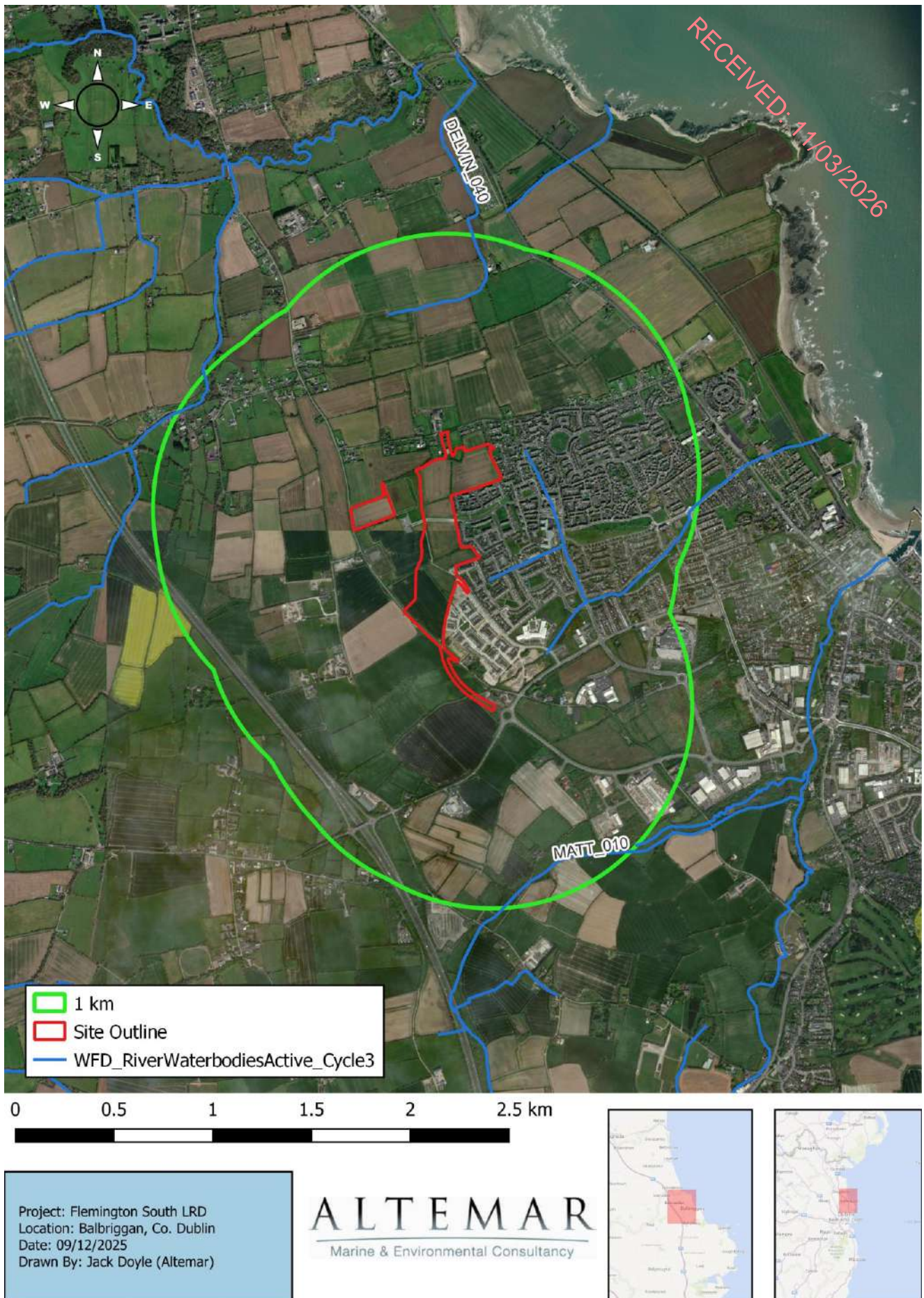


Figure 4.6: Waterbodies within 1km of the site

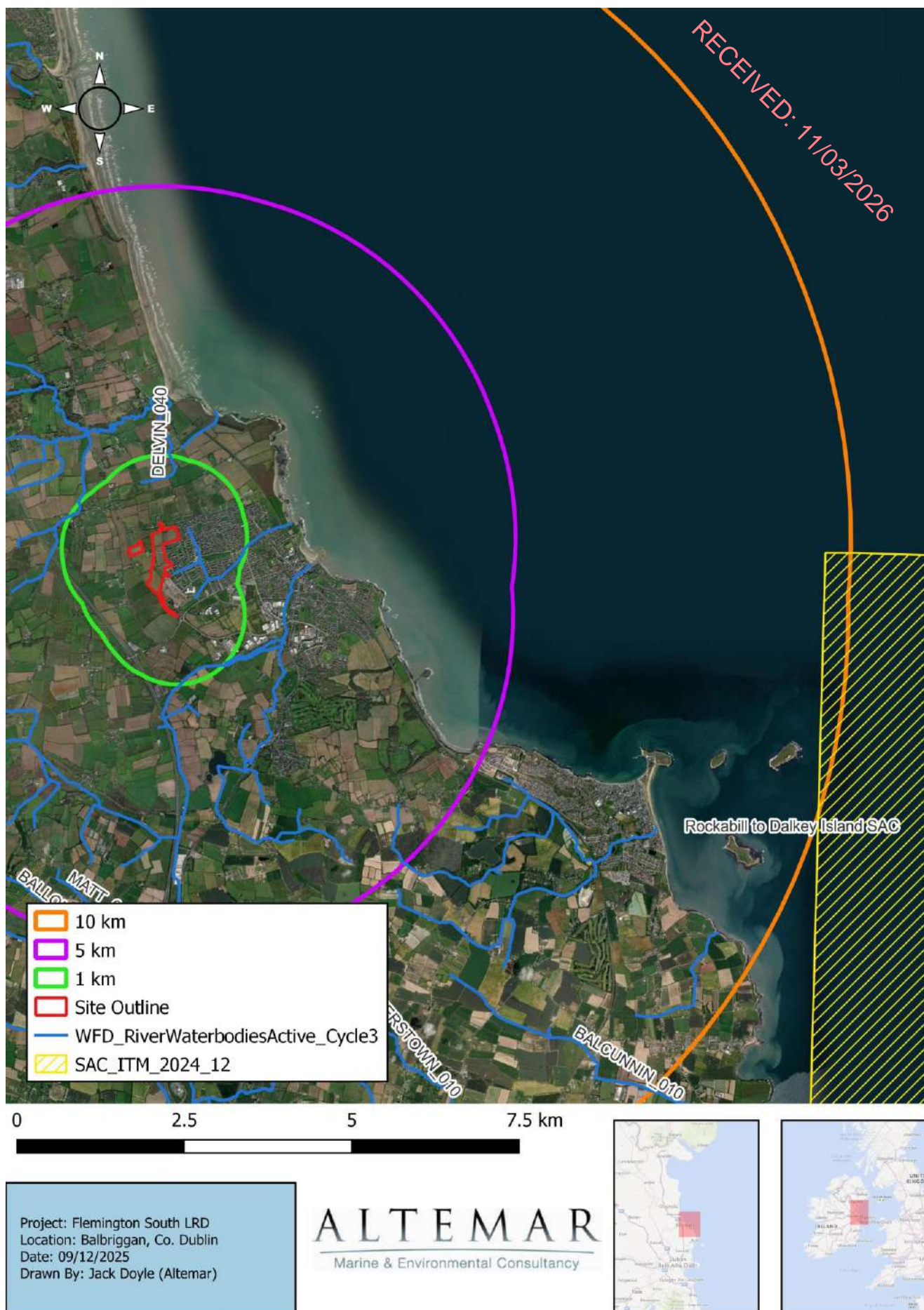


Figure 4.7: Waterbodies and SACs with the potential for a hydrological connection

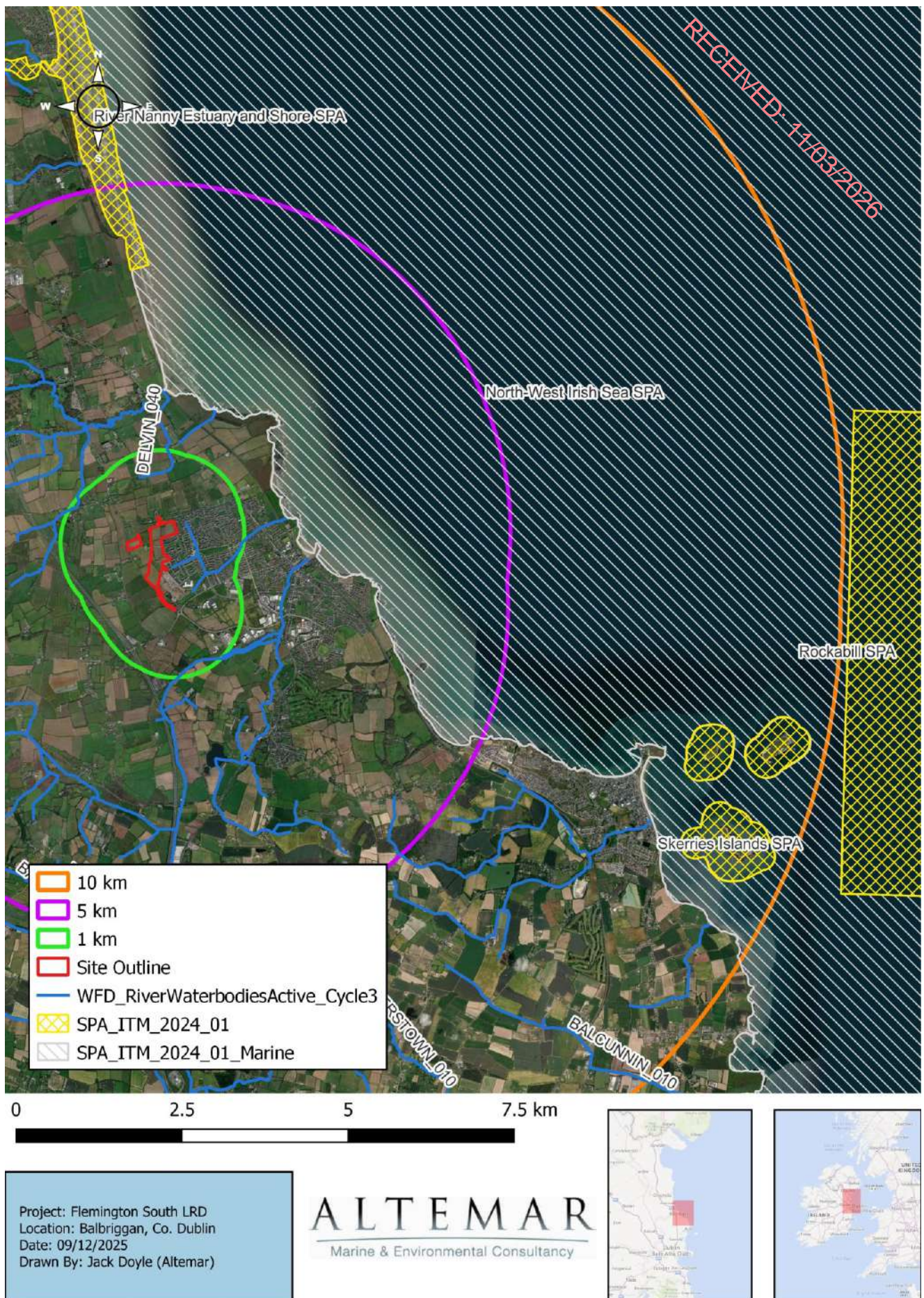


Figure 4.8: Waterbodies and SPAs with the potential for a hydrological connection

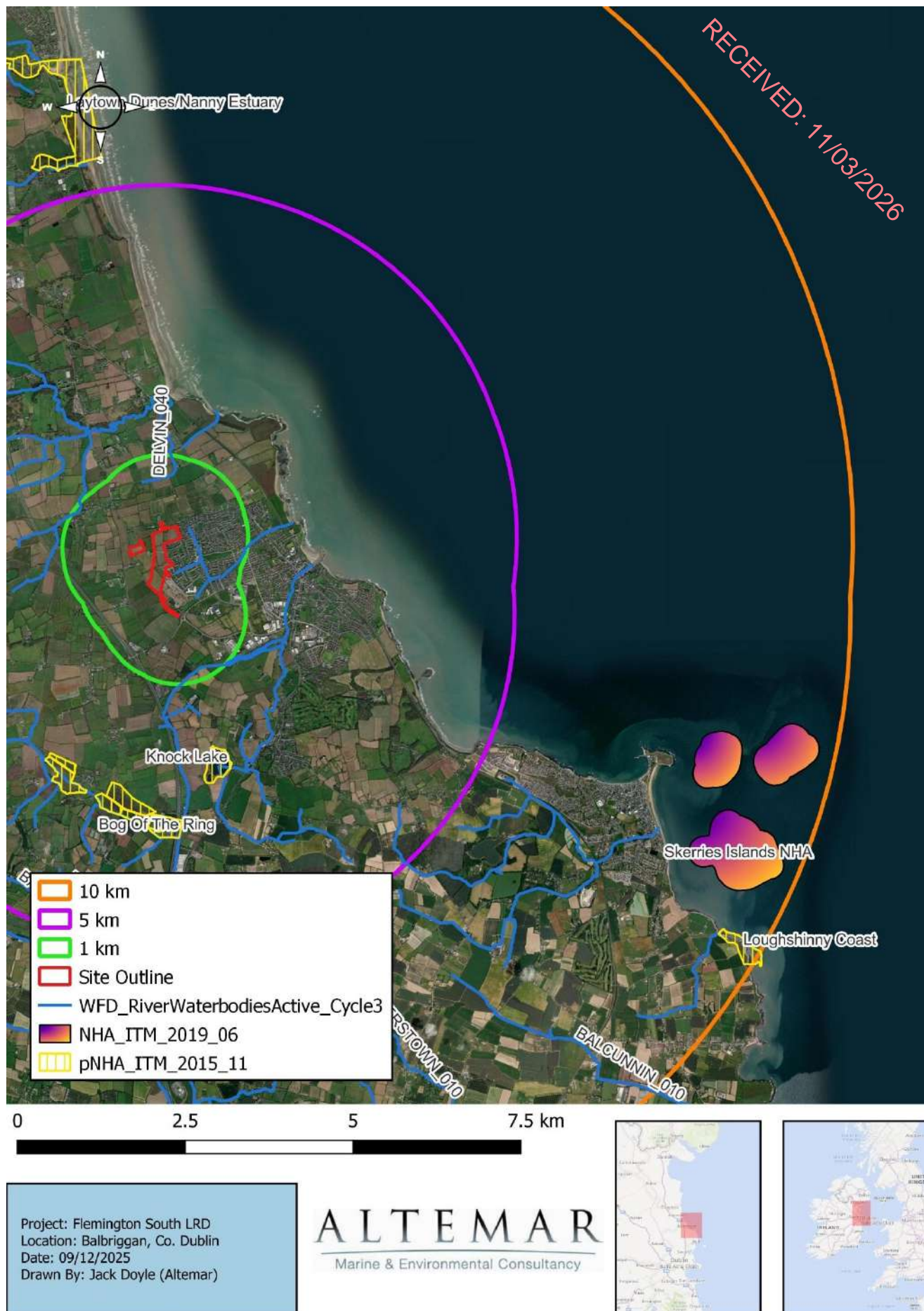


Figure 4.9: Waterbodies and NHA and pNHA with the potential for a hydrological connection

### 4.3.3 Species Data

It should be noted that no species of conservation importance were noted on site, based on NPWS and NBDC records as fine resolution. Species that possess a specific designation, such as Invasive Species or Protected Species recorded within the four 2km<sup>2</sup> grids that encompass the site are seen in Table 4.43.

**Table 4.43: National Biodiversity Data Centre Records within the four 2km grids (O16S, O16R, O16W, O16X)**

*Badger (Meles meles); Barn Owl (Tyto alba); Bar-tailed Godwit (Limosa lapponica); Black-headed Gull (Chroicocephalus ridibundus); Black-tailed Godwit (Limosa limosa); Brent Goose (Branta bernicla); Brown Long-eared Bat (Plecotus auritus); Brown Rat (Rattus norvegicus); Butterfly-bush (Buddleja davidii); Common Dolphin (Delphinus delphis); Common Frog (Rana temporaria); Common Guillemot (Uria aalge); Common Gull (Larus canus); Common Pipistrelle (Pipistrellus pipistrellus sensu stricto); Common Porpoise (Phocoena phocoena); Common Scoter (Melanitta nigra); Cormorant (Phalacrocorax carbo); Corn Marigold (Glebionis segetum); Curlew (Numenius arquata); Daubenton's Bat (Myotis daubentonii); Dunlin (Calidris alpina); Goldcrest (Regulus regulus); Golden Plover (Pluvialis apricaria); Great Black-backed Gull (Larus marinus); Great Crested Grebe (Podiceps cristatus); Great Northern Diver (Gavia immer); Greenfinch (Chloris chloris); Greenshank (Tringa nebularia); Grey Plover (Pluvialis squatarola); Grey Seal (Halichoerus grypus); Greylag Goose (Anser anser); Grey wagtail (Motacilla cinerea); Harlequin Ladybird (Harmonia axyridis); Hedgehog (Erinaceus europaeus); Herring Gull (Larus argentatus); Himalayan Honeysuckle (Leycesteria formosa); House Martin (Delichon urbicum); House Sparrow (Passer domesticus); Jack Snipe (Lymnocyptes minimus); Japanese Knotweed (Fallopia japonica); Jenkins' Spire Snail (Potamopyrgus antipodarum); Kestrel (Falco tinnunculus); Kingfisher (Alcedo atthis); Kittiwake (Rissa tridactyla); Knot (Calidris canutus); Lapwing (Vanellus vanellus); Leisler's Bat (Nyctalus leisleri); Lesser Black-backed Gull (Larus fuscus); Linnet (Linaria cannabina); Little Egret (Egretta garzetta); Meadow Pipit (Anthus pratensis); Merlin (Falco columbarius); Mistle Thrush (Turdus viscivorus); New Zealand Flatworm (Arthurdendyus triangulatus); Oystercatcher (Haematopus ostralegus); Peregrine (Falco peregrinus); Pheasant (Phasianus colchicus); Pink-footed Goose (Anser brachyrhynchus); Purple Sandpiper (Calidris maritima); Rabbit (Oryctolagus cuniculus); Razorbill (Alca torda); Red-breasted Merganser (Mergus serrator); Redshank (Tringa totanus); Redwing (Turdus ilacus); Red-tailed Bumblebee (Bombus lapidarius); Red-throated Diver (Gavia stellata); Ringed Plover (Charadrius hiaticula); Robin (Erithacus rubecula); Rock Dove (Columba livia); Sand Martin (Riparia riparia); Sandwich Tern (Thalasseus sandvicensis); Shag (Gulosus aristotelis); Short-eared Owl (Asio flammeus); Skylark (Alauda arvensis); Snipe (Gallinago gallinago); Soprano Pipistrelle (Pipistrellus pygmaeus); Spanish Bluebell (Hyacinthoides hispanica); Sparrowhawk (Accipiter nisus); Spotted Flycatcher (Muscicapa striata); Starling (Sturnus vulgaris); Spotted Redshank (Tringa erythropus); Starling (Sturnus vulgaris); Stock Dove (Columba oenas); Stonechat (Saxicola rubicola); Swallow (Hirundo rustica); Swift (Apus apus); Sycamore (Acer pseudoplatanus); Tree Sparrow (Passer montanus); Turnstone (Arenaria interpres); Velvet Scoter (Melanitta fusca); Water Rail (Rallus aquaticus); Willow Warbler (Phylloscopus trochilus); Woodpigeon (Columba palumbus); Yellowhammer (Emberiza citrinella)*

No species of conservation importance have been noted on site by NPWS.

### 4.3.4 Site Survey

The most recent site assessment was carried out on the 14<sup>th</sup> August 2025. Habitats within the proposed development site were classified according to Fossitt (2000) (Figure 4.10) and the species noted within each habitat are described.

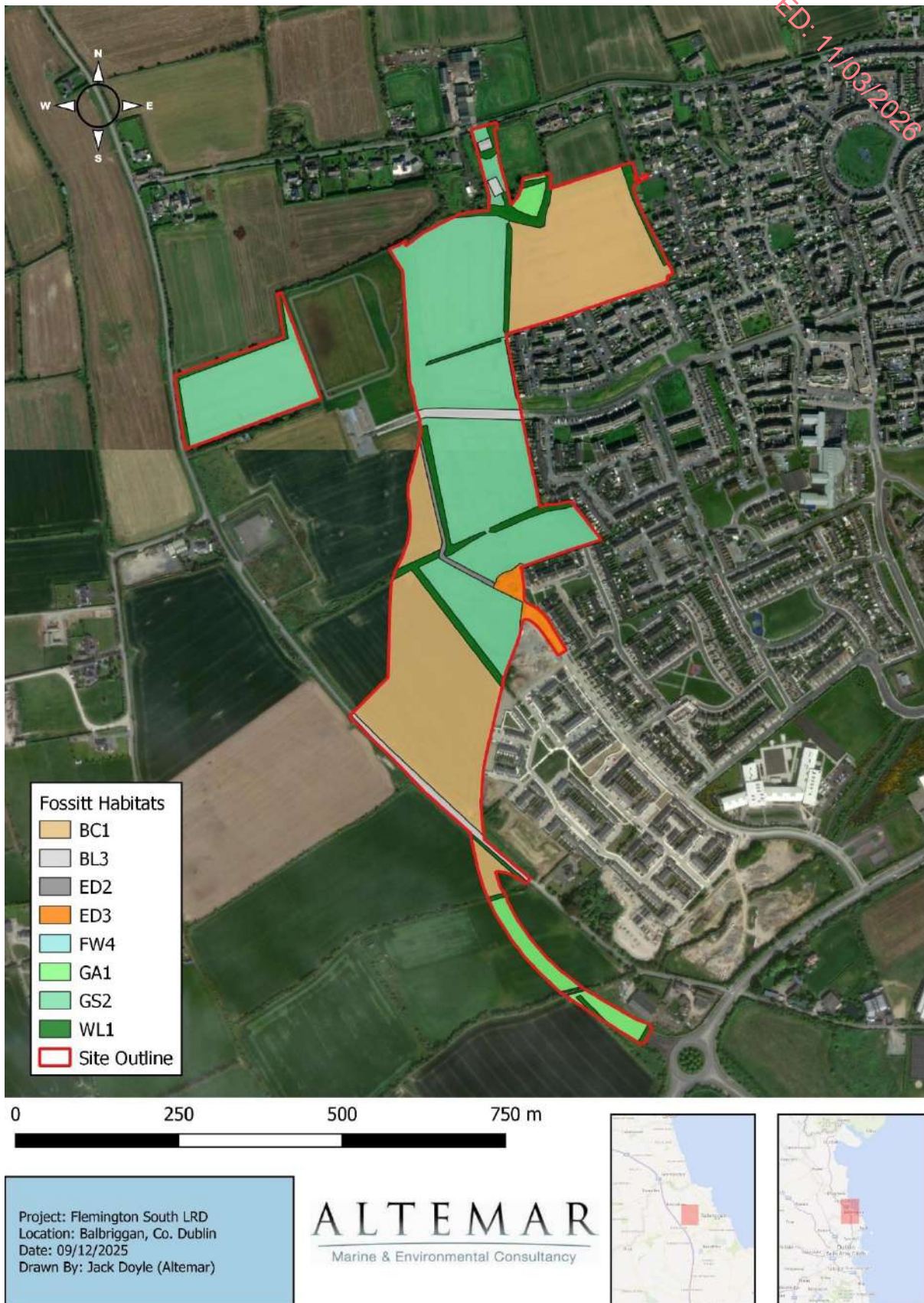


Figure 4.10: Fossitt Habitats onsite

### BC1 Arable crops

A number of arable crop fields (BC1) are located throughout the site. These habitats were dominated by wheat (*Triticum aestivum*). Opportunistic flora species were present. Species noted included creeping buttercup (*Ranunculus repens*), rampion fumitory (*Fumaria muralis*), corn marigold (*Glebionis segetum*), thistles (*Cirsium spp.*), dandelion (*Taraxacum spp.*), docks (*Rumex spp.*), and common vetch (*Vicia sativa*). No species of conservation importance were noted.

RECEIVED: 11/03/2026



Plate 1. Arable crops BC1

### BL3- buildings and artificial surfaces

Buildings and artificial surfaces consist of roads including a newly constructed road which traverses the site. A metal barn (Plate 2) and derelict house (Plate 3) are located to the north of the site. Bat assessments were carried out and no bats were noted roosting in the buildings on site. It is important to note however that approximately 16 barn swallows (*Hirundo rustica*) (Amber listed) were nesting in the metal barn.



Plate 2. BL3 – Metal Barn with nesting swallows



**Plate 3.** BL3 – Derelict House

### **ED3 Recolonising Bare Ground**

As can be seen from figure 4.10, a pocket of Recolonising Bare Ground has developed in the southeastern portion of the site in previously cleared ground. In this area, previously grown crops have not been replanted and therefore consists of an area of Recolonising Bare Ground. This site is being recolonised by opportunistic species such as dandelion (*Taraxacum spp.*), clover (*Trifolium spp.*), docks (*Rumex spp.*), thistles (*Cirsium arvense* & *C. vulgare*), willowherb (*Epilobium parviflorum*), pineappleweed (*Matricaria discoidea*), and ragwort (*Jacobaea vulgaris*).

### **FW4-Drainage ditch**

As detailed in the Hydrology Chapter (see Section 6.3.1), the site is drained by manmade ditches which may convey flow to the east / southeast towards the Clonard Brook Stream, Clogheder Stream and Bremore Stream during periods of heavy rainfall. Further, the Hydrology Chapter indicates that these ditches only serve the subject site and agricultural fields immediately west and do not convey any upstream watercourse.

During the site inspections carried out by Altemar, a number of drainage ditches were observed along field boundaries and the base of linear hedgerows. However, no standing or flowing water was observed in any of these habitats. No reptiles / amphibians, or features suitable for reptiles / amphibians, were recorded along these habitats.

The only drainage ditch to display standing water during Altemar's site inspections is located ~~A drainage ditch is located along a hedgerow located~~ to the southeast of the subject site (see Figure 4.10). This drainage ditch appears to serve the adjacent agricultural fields to the north and south. Standing water was observed within this habitat, with lady-fern (*Athyrium filix-femina*) growing along its banks. ~~No reptiles / amphibians were recorded within this surface water feature, however, this habitat is suitable for these species.~~

### GA1-Improved agricultural grassland

This habitat is located to the south of the subject site. This habitat comprises of species-poor grassland with a short sward resulting from grazing practices (sheep noted within these fields). Species recorded include dandelion (*Taraxacum* spp.), clover (*Trifolium* spp.), docks (*Rumex* spp.), and thistles (*Cirsium arvense* & *C. vulgare*).



**Plate 4.** GA1-Improved agricultural grassland

### GS2-Dry meadows and grassy verges

Throughout the centre and northern portions of the site, GS2 – Dry meadows and grassy verges habitats have developed from land previously utilised for arable crops (as evident in 2023 flora survey). These areas were not planted with arable crops in the intervening years, and opportunistic grassland species encroached onto these areas. These habitat pockets are dissected by a number of trails, established by dogwalkers from the adjacent residential developments (observed by surveyor). Species noted within this habitat included Thistles (*Cirsium spp.*), bush vetch (*Vicia sepium*), bramble (*Rubus fruticosus agg.*), creeping buttercup (*Ranunculus repens*), nettle (*Urtica dioica*), Dandelion (*Taraxacum spp.*), dock (*Rumex spp.*), groundsell (*Senecio vulgaris*), broad bean (*Vicia faba*), gorse (*Ulex europaeus*), birdsfoot trefoil (*Lotdiasyus corniculatus*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), ragwort (*Jacobaea vulgaris*), wild radish (*Raphanus raphanistrum*), smooth hawkbeard (*Crepis capillaris*), tufted vetch (*Vicia cracca*), rose-bay willowherb (*Chamaenerion angustifolium*), nipplewort (*Lapsana communis*), marigold (*Glebionis spp.*), scarlet pimpernel (*Anagallis arvensis*), spiny sowthistle (*Sonchus asper*).



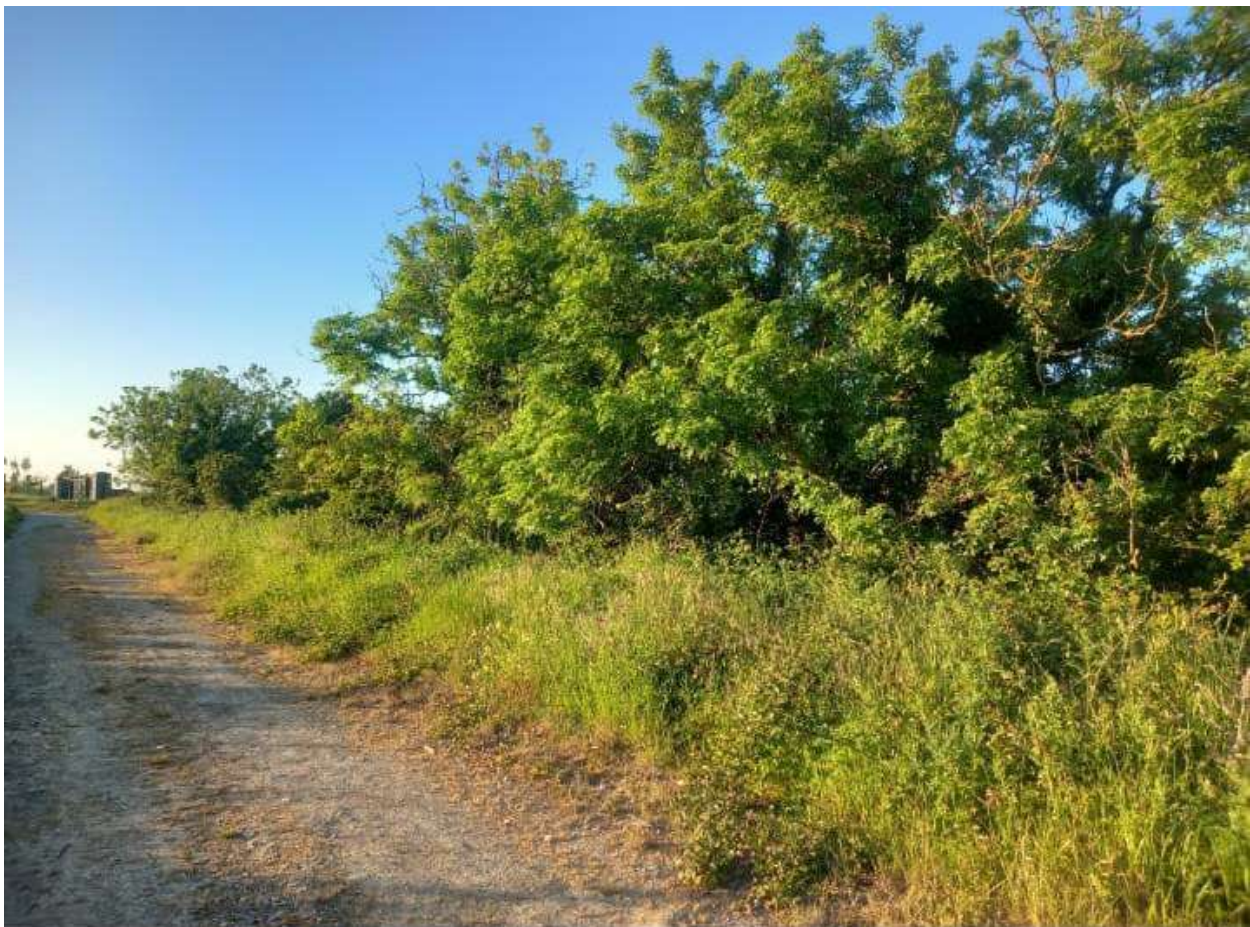
**Plate 5.** GS2-Dry meadows and grassy verges

RECEIVED  
2020

### WL1- Hedgerows

Hedgerows were noted within the site on the field boundaries (Plate 6). These varied significantly in their condition and have been unmanaged for several years. Proximate to the building to the north of the site a cluster of semi mature ash (*Fraxinus excelsior*) (with ash dieback noted) formed the field boundaries. The remainder of the site had more traditional hedgerows. However, the condition varied considerably from linear mature traditional hedgerow (Plate 6) to fractured hedgerow dominated by bramble. Species including elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*), hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), common fumitory (*Fumaria officinalis*), dog-rose (*Rosa canina*), bramble (*Rubus fruticosus* agg.), hedge bindweed (*Calystegia sepium*), cleavers (*Galium aparine*), willow (*Salix* sp.), gorse (*Ulex europaeus*), sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*), ivy (*Hedera helix*) and cleavers (*Galium aparine*) were noted.

The historic Spring is known as 'Lady Well' was noted within a hedgerow habitat to the north of the subject site. This feature did not display a surface expression of a well structure (although one could be concealed by overgrowth of vegetation) and did not display any significant surface water discharge to the surrounding environment. No reptiles / amphibians were recorded within this feature.



**Plate 6.** Hedgerow dissecting centre of site

RECEIVED: 11/03/2026

RECEIVED  
27/03/2026

#### 4.3.4.1 Evaluation of Habitats

The proposed development site consists primarily of arable crops with grassland, recolonising bare ground, dry meadows and grassy verges, derelict structures and hedgerows. No habitats of conservation importance were noted on site.

#### Birds

##### Breeding birds

A series of breeding bird surveys were carried out onsite during the 2025 breeding season by Altemar (see Appendix 4.2 for full details). 11 green-listed bird species of conservation concern were recorded breeding within the survey area; blackbird, blackcap, blue tit, chaffinch, dunnock, goldfinch, hooded crow, robin, song thrush, woodpigeon and wren. Five amber-listed bird species of conservation concern were recorded breeding within the survey area; herring gull, house sparrow, linnet, starling and swallow. One red-listed bird species of conservation concern was recorded breeding within the survey area; yellowhammer. Four hotspots of breeding activity were identified, two in the north (treeline/hedgerow and agricultural buildings), one in the centre (hedgerow) and one in the east (treeline/scrub) within the survey area.

##### Wintering Birds

A series of wintering bird surveys were carried out onsite during the 2024/2025 wintering period by Altemar (see Appendix 4.3 for full details), the 2023/2024 wintering period and spring 2023 by Joseph Adamson (MCIEEM) (see Appendix 4.4 & 4.5).

As outlined in Appendix 4.3: *'A total of 31 species were recorded within, above and adjacent to the survey area across 12 surveys (see Appendix 1a for individual observations). 19 green, nine amber and three red species of conservation concern were recorded either within, over and adjacent to the overall survey area.'*

As outlined in Appendix 4.4: *'A total of twenty-two bird species was observed during the Winter 2023/2024 bird survey. Two Red-Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red -Listed species may breed within the site. Three Amber-Listed species, herring gull, starling, skylark, greenfinch and linnet were observed during the site visits. The only Amber-Listed species that may breed within the site are greenfinch and linnet. All other species observed are Green-Listed, species of favourable conservation status.'*

As outlined in Appendix 4.5: 'A total of nineteen bird species were observed during the Winter site visits. Two Red-Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red-Listed species may breed within the site. Three Amber-Listed species, herring gull, starling and linnet were observed during the site visits. The only Amber-Listed species that may breed within the site is linnet. All other species observed are Green-Listed, species of favourable conservation status.'

Birds observed at the Flemington Lane site are typical of the habitats present. The species assemblage is a reflection of the agricultural fields, hedgerows and overgrown waste ground habitats within and around the site and the birds observed are typical of birds occurring in these habitats in North County Dublin in Winter." In relation, to yellowhammer (redlisted) as outlined in Appendix 4.4b "A single individual was flushed from one of the CSR fields on the 18th March. A male and female was observed on the 21st of March. A scarce bird in Ireland, but can be quite frequently observed in parts of North County Dublin and Meath.'

Table 4.54: Species recorded within, above and/or immediately adjacent to the survey area (2024/2025)

Common name	BTO	Latin name	BCCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Black-headed Gull	BH	<i>Larus ridibundus</i>	Amber
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Brent Goose	BG	<i>Branta bernicla hrota</i>	Amber
Buzzard	BZ	<i>Buteo buteo</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Collared Dove	CD	<i>Streptopelia decaocto</i>	Green
Common Gull	CM	<i>Larus canus</i>	Amber
Dunnock	D.	<i>Prunella modularis</i>	Green
Feral Pigeon	FP	<i>Columba livia f. domestica</i>	Green
Goldfinch	GO	<i>Carduelis carduelis</i>	Green
Great Tit	GT	<i>Parus major</i>	Green
Greenfinch	GR	<i>Chloris chloris</i>	Amber
Herring Gull	HG	<i>Larus argentatus</i>	Amber
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Jackdaw	JD	<i>Corvus monedula</i>	Green
Kestrel	K.	<i>Falco tinnunculus</i>	Red
Linnet	LI	<i>Carduelis cannabina</i>	Amber
Meadow Pipit	MP	<i>Anthus pratensis</i>	Red
Mistle Thrush	M.	<i>Turdus viscivorus</i>	Green
Pheasant	PH	<i>Phasianus colchicus</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Skylark	S.	<i>Alauda arvensis</i>	Amber
Song Thrush	ST	<i>Turdus philomelos</i>	Green
Sparrowhawk	SH	<i>Accipiter nisus</i>	Green
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Swallow	SL	<i>Hirundo rustica</i>	Amber
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red

~~As outlined in Appendix 4.4: 'A total of twenty two bird species was observed during the Winter 2023/2024 bird survey. Two Red Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red Listed species may breed within the site. Three Amber Listed species, herring gull, starling, skylark, greenfinch and linnet were observed during the site visits. The only Amber Listed species that may breed within the site are greenfinch and linnet. All other species observed are Green Listed, species of favourable conservation status.'~~

~~As outlined in Appendix 4.5: 'A total of nineteen bird species were observed during the Winter site visits. Two Red Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red Listed species may breed within the site. Three Amber Listed species, herring gull, starling and linnet were observed during the site visits. The only Amber Listed species that may breed within the site is linnet. All other species observed are Green Listed, species of favourable conservation status.'~~

~~Birds observed at the Flemington Lane site are typical of the habitats present. The species assemblage is a reflection of the agricultural fields, hedgerows and overgrown waste ground habitats within and around the site and the birds observed are typical of birds occurring in these habitats in North County Dublin in Winter.' In relation, to yellowhammer (redlisted) as outlined in Appendix 4.4b "A single individual was flushed from one of the GSP fields on the 18th March. A male and female was observed on the 21st of March. A scarce bird in Ireland, but can be quite frequently observed in parts of North County Dublin and Meath.'~~

### **Plant Species**

The plant species encountered at the various locations on site are detailed above. No rare or plant species of conservation value were noted during the field assessment. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site. No invasive plant species that could hinder removal of soil from the site during groundworks, such as Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were noted on site.

## Bat Fauna

Bat foraging was noted on site and noted to be particularly active in the vicinity of ash treelines located to the north of the site. Trees of bat roosting potential are noted on site. However, no confirmed bat roosts were noted onsite. It should be noted that no bats were recorded emerging from the derelict buildings located to the north of the site.

## Amphibians/Reptiles

No amphibian or reptile activity was noted on site or proximate to the site within the 'Lady Well' spring.

## Terrestrial Mammals

No badgers or badger activity was noted on site. No resting or breeding places of mammals of conservation importance have been noted on site. A single instance of an Irish Stoat (*Mustela erminea Hibernica*) transiting along a hedgerow located immediately west of the site boundary was recorded by a camera trap. No confirmed resting or breeding place for this species was recorded onsite. Hare (*Lepus timidus*) were observed within arable cropland to the south of the site.

### 4.4 DO NOTHING SCENARIO

The site would continue to be farmed and the biodiversity value would remain stable.

### 4.5 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Existing buildings are located to the north of the site and are proposed to be demolished and vegetation throughout the site will be removed as part of the initial stages of the works. It should be noted that a number of hedgerows are being retained onsite.

The Proposed Development is described in further detail in Chapter 2 The characteristics of the proposed development with regard to hydrology environment are outlined below.

#### 4.5.1 Construction Phase

The key civil engineering works which will have a potential biodiversity including the hydrological environment during construction of the proposed development are summarised below.

- Demolition of existing buildings on site.
- Site clearance and enabling works
- Excavations are required for foundations of the proposed buildings and installation of associated services included within the development.
- Possible discharge of collected rainwater during excavation works and groundworks (the extent of which is dependent on the time of year development works are carried out).
- Construction activities will necessitate storage of cement and concrete materials, temporary oils, and fuels on site. Small localised accidental releases of contaminating substances including hydrocarbons have the potential to occur from construction traffic and vehicles operating on site.

#### 4.5.2 Operation Phase

##### Foul Sewage

The foul water drainage system for the proposed development has been designed in accordance with the Irish Water Code of Practice and will be separate to the surface water drainage system. The foul water from the development will discharge via soil vent pipes within the buildings by gravity flow before connecting into the existing separate foul sewer network within the development. The foul sewerage for each house will have a separate connection to the proposed 225mm and 150mm diameter foul sewer along the road.

The existing pipes were checked for capacity using the following criteria. Pipes carrying foul sewage shall be designed to carry a peak flow of 6 times average foul sewage flow (6DWF). A roughness coefficient,  $k_s$  of 1.5mm is used for foul sewers. Foul drains are designed to achieve a minimum self-cleansing velocity of 0.75m/s when flowing half full.

Foul wastewater will be treated along this public network under licence.

### Surface Water Drainage

The surface water design has been designed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works and Sewers for adoption. The drainage network will consist in 5No. catchment attenuating to the green-field runoff at the hydrobrake located in the outfall manhole from each attenuation system. The last hydrobrake manhole has been allowed for the agreed 50l/s attenuated flow coming from the catchment 02, as part of the Planning application for Taylor Hill, Balbriggan, Phase 3. Utilizing the topography of the site and the levels, the hydrobrakes have been adjusted to maximise the volume in each area.

The proposed development design incorporates the following SuDS features: modular permeable paving, swales, bioretention systems, detention basins, Stormtech Underground, petrol interceptors, and hydrobrakes.

Refer to Engineering Services Report (Paul McGrail Consulting Engineers, 2025) submitted as part of this planning application which details the proposed separate foul and surface water drainage system.

### Lighting Design

ENX Engineering Consultants outline that the current lighting layout has been designed to Fingal County Council lighting specifications, incorporating the following:

- 0 degree tilt.
- Minimum 6 meter high columns within the estate and the main spine road to 8 meter high columns.
- Lighting on the main spine road is natural white 4000K.
- Lighting within the estate is proposed at 3000K warm with white fittings.
- Lighting designed to a lighting class of P4 (EN13201) with a step back to Lighting class P5 after 12 O'Clock midnight.
- Cowels will be provided on lights backing onto ecological corridors and public open spaces.

The above lighting design, along with mitigation measures outlined in Section 4.8, will ensure the proposed lighting design will not have a significant impact on local biodiversity. It is important to note that backspill protection has been proposed on lights that could potentially impact on biodiversity features and that the lightspill software utilised to prepare the lighting plan does not have the ability to show the reduced spill as a result of the back spill protection. Therefore, the “worst-case scenario” of light spill is demonstrated in lighting drawings and is an over-estimation. See Appendix 4.1 for further details.

### Landscape Design

In broad terms, the Application Site extends to 24.94 hectares of which the proposed dwellings an associated hardstanding extend to 67,847m<sup>2</sup>. The remnant area of the site is to be landscaped or includes existing hedgerows / vegetation which is to be retained and augmented. In total, the proposed planting includes approximately the following:

- 34 no. trees removed.
- 466 no. extra heavy standard trees proposed.
- 1,639 linear metres of hedgerow removed.
- 2,068 linear metres of new hedgerows planted (500 linear metres of mixed native hedge, 1,193 linear metres of *Carpinus Betulus*, 375 linear metres of mixed hedging to front bin stores).
- 907 linear metres of retained and augmented hedgerows.
- 4,280m<sup>2</sup> of shrub planting.
- 2,630m<sup>2</sup> of herb layer planting alongside existing and retained hedgerow planting.

## 4.6 POTENTIAL IMPACTS/EFFECTS OF THE PROPOSED DEVELOPMENT

Altamar has consulted with the design team to limit the potential impact of the proposed development on biodiversity. The proposed development will involve the removal of the existing terrestrial habitats on site, re-profiling, excavations, and the construction of residential units.

### 4.6.1 Construction Phase

The construction of the proposed development would impact on the existing ecology of the site and the surrounding area. These potential construction impacts would include impacts that may arise during the site clearance, re-profiling, excavations, and the building phases of the proposed development.

Construction phase mitigation measures are required on site particularly as reprofiling of the site is proposed which will remove/alter existing terrestrial habitats and can lead to silt laden and contaminated runoff to proximate surface water drainage networks, the Clonard Brook Stream and Bremore Stream. In the absence of mitigation measures, and out of an abundance of caution, there is the potential for contaminated surface water runoff to enter proximate surface water drainage networks with the potential for downstream impacts on the Clonard Brook Stream and Bremore Stream, aquatic biodiversity, and the downstream North-West Irish Sea SPA. In addition, habitats of local importance are on site and need to be protected. Bats are noted on site and need to be protected during the construction stage. Barn swallows were noted nesting on site. Meadow Pipit (*Anthus pratensis*), Yellowhammer (*Emberiza citrinella*), and Kestrel (*Falco tinnunculus*) were also noted on site.

#### Designated Conservation sites within 15km, and outside 15km with a potential hydrological pathway

The proposed development is not within a designated conservation site. The nearest designated conservation site is North-West Irish Sea SPA (1.5 km). There is an indirect hydrological pathway to designated conservation sites located within Irish Sea via the proposed foul and surface water drainage strategy. Foul wastewater drainage will ultimately be discharged to an existing foul drainage network. Foul wastewater will be treated along this public network under licence. After consultation with Paul McGrail Consulting Engineers, it was outlined that, after attenuation on-site, surface water drainage will be directed to the arterial drainage network currently servicing the existing housing estate to the east of the site and road network south of the site, which in turn outfalls to the Bremore Stream and, ultimately, the marine environment.

Given the scale of the proposed development, the distance between the subject site to the nearest Natura 2000 Site (1.5 km to the North-West Irish Sea SPA) and the fact that the storm water drainage ultimately discharges to the Clonard Brook Stream and Bremore Stream, it is, therefore, considered that the ZOI of the proposed project includes the site outline, the Clonard Brook Stream and Bremore Stream and North-West Irish Sea SPA. In the absence of mitigation, and out of an abundance of caution, there is the potential for dust, pollutants, and contaminated surface water runoff to enter the Clonard Brook Stream and Bremore Stream during construction (via excavation, soil-stripping, transportation, demolition, and building works) with the potential for downstream impacts on North-West Irish Sea SPA. No significant effects on any other designated conservation sites are likely via this hydrological pathway. Any silt or pollutants that may enter this network will settle, be dispersed, or diluted within the surface water drainage network, watercourse network, and marine environment.

Impacts: Low adverse / International/ Negative Impact / Not significant / short term. Mitigation is needed to prevent impacts on the surface water drainage network, Clonard Brook Stream and Bremore Stream, and downstream North-West Irish Sea SPA.

### Biodiversity

The impact of the development during construction phase will be a loss of the majority of existing habitats and species on site. In the absence of mitigation, it would be expected that the flora and fauna associated with these habitats would also be displaced.

#### Terrestrial mammalian species

No resting or breeding place of any protected terrestrial mammals were noted on site. Loss of habitat and habitat fragmentation may affect some common mammalian species. A single instance of an Irish Stoat (*Mustela erminea Hibernica*) transiting along a hedgerow located immediately west of the site boundary was recorded by a camera trap. No confirmed resting or breeding place for this species was recorded onsite. Hares (*Lepus timidus*) were observed within arable cropland to the south of the site.

Impacts: Low adverse / site / Negative Impact / Not significant / short term. Mitigation is needed in the form of a pre-construction survey for terrestrial mammals of conservation importance.

RECEIVED: 11/03/2026

## Flora

No protected flora was noted on site. Site clearance will remove a substantial portion of the flora species within the site boundaries. This includes hedgerows; however, a number of hedgerows will be retained and enhanced onsite. Mitigation has been included in the design which included retention of perimeter hedgerows, replanting and the generation of additional perimeter hedgerows around the housing development. This will ensure the protection of existing ecological corridors onsite and will enable a measurable net gain for hedgerows and trees (see Section 4.9 for further details).

Impacts: minor adverse / site / Negative Impact / Not Significant / Short term.

## Bat Fauna

Bat foraging was noted on site and noted to be particularly active in the vicinity of ash treelines located to the north of the site. Trees of bat roosting potential are noted on site. However, no confirmed bat roosts were noted onsite. It should be noted that no bats were noted emerging from the derelict building located to the north of the site. Lighting during construction could impact on foraging activity. The demolition of buildings on site will require inspection prior to demolition.

Impacts: Minor adverse / local/ Negative Impact / Not significant / short term. Mitigation is needed in the form of ecological supervision of lighting on site and an inspection of onsite structures prior to demolition.

## Aquatic Biodiversity

There is potential for dust, silt and pollutants to enter existing public surface water drainage networks on adjacent roads, drainage ditches, ~~the~~ Clonard Brook Stream and Bremore Stream during construction. In the absence of mitigation measures, there is potential for downstream effects on aquatic biodiversity.

Impacts: Low adverse / local / Negative Impact / Slight Effects / short term. Mitigation is needed in the form of control of dust, silt, and pollutants during construction to prevent downstream impacts on aquatic biodiversity.

## Bird Fauna

Several bird species of conservation importance have been noted on site. Site clearance will result in the loss of a barn swallow nesting site and suitable nesting habitats for yellowhammer and meadow pipit. In the absence of mitigation, these birds could be displaced off site. It is important to note that similar agricultural fields are located immediately north of the site (which extend to Gormanstown). In the event that yellowhammer, kestrel, and meadow pipit are displaced from the site during construction, these species would be expected to utilise suitable foraging and nesting habitats within the immediate locality of the site. ~~Hedgerows will be lost on site.~~ Hedgerows will be lost.

Impacts: Moderate adverse / Local / Negative Impact / Not significant / short term. Mitigation is needed in the form of site clearance outside bird nesting season and the inclusion of mitigation in relation to barn swallows.

### **4.6.2 Operational Phase**

Once developed, the site would be seen as a stable ecological environment. Appropriate measures should be taken to prevent contaminated surface water run-off and silt into adjacent habitats. Light spill should be avoided during operation of the site particularly treelines. The construction of new drainage networks will have to comply with SUDS and County Council requirements and as a result would have negligible impact on habitats and species surrounding proposed development site.

#### **Designated Conservation sites within 15km, and outside 15km with a potential hydrological pathway**

Given that it is proposed to discharge surface water drainage to a surface water network that discharges to the Clonard Brook Stream and Bremore Stream, which in turn ultimately outfalls to the marine environment, in the absence of mitigation, and out of an abundance of caution, there is the potential for downstream impacts on the North-West Irish Sea SPA (located immediately downstream of the Bremore Stream) via contaminated surface water drainage which may enter the Clonard Brook Stream and Bremore Stream during operation.

Impacts: Low adverse / local / Negative Impact / Not significant / long term. Standard mitigation in relation to surface water is required.

## **Biodiversity**

Biodiversity value of the site will improve as landscaping matures.

### Terrestrial mammalian species

No resting or breeding place of any protected terrestrial mammals were noted on site.

Impacts: Low adverse / site / Negative Impact / Not significant / long term.

### Flora

No protected flora or invasive species were noted on site. Landscaping will increase flora diversity on site. The landscape plan has been designed to create a net gain for hedgerows and trees onsite. ~~530 466~~ no. standard trees and ~~1,8302,068~~ linear metres of ~~native~~ hedgerow will be planted onsite, compared to 34 no. trees and ~~1,584 639~~ linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite (see Section 4.9 for further details). The proposed landscape plan, including native wildflower / herb / shrub ground-layer buffers and additional hedgerow planting (see Section 4.9 for further details) will ensure the protection and enhancement of onsite ecological corridors.

Impacts: Low beneficial / Neutral / site / Not significant / long-term

### Bat Fauna

The proposed development will change the local environment as new structures are to be erected and some of the existing vegetation will be removed. No bat roosts or potential bat roosts will be lost due to this development. A potential loss in foraging by four species of bats will be noted as a result of the proposed development. ~~Large openspace areas will not be lit and would allow bats to continue to forage on site in these areas and where back gardens of houses abut native hedgerows.~~ The public lighting has been designed to comply with bat lighting guidelines (Bat Mitigation Guidelines for Ireland, DoHLGH, 2022) (Guidance Note 08/23 Guidance on Bats and Artificial Lighting at Night (BCT, 2023)) ~~It should be noted that the public lighting has been designed to comply with bat lighting guidelines (Bats and Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, BCI, 2010) (Guidance Note 08/18 Bats and Artificial Lighting in the UK (BCT, 2018).~~ The proposed lamps have limited backward light properties thus assisting in reducing backward light spill. Lamps have also been specified with 0 Degree tilt to ensure limited unwanted light spill. Lamps shall have a narrow spectrum and limited UV component (further lighting & luminaire details are outlined in Section 4.5, 4.9 & Appendix 4.1). The proposed development would not be seen to have a significant collision risk for bat strikes.

Impacts: Minor adverse / International / Negative Impact / Not significant / long term. Mitigation is required in relation to light spill on site.

### Aquatic Biodiversity

Standard measures will be in place in relation to surface water discharges. No additional mitigation is required.

Impacts: Low adverse / local / Negative Impact / Not Significant / Short term

### Bird Fauna

Landscaping has been designed to include replanting of hedgerows on site. The proposed development will change the local environment as new structures are to be erected. The buildings are comprised of solid materials consisting of a solid material on the exterior which includes sections of concrete and glass. These buildings would be clearly visible to bird species and would not pose a significant collision risk. Nesting opportunities in relation to barn swallows, yellowhammer, and meadow pipit will be lost. Mitigation measures are required (See Section 4.9 for residual impacts on Red and Amber listed bird species following the implementation of mitigation measures).

Impacts: Low adverse / site / Negative Impact / Not significant / long term. Mitigation is required in relation to the loss of nesting opportunities for barn swallows, yellowhammer, and meadow pipit.

## 4.7 'WORST CASE' SCENARIO

### Impacts of Fire

Following construction of the development, fire would be seen as the main potential risk to the biodiversity, with potential downstream impacts. The implementation of SuDS features such as modular permeable paving, swales, bioretention systems, detention basins, Stormtech Underground, petrol interceptors, and hydrobrakes would slow and store contaminated runoff and act as a mitigation-by-design to prevent downstream impacts from a worst-case fire scenario.

## 4.8 AVOIDANCE, REMEDIAL AND MITIGATION MEASURES

### 4.8.1 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.
- Mitigation measures outlined in the bat survey report will be followed. This includes the inspection of buildings on site prior to demolition and the control of light spillage on site into adjacent habitats to avoid light spill of the surrounding hedgerows. Lighting on site during construction will be subject to approval of the ecologist and will not involve the lighting of the hedgerows.
- Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2012) in relation to the removal of trees and timing of nesting birds will be followed e.g. do not remove trees or shrubs during the nesting season (1<sup>st</sup> March to 31<sup>st</sup> August). Should this not be possible, vegetation will be inspected by an ecologist for nesting birds prior to removal.
- Barn swallows are noted nesting on site. Demolition of all buildings on site and the timing of works will be subject to approval of the project ecologist. If nesting barn swallows are on site and works will be carried out within the bird nesting season, NPWS will be consulted prior to works commencing within 20m of the buildings and no works will proceed without the formal approval of NPWS.
- A pre-construction survey will be carried out for terrestrial mammals of conservation importance. If terrestrial mammals of conservation importance are noted on site NPWS will be consulted in relation to removal and the appropriate permissions obtained.

#### 4.8.2 Operational Phase

- 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.
- 20 x 10B Schwegler Swallow Nests will be placed in the vicinity of the built structures to the north of the site in the location of the existing barn, in consultation with and subject to the approval of the project ecologist.
- Replanting and the generation of additional perimeter hedgerows around the housing development will create compensatory nesting habitats for passerine species such as yellowhammer. 20 x bird boxes will also be placed in suitable areas throughout the site to the approval of the project ecologist to create nesting habitats for local bird populations. Open space areas (particularly west of the site) will also create potential nesting habitats for meadow pipit and hunting grounds for kestrels.

RECEIVED: 7/03/2026

RECEIVED 11/03/2020

**4.9 PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT**

**4.9.1 Construction Phase**

Based on the successful implementation of the construction phase controls and the works to be carried out in accordance with this EIAR and the accompanying AA Screening/NIS, it is likely that there will be no significant ecological impact arising from demolition or construction works proposed for the proposed project. Designated conservation sites will not be impacted by the proposed development during construction.

A robust series of standard construction phase control measures have been outlined to ensure that the proposed project does not impact on species or habitats of conservation importance, conservation areas or watercourses during construction. It is essential that these measures are complied with to ensure that the proposed works do not have downstream environmental impacts. These measures are to protect the Clonard Brook Stream and Bremore Stream, which are potentially the primary vector of impacts from the site, is not impacted during construction phases of the proposed development.

No significant environmental impacts are likely in relation to the construction of the proposed development.

Effects: Slight effects / site / Negative effect / Not significant /short -term/likely. Standard mitigation will be in place on site

**4.9.2 Operational Phase**

Based on the successful implementation of the operational phase controls and the works to be carried out in accordance with this EIAR and the accompanying AA Screening/NIS, it is likely that there will be no significant ecological impact arising from operation of the proposed project. Designated conservation sites will not be impacted by the proposed development.

Standard operational phase control measures have been outlined to ensure that the proposed project does not impact on species or habitats of conservation importance, conservation areas or watercourses. It is essential that these measures are complied with, to ensure that the proposed works do not have downstream environmental impacts. These measures are to protect the Clonard Brook Stream and Bremore Stream, which are potentially the primary vector of impacts from the site, is not impacted during operational phases of the proposed development.

No significant environmental impacts are likely in relation to the operation of the proposed development.

Effects: Slight effects / site / Negative effect / Not significant / long term/likely. Standard mitigation will be in place on site.

Biodiversity Net Gain for Hedgerows and Trees

Impacts on key ecological corridors within the site were avoided as much as possible (see retained hedgerows along northern boundary), minimised (e.g. lightspill protection to prevent lighting impacts on retained hedgerows in centre of site), and compensated (measurable net-positive tree and hedgerow planting). Full quantitative and qualitative assessments are detailed in Table 4.6.

**Table 4.6: Biodiversity Net Gain Measures Considered: Hedgerow and Trees**

Site Context	Qualitative Assessment	Quantitative Assessment
<p><b>Baseline</b></p>	<p>Hedgerows were noted within the site on the field boundaries. Hedgerows dissect the site west-east and north-south, although it should be noted that a number of onsite hedgerows are partially segregated by dissecting tracks, roads, and existing residential developments.</p> <p>Hedgerows varied significantly in their condition and have been unmanaged for several years. Proximate to the building to the north of the site a cluster of semi mature ash (<i>Fraxinus excelsior</i>) (with ash dieback noted) formed the field boundaries. The remainder of the site had more traditional hedgerows. However, the condition varied considerably from linear mature traditional hedgerow to fractured hedgerow dominated by bramble. Species including elder (<i>Sambucus nigra</i>), blackthorn (<i>Prunus spinosa</i>), hawthorn (<i>Crataegus monogyna</i>), holly (<i>Ilex aquifolium</i>), common fumitory (<i>Fumaria officinalis</i>), dog-rose (<i>Rosa canina</i>), bramble (<i>Rubus fruticosus</i> agg.), hedge bindweed (<i>Calystegia sepium</i>), cleavers (<i>Galium aparine</i>), willow (<i>Salix</i> sp.), gorse (<i>Ulex europaeus</i>), sycamore (<i>Acer pseudoplatanus</i>), ash (<i>Fraxinus excelsior</i>), ivy (<i>Hedera helix</i>) and cleavers (<i>Galium aparine</i>) were noted.</p>	<p>Overall, the site extends to 24.94ha in size. Of this, a total length of 2,546 linear metres of hedgerows are located onsite.</p>

	<p><u>Hedgerows onsite supported a number of breeding birds onsite, including the Red Listed Yellowhammer and Amber Listed House Sparrow, Linnet, and Starling. Breeding activity typically concentrated to higher quality hedgerows located within the centre of the site.</u></p> <p><u>No resting or breeding places of any non-volant mammalian species were recorded within / proximate to any onsite hedgerow. A single instance of an Irish Stoat (<i>Mustela erminea Hibernica</i>) transiting along a hedgerow located immediately west of the site boundary was recorded by a camera trap.</u></p> <p><u>Recorded bat foraging activity along onsite hedgerows was relatively low, with activity concentrated along the northern boundary proximate to the derelict structures.</u></p>	<p>RECEIVED: 11/03/2026</p>
<p><b>Post-Development</b></p>	<p><u>The mitigation hierarchy was applied during the Design Stage of the proposed development. Avoidance and Minimisation was applied to the most valuable hedgerows onsite. As a result, hedgerows within the centre of the site (east-west &amp; north-south ecological corridors) and north of the site (east-west ecological corridors) will be retained. This includes hedgerows confirmed to support Yellowhammer (Red-Listed), Linnet (Amber Listed), and Starling (Amber Listed) breeding activity. Impacts on these hedgerows will be minimised through the proposed lighting design (including backspill protection) and landscape plan (including base layer buffer habitats along hedgerow fringes). Further, these hedgerows will be enhanced through increased native tree and hedge planting.</u></p> <p><u>Increased hedgerow and tree planting onsite will compensate hedgerow loss to facilitate the proposed development. New planting will be located within the centre and along the fringes of the site to provide opportunities for local biodiversity to utilise, and commute through, the site.</u></p>	<p><u>The proposed development will retain and enhance 907 linear metres of hedgerows onsite.</u></p> <p><u>In total, the proposed quantities of this habitat will be removed:</u></p> <ul style="list-style-type: none"> <li>- <u>34no. trees removed</u></li> <li>- <u>1,639 linear metres of hedgerow removed</u></li> </ul> <p><u>As a compensatory measure, the proposed planting plan will include the following</u></p> <ul style="list-style-type: none"> <li>- <u>466 no. trees will be planted (+10% net gain in trees)</u></li> <li>- <u>2,068 linear metres of new hedgerows will be planted (+10% net gain in hedgerows)</u></li> </ul>

~~Effects: Slight effects / site / Negative effect / Not significant / long term/likely. Standard mitigation will be in place on-site.~~

Protection of Ecological Corridors

As outlined above, the proposed development has been designed to retain (where possible) and enhance linear ecological corridors that currently exist onsite. It should be noted that baseline commuting and foraging corridors onsite are partially segregated by dissecting tracks, roads, and existing residential developments. Where linear features would be lost, compensatory planting was proposed. As a result, 907 linear metres of hedgerow will be retained and enhanced onsite and a total of 1,830 linear metres of compensatory native hedgerow will be planted to offset hedgerow removal. As demonstrated in the Landscape Plan that accompanies this planning application, existing west-east ecological corridors expanding from the western parkland to the northern entranceway will be protected and enhanced. Additionally, the majority of north-south corridors dissecting the southern portion of the site will be retained. Further, following consultation with ParkHood Landscape Architects, the proposed landscape plan has been revised to include additional ground layers for hedgerows and trees. This materialises in the Landscape Plan as additional wildflower meadows next to H2, H29, H34, H37, H38, H39, H40 & H50. Wildflower grassland areas will also be incorporated into open space areas. Please refer to Drawing No. PHL-ZZ-ZZ-L-2000 Street Tree Plan which shows the extents of meadow planting that has been proposed along existing wildlife corridors.

Red and Amber Listed Bird Species

Table 4.7 details species-specific measures implemented onsite to provide adequate food resources and habitats for foraging, resting, commuting, and breeding specific to Red and Amber listed species recorded onsite.

**Table 4.7: Species-Specific Measures for Red and Amber Listed Bird Species Recorded Onsite**

Species	BeCCI Status	Species-Specific Measures
<u>Kestrel</u>	Red	<p><u>Foraging</u> The proposed development will reduce potential hunting grounds for kestrel. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider hunting grounds via the retention and enhancement of onsite hedgerows.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for kestrel onsite.</p> <p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for kestrel through the site.</p> <p><u>Breeding</u> The retention, enhancement, and compensatory planting of trees and hedgerows onsite will provide breeding opportunities for kestrel throughout the site, particularly in the isolated western parkland.</p>
<u>Meadow Pipit</u>	Red	<p><u>Foraging</u> The proposed development will reduce overall foraging grounds for meadow pipit. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for meadow pipit onsite.</p> <p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for meadow pipit through the site.</p> <p><u>Breeding</u> The retention, enhancement, and compensatory planting of hedgerows onsite, buffered by native herb / shrub ground layers, will provide breeding opportunities for meadow pipit throughout the site, particularly in the isolated western parkland.</p>
<u>Yellowhammer</u>	Red	<p><u>Foraging</u> The proposed development will reduce overall foraging grounds for yellowhammer. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for yellowhammer onsite.</p> <p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for yellowhammer through the site.</p> <p><u>Breeding</u> Areas with confirmed Yellowhammer breeding activity (central hedgerow) will be retained and enhanced as part of the proposed development. Increased hedgerow planting will create nesting opportunities for local Yellowhammer populations. Further, the planting</p>

RECEIVED: 21/03/2026

		<p><u>plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for Yellowhammer during the breeding season.</u></p>
<p><u>Black-headed Gull</u></p>	<p><b>Amber</b></p>	<p><u>Foraging</u>                      The proposed development will reduce potential foraging grounds for black-headed gull. This species is adaptable to urban environments, and an overall reduction in foraging area is mitigated by the inclusion of parkland areas throughout the site.</p> <p><u>Resting</u>                      Amenity grassland areas and apartment block / residential unit roofs will provide resting opportunities for this species onsite.</p> <p><u>Commuting</u>                      Black-headed gull flightlines were recorded between 10m-100m in height during breeding / wintering ornithological surveys conducted onsite. Flightlines were recorded over the adjacent residential developments east and south of the site. No impacts on commuting behaviour for this species are foreseen as a result of the proposed development.</p> <p><u>Breeding</u>                      The development of apartment blocks and residential units will provide nesting opportunities for this species on the roofs of these structures.</p>
<p><u>Brent Goose</u></p>	<p><b>Amber</b></p>	<p><u>Foraging</u>                      No Brent Goose foraging activity was recorded onsite. The introduction of amenity grassland parks will provide a minor foraging opportunity for brent geese onsite.</p> <p><u>Resting</u>                      No Brent Goose resting activity was recorded onsite. The introduction of amenity grassland parks will provide a minor resting opportunity for brent geese onsite.</p> <p><u>Commuting</u>                      The proposed development will not impact on brent goose commuting activity.</p> <p><u>Breeding</u>                      Brent geese breed in Canada, Svalbard, and Greenland. No impact on brent goose breeding will occur as a result of the proposed development.</p>
<p><u>Common Gull</u></p>	<p><b>Amber</b></p>	<p><u>Foraging</u>                      The proposed development will reduce potential foraging grounds for common gull. This species is adaptable to urban environments, and an overall reduction in foraging area is mitigated by the inclusion of parkland areas throughout the site.</p> <p><u>Resting</u>                      Amenity grassland areas and apartment block / residential unit roofs will provide resting opportunities for this species onsite.</p> <p><u>Commuting</u>                      Common gull flightlines were recorded between 10m-20m in height during breeding / wintering ornithological surveys conducted onsite. Flightlines were recorded over the adjacent residential developments east of the site. No impacts on commuting behaviour for this species are foreseen as a result of the proposed development.</p> <p><u>Breeding</u>                      The development of apartment blocks and residential units will provide nesting opportunities for this species on the roofs of these structures.</p>
<p><u>Greenfinch</u></p>	<p><b>Amber</b></p>	<p><u>Foraging</u>                      The proposed development will reduce overall foraging grounds for greenfinch. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</p> <p><u>Resting</u>                      Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for greenfinch onsite.</p> <p><u>Commuting</u></p>

RECEIVED: 11/03/2026

		<p><u>The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for greenfinch through the site.</u></p> <p><u><i>Breeding</i></u>  <u>The retention, enhancement, and compensatory planting of hedgerows onsite, buffered by native herb / shrub ground layers, will provide breeding opportunities for greenfinch throughout the site, particularly in the isolated western parkland. Further, the planting plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for greenfinch during the breeding season.</u></p>
Herring Gull	Amber	<p><u><i>Foraging</i></u>  <u>The proposed development will reduce potential foraging grounds for Herring gull. This species is adaptable to urban environments, and an overall reduction in foraging area is mitigated by the inclusion of parkland areas throughout the site.</u></p> <p><u><i>Resting</i></u>  <u>Amenity grassland areas and apartment block / residential unit roofs will provide resting opportunities for this species onsite.</u></p> <p><u><i>Commuting</i></u>  <u>Herring gull flightlines were recorded between 10m-200m in height during breeding / wintering ornithological surveys conducted onsite. Flightlines were recorded over the adjacent residential developments east and south of the site. No impacts on commuting behaviour for this species are foreseen as a result of the proposed development.</u></p> <p><u><i>Breeding</i></u>  <u>The development of apartment blocks and residential units will provide nesting opportunities for this species on the roofs of these structures.</u></p>
House Sparrow	Amber	<p><u><i>Foraging</i></u>  <u>The proposed development will reduce overall foraging grounds for house sparrow. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</u></p> <p><u><i>Resting</i></u>  <u>Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for house sparrow onsite.</u></p> <p><u><i>Commuting</i></u>  <u>The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for house sparrow through the site.</u></p> <p><u><i>Breeding</i></u>  <u>The retention, enhancement, and compensatory planting of hedgerows onsite, buffered by native herb / shrub ground layers, will provide breeding opportunities for house sparrow throughout the site. Further, the planting plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for house sparrow during the breeding season.</u></p>
Linnet	Amber	<p><u><i>Foraging</i></u>  <u>The proposed development will reduce overall foraging grounds for linnet. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</u></p> <p><u><i>Resting</i></u>  <u>Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for linnet onsite.</u></p>

RECEIVED 1/10/2026

		<p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for linnet through the site.</p> <p><u>Breeding</u> Areas with confirmed Linnet breeding activity (central hedgerow) will be retained and enhanced as part of the proposed development. Increased hedgerow planting will create nesting opportunities for local Linnet populations. Further, the planting plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for Linnet during the breeding season.</p>
Skylark	Amber	<p><u>Foraging</u> The proposed development will reduce overall foraging grounds for skylark. This reduction is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for skylark onsite.</p> <p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for skylark through the site.</p> <p><u>Breeding</u> The retention, enhancement, and compensatory planting of hedgerows onsite, buffered by native herb / shrub ground layers, will provide breeding opportunities for skylark throughout the site, particularly in the isolated western parkland.</p>
Starling	Amber	<p><u>Foraging</u> The proposed development will reduce overall foraging grounds for starling. This species is adaptable to urban environments, and an overall reduction in foraging area is mitigated by the inclusion of parkland areas throughout the site and maintained degree of ecological connectivity from the site to wider foraging grounds via the retention and enhancement of onsite hedgerows. The inclusion of herb-layer buffers along onsite hedgerows and native wildflower / shrub planting throughout the site will provide foraging opportunities for this species onsite.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for starling onsite.</p> <p><u>Commuting</u> The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for starling through the site.</p> <p><u>Breeding</u> Areas with confirmed Starling breeding activity (central hedgerow) will be retained and enhanced as part of the proposed development. Increased hedgerow planting will create nesting opportunities for local Starling populations. Further, the planting plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for Starling during the breeding season.</p>
Swallow	Amber	<p><u>Foraging</u> The proposed development will reduce overall foraging grounds for swallows. The inclusion of herb-layer buffers along onsite hedgerows and native AIPP wildflower / shrub planting throughout the site will encourage invertebrate populations onsite and therefore provide foraging opportunities for swallows onsite.</p> <p><u>Resting</u> Retention of hedgerows and compensatory planting of trees and hedgerows will provide suitable resting habitats for swallows onsite.</p>

	<p><u>Commuting</u>  <u>The retention, enhancement, and compensatory planting of onsite hedgerows will maintain commuting corridors for swallows through the site.</u></p> <p><u>Breeding</u>  <u>Mitigation measures onsite include the provision of 20 x 10B Schwegler Swallow Nests placed in the vicinity of the built structures to the north of the site in the location of the existing barn. This will encourage swallows to continue to nest onsite. Further, the planting plan (incorporating AIPP plants) will create opportunities for invertebrate populations onsite, thereby providing a foodsource for Swallows during the breeding season.</u></p>
--	---

**4.10 MONITORING**

**4.10.1 Construction Phase**

A project ecologist will oversee works on site.

**4.10.2 Operational Phase**

A project ecologist will oversee works on site including the lighting, landscape, bird mitigation and drainage networks

**4.11 REINSTATEMENT**

**4.11.1 Construction Phase**

A project ecologist will be appointed to oversee construction works on site.

**4.11.2 Operational Phase**

No operational monitoring/reinstatement is required.

**4.12 CUMULATIVE IMPACT ASSESSMENT**

A full description of relevant cumulative developments is included in Chapter 2. There are several proposed developments located in the area immediately surrounding the subject site. The following is a list of planning applications in close proximity to the subject site as identified on the Department of Housing, Local Government and Heritage’s ‘National Planning Application Database’ portal<sup>1</sup>:

**Table 4.75: Cumulative Impacts Evaluated**

Ref:	Location	Description
F23A/0634	Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996	<p><del>Permission for development at the existing waste recovery facility located at Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996.</del></p> <p><del>The development will consist of:</del></p> <ul style="list-style-type: none"> <li><del>(i) An increase in the total annual waste intake to 95,500 tonnes per annum for recovery;</del></li> <li><del>(ii) Revision of operating hours to include public holidays;</del></li> <li><del>(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.</del> <p><del>The development will comprise an activity requiring a review of the existing Industrial Emissions licence (EPA reference no. P1014-01).</del></p> </li></ul>
F22A/0480	Stephenstown Industrial Estate, Balbriggan, Dublin	<p><del>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</del></p>

<sup>1</sup> <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>

	-	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. 6.20 ha.) relating to: 'Phase 3' to be known as 'Ladywell', within the townlands of, 'Clonard or Folkstown Great', 'Clogheder' & 'Flemingtown Balbriggan, Co. Dublin	<p>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:</p> <p>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), &amp; 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 &amp; 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;</p> <p>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;</p> <p>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];</p> <p>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 &amp; 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;</p> <p>F) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;</p>
F22A/0526	Phase 3 to be known as 'Ladywell' within the townlands of Clonard or	Development (on lands of c. 6.70 ha) relating to: 'Phase 3' to be known 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

	<p>Folkstown Great, Cloghedar &amp; Flemington, Balbriggan, Co. Dublin</p>	<p>of c. 0.65 hectares in the adjoining townland of Flemington to the north (accessed from Hamlet Lane, Bromore 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 &amp; 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 Bromore 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 &amp; 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;</p>
<p>F21A/0055</p>	<p>Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Cloghedar &amp; Flemington, Balbriggan, Co. Dublin</p>	<p>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) &amp; 5 no. 4 bedroom dwellings [House Types M1 &amp; 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 &amp; 4 no. 1 bedroom 'maisonette' apartments in 2 no 2-storey buildings (Types P1 &amp; P2]) &amp; 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 Bromore 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;</p>
<p>ABP 313210-22-SHD</p>	<p>-</p>	<p>-</p>

-		<del>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.</del>
<del>FCC Planning Reg. Ref. F21A/0576 &amp; ABP Ref: 312529-22</del>	<del>Castlelands, Balbriggan</del>	<del>- 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. -</del>
<del>F24A.1069E ACP-322977-25</del>	<del>Stephenstown Industrial Estate</del>	<del>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.</del>
<del>An Coimisiún Pleanála – Case reference: PL06F.304673 Planning Authority Case Reference: F19A/0131 -</del>	<del>Balbriggan Community College, Pine Ridge, Chapel St., Balbriggan, Co. Dublin.</del>	<del>Demolition of existing school and construction of new 3 storey Post Primary School &amp; single storey Special Education Needs Unit. Granted 20/09/2019</del>
<del>An Coimisiún Pleanála – Case reference: OA29N.319866 -</del>	<del>Located off the coast of Counties Dublin, Meath and Louth</del>	<del>Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm.</del>
<del>An Coimisiún Pleanála – Case reference: NA29N.320164 -</del>	<del>Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth</del>	<del>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. -</del>
<b>Ref:</b>	<b>Location</b>	<b>Description</b>
<u>LRD0048/S3E (ABP-321437-24)</u>	<u>Townlands of Clonard or Folkstown Great and Clogheder, Balbriggan, Co. Dublin</u>	<u>Large-scale residential development (LRD): Construction of 197 dwellings with all associated site works (Phase 4).</u>
<u>F24A/0871</u>	<u>Sweetmans Yard, Folkstown Great, Balbriggan, Co. Dublin</u>	<u>Retention of change of use and subdivision to commercial / storage use. Retention of units and all associated works.</u>
<u>F23A/0634</u>	<u>Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996</u>	<u>Permission for development at the existing waste recovery facility located at Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996. The development will consist of:</u> <u>(i) An increase in the total annual waste intake to 95,500 tonnes per annum for recovery;</u> <u>(ii) Revision of operating hours to include public holidays;</u> <u>(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.</u>

		<p>motorcycle space) to include an electric vehicle charging point and associated underground cable ducting.</p> <p>The development will comprise an activity requiring a review of the existing Industrial Emissions licence (EPA reference no. P1014-01).</p>
<a href="#">F22A/0480</a>	<p><a href="#">Stephenstown Industrial Estate, Balbriggan, Dublin</a></p> <p>-</p>	<p>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.</p>
<a href="#">F22A/0033</a>	<p><a href="#">Lands at Harvest Lodge, Folkstown Lane (Folkstown Little Td) and lands at Folkstown Great Td, Naul Road, Balbriggan, Co Dublin.</a></p>	<p>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</p>
<a href="#">F23A/0075</a>	<p><a href="#">Bremore Pastures, Balbriggan, Co. Dublin</a></p>	<p>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.</p>
<a href="#">F22A/0670</a>	<p>(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' &amp; 'Flemingtown Balbriggan, Co. Dublin</p>	<p>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:</p> <p>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), &amp; 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 &amp; 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;</p> <p>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;</p> <p>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];</p> <p>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 &amp; 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;</p> <p>F) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;</p>
<a href="#">F22A/0526</a>	<p>Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder &amp; Flemington,</p>	<p>Development (on lands of c. 6.70 ha) relating to: 'Phase 3' to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder &amp; Flemington, 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.</p>

	<a href="#">Balbriggan, Co. Dublin</a>	<a href="#">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 &amp; 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 &amp; 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;</a>
<a href="#">F21A/0055</a>	<a href="#">Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder &amp; Flemington, Balbriggan, Co. Dublin</a>	<a href="#">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] &amp; 5 no. 4 bedroom dwellings [House Types M1 &amp; 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 &amp; 4 no. 1 bedroom 'maisonette' apartments in 2 no 2 storey buildings (Types P1 &amp; P2]) &amp; 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;</a>
<a href="#">ABP 313210-22 SHD</a>	-	<a href="#">- 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.</a>
<a href="#">FCC Planning Reg. Ref. F21A/0576 &amp; ABP Ref: 312529-22</a>	<a href="#">Castlelands, Balbriggan</a>	<a href="#">- 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.</a>
<a href="#">F24A.1069E ACP-322977-25</a>	<a href="#">Stephenstown Industrial Estate</a>	<a href="#">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.</a>
<a href="#">An Coimisiún Pleanála - Case reference: PL06F.304673</a>	<a href="#">Balbriggan Community College, Pine Ridge, Chapel</a>	<a href="#">Demolition of existing school and construction of new 3 storey Post Primary School &amp; single storey Special Education Needs Unit. Granted 20/09/2019</a>

<a href="#">Planning Authority Case Reference: F19A/0131</a> -	<a href="#">St., Balbriggan, Co. Dublin.</a>	
<a href="#">An Coimisiún Pleanála - Case reference: OA29N.319866</a> -	<a href="#">Located off the coast of Counties Dublin, Meath and Louth</a>	<a href="#">Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm.</a>
<a href="#">An Coimisiún Pleanála - Case reference: NA29N.320164</a> -	<a href="#">Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth</a>	<a href="#">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.</a>

As part of the assessment of the impact of the proposed development, account has also been taken of cumulative projects, i.e. developments that are currently permitted or under construction within the surrounding area, but whose environmental impact are not yet fully realised within the existing environmental baseline. Following a review of projects located in proximity to the proposed development it was determined that no significant projects are proposed or currently under construction that could potentially cause in combination effects on designated conservation sites.

Given this, it is considered that cumulative impacts 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 designated conservation sites will be seen as a result of the proposed development alone or in combination with other projects.

An AA screening/NIS was also carried out for this development. It concluded that *'No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.'*

No significant effects are likely from cumulative impacts.

#### 4.13 INTERACTIONS

The biodiversity elements of this EIAR have involved consultation with a wide section of the Project Team particularly in relation to the Construction Management, design, drainage, lighting and landscape elements of the proposed Project. There are numerous inter-related environmental topics described in detail throughout this EIAR document which are of relevance to the biodiversity chapter. The biodiversity chapter of the EIAR involves interactions with the Land, Soils, Geology & Hydrogeology; Water, Hydrology, Hydrogeology; Air Quality; Noise and Vibration; Material Assets – Traffic and Transportation; Material Assets - Waste. There is potential for interaction between the biodiversity and other chapters outlined in the EIAR, during construction and operation. The mitigation measures that will be put in place for the proposed development will ensure that the impact on biodiversity would be negligible following the implementation of mitigation measures.

#### 4.14 DIFFICULTIES ENCOUNTERED IN COMPILING

No difficulties were encountered in relation to the preparation of the Biodiversity report. The surveys were undertaken within the optimal survey periods.

#### 4.15 REFERENCES

1. Environmental Protection Agency (August 2017): Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports. EPA, Wexford
2. Environmental Protection Agency (September 2015): Draft - Advice Notes on Current
3. Practice (in the preparation on Environmental Impact Statements). EPA, Wexford
4. Environmental Protection Agency 1997 Draft guidelines on the information to be contained in Environmental Impact Statements. EPA, Wexford, Ireland.
5. CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management.

6. DoEHLG (2013) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment. Department of the Environment, Community and Local Government.
7. Environmental Protection Agency 2002 Guidelines on the information to be contained in Environmental Impact Statements. EPA, Wexford, Ireland.
8. Hayden, T. & Harrington, R. 2000 Exploring Irish mammals. Dúchas. Town House, Dublin.
9. Institute of Environmental Assessment. 1995 Guidelines for Baseline Ecological Assessment. E&FN Spon, London.
10. Lawrence, M.J. & Brown, R.W. 1973 Mammals of Britain: their tracks, trails and signs. Blandford Press, Dorset, UK.
11. Lysaght, L. & Marnell, F (eds.) 2016 Atlas of Mammals in Ireland 2010-2015. National Biodiversity Centre, Waterford.
12. NPWS 2013 The status of protected EU habitats and species in Ireland. DoEHLG, Dublin, Ireland.
13. Assessment of Plans and Projects Significantly Affecting NATURA 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC; [http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura\\_2000\\_asses\\_s\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_asses_s_en.pdf)
14. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance\\_art6\\_4\\_en.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf)
15. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; [http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance\\_doc.pdf](http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf)
16. The Status of EU Protected Habitats and Species in Ireland. [http://www.npws.ie/publications/euconservationstatus/NPWS\\_2007\\_Conservation\\_Status\\_Report.pdf](http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf)
17. Fossitt. (2000) A Guide to Habitats in Ireland. The Heritage Council
18. IFI (2016) Guidelines on the Protection of Fisheries During Construction Works in and Adjacent to Waters. Inland Fisheries Ireland
19. Jackson, M. W., et al. (2016) Ireland Red Lists No. 10 Vascular Plants. The IUCN Red List of Vascular Plants.
20. King, J.L., Marnell, F., Kingston, N., Rosell, R., Boylan, P., Caffrey, J.M., FitzPatrick, Ú., Gargan, P.G., Kelly, F.L., O'Grady, M.F., Poole, R., Roche, W.K. & Cassidy, D. (2011) Ireland Red List No. 5: Amphibians, Reptiles & Freshwater Fish. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.
21. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
22. NPWS (2012) Conservation Objectives: Boyne Coast and Estuary SAC 001957. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
23. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
24. NPWS (2021) Conservation Objectives: River Boyne and River Blackwater SAC 002299. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
25. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
26. NPWS (2012) Conservation Objectives: River Nanny Estuary and Shore SPA 004158. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
27. NPWS (2024) Conservation Objectives: Skerries Islands SPA 004122. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
28. NPWS (2013) Conservation Objectives: Rockabill SPA 004014. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

29. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
30. NPWS (2013) Conservation Objectives: Boyne Estuary SPA 004080. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht
- ~~31.~~ NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
- 31.
32. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
33. Marnell, F., Kelleher, C., & Mullen, E. (2022), BAT MITIGATION GUIDELINES FOR IRELAND – V2 <https://www.npws.ie/sites/default/files/publications/pdf/IWM134.pdf>
34. [Guidance Note 08/23 Guidance on Bats and Artificial Lighting at Night \(BCT, 2023\).](#)
35. [Fingal Development Plan 2023-2029](#)
36. [CIRIA \(2019\). Biodiversity net gain. Good practice principles for development – A practical guide, Construction Industry Research and Information Association, London, UK](#)
37. [CIEEM \(2024\) Briefing Paper – Biodiversity Net Gain in Ireland. CIEEM Ireland Policy Group.](#)
32. \_\_\_\_\_

RECEIVED: 11/03/2024

RECEIVED: 11/03/2026

**Bat Fauna Impact Assessment for a proposed development at Flenington  
South, Balbriggan, Co. Dublin**



09<sup>th</sup> 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](mailto:info@altemar.ie)

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

[www.altemar.ie](http://www.altemar.ie)

## **SUMMARY**

- Structure:** A single derelict bungalow is located at the north end of the site. A metal shed is also located on site.
- Location:** A site located at Balbriggan, Co. Dublin.
- Bat species present:** Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and Leislers bat (*Nyctalus leisleri*).
- Proposed work:** Residential Development.
- Impact on bats:** The survey found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as there are no confirmed bat roosts onsite. The proposed development will change the local environment as demolition works are proposed and new structures are to be erected. Lighting in the residential development has been designed to comply with bat lighting guidelines. Compensatory hedgerows will be planted. Foraging would be expected to continue on site. The proposed development will not impact on flightlines. Mitigation measures are proposed. The overall impact following the implementation of mitigation be a Minor adverse / International / Negative Impact / Not significant / long term impact.
- Surveys by:** Bryan Deegan MCIEEM, Frank Spellman (MSc), & Jack Doyle (MSc)
- Survey date:** 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023, 27<sup>th</sup> June 2023, 22<sup>nd</sup> May 2025, & 14<sup>th</sup> August 2025.

RECEIVED: 11/03/2025

## Competency of Assessor

This report has been prepared by Bryan Deegan MSc, BSc (MCIEEM). Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan has provided bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

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

Jack Doyle (MSc Sustainable Environments) has carried out a wide range of flora and fauna surveys and produced ecological assessments on numerous residential, commercial, and infrastructure projects in Ireland. These include breeding ornithological surveys, roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and habitat identification.

## Legislative Context

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

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

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

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

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

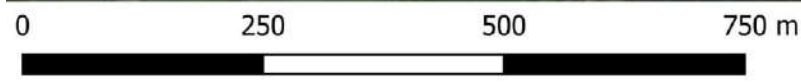
- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

## Project Description

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 and location is demonstrated in Figure 1.



Project: Flemington South LRD  
 Location: Balbriggan, Co. Dublin  
 Date: 09/12/2025  
 Drawn By: Jack Doyle (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



**Figure 1.** Proposed site outline and location

## Arborist

An Arboricultural Report has been prepared by Charles McCorkell Arboricultural Consultancy to accompany this planning application. This report details the following arboricultural impact of the proposed development:

~~'Loss of trees – The proposed development will require the removal of 34 trees and 7 groups of trees/hedgerows, and the partial removal of 19 groups of trees/hedgerows. In total, the removal of hedgerows is 1,639 linear metres (532 linear metres of which is to facilitate the road upgrades).'~~

~~Of the 59 survey entries to be removed or partially removed, 1 tree and 5 hedgerows are of moderate quality and value (B Category), 27 trees and 20 groups of trees/hedgerows are of low quality and value (C Category), and 6 trees and 1 hedgerow are of poor quality (U Category).'~~

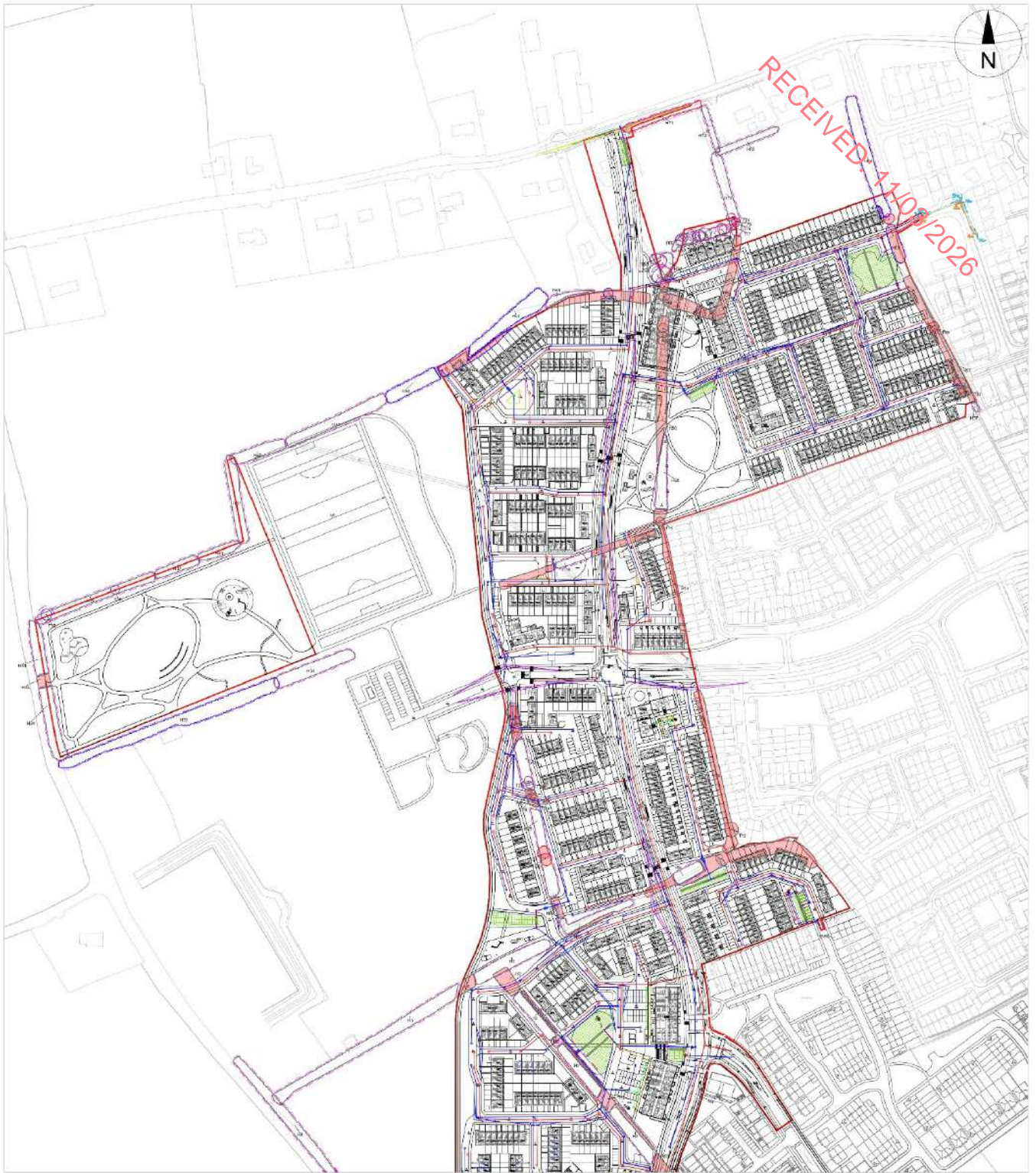
~~'The loss of trees and hedgerows will have an initial impact on the local canopy cover and on the character and appearance of the surrounding rural landscape. Considering the site's change of use, its landscape character will be impacted, and as the majority of trees and hedgerows to be removed are of low quality, the overall extent of the impact is not deemed to be significant.'~~

The tree removals plan is demonstrated in Figures 2 & 3.

## Landscape

The landscape design for the proposed development has been prepared by Parkhood Landscape Architects to accompany this planning application. Following consultation with Parkhood Landscape Architects, 466 no. standard trees and 2,068 linear metres of native hedgerow will be planted onsite, compared to 34 no. trees and 1,639 linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite. ~~530 no. standard trees and 1,830 linear metres of native hedgerow will be planted onsite, compared to 34 no. trees and 1,581 linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite.~~

The proposed landscape masterplan is demonstrated in Figure 4.



This document is to be read in conjunction with the respective architectural schedules and reports relevant to the project.

Where indications on the drawings are not clear, the contractor shall be responsible for confirming the scope and details with the relevant authority.

It is the responsibility of the main site contractor to check and verify all information and measurements on-site and to the satisfaction of the client, and to ensure that all the quantities and dimensions are correct and accurate.

BS5837:2012 Tree Categorisation

- Category A** Trees of high quality with an established canopy of at least 4m.
- Category B** Trees of moderate quality with an established canopy of at least 3m.
- Category C** Trees of low quality with an established canopy of at least 2m, or young trees with a stem diameter of at least 75mm.
- Category D** Trees that are considered to have a low probability of survival as living trees in the context of the current land use or larger than 100mm.

**Key**

- Red Dashed Line: Root Protection Zone
- Blue Dashed Line: The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain tree stability
- Green Line: Tree, Strub or Hedge/Group
- Red Circle: Reference Number for Tree, Group or Hedge/Group
- Red Line: Site boundary
- Red Circle with 'X': Trees (Group) to be Removed shown decided RED

**T23**

**P01**

**Tree Removals Plan 01**

Client: **Flemington South LRD**

Client: **Glanveagh Homes Ltd.**

Date: 12/06/2025 Scale: 1:1000 @ A0 Status: Planning

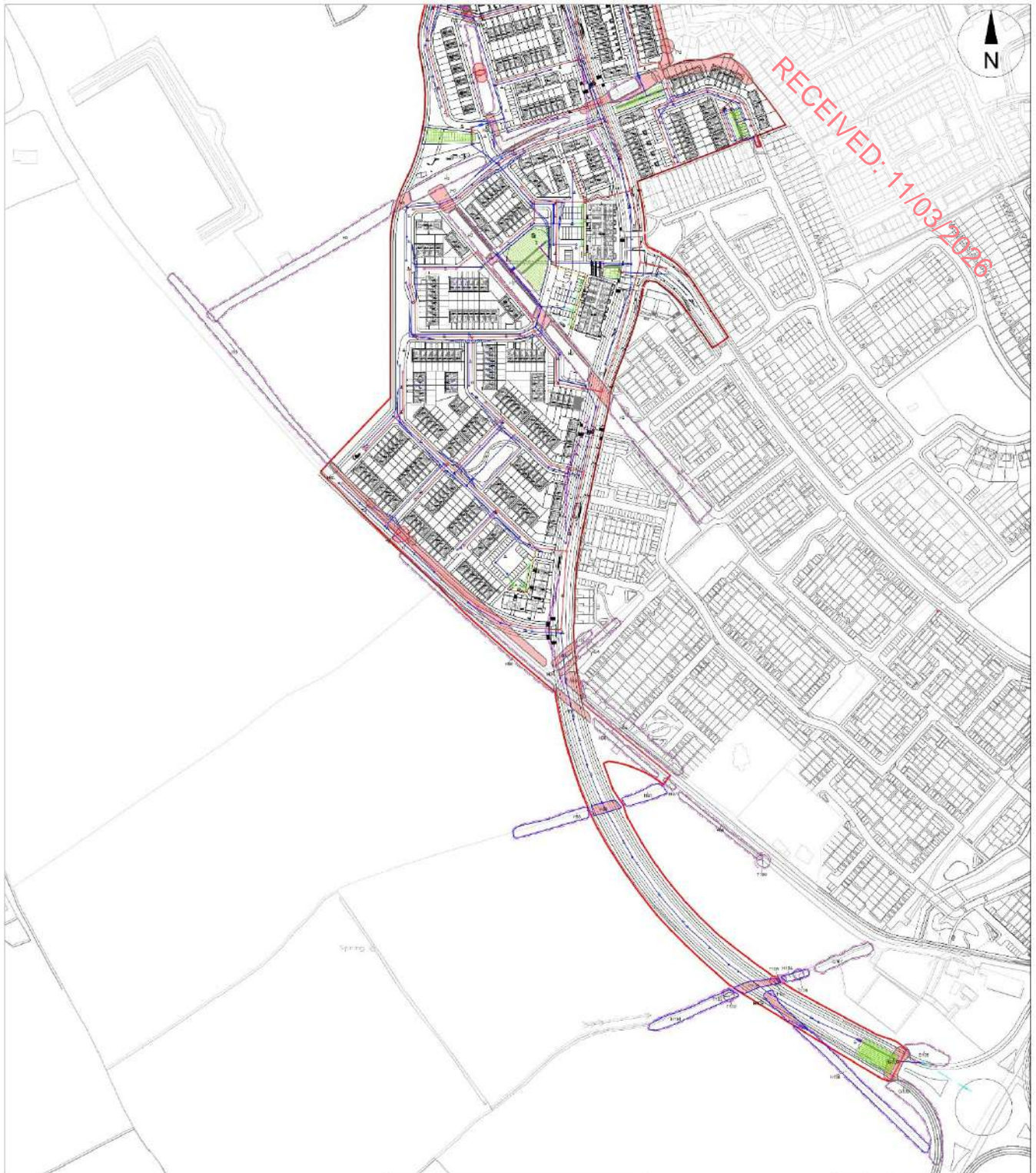
Drawn by: HWPB Day: 25/04/21-P-11-01

Checked by: SMC

**CHARLES MCCORKELL**  
ARBORICULTURAL CONSULTANCY

T: 050 543 7015 | E: charles@cmccorkell.com | W: www.cmccorkell.com

Figure 2. Tree removals plan (north)



RECEIVED: 11/03/2026



This drawing is to be read in conjunction with the respective site plan and all other drawings forming part of the planning application. It is the responsibility of the applicant to ensure that the information provided is accurate and up-to-date. The applicant is responsible for ensuring that the information provided is accurate and up-to-date. The applicant is responsible for ensuring that the information provided is accurate and up-to-date.

**Key**

- Road Protection Zone
- The red-hatched area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability
- Tree, Strap or Hedgehog Group
- Reference Number for Tree, Group or Hedgehog
- Site boundary
- Trees/Group to be Removed shown shaded RED

**T23**

**BSS637:2012 Tree Categorisation**

- Category A: Trees of high quality with an estimated life expectancy of at least 50 years.
- Category B: Trees of moderate quality with an estimated life expectancy of at least 20 years.
- Category C: Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a trunk diameter below 100mm.
- Category D: Trees in such a condition that they are no longer viable or are likely to be removed in the next 10 years.

**Tree Removals Plan 02**

Project: **Flamington South LRD**

Client: **Glenveagh Homes Ltd.**

Date: 10 Dec 2020 | Scale: 1:500 | @ AD | Status: Planning

Drawn by: SHN | Checked by: GVC | Date: 20/04/2021 | Rev: A

**CHARLES MCCORKELL**  
ARBORICULTURAL CONSULTANCY

T: 085 843 7015 | E: charles@mccorkell.com | W: www.mccorkell.com

Figure 3. Tree removals plan (south)



## Lighting

An Outdoor Lighting Report has been prepared by Lighting Reality to accompany this planning application. This report details the following Luminaires design for the proposed development. The proposed public lighting layout is demonstrated in Figures 5a-5g. Additionally, a letter provided by Morley Walsh Consulting Engineers T/A ENX (see Appendix 4.1A) demonstrate that the lighting plan has been designed in accordance with bat lighting guidelines.



### Luminaire A Data

Supplier	C U Phosco
Type	P852K-12-F2-MW-CB1500-55W
Lamp(s)	740C
Lamp Flux (klm)	6.16
File Name	P852K-12-F2-MW-CB1500-55W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	761.9, 260.5, 34.9
No. in Project	101



### Luminaire B Data

Supplier	C U Phosco
Type	P863-128-A2-4x4-740-SF-0275-52W
Lamp(s)	740SA
Lamp Flux (klm)	8.95
File Name	P863-128-A2-4x4-740-SF-0275-52W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	292.2, 26.8, 0.0
No. in Project	7



### Luminaire C Data

Supplier	C U Phosco
Type	P852K-12-F2-WW-CA0650-25W
Lamp(s)	730C
Lamp Flux (klm)	3.02
File Name	P852K-12-F2-WW-CA0650-25W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	750.5, 280.0, 34.0
No. in Project	107



### Luminaire D Data

Supplier	C U Phosco
Type	P852K-12-P4-WW-CA0650-25W
Lamp(s)	730C
Lamp Flux (klm)	2.97
File Name	P852K-12-P4-WW-CA0650-25W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	747.2, 125.8, 0.0
No. in Project	56



### Luminaire E Data

Supplier	C U Phosco
Type	P852K-12-F2-WW-CA0200-9W
Lamp(s)	730C
Lamp Flux (klm)	1.04
File Name	P852K-12-F2-WW-CA0200-9W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	750.5, 280.0, 34.0
No. in Project	12



### Luminaire F Data

Supplier	C U Phosco
Type	P852K-12-P4-WW-CA0200-9W
Lamp(s)	730C
Lamp Flux (klm)	1.02
File Name	P852K-12-P4-WW-CA0200-9W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	747.2, 125.8, 0.0
No. in Project	21

No. in Project	12
----------------	----

No. in Project	21
----------------	----

RECEIVED: 11/03/2026

ENX Engineering Consultants outline that the current lighting layout has been designed to Fingal County Council lighting specifications, incorporating the following:

- 0 degree tilt.
- Minimum 6 meter high columns within the estate and the main spine road to 8 meter high columns.
- Lighting on the main spine road is natural white 4000K.
- Lighting within the estate is proposed at 3000K warm with white fittings.
- Lighting designed to a lighting class of P4 (EN13201) with a step back to Lighting class P5 after 12 O'Clock midnight.
- Cowels will be provided on lights backing onto hedgerows and public open spaces.

RECEIVED: 11/03/2026

The above lighting design will ensure the proposed lighting design will not have a significant impact on local biodiversity. It is important to note that backspill protection has been proposed on lights that could potentially impact on biodiversity features.

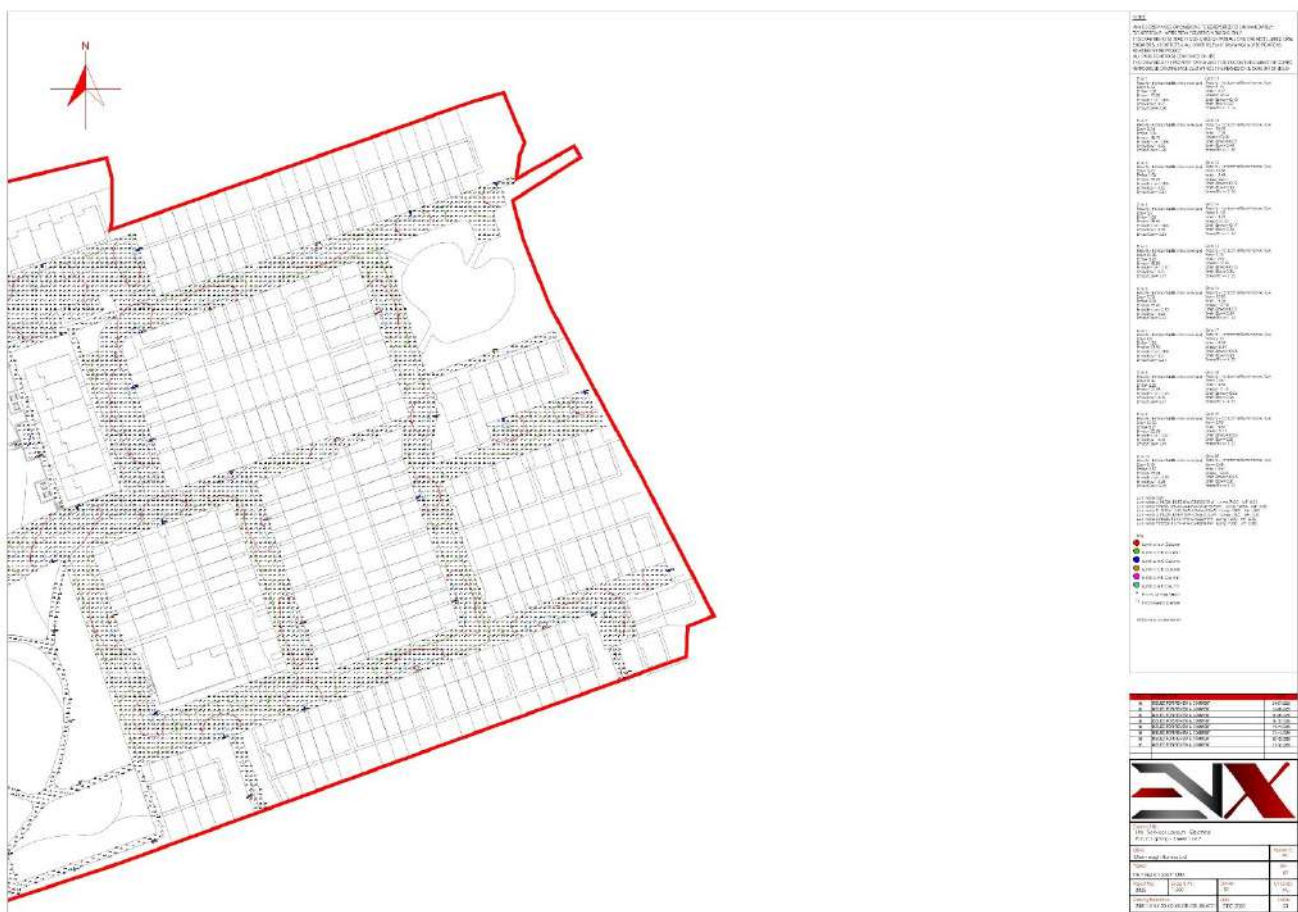


Figure 5a. Proposed public lighting layout (sheet 1)



Figure 5b. Proposed public lighting layout (sheet 2)

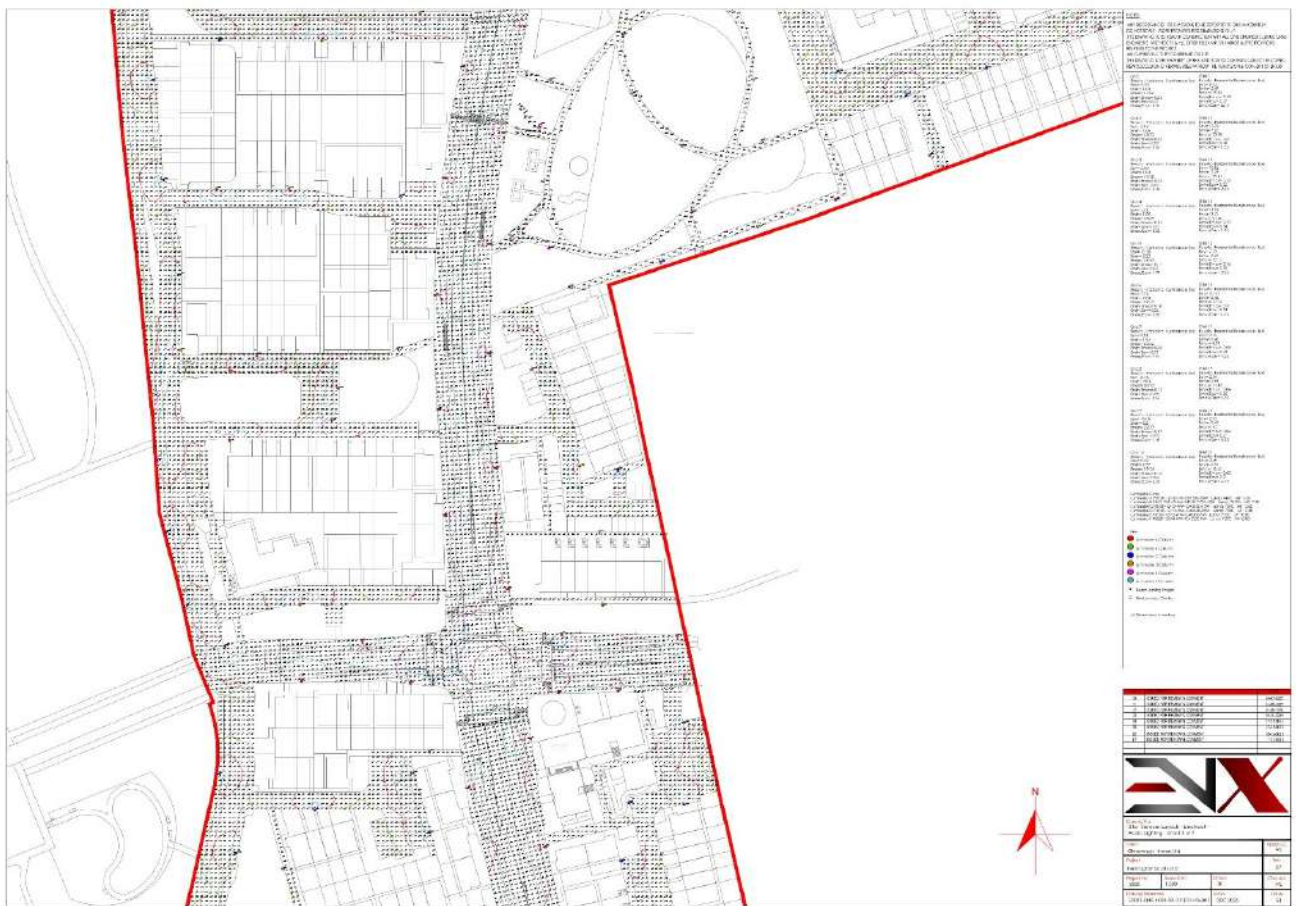


Figure 5c. Proposed public lighting layout (sheet 3)

RECEIVED: 11/03/2026

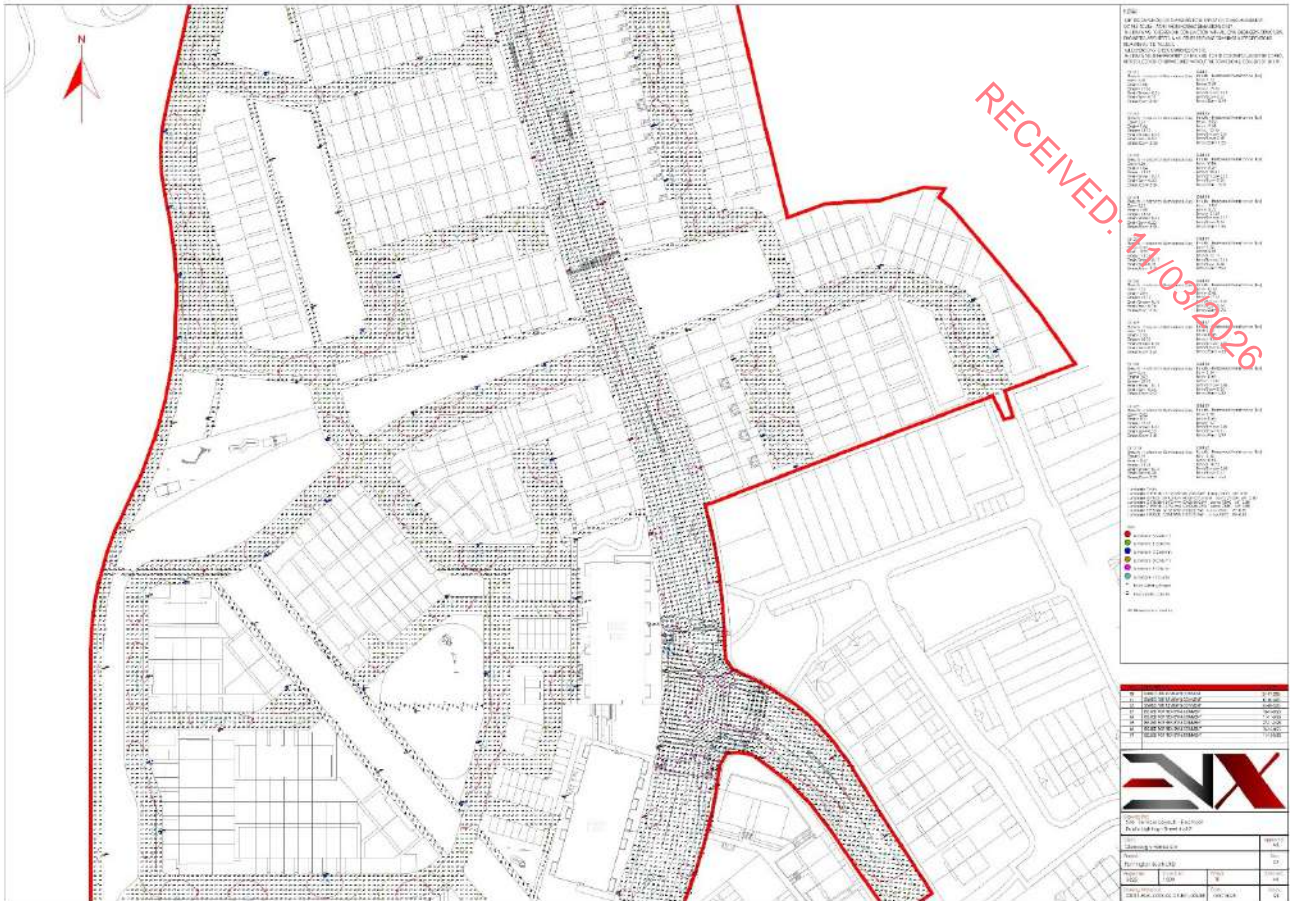


Figure 5d. Proposed public lighting layout (sheet 4)



Figure 5e. Proposed public lighting layout (sheet 5)

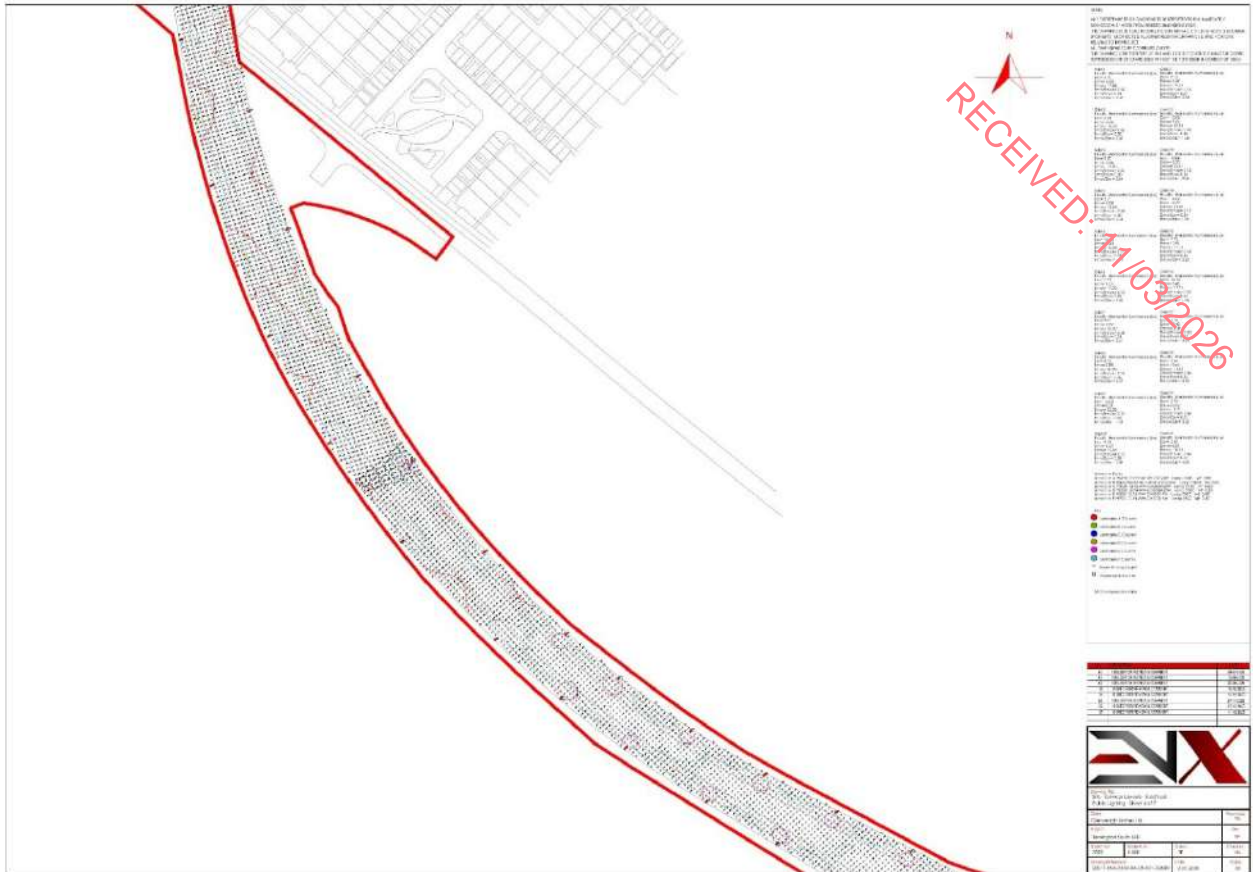


Figure 5f. Proposed public lighting layout (sheet 6)

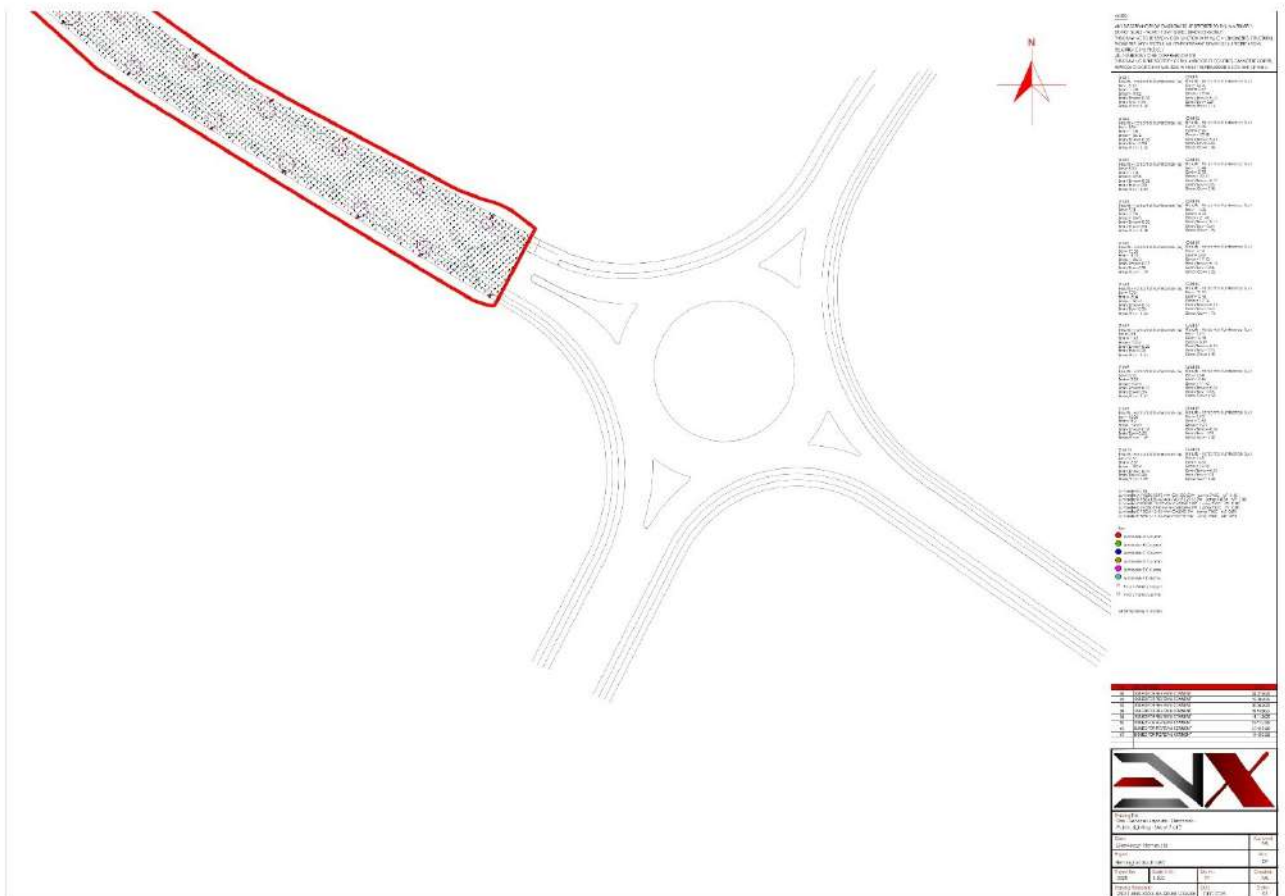


Figure 5g. Proposed public lighting layout (sheet 7)

RECEIVED: 11/03/2026

## Bat survey

Onsite trees and walls were inspected for bats and/or their signs using a powerful torch (141 Lumens) – Petzl MYO RXP. The site survey was supplemented by a review of Bat Conservation Ireland's (BCIreland) National Bat Records Database. A bat detector and emergent survey was carried out by Bryan Deegan on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023 and the 27<sup>th</sup> June 2023. Bat detector and emergent surveys were carried out by Frank Spellman and Jack Doyle on the 22<sup>nd</sup> May 2025 & 14<sup>th</sup> August 2025.

## Survey Methodology

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

The survey involved the methodologies outlined in Collins (2016) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.'

As outlined in Collins (2016) 'The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.'

#### Tree Potential Bat Roost Inspection

A ground level roost assessment was carried and used to examine the trees on/proximate to the site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc. All onsite trees were inspected for bat roosting potential during the daytime, where possible, for evidence of bat usage.

#### Emergent Surveys

Emergent survey were carried out by Bryan Deegan on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023 and the 27<sup>th</sup> June 2023. Emergent surveys were also carried out by Frank Spellman and Jack Doyle on the 22<sup>nd</sup> May 2025 & 14<sup>th</sup> August 2025. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. Surveyors were positioned at areas containing features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

#### Detector Surveys

Following an emergent survey, a bat detector survey was carried out on the 20<sup>th</sup> April 2021, 08<sup>th</sup> June 2023, 13<sup>th</sup> June 2023, 27<sup>th</sup> June 2023, 22<sup>nd</sup> May 2025 & 14<sup>th</sup> August 2025. Detector surveys were carried out onsite using an *Echo meter touch 2 Pro* handheld detector to determine bat activity. Bats are identified by their ultrasonic calls coupled with behavioural and flight observations. All areas of the site were surveyed for bat activity during the detector surveys.

**Table 1 Further bat survey details**

<u>Survey Date</u>	<u>Surveyor(s)</u>	<u>Start Time</u>	<u>End Time</u>	<u>Weather Conditions</u>
<u>20<sup>th</sup> April 2021</u>	<u>Bryan Deegan</u>	<u>19:21</u>	<u>22:39</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>08<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>21:14</u>	<u>23:27</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>13<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>21:27</u>	<u>23:35</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>27<sup>th</sup> June 2023</u>	<u>Bryan Deegan</u>	<u>20:41</u>	<u>23:14</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>22<sup>nd</sup> May 2025</u>	<u>Frank Spellman</u>	<u>20:30</u>	<u>23:05</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>
<u>14<sup>th</sup> August 2025</u>	<u>Frank Spellman &amp; Jack Doyle</u>	<u>20:24</u>	<u>22:35</u>	<u>Weather conditions were good with mild temperatures of +10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight</u>

### Desk Study

A pre-survey bat data search was carried out in April 2021 and updated in June 2023, May 2025, and August 2025. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC), Bat Conservation Ireland (BCI), in addition to aerial, 6-inch maps and satellite imagery.

### Survey Constraints

All surveys were conducted within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during all surveys.

As outlined in Collins (2016) in relation to weather conditions '*The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.*' There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.

## **Survey Results**

### Buildings as Potential Bat Roosts

A metal barn (Plate 1) and a derelict house (Plate 2) are located to the north of the site. These are the only buildings located within the site boundaries. These buildings were inspected for evidence of bat roosts (e.g. bat droppings, grease markings at potential entry points). No bat roosts or evidence of bat activity was noted within the buildings on site.

### Trees as Potential Bat Roosts

No confirmed bat roosts, or signs of bat activity (e.g. droppings, staining), were recorded in any of the onsite trees during the ground level assessment. There are no trees of high bat roosting potential on site. Several of the large ash trees near the metal shed on site are considered to be of low-medium bat roosting potential, primarily as a result of dense ivy growth.

## Emergent & Detector Surveys

### 2021 & 2023 Results

No bats were recorded emerging from any onsite tree, building, or nearby structure. No confirmed bat roosts were recorded onsite. Foraging and transiting activity of the following bat species was recorded across the emergent and detector surveys:

- Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Leisler Bat (Lesser Noctule (*Nyctalus leisleri*))

Foraging activity of three bat species (Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and Leislars bat (Lesser Noctule) (*Nyctalus leisleri*) were noted on site across all surveys. Foraging activity of all three species was noted in the vicinity of the hedgerows with some additional activity in the grassland area (Figure 6).

### 2025 Results

No bats were recorded emerging from any onsite tree, building, or nearby structure. No confirmed bat roosts were recorded onsite. Similar to results recorded during the 2021 & 2023 surveys, foraging and transiting activity of the following bat species was recorded across the emergent and detector surveys:

- Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Leisler Bat (Lesser Noctule (*Nyctalus leisleri*))

Foraging activity of all three species was noted in the vicinity of the hedgerows with some additional activity in the grassland area (Figure 7).

RECEIVED: 11/03/2026



**Plate 1.** Metal barn



**Plate 2.** Derelict House

### ~~Trees as Potential Bat Roosts~~

~~No confirmed bat roosts, or signs of bat activity (e.g. droppings, staining), were recorded in any of the onsite trees during the ground level assessment. There are no trees of high bat roosting potential on site. Several of the large ash trees near the metal shed on site are considered to be of low-medium bat roosting potential, primarily as a result of dense ivy growth.~~

### ~~Emergent & Detector Surveys~~

#### ~~2021 & 2023 Results~~

~~No bats were recorded emerging from any onsite tree, building, or nearby structure. No confirmed bat roosts were recorded onsite. Foraging and transiting activity of the following bat species was recorded across the emergent and detector surveys:~~

- ~~● Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*)~~
- ~~● Soprano Pipistrelle (*Pipistrellus pygmaeus*)~~
- ~~● Leisler Bat (Lesser Noctule (*Nyctalus leisleri*))~~

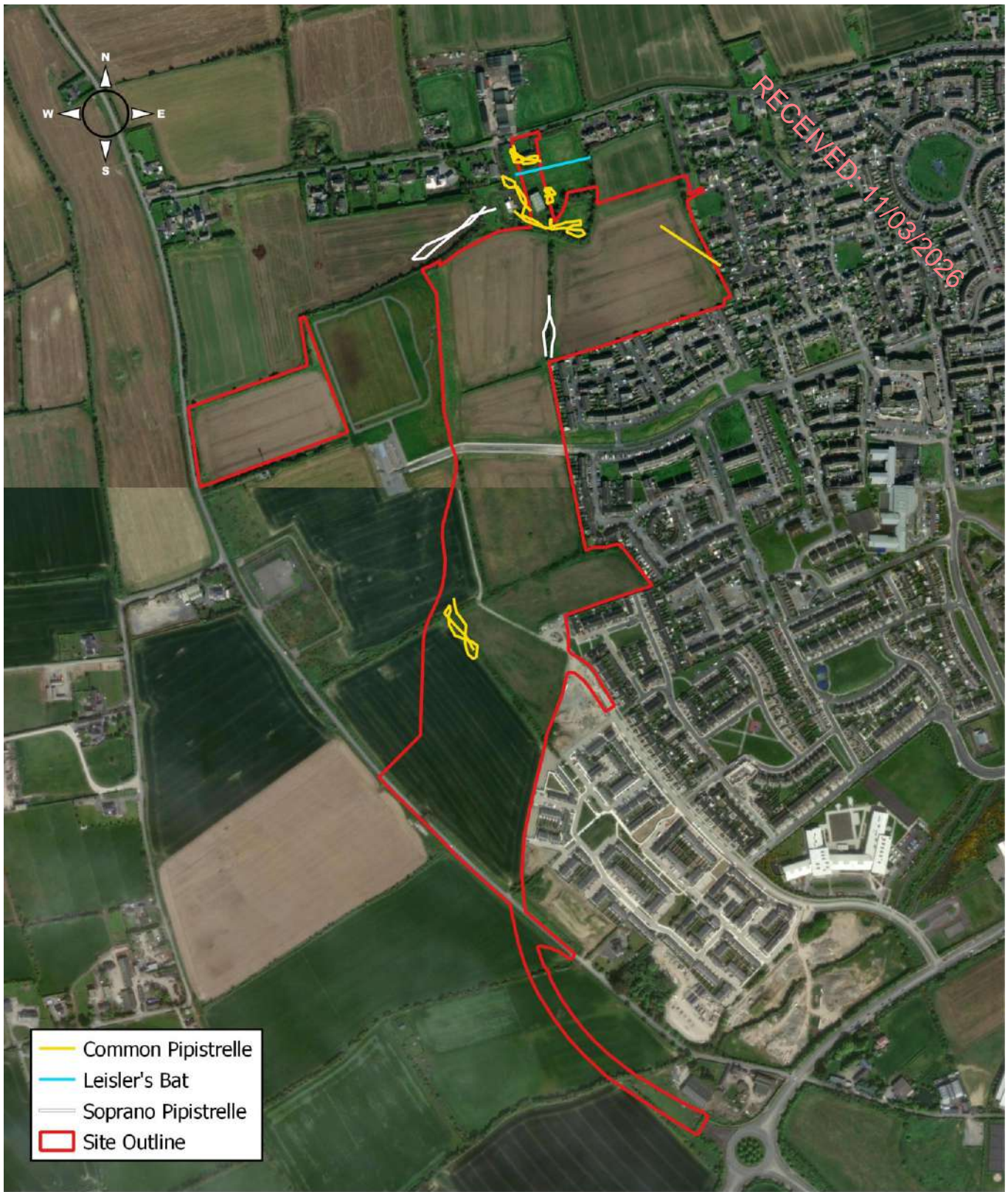
~~Foraging activity of three bat species (Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and Leislors bat (Lesser Noctule) (*Nyctalus leisleri*) were noted on site across all surveys. Foraging activity of all three species was noted in the vicinity of the hedgerows with some additional activity in the grassland area (Figure 6).~~

#### ~~2025 Results~~

~~No bats were recorded emerging from any onsite tree, building, or nearby structure. No confirmed bat roosts were recorded onsite. Similar to results recorded during the 2021 & 2023 surveys, foraging and transiting activity of the following bat species was recorded across the emergent and detector surveys:~~

- ~~● Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*)~~
- ~~● Soprano Pipistrelle (*Pipistrellus pygmaeus*)~~
- ~~● Leisler Bat (Lesser Noctule (*Nyctalus leisleri*))~~

~~Foraging activity of all three species was noted in the vicinity of the hedgerows with some additional activity in the grassland area (Figure 7).~~



0 250 500 750 m

Project: Flemington South LRD  
 Location: Balbriggan, Co. Dublin  
 Date: 09/12/2025  
 Drawn By: Jack Doyle (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



Figure 6. Bat activity recorded onsite during 2021 & 2023 surveys



Project: Flemington South LRD  
 Location: Balbriggan, Co. Dublin  
 Date: 09/12/2025  
 Drawn By: Jack Doyle (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



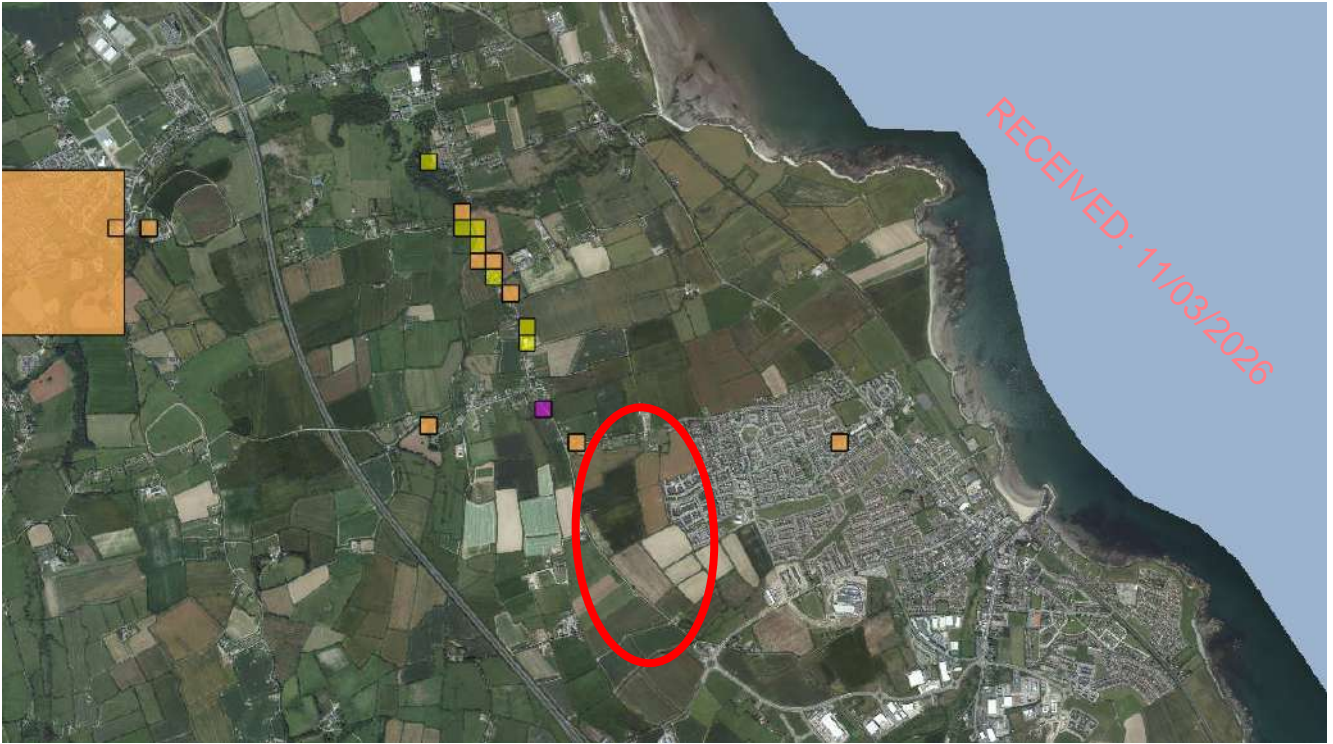
Figure 7. Bat activity recorded onsite during 2025 surveys

## Review of local bat records

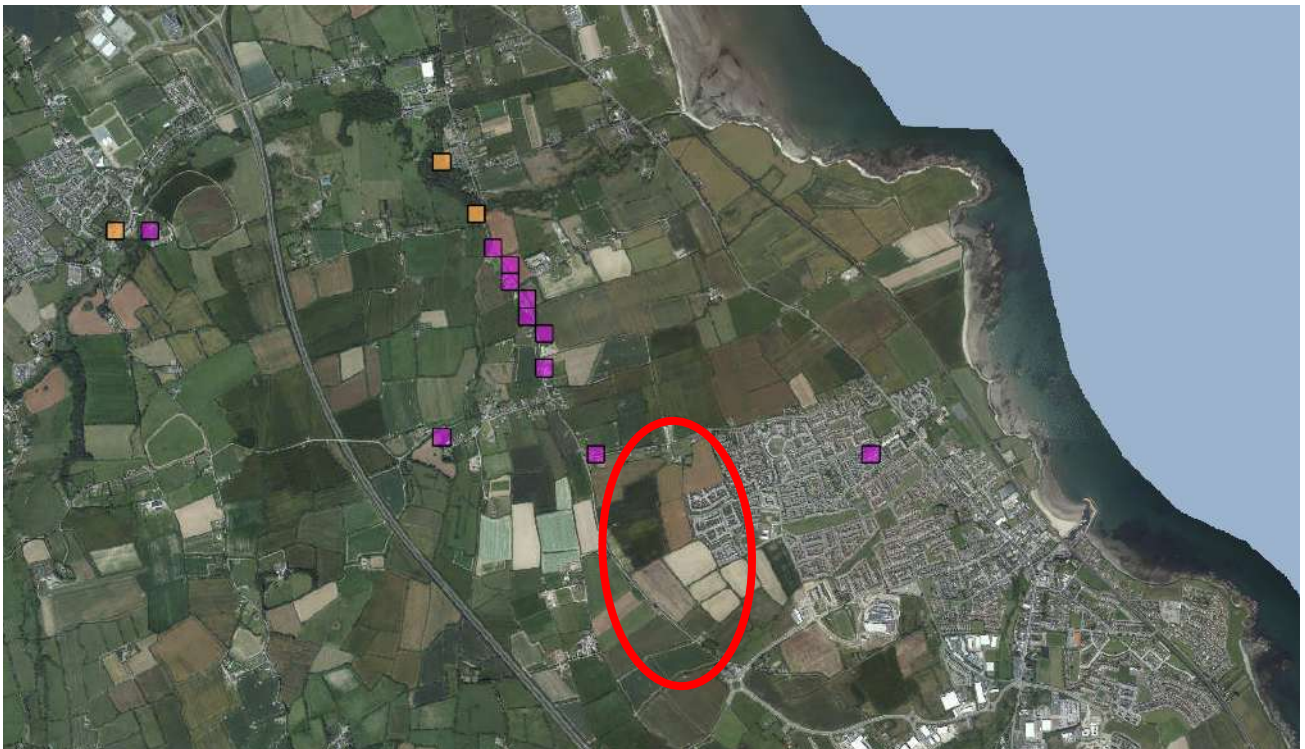
The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within the four 2km<sup>2</sup> grids that encompass the site (Reference grids O16S, O16R, O16W, O16X) encompassing the study area reveals that five of the nine known Irish species have been observed locally (Table 24). The National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 8-10. The following species were noted in the wider area: Daubenton's Bat (*Myotis daubentonii*), Brown Long-eared Bat (*Myotis daubentonii*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Lesser Noctule (*Nyctalus leisleri*) (Figures 8-10).

**Table 24:** Status of bat species within the four 2km<sup>2</sup> grids (O16S, O16R, O16W, O16X)

Species Name	Record Count	Date of Last Record	Note
<b>O16R</b>			
None	N/A	N/A	N/A
<b>O16S</b>			
Brown Long-eared Bat ( <i>Plecotus auritus</i> )	1	26/07/2011	National Bat Database of Ireland
Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> )	28	15/08/2019	National Bat Database of Ireland
Daubenton's Bat ( <i>Myotis daubentonii</i> )	34	29/08/2021	National Bat Database of Ireland
Lesser Noctule ( <i>Nyctalus leisleri</i> )	17	15/08/2019	National Bat Database of Ireland
Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )	15	15/08/2019	National Bat Database of Ireland
<b>O16W</b>			
None	N/A	N/A	N/A
<b>O16X</b>			
Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> )	1	21/07/2023	National Bat Database of Ireland
Lesser Noctule ( <i>Nyctalus leisleri</i> )	1	21/07/2023	National Bat Database of Ireland
Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )	1	21/07/2023	National Bat Database of Ireland



**Figure 8.** Common Pipistrelle (*Pipistrellus pipistrellus*) (yellow), Leisler's Bat (*Nyctalus leisleri*) (purple), and both Common Pipistrelle and Leisler's Bat (orange) (Source NBDC) (Approx. site location – red circle)



**Figure 9.** Soprano Pipistrelle (*Pipistrellus pygmaeus*) (purple), and both Soprano Pipistrelle and Daubenton's Bat (*Myotis daubentonii*) (orange) (Source NBDC) (Approx. site location – red circle)



**Figure 10.** Brown Long-eared Bat (*Plecotus auritus*) (yellow) (Source NBDC) (Approx. site location – red circle)

Specifically, NBDC records show sightings of bat species in locations that are in close proximity to the subject site:

1. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O177643. Recorded on 15/08/2005 and located 185m North of the subject site.
2. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O177643. Recorded on 20/07/2006 and located 185m North of the subject site.
3. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O177643. Recorded on 29/07/2007 and located 185m North of the subject site.
4. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O177643. Recorded on 21/08/2008 and located 185m North of the subject site.
5. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O177643. Recorded on 28/07/2014 and located 185m North of the subject site.
6. Lesser Noctule (*Nyctalus leisleri*) in grid reference O177643. Recorded on 26/07/2009 and located 185m North of the subject site.
7. Lesser Noctule (*Nyctalus leisleri*) in grid reference O177643. Recorded on 09/08/2011 and located 185m North of the subject site.

## Potential Impact of the development on Bats

No definitive bat roosts will be lost due to this development and the species expected to occur onsite should persist in the area. However, in the absence of mitigation the development is likely to displace bats from foraging on the site during construction and operation. The potential for collision risk and impact on flight paths in relation to bats is considered low as the buildings would be deemed to be clearly visible to bats.

## Mitigation Measures

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

- Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this
- Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged
- Long-term habitat management and maintenance – to ensure the population will persist
- Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.'

No trees of high bat roosting potential to be lost as a result. Three bat species were noted onsite. As a result of the findings of the assessment, the following mitigation will be implemented:

### Mitigation by Design:

- 530-466 no. standard trees and 4,8302,068 linear metres of native hedgerow will be planted onsite, compared to 34 no. trees and 1,584-639 linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite. This compensatory planting will create suitable foraging and commuting features for local bat species.
- Lighting has been designed to incorporate the following measures:
  - 0 degree tilt.
  - Minimum 6 meter high columns within the estate and the main spine road to 8 meter high columns.
  - Lighting on the main spine road is natural white 4000K.
  - Lighting within the estate is proposed at 3000K warm with white fittings.
  - Lighting designed to a lighting class of P4 (EN13201) with a step back to Lighting class P5 after 12 O'Clock midnight.
  - Cowels will be provided on lights backing onto ecological corridors and public open spaces.

### Construction:

- Lighting at all construction stages will be done sensitively on site with no direct lighting of site boundaries.
- Prior to site clearance, the ecologist and arborist will assess the site works and oversee habitat protection measures.
- Inspection of buildings on site by a bat ecologist prior to demolition and the control of light spillage into adjacent habitats to avoid light spill of the surrounding hedgerows.
- Lighting on site during construction will be subject to approval of the ecologist and will not involve the lighting of treelines and hedgerows.

### Operation:

- A project ecologist will be appointed to oversee completion of all landscape, lighting and drainage works.
- Lighting will be carried out as per lighting design.

### **Predicted Residual Impact of Planned Development on Bats**

The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as there are no confirmed bat roosts onsite. The proposed development will change the local environment as demolition works are proposed and new structures are to be erected. Lighting in the residential development has been designed to comply with bat lighting guidelines. Compensatory hedgerows will be planted. Foraging would be expected to continue on site. The proposed development will not impact on flightlines. Mitigation measures are proposed.

The overall impact following the implementation of mitigation be a Minor adverse / International / Negative Impact / Not significant / long term impact.

APPROVED: 11/03/2026

## References

- Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1
- Marnell, F., Kelleher, C. & Mullen, E. (2022). *Bat mitigation guidelines for Ireland V2. Irish Wildlife Manuals, No. 134*. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage, Ireland.
- Chartered Institute of Ecology and Environmental Management (2021). *Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Beta version*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal, and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Institution of Lighting Professionals (2018). *Bats and Artificial Lighting in the UK – Bats and the Built Environment Series: Guidance Note 08/18*. Institution of Lighting Professionals and the Bat Conservation Trust.
- Department of Housing, Planning and Local Government (December, 2018). *Urban Development and Building Heights Guidelines for Planning Authorities*.
- Bat Conservation Trust (May 2022). *Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys*. The Bat Conservation Trust, London.
- Bat Conservation Ireland 2004 on-going, *National Bat Record Database*. Virginia, Co. Cavan
- Boyd, I. and Stebbings, R.E. 1989 Population changes in brown long-eared bats (*Plecotus auritus*) in Bat Boxes at Thetford Forest. *Journal of Applied Ecology* **26**: 101 - 112
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979
- EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992
- Jefferies, D.J. 1972 Organochlorine insecticide residues in British bats and their significance. *Journal of Zoology*, London **166**: 245 - 263
- Kelleher, C. 2004, Thirty years, six counties, one species – an update on the lesser horseshoe bat *Rhinolophus hipposideros* (Bechstein) in Ireland – *Irish Naturalists' Journal* **27**, No. 10, 387 – 392
- Kelleher, C. 2015 *Proposed Residential Development, Church Road, Killiney, Dublin: Bat Fauna Study*. Report prepared for Altamar Marine and Environmental Consultants
- Marnell, F., Kingston, N. and Looney, D. 2009 *Ireland Red List No. 3: Terrestrial Mammals*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin
- Marnell, F., Kelleher, C., & Mullen, E. (2022), BAT MITIGATION GUIDELINES FOR IRELAND – V2 <https://www.npws.ie/sites/default/files/publications/pdf/IWM134.pdf>
- Racey, P.A. and Swift, S.M. 1986 The residual effects of remedial timber treatments on bats. *Biological Conservation* **35**: 205 – 214
- Smal, C.M. 1995 *The Badger & Habitat Survey of Ireland*. The Stationery Office, Dublin
- Wildlife Act 1976 and Wildlife [Amendment] Act 2000. Government of Ireland.
- [Bat Conservation Trust. 2023. Guidance Note 08/23 Guidance on Bats and Artificial Lighting at Night.](#)



Block 5 High Street,  
Tallaght, Dublin 24, D24YK8N

015321578 info@enx.ie

RECEIVED 11/03/2026

Public Lighting Submission – Flemington South LRD, Balbriggan, Co. Dublin

Dear Sir / madam,

In relation to the public lighting submission for the proposed residential development at Flemington South LRD, Balbriggan, Co. Dublin. Please find attached public lighting layout drawing and calculation report.

We can confirm that the public lighting has been designed to a lighting class of P4 (EN13201), with a step back to Lighting class P5 after 12 O'clock Midnight.

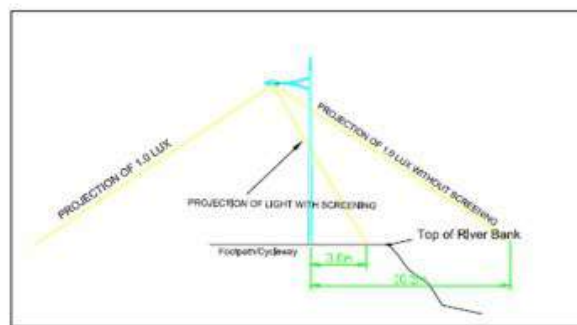
We can further confirm we have designed the public lighting for the scheme in accordance with Bat Conservation Ireland guidelines; Bat Conservation Ireland (Bats and Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, BCI, 2010), Effects of Street Lighting on Bats (Urbis Lighting Ltd, 2008), the Bat Conservation Trust (Guidance Note 08/23 Bats and Artificial Lighting in the UK (BCT, 2023) and BAT MITIGATION GUIDELINES FOR IRELAND – V2(2022).

A lighting accessory in the form of cowls may be installed where necessary as a preventative measure to reduce unwanted light spill (Please see figure 10 for excerpt from "Effects of Street Lighting on Bats"). The proposed lamps have limited backward light properties thus assisting in reducing backward light spill. Lamps have also been specified with 0 Degree tilt to ensure limited unwanted light spill. Lamps shall have a narrow spectrum and limited UV component. Lamps adjacent to ecological corridors shall be fit with 3000k luminaires as to mitigate the negative effects on bat behavior.

RECEIVED: 11/03/2026

Figure 10:

### Effect of Street Lighting on Bats



**Figure 10 - Light Spread with Masked Protector**

The masking reduces the projection of light to 3m behind the base of the column, a reduction of 71%. The effect on the lighting levels on the road is unknown.

If you require anything further, please do not hesitate to contact me.

Kind regards,



Kieran Morley  
Managing Director  
**MORLEY WALSH CONSULTING ENGINEERS T/A ENX**



RECEIVED: 11/03/2026

**Breeding Bird Assessment for a proposed development at Flemington  
South, Balbriggan, Co. Dublin**



~~16<sup>th</sup> December 2025~~ 09<sup>th</sup> March 2026

**Prepared by:** Frank Spellman of Altemar Ltd.  
**On behalf of:** Glenveagh Homes Limited

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

<b>Document Control Sheet</b>			
Client	Glenveagh Homes Limited		
Project	Breeding Bird Assessment for a proposed development at Flemington South, Balbriggan, Co. Dublin		
Report	Breeding Bird Assessment		
Date	16 <sup>th</sup> December 2025		
Version	Author	Reviewed	Date
Final	Frank Spellman	Bryan Deegan	16 <sup>th</sup> December 2025

RECEIVED: 11/03/2026

## SUMMARY

<b>Structure/features:</b>	The survey area consists primarily of grassland, arable crops, hedgerows, treelines, mature trees, scrub, and man-made structures.
<b>Location:</b>	Lands at Balbriggan, Co. Dublin
<b>Bird species breeding (survey area):</b>	Blackbird, blackcap, blue tit, chaffinch, dunnock, goldfinch, herring gull, hooded crow, house sparrow, linnets, robin, song thrush, starling, swallow, woodpigeon, wren, yellowhammer.
<b>Proposed work:</b>	Residential development.
<b>Impact on breeding birds:</b>	The proposed development will result in a long-term low adverse effect on breeding birds due to habitat loss. Mitigation measures are proposed.
<b>Surveys by:</b>	Frank Spellman.
<b>Survey dates:</b>	22 <sup>nd</sup> April, 9 <sup>th</sup> May and 22 <sup>nd</sup> May 2025.

## 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:

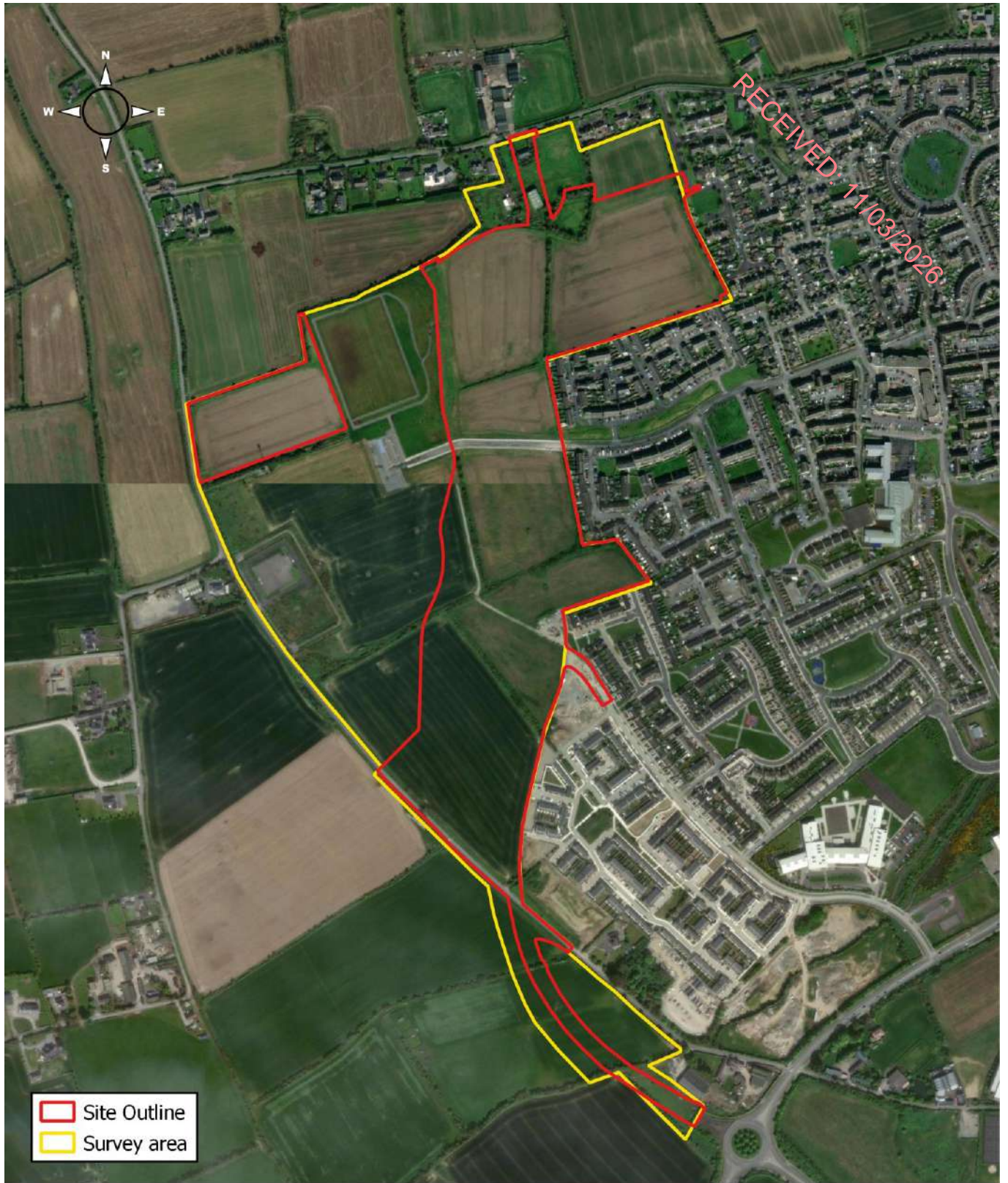
- A) Demolition of existing single storey dwelling (c. 154 sq. m) and agricultural outbuilding (c. 366 sq. m) located to the south of Flemington Lane;
- B) Provision of portion of 'C-Ring Road' from Flemington Lane [to include junctions and ancillary footpaths, cycle paths, lighting, bus stops, boundary 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, location, and survey area is demonstrated in Figures 1 & 2.

## Landscape

The landscape strategy for the proposed development has been prepared by Park Hood Landscape Architects to accompany this planning application. Following consultation with Parkhood Landscape Architects, 466 no. standard trees and 2,068 linear metres of native hedgerow will be planted onsite, compared to 34 no. trees and 1,639 linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite. ~~530 no. standard trees and 1,830 linear metres of native hedgerow will be planted onsite, compared to 34 no. trees and 1,581 linear metres of hedgerow scheduled for removal. A +10% net gain will be attained for trees and hedgerows onsite.~~

The proposed landscape plans is demonstrated in figure 3.



Project: Flemington South LRD  
 Location: Balbriggan, Co. Dublin  
 Date: 09/12/2025  
 Drawn By: Jack Doyle (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



**Figure 1.** Proposed site outline and survey area

RECEIVED: 11/03/2026



Site Outline  
Survey area

0 0.5 1 1.5 2 2.5 km

Project: Flemington South LRD  
Location: Balbriggan, Co. Dublin  
Date: 09/12/2025  
Drawn By: Jack Doyle (Altamar)

ALTEMAR  
Marine & Environmental Consultancy

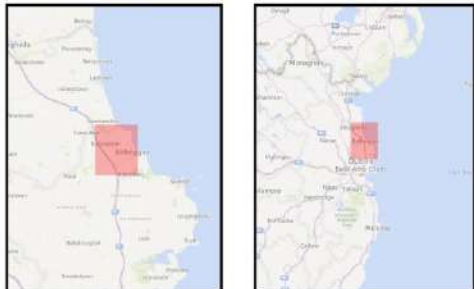


Figure 2. Proposed site and survey area location.



## Competency of assessor

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

Frank Spellman (BSc Zoology, MSc Zoology).

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

## Legislative context

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

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

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

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

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

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

## Breeding bird survey

This report presents the results of three site visits by Frank Spellman on the 22<sup>nd</sup> April, 9<sup>th</sup> May and 22<sup>nd</sup> May 2025. A breeding bird transect survey was carried out on each occasion.

## Survey methodology

This Breeding bird survey was carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features and habitats such as scrub, grassland, arable crops, treelines, mature trees, hedgerows, man-made structures and amenity grassland were present within the survey area. A single transect following the full perimeter of the survey area was carried out on each occasion, covering all areas and features available for breeding activity within and immediately adjacent to the survey area. General transect direction was alternated between surveys to account for potential activity level variations throughout morning hours. Each survey was carried out by a single surveyor.

The survey was carried out over 2.5 – 3.5 hours on 3 occasions, beginning at dawn and ending once all areas/features had been surveyed. Care was taken not to double count any observations. Weather conditions were optimal on each occasion.

## Survey results

### Habitats of breeding bird potential

A desk and ground level breeding habitat assessment were carried and used to examine the structures and vegetation on site for features that could provide breeding habitat. Potential nesting features include scrub, treelines, mature conifer/deciduous canopies, ivy, grassland, reeds, artificial structures etc. All vegetated areas and man-made structures on site were assessed for breeding bird potential.

Areas of high breeding bird potential included hedgerows, treelines, mature trees, scrub, and man-made structures throughout the survey area and its boundaries. Grassland and arable crops were heavily used by locals for walking/dog-walking and were unlikely to be used by breeding birds.

### Breeding activity survey

A total of 24 species were recorded within the survey area across three surveys. Of these species, herring gull, house martin, house sparrow, linnets, skylark, starling and swallow are amber listed Bird of Conservation Concern in Ireland (BoCCI). Yellowhammer was also recorded on site which is a red listed BoCCI. The remaining species are all green listed BoCCI.

17 species were recorded breeding or displaying behaviour indicative of breeding within the survey area (table 1). Five breeding species are amber-listed BoCCI. One breeding species (yellowhammer) is a red-listed BoCCI. The remainder of breeding species are green-listed BoCCI. Locations of breeding evidence recorded are demonstrated in figure 4.

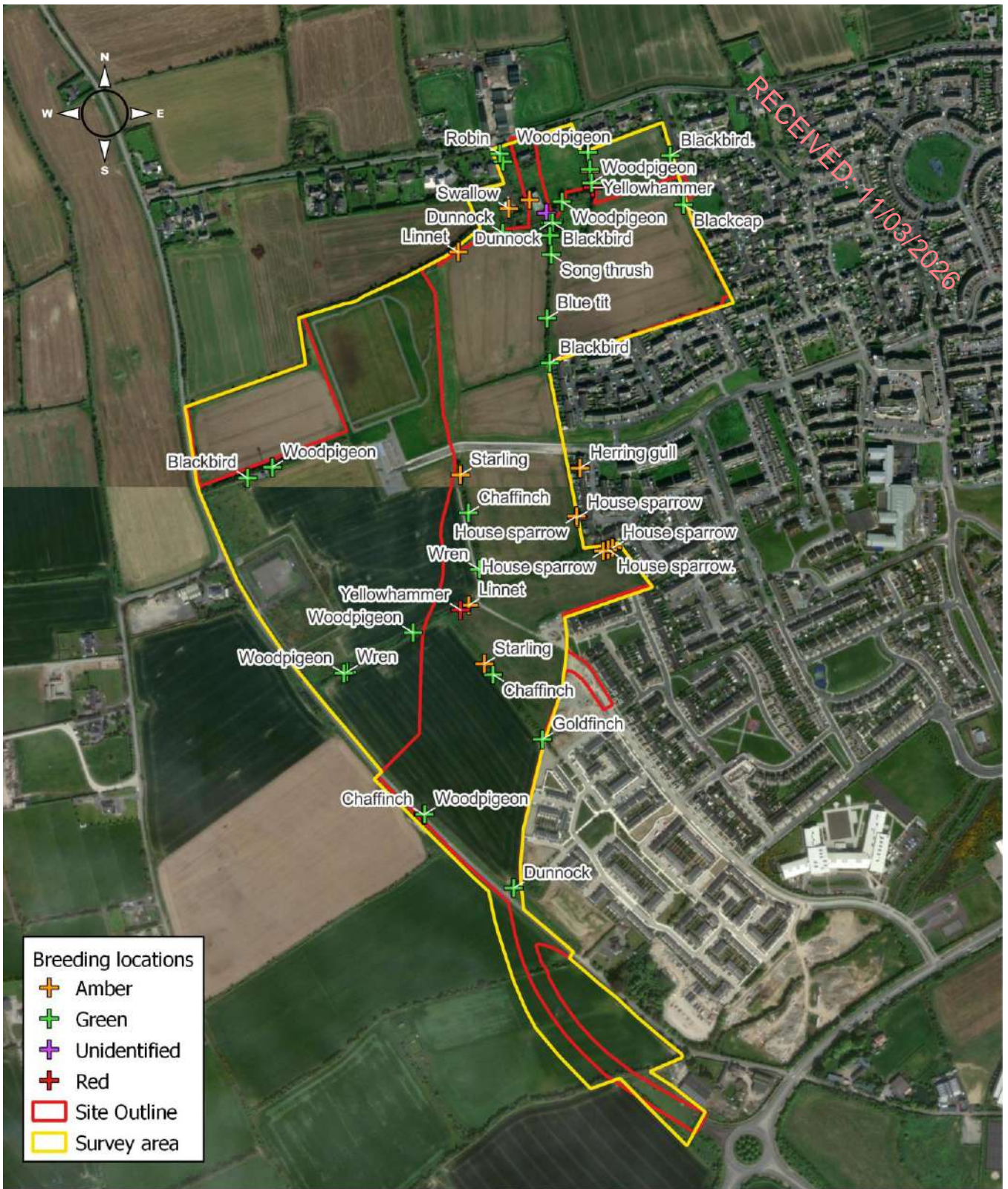
Breeding activity was found throughout the survey area. A number of areas held higher concentration of breeding activity. Hotspots for breeding included a hedgerow/treeline in the north, old agricultural sheds in the north (multiple swallow nests) and a section of treeline/scrub in the east of the survey area. A section of hedgerow in the centre of the site was being used by breeding yellowhammer (re-listed BoCCI) and linnets (amber-listed BoCCI). Breeding hotspots are demonstrated in figure 5.

**Table 1.** Species confirmed breeding within the survey area..

Common name	BTO	Latin name	BoCCI
<b>Blackbird</b>	B.	<i>Turdus merula</i>	Green
<b>Blackcap</b>	BC	<i>Sylvia atricapilla</i>	Green
<b>Blue Tit</b>	BT	<i>Cyanistes caeruleus</i>	Green
<b>Chaffinch</b>	CH	<i>Fringilla coelebs</i>	Green
<b>Dunnock</b>	D.	<i>Prunella modularis</i>	Green
<b>Goldfinch</b>	GO	<i>Carduelis carduelis</i>	Green
<b>Herring Gull</b>	HG	<i>Larus argentatus</i>	Amber
<b>Hooded Crow</b>	HC	<i>Corvus cornix</i>	Green
<b>House Sparrow</b>	HS	<i>Passer domesticus</i>	Amber
<b>Linnet</b>	LI	<i>Carduelis cannabina</i>	Amber
<b>Robin</b>	R.	<i>Erithacus rubecula</i>	Green
<b>Song Thrush</b>	ST	<i>Turdus philomelos</i>	Green
<b>Starling</b>	SG	<i>Sturnus vulgaris</i>	Amber
<b>Swallow</b>	SL	<i>Hirundo rustica</i>	Amber
<b>Woodpigeon</b>	WP	<i>Columba palumbus</i>	Green
<b>Wren</b>	WR	<i>Troglodytes troglodytes</i>	Green
<b>Yellowhammer</b>	Y.	<i>Emberiza citrinella</i>	Red

**Table 2.** Total species recorded within the survey area.

Common name	BTO	Latin name	BoCCI
<b>Blackbird</b>	B.	<i>Turdus merula</i>	Green
<b>Blackcap</b>	BC	<i>Sylvia atricapilla</i>	Green
<b>Blue Tit</b>	BT	<i>Cyanistes caeruleus</i>	Green
<b>Chaffinch</b>	CH	<i>Fringilla coelebs</i>	Green
<b>Dunnock</b>	D.	<i>Prunella modularis</i>	Green
<b>Goldfinch</b>	GO	<i>Carduelis carduelis</i>	Green
<b>Herring Gull</b>	HG	<i>Larus argentatus</i>	Amber
<b>Hooded Crow</b>	HC	<i>Corvus cornix</i>	Green
<b>House Martin</b>	HM	<i>Delichon urbicum</i>	Amber
<b>House Sparrow</b>	HS	<i>Passer domesticus</i>	Amber
<b>Jackdaw</b>	JD	<i>Corvus monedula</i>	Green
<b>Linnet</b>	LI	<i>Carduelis cannabina</i>	Amber
<b>Magpie</b>	MG	<i>Pica pica</i>	Green
<b>Pheasant</b>	PH	<i>Phasianus colchicus</i>	Green
<b>Raven</b>	RN	<i>Corvus corax</i>	Green
<b>Robin</b>	R.	<i>Erithacus rubecula</i>	Green
<b>Rook</b>	RO	<i>Corvus frugilegus</i>	Green
<b>Skylark</b>	S.	<i>Alauda arvensis</i>	Amber
<b>Song Thrush</b>	ST	<i>Turdus philomelos</i>	Green
<b>Starling</b>	SG	<i>Sturnus vulgaris</i>	Amber
<b>Swallow</b>	SL	<i>Hirundo rustica</i>	Amber
<b>Woodpigeon</b>	WP	<i>Columba palumbus</i>	Green
<b>Wren</b>	WR	<i>Troglodytes troglodytes</i>	Green
<b>Yellowhammer</b>	Y.	<i>Emberiza citrinella</i>	Red

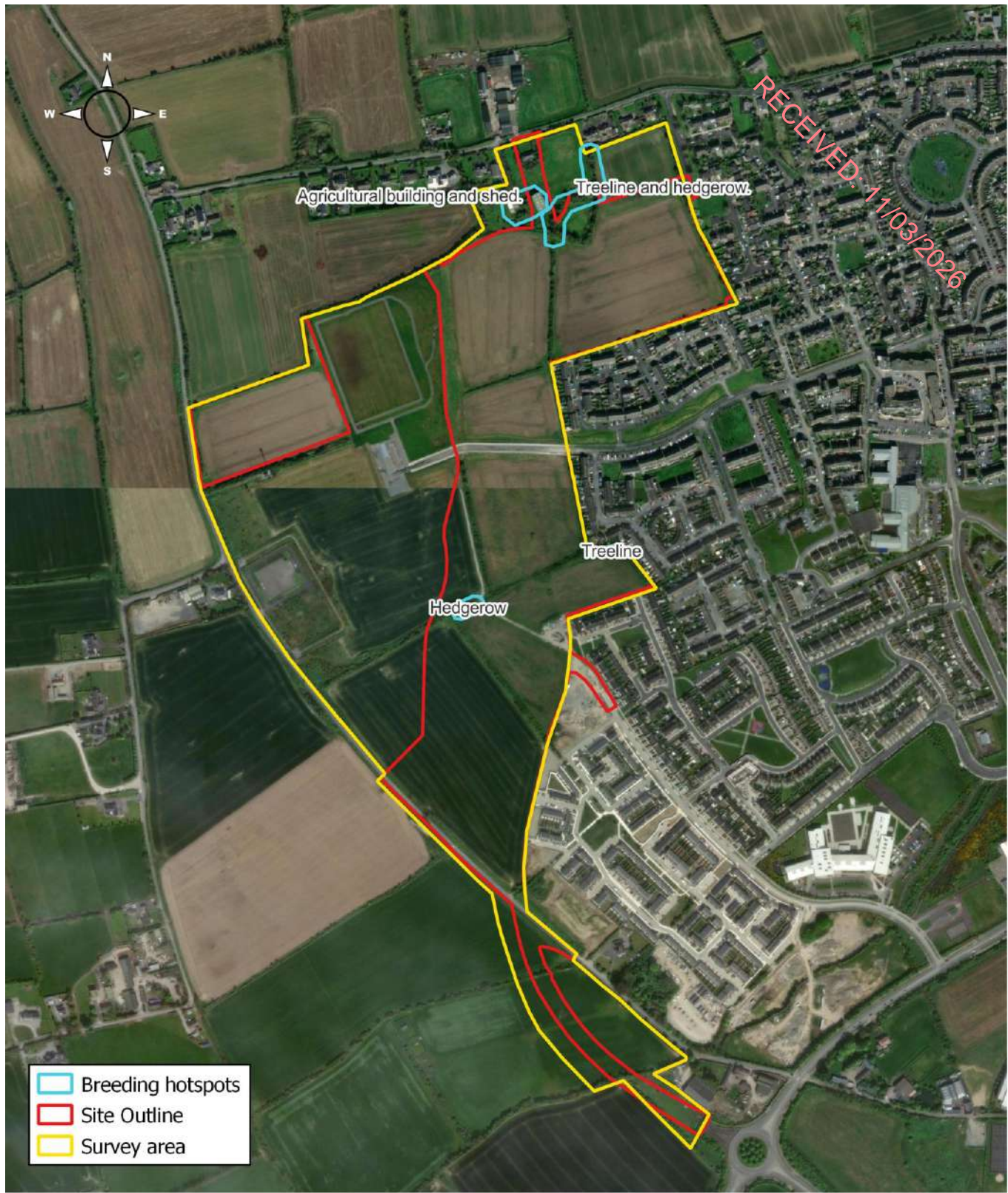


Project: Flemington South LRD  
 Location: Balbriggan, Co. Dublin  
 Date: 09/12/2025  
 Drawn By: Jack Doyle (Altamar)



Figure 4. Breeding locations.

RECEIVED: 11/03/2026



0 250 500 750 m



Project: Flemington South LRD  
Location: Balbriggan, Co. Dublin  
Date: 09/12/2025  
Drawn By: Jack Doyle (Altamar)

**ALTEMAR**  
Marine & Environmental Consultancy

Figure 5. Breeding hotspots.

## Breeding bird assessment findings

### Review of local bird records

The review of existing bird records (sourced from NBDC Database) within four 2 km<sup>2</sup> grids (Reference grid O16S, O16R, O16W, O16X) encompassing the study area reveals that 70 known bird species have previously been observed and recorded locally (*Table 3*).

**Table 3:** Bird species recorded within the four 2km<sup>2</sup> grids (O16S, O16R, O16W, O16X)

<p><i>Barn Owl (Tyto alba); Bar-tailed Godwit (Limosa lapponica); Black-headed Gull (Chroicocephalus ridibundus); Black-tailed Godwit (Limosa limosa); Brent Goose (Branta bernicla); Common Guillemot (Uria aalge); Common Gull (Larus canus); Common Scoter (Melanitta nigra); Cormorant (Phalacrocorax carbo); Curlew (Numenius arquata); Dunlin (Calidris alpina); Goldcrest (Regulus regulus); Golden Plover (Pluvialis apricaria); Great Black-backed Gull (Larus marinus); Great Crested Grebe (Podiceps cristatus); Great Northern Diver (Gavia immer); Greenfinch (Chloris chloris); Greenshank (Tringa nebularia); Grey Plover (Pluvialis squatarola); Greylag Goose (Anser anser); Grey wagtail (Motacilla cinerea); Herring Gull (Larus argentatus); House Martin (Delichon urbicum); House Sparrow (Passer domesticus); Jack Snipe (Lymnocyptes minimus); Kestrel (Falco tinnunculus); Kingfisher (Alcedo atthis); Kittiwake (Rissa tridactyla); Knot (Calidris canutus); Lapwing (Vanellus vanellus); Lesser Black-backed Gull (Larus fuscus); Linnet (Linaria cannabina); Little Egret (Egretta garzetta); Meadow Pipit (Anthus pratensis); Merlin (Falco columbarius); Mistle Thrush (Turdus viscivorus); Oystercatcher (Haematopus ostralegus); Peregrine (Falco peregrinus); Pheasant (Phasianus colchicus); Pink-footed Goose (Anser brachyrhynchus); Purple Sandpiper (Calidris maritima); Razorbill (Alca torda); Red-breasted Merganser (Mergus serrator); Redshank (Tringa totanus); Redwing (Turdus ilacus); Red-throated Diver (Gavia stellata); Ringed Plover (Charadrius hiaticula); Robin (Erithacus rubecula); Rock Dove (Columba livia); Sand Martin (Riparia riparia); Sandwich Tern (Thalasseus sandvicensis); Shag (Gulosus aristotelis); Short-eared Owl (Asio flammeus); Skylark (Alauda arvensis); Snipe (Gallinago gallinago); Sparrowhawk (Accipiter nisus); Spotted Flycatcher (Muscicapa striata); Starling (Sturnus vulgaris); Spotted Redshank (Tringa erythropus); Stock Dove (Columba oenas); Stonechat (Saxicola rubicola); Swallow (Hirundo rustica); Swift (Apus apus); Tree Sparrow (Passer montanus); Turnstone (Arenaria interpres); Velvet Scoter (Melanitta fusca); Water Rail (Rallus aquaticus); Willow Warbler (Phylloscopus trochilus); Woodpigeon (Columba palumbus); Yellowhammer (Emberiza citrinella)</i></p>
---

## Mitigation

The survey area within the survey area is of low importance to the local breeding bird population. However, the impact of the development during construction phase will be a loss of existing habitats and species. The following mitigation measures relevant to birds, as well as those outlined within the accompanying NIS and EIAR, shall be implemented to minimise any potential negative impact on biodiversity:

- Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2012) in relation to the removal of trees and timing of nesting birds will be followed e.g. do not remove trees or shrubs during the nesting season (1<sup>st</sup> March to 31<sup>st</sup> August). Should this not be possible, vegetation will be inspected by an ecologist for nesting birds prior to removal.
- Barn swallows are noted nesting on site. Demolition of all buildings on site and the timing of works will be subject to approval of the project ecologist. If nesting barn swallows are on site and works will be carried out within the bird nesting season, NPWS will be consulted prior to works commencing within 20m of the buildings and no works will proceed without the formal approval of NPWS.
- 20 x 10B Schwegler Swallow Nests will be placed in the vicinity of the built structures to the north of the site in the location of the existing barn, in consultation with and subject to the approval of the project ecologist.
- Replanting and the generation of additional perimeter hedgerows around the housing development will create compensatory nesting habitats for passerine species such as yellowhammer. 20 x bird boxes will also be placed in suitable areas throughout the site to the approval of the project ecologist to create nesting habitats for local bird populations. Open space areas (particularly west of the site) will also create potential nesting habitats for meadow pipit and hunting grounds for kestrels.

## Conclusion

This report presents the results of three site visits by Frank Spellman on the 22<sup>nd</sup> April, 9<sup>th</sup> May and 22<sup>nd</sup> May 2025. A breeding bird transect survey was carried out on each occasion. The surveys comply with bird survey guidance documentation including BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) following CIEEM guidelines. Weather conditions were favourable on each occasion.

A total of 24 species were recorded within the overall survey area across three surveys. 17 species were recorded breeding or displaying behaviour indicative of breeding within the survey area.

11 green-listed bird species of conservation concern were recorded breeding within the survey area; blackbird, blackcap, blue tit, chaffinch, dunnock, goldfinch, hooded crow, robin, song thrush, woodpigeon and wren.

Five amber-listed bird species of conservation concern were recorded breeding within the survey area; herring gull, house sparrow, linnnet, starling and swallow.

One red-listed bird species of conservation concern was recorded breeding within the survey area; yellowhammer.

Four hotspots of breeding activity were identified, two in the north (treeline/hedgerow and agricultural buildings), one in the centre (hedgerow) and one in the east (treeline/scrub) within the survey area.

The proposed development is predicted to have a Low adverse / site / Negative Impact / Not significant / long term on breeding birds within the proposed area. The additional planting and retention of a significant proportion of the existing mature trees/treelines within the landscape strategy should facilitate the perseverance of species breeding within the site.

Mitigation measures are proposed.

## References

- Bibby, C.J., Burgess, N.D., Hill, D.A. & Mustoe, S.H. (2000)** Bird Census Techniques. Academic Press, London
- Bird Survey & Assessment Steering Group. (2022).** Bird Survey Guidelines for assessing ecological impacts, v.1.0.0. <https://birdsurveyguidelines.org> [15/05/2023]
- Chartered Institute of Ecology and Environmental Management (2018).** *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal, and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Collated by the National Biodiversity Data Centre from different sources, General Biodiversity Records from Ireland,** National Biodiversity Data Centre, Ireland, accessed 17 October 2023, <<https://maps.biodiversityireland.ie/Dataset/7>>
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982**
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979**
- Department of Housing, Planning and Local Government (December, 2018).** *Urban Development and Building Heights Guidelines for Planning Authorities*.
- EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992**
- EU Directive on the Conservation of Wild Birds 2009**
- Gilbert, G., Gibbons, D.W., & Evans, J. (1998)** Bird Monitoring Methods: A Manual of Techniques for UK Key Species. The Royal Society for the protection of Birds, Sandy, Bedfordshire, England.
- Gilbert G, Stanbury A and Lewis L (2021),** "Birds of Conservation Concern in Ireland 2020 –2026". Irish Birds 9: 523—544
- Wildlife Act 1976 and Wildlife [Amendment] Act 2000.** Government of Ireland.



RECEIVED: 11/03/2026

**Wintering Bird Assessment for a proposed development at Flemington South, Balbriggan, Co. Dublin**



**16<sup>th</sup> December 2025**

**Prepared by:** Frank Spellman of Altemar Ltd.

**On behalf of:** Glenveagh Homes Limited

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. [info@altemar.ie](mailto:info@altemar.ie)

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

[www.altemar.ie](http://www.altemar.ie)

<b>Document Control Sheet</b>			
Client	Glenveagh Homes Limited		
Project	Wintering Bird Assessment at Flemington South, Balbriggan, Co. Dublin		
Report	Wintering Bird Assessment		
Date	16 <sup>th</sup> December 2025		
Version	Author	Reviewed	Date
01	Frank Spellman	Jack Doyle	26 <sup>th</sup> August 2025
Final	Frank Spellman	Jack Doyle & Bryan Deegan	16 <sup>th</sup> December 2025

RECEIVED: 11/03/2026

## **SUMMARY**

<b>Structure / features:</b>	The survey area consists of arable crops with grassland, recolonising bare ground, dry meadows and grassy verges, derelict structures and hedgerows.
<b>Location:</b>	Lands at Flemington, Balbriggan, Co. Dublin.
<b>Bird species present:</b>	Blackbird, black-headed gull, blue tit, brent goose, buzzard, chaffinch, collared dove, common gull, dunnock, feral pigeon, goldfinch, great tit, greenfinch, herring gull, hooded crow, house sparrow, jackdaw, kestrel, linnets, meadow pipit, mistle thrush, pheasant, robin, rook, skylark, song thrush, sparrowhawk, starling, woodpigeon, wren, yellowhammer.
<b>Proposed work:</b>	Residential Development.
<b>Surveys by:</b>	Frank Spellman and Jack Doyle
<b>Survey date:</b>	22 <sup>nd</sup> /29 <sup>th</sup> October 2024, 19 <sup>th</sup> /22 <sup>nd</sup> November 2024, 3 <sup>rd</sup> /10 <sup>th</sup> December 2024, 22 <sup>nd</sup> /28 <sup>th</sup> January 2025, 6 <sup>th</sup> /23 <sup>rd</sup> February 2025, 5 <sup>th</sup> /11 <sup>th</sup> March 2025.

## Competency of assessor

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

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

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

### Frank Spellman (BSc Zoology, MSc Zoology)

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

### Jack Doyle (MSc Sustainable Environments)

This report has been contributed to by Jack Doyle (MSc Sustainable Environments). Jack has previous experience in carrying out a wide range of fauna surveys, including both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and breeding/wintering bird surveys.

## Legislative context

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

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

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

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

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

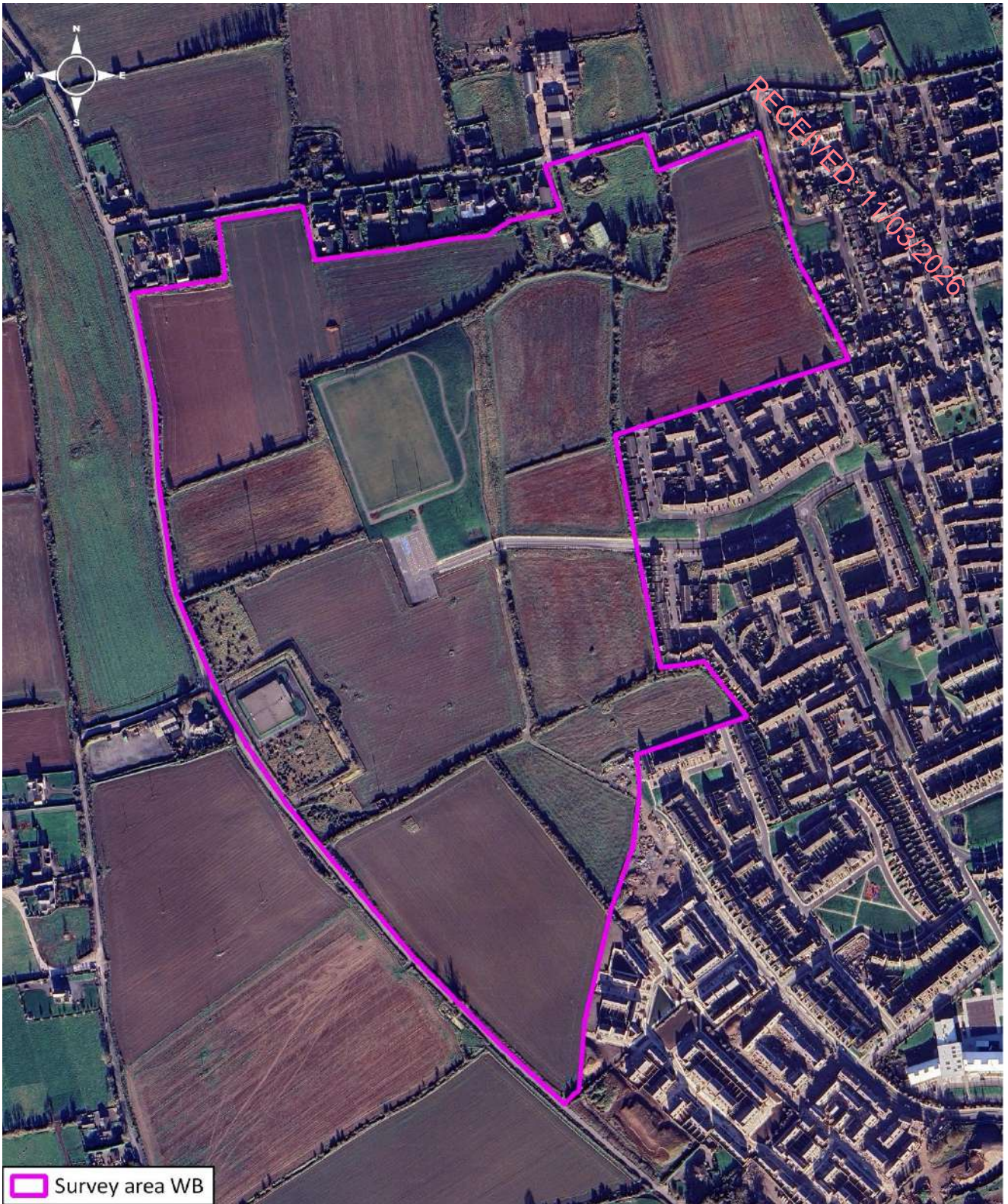
- deliberately captures or kills any specimen of these species in the wild,
- deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration,
- deliberately takes or destroys eggs of those species from the wild,
- damages or destroys a breeding site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

## 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 survey area is demonstrated in Figure 1.



**Figure 1.** Wintering bird survey area.



**Figure 2.** Wintering bird survey area location.

## Wintering bird surveys

This report presents the methodology and results of 12 visits to lands at Flemington, Balbriggan, Co. Dublin by Frank Spellman and Jack Doyle from October 2024 to March 2025.

### Survey methodology

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

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features such as grassland, hedgerows, treelines, agricultural fields, scrub and amenity grassland were present within the survey area. A roving transect survey around the perimeter was carried out on each occasion, providing clear views of all areas within and over that survey area. Any observed behaviour by wintering bird species and other relevant species (birds of prey, red-listed BoCCI etc.) observed within, over and immediately adjacent to the survey area were recorded. The presence of all other bird species (e.g. passerine) was also recorded. Each survey was carried out by a single surveyor.

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

Care was taken not to double count any observations. Surveys were initiated at varying times (morning/midday/afternoon) and at low tide levels on both incoming and outgoing tides when bird activity and birds transiting to/from foraging and roosting areas was at its highest. Local temperatures varied from 4 – 8°C. Winds varied from 1 – 2 on the Beaufort scale. Weather conditions were suitable on all occasions.

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

### Survey Results/discussion

#### Habitats of wintering bird potential

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

Habitat of foraging value for wintering birds was present throughout the site. The site and its surroundings consisted mainly of arable crops with grassland, recolonising bare ground, dry meadows and grassy verges, derelict structures and hedgerows.

The site is in close proximity (1.5 km) from North-West Irish Sea SPA, and so there is a high potential for Qualifying Interests of this SPA to utilise and/or fly over the site.

#### Wintering bird activity survey

A total of 31 species were recorded within, above and adjacent to the survey area across 12 surveys. 19 green, nine amber and three red species of conservation concern were recorded either within, over and adjacent to the overall survey area. Details regarding the status, behaviour and abundances of species recorded on/over/adjacent to the site relevant to the conservation interests of Special Protected Areas (SPAs) and red listed Birds of Conservation Concern in Ireland (BoCCI) are discussed below.

**Black-headed gull (amber BoCCI)** was observed in flight over the survey area during five surveys (figure 5). This species was recorded foraging in a field west of the survey area on one occasion (figure 7). A total of 17 observations of black-headed gull were made of a total of 49 individuals. This species was only observed foraging within the survey area when harvesting was taking place within the agricultural fields. Agricultural fields area abundant throughout the greater area surrounding the site and are likely selective of sites being disturbed by active farming for foraging, as well as within the nearby marine environment. No particular pattern was identified by flight paths. Peak count was 22 individuals. This species is a Qualifying Interest of the nearby North-West Irish Sea SPA. The peak number is below 1% of the international population (table 2).

**Common gull (amber BoCCI)** was observed flying over the survey area on two occasions during one survey, totalling two individuals (Figure 6). Peak count was 2 individuals. This species is a Qualifying interest for the nearby North-West Irish Sea SPA. The peak number is below 1% of the international population (table 2).

**Herring gull (amber BoCCI)** was observed in flight over within the survey area during 12 surveys (figures 3 and 4). A total of 131 observations of herring gull were made of a total of 432 individuals. This species was only observed foraging on two instances on exposed earth within the survey area. No particular pattern was discerned from individual flight paths, however, large flights of Herring Gull typically circled above houses in the residential development along the eastern boundary of the survey area (Figure 4). Peak count was 119 individuals. This species is a Qualifying Interest of the nearby North-West Irish Sea SPA. The peak number is below 1% of the international population (table 2).

**Kestrel (red BoCCI)** was observed hunting over the survey area during three surveys (Figures 6 & 7). A total of 3 observations of kestrel were made, totalling 1 no. individuals in each instance. This is likely the same individual kestrel recorded over multiple surveys. This kestrel was observed hovering over the dry meadow grassland within the overall survey area.

**Light-bellied Brent Goose (amber BoCCI)** was observed in flight at a height of 200m over the survey area during one survey (figure 6). A total of 1 observations of brent goose were made of a total of 5 individuals. This species was not observed foraging within the survey area, although likely forages on agricultural grassland and amenity grassland in the greater area, as well as the estuarine/intertidal environment to the south/north. Peak count was 5 individuals. The peak number is below 1% of the national and international populations (table 2).

**Meadow pipit (red BoCCI)** was observed foraging within the survey area during one survey (Figure 7). Peak count was 5 individuals. This species was primarily recorded foraging within the dry grassy meadow grassland habitat in the centre of the survey area. Given that 5 individual meadow pipits were recorded once across 12 surveys, the survey area is not considered to be of significance to this species.

**Yellowhammer (red BoCCI)** was observed foraging within the survey area during one survey (Figure 7). A total of 2 observations of yellowhammer were made, totalling 1 no. individuals. This individual yellowhammer was observed proximate to a hedgerow dissecting the centre of the survey area.

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

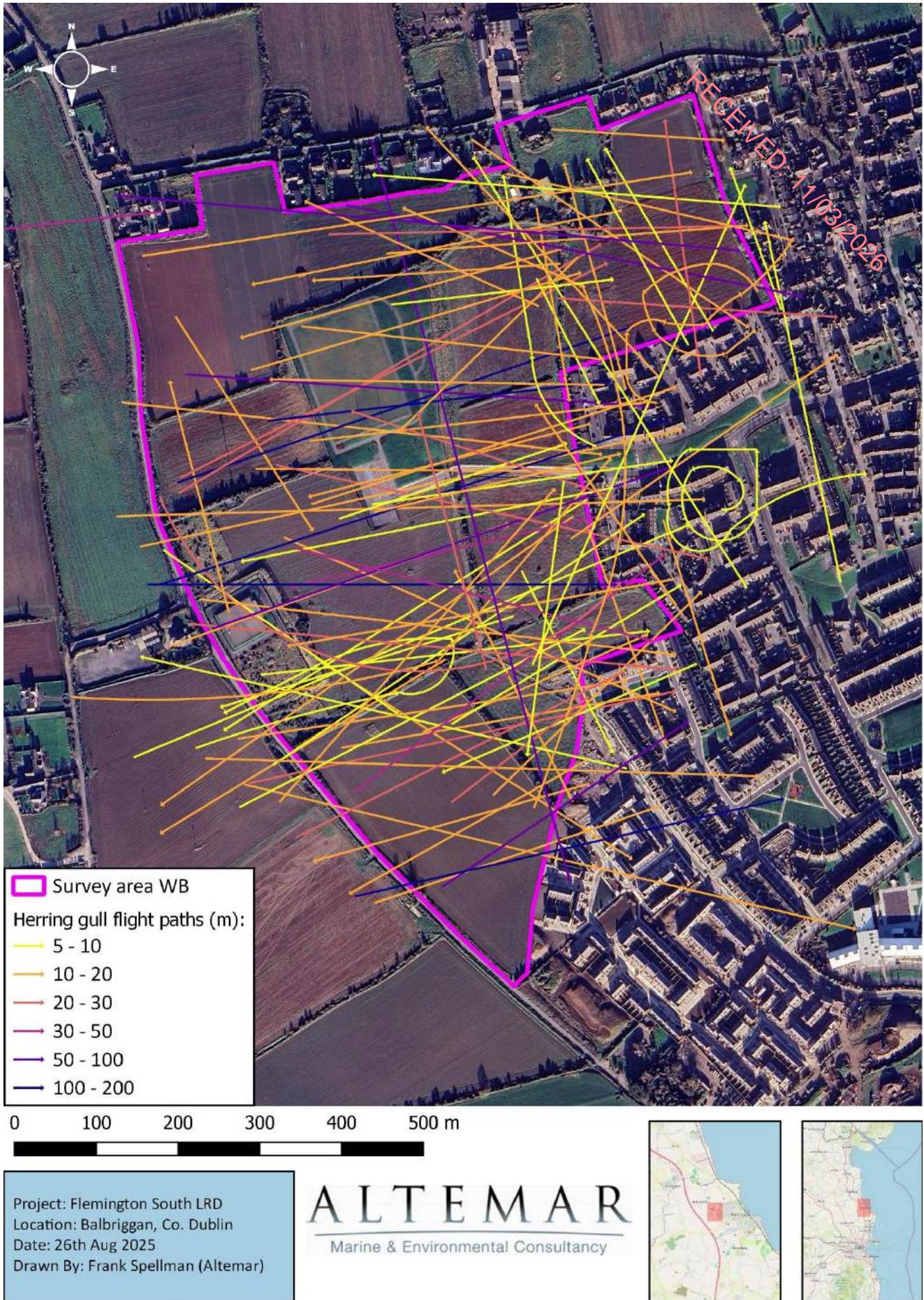
Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Black-headed Gull	BH	<i>Larus ridibundus</i>	Amber
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Brent Goose	BG	<i>Branta bernicla hrota</i>	Amber
Buzzard	BZ	<i>Buteo buteo</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Collared Dove	CD	<i>Streptopelia decaocto</i>	Green
Common Gull	CM	<i>Larus canus</i>	Amber
Dunnock	D.	<i>Prunella modularis</i>	Green
Feral Pigeon	FP	<i>Columba livia f. domestica</i>	Green
Goldfinch	GO	<i>Carduelis carduelis</i>	Green
Great Tit	GT	<i>Parus major</i>	Green
Greenfinch	GR	<i>Chloris chloris</i>	Amber
Herring Gull	HG	<i>Larus argentatus</i>	Amber
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Jackdaw	JD	<i>Corvus monedula</i>	Green
Kestrel	K.	<i>Falco tinnunculus</i>	Red
Linnet	LI	<i>Carduelis cannabina</i>	Amber
Meadow Pipit	MP	<i>Anthus pratensis</i>	Red
Mistle Thrush	M.	<i>Turdus viscivorus</i>	Green
Pheasant	PH	<i>Phasianus colchicus</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Skylark	S.	<i>Alauda arvensis</i>	Amber
Song Thrush	ST	<i>Turdus philomelos</i>	Green
Sparrowhawk	SH	<i>Accipiter nisus</i>	Green
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red

RECEIVED  
11/03/2026

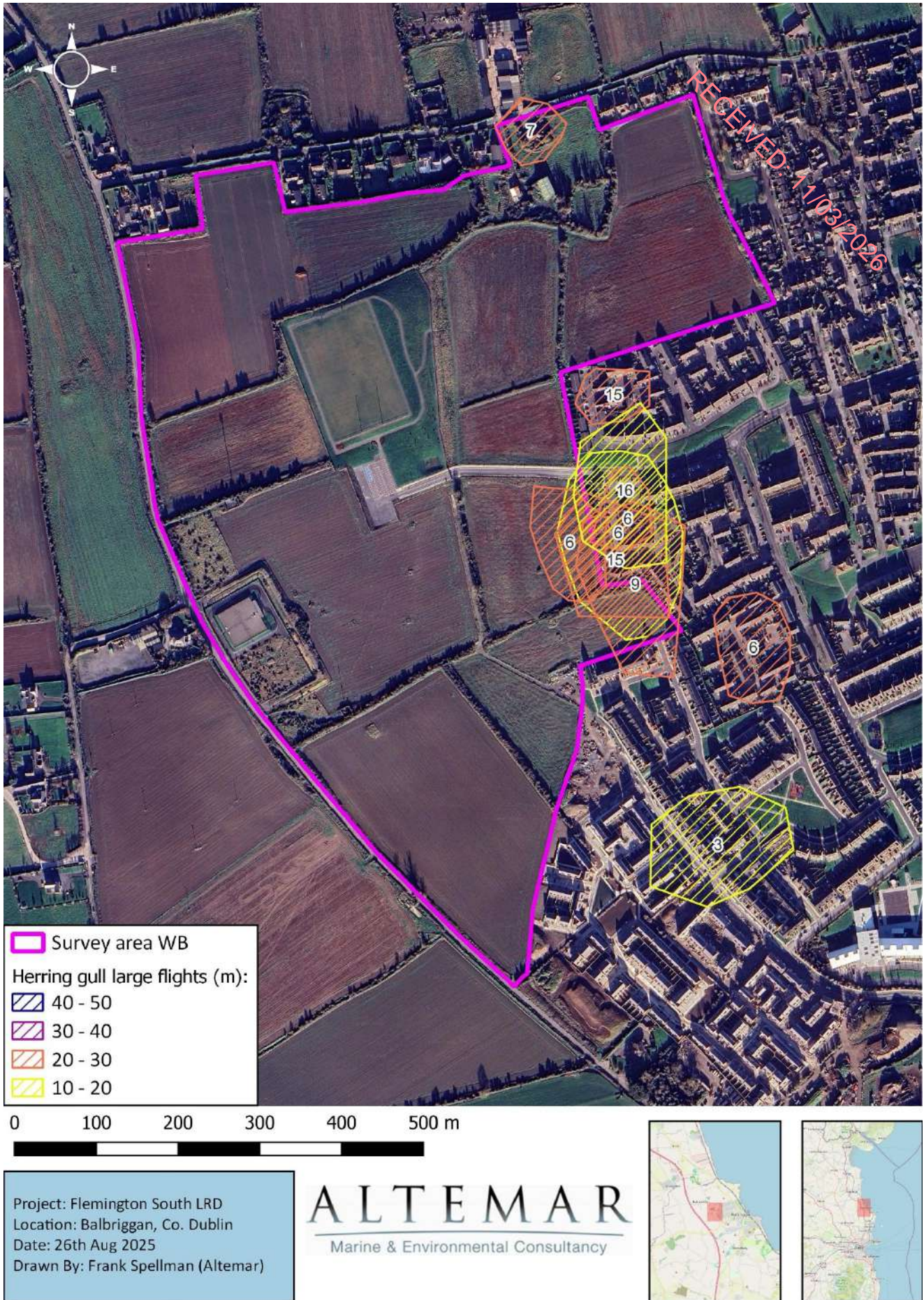
**Table 2.** Peak counts of bird species recorded within, above and/or immediately adjacent to the survey area.

Species	Peak count (2024/25)	1% national	1% international
Blackbird	6		
Black-headed Gull	22		>10,000
Blue Tit	3		
Brent Goose	5	350	400
Buzzard	3		
Chaffinch	4		
Collard Dove			
Common Gull	2		>10,000
Duncock	5		
Feral Pigeon	42		
Goldfinch	3		
Great Tit	1		
Greenfinch	17		
Herring Gull	119		>1000
Hooded Crow	12		
House Sparrow	17		
Jackdaw	36		
Kestrel	1		
Linnet	42		
Meadow Pipit	5		
Mistle Thrush	6		
Pheasant	4		
Robin	3		
Rook	14		
Skylark	8		
Song Thrush	5		
Sparrowhawk	1		
Starling	60		
Woodpigeon	200		
Wren	3		
Yellowhammer	1		

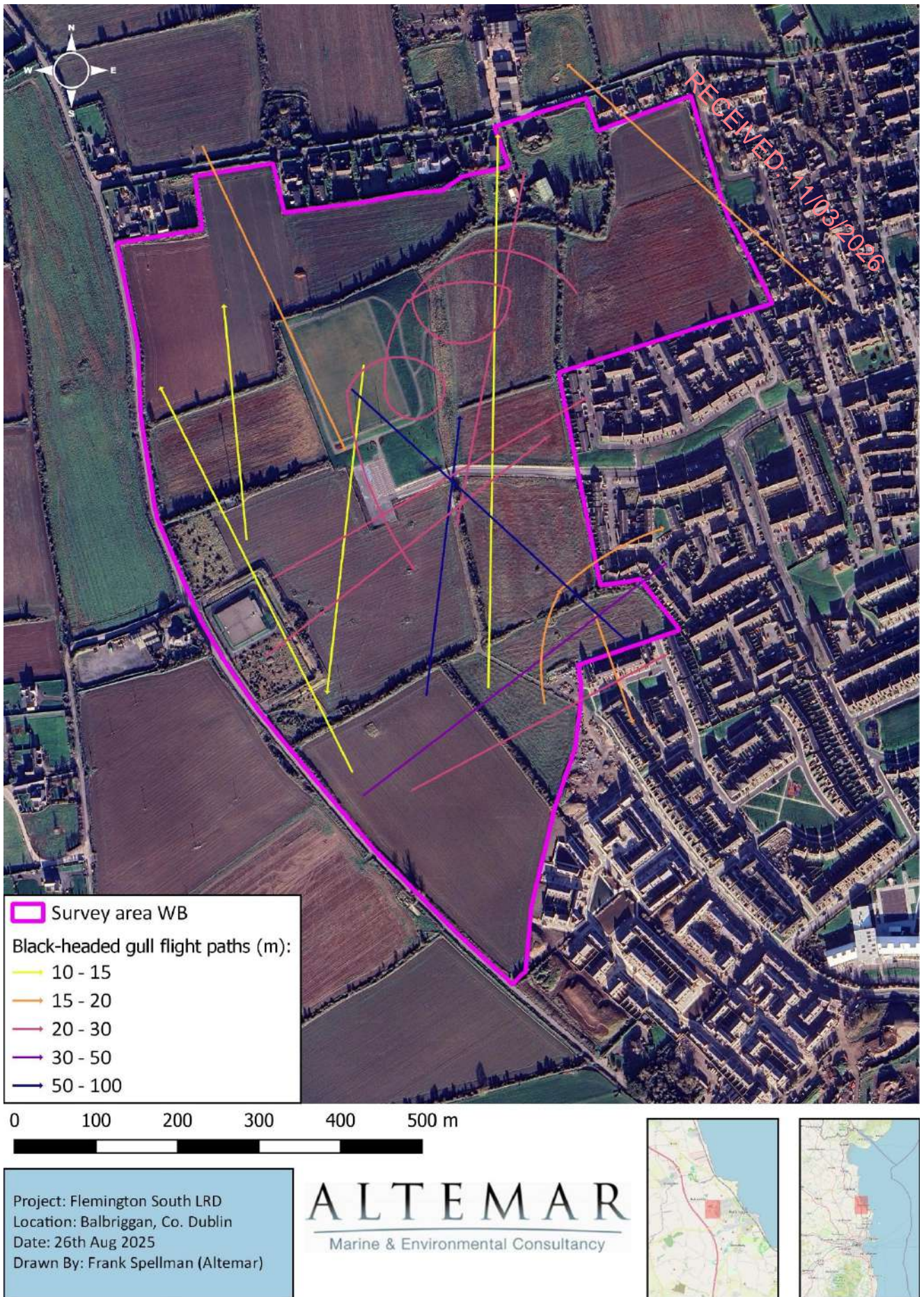
RECEIVED: 11/03/2026



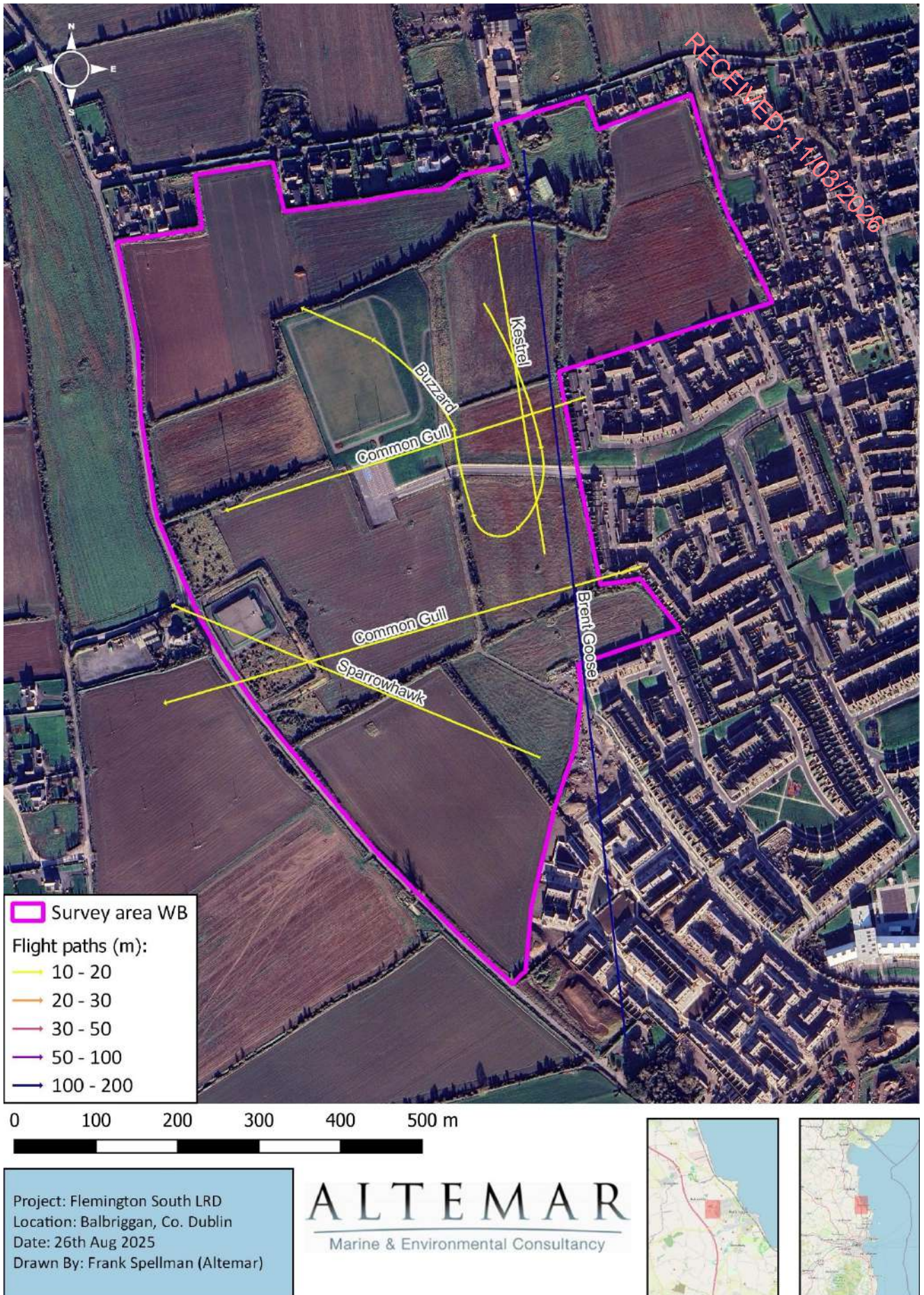
**Figure 3.** Herring gull flight paths.



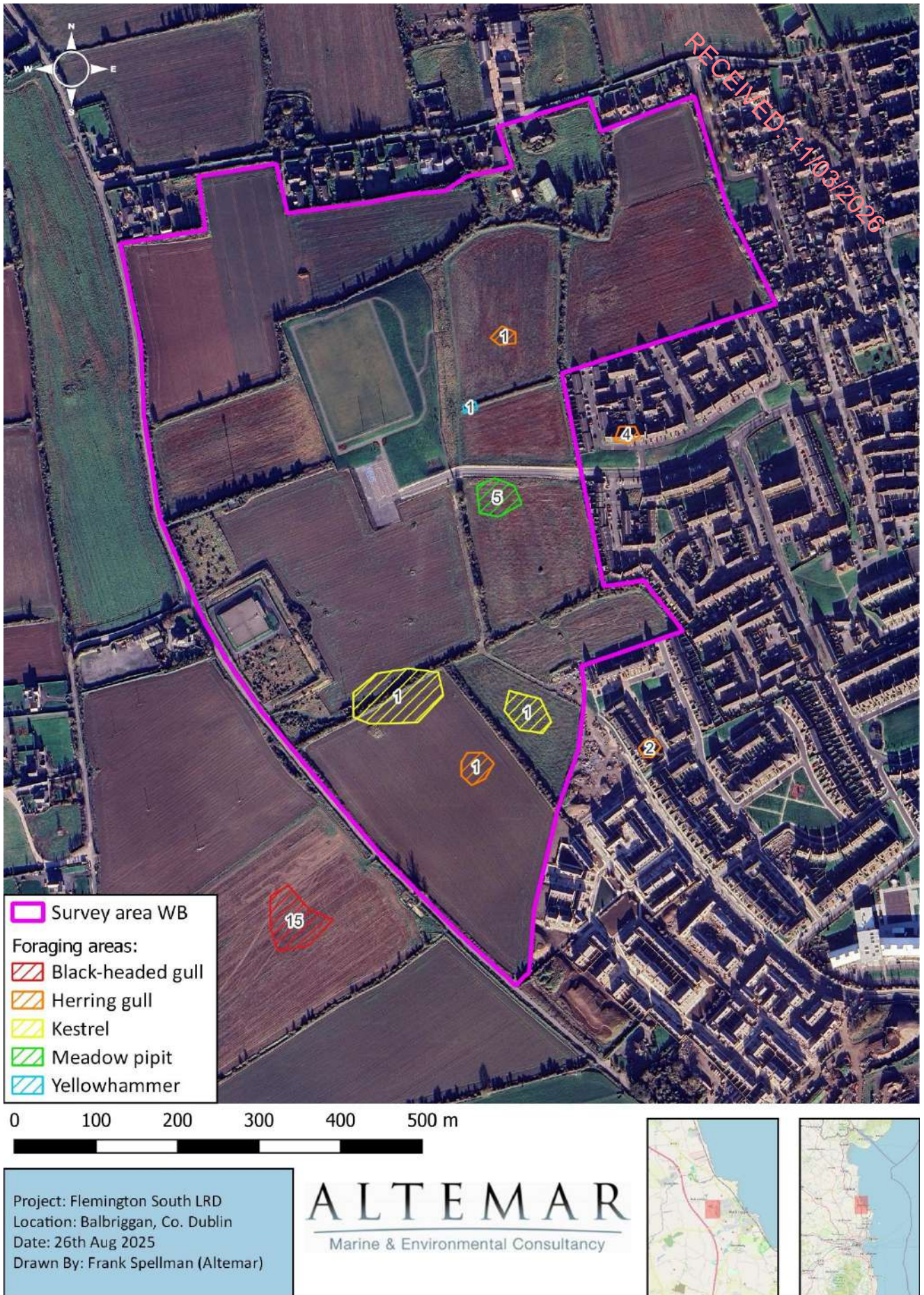
**Figure 4. Herring gull large flights**



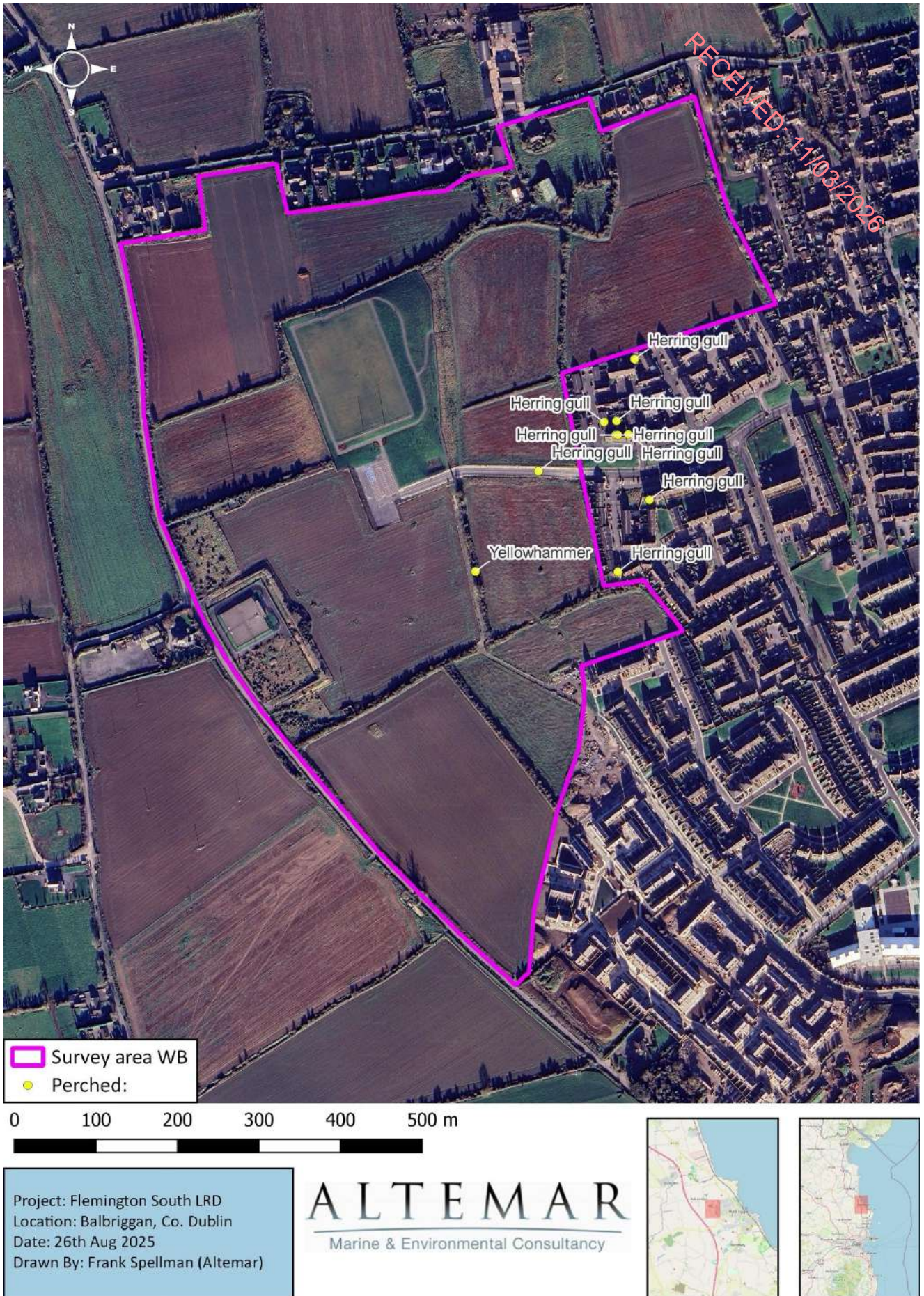
**Figure 5.** Black-headed gull flight paths.



**Figure 6.** Flight paths for other species.



**Figure 7. Foraging areas.**



**Figure 8.** Species observed perched/resting within or adjacent to the survey area.

## Wintering bird assessment findings

### Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km<sup>2</sup> grid (Reference grid O16W) encompassing the study area reveals that 35 known bird species have previously been observed and recorded locally (Table 3).

**Table 3: NBDC bird records within 2 km<sup>2</sup> (grids O17F)**

Species Name	Record Count	Date of Last Record	Dataset
Barn Owl ( <i>Tyto alba</i> )	1	29/08/2018	Birds of Ireland
Blackbird ( <i>Turdus merula</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Blue Tit ( <i>Cyanistes caeruleus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Bullfinch ( <i>Pyrrhula pyrrhula</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Buzzard ( <i>Buteo buteo</i> )	2	18/05/2018	Birds of Ireland
Chaffinch ( <i>Fringilla coelebs</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Collared Dove ( <i>Streptopelia decaocto</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Curlew ( <i>Numenius arquata</i> )	1	01/02/2024	Birds of Ireland
Dunnock ( <i>Prunella modularis</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Goldfinch ( <i>Carduelis carduelis</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Great Tit ( <i>Parus major</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Herring Gull ( <i>Larus argentatus</i> )	2	31/12/2011	Bird Atlas 2007 - 2011
Hooded Crow ( <i>Corvus cornix</i> )	1	07/05/2018	Birds of Ireland
House Sparrow ( <i>Passer domesticus</i> )	2	31/12/2011	Bird Atlas 2007 - 2011
Jackdaw ( <i>Coloeus monedula</i> )	2	31/12/2011	Bird Atlas 2007 - 2011
Killdeer ( <i>Charadrius vociferus</i> )	1	12/01/1928	Rare birds of Ireland
Linnet ( <i>Linaria cannabina</i> )	1	07/05/2018	Birds of Ireland
Long-tailed Tit ( <i>Aegithalos caudatus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Magpie ( <i>Pica pica</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Mistle Thrush ( <i>Turdus viscivorus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Peregrine ( <i>Falco peregrinus</i> )	1	16/04/2021	Birds of Ireland
Pheasant ( <i>Phasianus colchicus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Redwing ( <i>Turdus iliacus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Reed Bunting ( <i>Emberiza schoeniclus</i> )	1	07/05/2018	Birds of Ireland
Robin ( <i>Erithacus rubecula</i> )	2	06/05/2018	Birds of Ireland
Rock Dove ( <i>Columba livia</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Rook ( <i>Corvus frugilegus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Skylark ( <i>Alauda arvensis</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Song Thrush ( <i>Turdus philomelos</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Sparrowhawk ( <i>Accipiter nisus</i> )	1	06/02/2016	Birds of Ireland
Starling ( <i>Sturnus vulgaris</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Swift ( <i>Apus apus</i> )	1	19/05/2018	Birds of Ireland
Woodpigeon ( <i>Columba palumbus</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Wren ( <i>Troglodytes troglodytes</i> )	1	31/12/2011	Bird Atlas 2007 - 2011
Yellowhammer ( <i>Emberiza citrinella</i> )	2	22/07/2018	Birds of Ireland

## Historical Surveys

### I-WeBS

I-WeBS National and Site Trends Report 1994/95 – 2019/20 report presents national and site-specific trends of wetland birds in Ireland. This report was used to assess the trends of species recorded during wintering bird surveys at Flemington South in winter of 2024/25. The survey area is proximate to Skerries Coast (OU904) and Nanny Estuary and Shore (OV401) I-WeBS sites.

Brent goose was the only species considered by I-WeBS recorded during wintering bird surveys at Flemington South over the 2024/25 season. The Brent goose national population is considered to be stable and/or increasing.

At both Skerries Coast and Nanny Shore and Estuary, the brent goose population is considered to be stable or increasing.

The national wetland bird trend summary (figure 9) provides long-term population trends for wintering species in Ireland. Trends for species nationally, and Skerries Coast and Nanny Shore and Estuary, are included in Appendix 4.3a-4.3e.

# National Summary

Species	Trend (%)			Long Term Trend
	National - 5 Year	National - 12 Year	National - 25 Year	
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	Large Decline
Goldeneye	-32.5	-39.0	-66.9	Large Decline
Lapwing	-6.5	-45.1	-63.9	Large Decline
Gray Plover	-30.6	-39.4	-57.8	Large Decline
Golden Plover	-16.9	-58.1	-54.1	Large Decline
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curtlew	-5.4	-23.7	-43.1	Moderate Decline
Turnstone	-33.6	-45.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	Intermediate Decline
Mallard	-11.3	-19.7	-19.1	Intermediate Decline
Wigeon	0.9	-17.0	-18.2	Intermediate Decline
Tufted Duck	-20.7	-28.5	-17.9	Intermediate Decline
Red-breasted Merganser	-12.9	5.2	-14.7	Intermediate Decline
Pintail	-0.8	-5.0	-13.7	Intermediate Decline
Great Crested Grebe	-39.5	-6.1	-10.8	Intermediate Decline
Shoveler	23.0	-21.3	-10.8	Intermediate Decline
Knot	0.0	-12.2	-9.8	Intermediate Decline
Bar-tailed Godwit	-32.6	-13.9	-5.1	Intermediate Decline
Ringed Plover	-4.3	-25.8	-1.1	Intermediate Decline
Gray Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	Stable or Increasing
Shelduck	6.3	-0.8	9.3	Stable or Increasing
Oystercatcher	-17.5	-31.1	10.8	Stable or Increasing
Mute Swan	4.6	9.6	13.8	Stable or Increasing
Teal	1.8	5.7	19.4	Stable or Increasing
Purple Sandpiper	-36.4	-37.6	23.5	Stable or Increasing
Godwit	-26.5	4.3	24.4	Stable or Increasing
Little Grebe	6.1	16.7	36.2	Stable or Increasing
Greenshank	0.9	7.3	41.0	Stable or Increasing
Cormorant	-38.5	8.4	42.9	Stable or Increasing
Sanderling	-23.8	-11.1	84.6	Stable or Increasing
Black-tailed Godwit	22.5	25.0	92.3	Stable or Increasing
Light-bellied Brant Goose	-11.2	1.2	93.3	Stable or Increasing
Little Egret	34.6	61.5	483.3	Stable or Increasing

RECEIVED: 11/03/2026

Figure 9. I-WeBS National Trends Report.

## Conclusion

This report aims to build on the baseline data and provide information to assist in assessing the potential impact of the proposed development on wintering birds within/over/adjacent to the development area. This report presents the methodology and results of 12 visits to this location by Altamar Ltd. from October 2024 to March 2025.

A total of 31 species were recorded within, above and adjacent to the survey area across 12 surveys. 19 green, nine amber and three red species of conservation concern were recorded either within, over and adjacent to the overall survey area. Red listed species recorded within the survey area included kestrel, meadow pipit, and yellowhammer. Meadow pipit and redwing were recorded foraging throughout the survey area. 3 species listed as Qualifying Interests of North-West Irish Sea SPA were recorded: black-headed gull, common gull and herring gull. It should be noted that a single instance of 5 no. brent geese were observed flying over the subject site at a height of 200m.

The proposed residential development is predicted to reduce available foraging areas for wintering birds, in particular those listed as Qualifying Interests (QI) of nearby SPAs. However, no bird species protected as QIs of proximate SPAs were recorded foraging within the survey area during any of the 12 site surveys between October 2024 – March 2025. Further, the reduction in foraging and potential roosting areas are not significant in the context of the wider area available to species of relevance due to the widespread and abundant habitats of comparable suitability. As a result, no significant impacts on wintering bird species foraging and moving between foraging/roosting sites are likely in the absence of mitigation measures. No significant impact on species listed as QIs of any European Site or bird species of conservation interest are predicted.

## References

- AEWA. (2022).** *AEWA Conservation Status Review 8 (CSR8) Report on the conservation status of migratory waterbirds in the agreement area.* Eight Edition. Agreement on the Conservation of African-Eurasian Migratory Waterbirds, September 2022.
- Bibby, C.J., Burgess, N.D., Hill, D.A. & Mustoe, S.H. (2000)** *Bird Census Techniques.* Academic Press, London
- Bird Survey & Assessment Steering Group. (2022).** *Bird Survey Guidelines for assessing ecological impacts*, v.1.0.0. <https://birdsurveyguidelines.org> [15/05/2023]
- Burke, B. et al (2018)** *Estimates of waterbird numbers wintering in Ireland, 2011/12 – 2015/16*
- BWI & NPWS,** I-WeBS Counter Manual: Guidelines for Irish Wetland Bird Survey counters.
- Chartered Institute of Ecology and Environmental Management (2018).** *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal, and Marine.* Chartered Institute of Ecology and Environmental Management, Winchester.
- Collated by the National Biodiversity Data Centre from different sources, General Biodiversity Records from Ireland,** National Biodiversity Data Centre, Ireland, accessed 17 October 2023, <<https://maps.biodiversityireland.ie/Dataset/7>>
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982**
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979**
- Department of Housing, Planning and Local Government (December, 2018).** *Urban Development and Building Heights Guidelines for Planning Authorities.*
- EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992**
- EU Directive on the Conservation of Wild Birds 2009**
- Gilbert, G., Gibbons, D.W., & Evans, J. (1998)** *Bird Monitoring Methods: A Manual of Techniques for UK Key Species.* The Royal Society for the protection of Birds, Sandy, Bedfordshire, England.
- Gilbert G, Stanbury A and Lewis L (2021),** *Birds of Conservation Concern in Ireland 2020 –2026.* Irish Birds 9: 523—544
- Handby T (2022),** *Social associations, patterns of urban habitat use and their implications for fitness in an avian long-distance migrant,* University of Exeter.
- Kennedy, J., Burke, B., Fitzgerald, N., Kelly, S.B.A., Walsh, A.J. & Lewis, L.J. 2022.** Irish Wetland Bird Survey: I-WeBS National and Site Trends Report 1994/95 – 2019/20. BirdWatch Ireland Waterbird Report to the National Parks and Wildlife Service. BirdWatch Ireland, Wicklow. ([https://birdwatchireland.ie/app/uploads/2022/04/iwebs\\_trends\\_report.html](https://birdwatchireland.ie/app/uploads/2022/04/iwebs_trends_report.html))
- NPWS (2011)** *Conservation Objectives: Dundalk Bay SPA 004026.* Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
- Szabolcs Nagy & Tom Langendoen (Wetlands International) (2021),** *Report on the Conservation Status of Migratory Waterbirds in the Agreement Area, AEWA,* [https://www.unep-aewa.org/sites/default/files/document/aewa\\_mop8\\_19\\_csr8.pdf](https://www.unep-aewa.org/sites/default/files/document/aewa_mop8_19_csr8.pdf)
- Wildlife Act 1976 and Wildlife [Amendment] Act 2000.** Government of Ireland.

**Appendix 4.3a – I-WeBS Trends for Skerries Coast (site code OU904).**

## Site Summary

Species	Trend (%)			Long Term Trend
	Skerries Coast - 5 Year	Skerries Coast - 12 Year	Skerries Coast - 23 Year	
Lapwing	-9.1	-42.0	-79.2	Large Decline
Turnstone	-50.6	-62.4	-49.1	Moderate Decline
Redshank	-32.2	-36.6	-4.9	Intermediate Decline
Oystercatcher	-42.3	-41.7	-1.7	Stable or Increasing
Curlew	-8.1	-12.5	19.7	
Sanderling	-53.9	-34.3	22.4	
Ringed Plover	12.2	-27.2	40.7	
Cormorant	0.0	36.6	96.5	
Light-bellied Brent Goose	-37.1	6.8	110.8	
Dunlin	175.0	120.0	144.4	

RECEIVED: 11/02/2026

Appendix 4.3b – I-WeBS Trends for Nanny Estuary & Shore (site code OV401).

# Site Summary

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

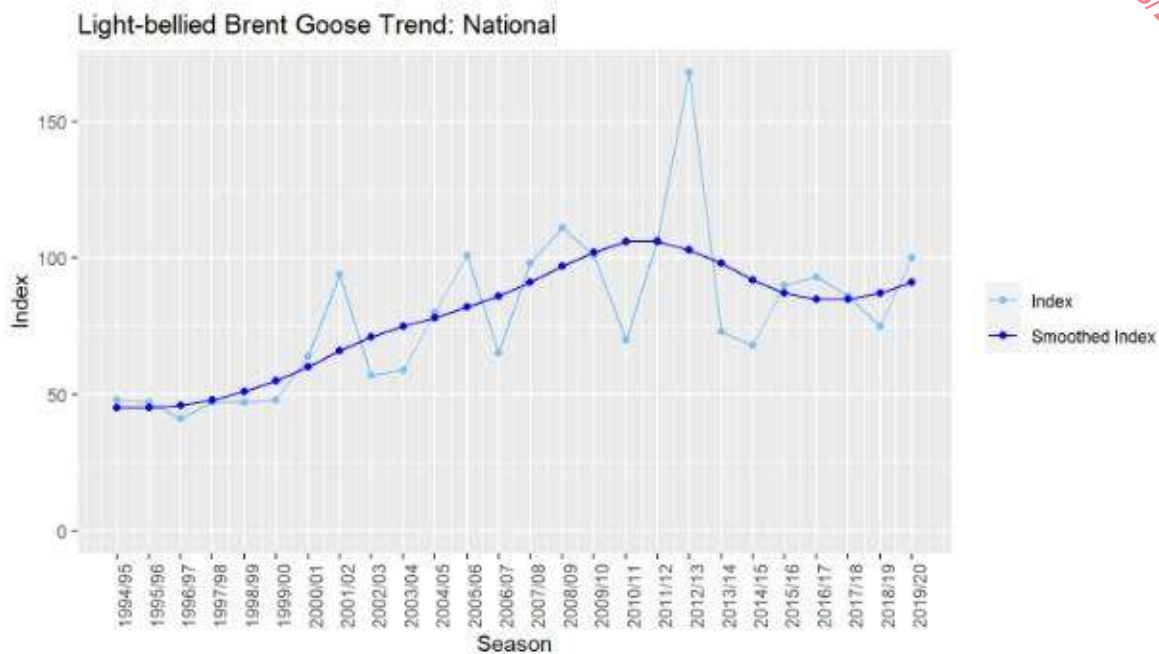
RECEIVED: 1/10/2026

Appendix 4.3c – I-WeBS National Trends of relevant species recorded in this report.

## Light-bellied Brent Goose

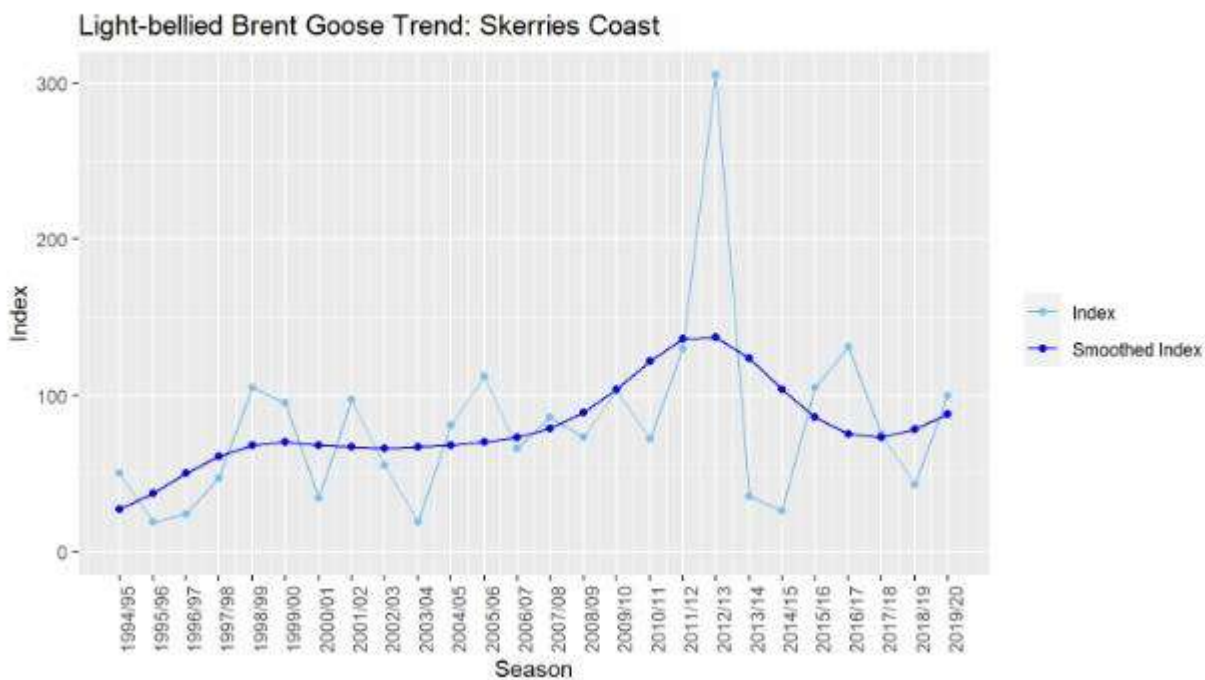
Site	Trend (%)		
	5 Year	12 Year	23 Year
National	-11.2	1.2	93.3

RECEIVED: 11/03/2026



Appendix 4.3d – I-WeBS Skerries Coast (site code OU904) trends of relevant species recorded in this report.

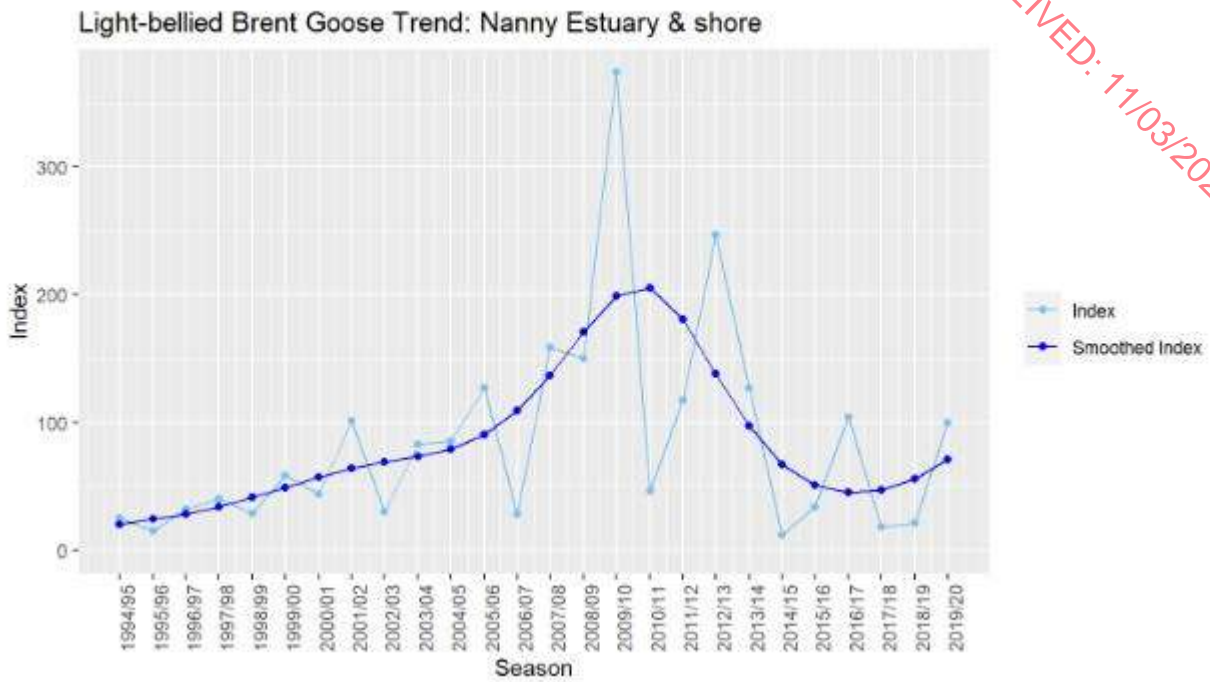
## Light-bellied Brent Goose



**Appendix 4.3e** – I-WeBS Nanny Shore & Estuary (site code OV401) trends of relevant species recorded in this report.

## Light-bellied Brent Goose

RECEIVED: 11/03/2026



## APPENDIX 4.4 - ORNITHOLOGICAL SURVEY OF LANDS AT FLEMINGTON LANE, BALBRIGGAN, CO. DUBLIN.

### 1. Introduction

Joseph Adamson MCIEEM was appointed by Altemar Ltd. to conduct an ornithological survey of a parcel of land at Flemington Lane, located to the northwest of the town of Balbriggan, Co. Dublin. The purpose of the site visits was to survey the site to record species of birds that are frequenting the area.

### 2. Survey Area

The survey site, comprising of two parcels of land, lies to the west of a housing estate in an area of Balbriggan known as Flemington. The larger of the two parcels is bounded to the north by agricultural fields, to the south by a new residential housing estate, and to the east by a housing estate in an area of Balbriggan known as Tankardstown. A water treatment plant that serves the town of Balbriggan is located to the west of the site. A new road leading from the Tankardstown housing estate to the entrance to the water treatment plant bisects the site in an east-west direction. A dirt track trends from the south of the site through the centre of the site.

The second parcel is much smaller in size and is comprised of an agricultural field, bounded by a hedgerow to the south of it. This parcel is located west of the larger parcel and to the north of the water treatment plant

The survey site was dominated for the most part by agricultural fields containing Oil Seed Rape (OSR). There are very few hedgerows within the site, and those that are present are in poor condition with wide gaps. The larger parcel of the site was accessed from the south, through a new housing estate. The smaller parcel was accessed from a secondary road that borders the field to the west.

### 3. Methodology

The site was surveyed on the 27<sup>th</sup> and 28<sup>th</sup> February, and the 7<sup>th</sup>, 18<sup>th</sup> and 21<sup>st</sup> March 2023. Weather at the times of survey was suitable for recording, with bright and sunny spells for the most part, with occasional showers on the 18<sup>th</sup> and 21<sup>st</sup> March.

All areas within the sight boundary were surveyed by systematically walking and recording birds heard and observed. A list of birds observed during the site visit was then compiled for the entire site (Table 1).

A note was made of any species of conservation interest recorded at the site. Species highlighted in red represent species whose breeding population has declined by 50% over the last 25-30 years. Species highlighted in amber represent species that are of European

RECEIVED: 11/03/2026

Conservation Concern. They are Amber-listed because of their unfavourable conservation status but not concentrated in Europe. The remaining species are Green-listed, species of favourable conservation status (Gilbert, G., Stanbury, A., and Lewis, I.) (Ref.1).

## 4. Results

Table 1: Bird species recorded within the site during the Winter Bird Survey, 2023, at Flemington Lane, Balbriggan, Co. Dublin

Species	Qualification Criteria	Comments
Common Buzzard <i>Buteo buteo</i>		Observed on four occasions throughout the site, usually seen commuting over the fields within the site. There are no suitable trees for breeding within the site.
Herring Gull <i>Larus argentatus</i>	SPEC2, BDMp1, BDMp2	Birds were frequently observed over the site due to the proximity of the survey site to the coast.
Woodpigeon <i>Columba palumbus</i>		Frequently observed overhead. Likely to breed in mature hedgerows and trees outside of the site.
Meadow Pipit <i>Anthus pratensis</i>	SPEC1	Occasionally flushed from the OSR fields. Likely to breed in small numbers within the site.
Pied Wagtail <i>Motacilla alba yarelli</i>		Observed along the track that runs in a northerly direction through the site and the new road leading to the water treatment plant.
Wren <i>Troglodytes troglodytes</i>		Distantly observed on one occasion. May breed in hedgerows at the north of the site.
Robin <i>Erithacus rubecula</i>		One heard singing in residential garden, east of the site.
Fieldfare <i>Turdus pilaris</i>		A flock of 15 was observed flying over the site on the 27 <sup>th</sup> of March  A Winter visitor to Ireland from Northern and Central Europe. Does not breed.
Blackbird <i>Turdus merula</i>		Frequently observed in small numbers within the site on all survey dates.  Likely to breed within the site.
Magpie <i>Pica pica</i>		Infrequently observed over the site on all survey dates.
Jackdaw <i>Corvus monedula</i>		Occasionally observed flying overhead on all survey dates.  Likely to breed in the housing estate east of the site.
Rook		Frequently observed flying overhead. No rookeries observed on the site.

Species	Qualification Criteria	Comments
<i>Corvus frugilegus</i>		
Raven <i>Corvus corax</i>		Two observed flying overhead on the 27 <sup>th</sup> of February.
Starling <i>Sturnus vulgaris</i>	SPEC 3	Occasionally observed flying over the site. Likely to breed in the housing estate east of the site.
Chaffinch <i>Fringilla coelebs</i>		A flock of 6 was observed on waste ground, south of the site on the 21 <sup>st</sup> March.
Redpoll <i>Acanthis flammea</i>		Occasionally observed in single numbers over the site. May breed in hedgerows to the north of the site.
Linnet <i>Carduelis cannabina</i>	SPEC 2	Flocks of up to 15 individuals were observed on the waste ground south of the site during all survey dates. Flocks of Linnets are common on waste ground and open fields in Winter on the East coast of Ireland in and the birds may be immigrants from Scotland or the Northwest of England. May breed in hedgerows in small numbers, north of the site.
Goldfinch <i>Carduelis carduelis</i>		Occasionally observed on all survey dates.  Common in Ireland and may breed in hedgerows at the north of the site.
Yellowhammer <i>Emberiza citrinella</i>	BDp2,BDr2	A single individual was flushed from one of the OSR fields on the 18 <sup>th</sup> March. A male and female was observed on the 21 <sup>st</sup> of March.  A scarce bird in Ireland, but can be quite frequently observed in parts of North County Dublin and Meath.  May breed within the site.

RECEIVED: 11/03/2026

Qualifying criteria: Red List Criteria- SPEC1 (species that are of global conservation concern). SPEC3 (species are those for which the global population is concentrated outside Europe)BDp1 (breeding population decline over shorter time periods) BDp2 (breeding population decline over longer time periods).BDr2 (breeding range decline over longer time periods)Amber List Criteria- Categories that depict an unfavourable conservation status in Europe, but not necessarily of global concern. WI (Localised non-breeding population) WDMp1 (Moderate non-breeding population decline over the short term) BDMr1 and BDMr2 (Moderate breeding range decline over short term (1) and long term(2) BDMP1 (short-term decline in breeding population), BDMP2 (long-term decline in breeding population). SPEC 2 (species for which the global population is concentrated in Europe). SPEC 3 (species for which the global population is concentrated outside of Europe)

A total of nineteen bird species was observed during the Winter site visits. Two Red-Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red -Listed species may breed within the site. Three Amber-Listed species, herring gull, starling and linnet were observed during the site visits. The only Amber-Listed species that may breed within the site is linnet. All other species observed are Green-Listed, species of favourable conservation status.

## 5. Discussion

Birds observed at the Flemington Lane site are typical of the habitats present. The species assemblage is a reflection of the agricultural fields, hedgerows and overgrown waste ground habitats within and around the site and the birds observed are typical of birds occurring in these habitats in North County Dublin in Winter.

The agricultural grassland fields to the west of the site within the boundary of the water treatment plant were devoid of birds for the most part, with the exception of birds observed flying overhead.

## 6. Reference

Ref. 1 Gilbert, G, Stanbury, A. & Lewis, I K. Birds of Conservation Concern in Ireland 4: 2020–2026. Irish Birds 43: 1-23.

RECEIVED: 11/03/2026

## **APPENDIX 4.5 - ORNITHOLOGICAL SURVEY OF LANDS AT FLEMINGTON LANE, BALBRIGGAN, CO. DUBLIN (WINTER 2023).**

### **Introduction**

Joseph Adamson MCIEEM was appointed by Altemar Ltd. to conduct a Winter ornithological survey of a parcel of land at Flemington Lane, located to the northwest of the town of Balbriggan, Co. Dublin, over the Winter of 2023/2024. This follows on from an ornithological survey of the site, carried out in February and March of 2023, by the same author. The purpose of the site visits was to survey the site to record species of birds that are frequenting the area.

### **Survey Area**

The survey site, comprising of two parcels of land, lies to the west of a housing estate in an area of Balbriggan known as Flemington. The larger of the two parcels is bounded to the north by agricultural fields, to the south by a new residential housing estate, and to the east by a housing estate in an area of Balbriggan known as Tankardstown. A water treatment plant that serves the town of Balbriggan is located to the west of the site. A new road leading from the Tankardstown housing estate to the entrance to the water treatment plant bisects the site in an east-west direction. A dirt track trends from the south of the site through the centre of the site.

The second parcel is much smaller in size and is comprised of an agricultural field, bounded by a hedgerow to the south of it. This parcel is located west of the larger parcel and to the north of the water treatment plant.

The survey site was dominated for the most part by agricultural fields of stubble in which it appeared that Corn had been grown in the Summer of 2023. During the survey of February and March 2023, these agricultural fields had been under Oil Seed Rape. During the survey on the 18<sup>th</sup> of January 2024, it was evident that one of the stubble fields by the road leading up to the Water Treatment Plant had been partially ploughed when workers from the Plant were installing Sluice Valves, Air Valves and Fire Hydrants by the edge of the field. There are very few hedgerows within the site, and those that are present are in poor condition with wide gaps. The larger parcel of the site was accessed from the east, through the entrance to the Balbriggan Water Treatment Plant, which is located to the west of the site. The smaller parcel was accessed from a secondary road that borders the field to the west.

### **Methodology**

The site was surveyed on the 25<sup>th</sup> and 29<sup>th</sup> October, the 4<sup>th</sup> and 20<sup>th</sup> November, the 4<sup>th</sup> and 24<sup>th</sup> December 2023, the 8<sup>th</sup> and 18<sup>th</sup> January, the 5<sup>th</sup> and 19<sup>th</sup> of February and the 3<sup>rd</sup> and 11<sup>th</sup> March 2024. Weather at the times of survey was suitable for recording, with clear spells for the most part, with strong northwesterly winds on the 4<sup>th</sup> of November 2023 and very strong southwesterlies on the 24<sup>th</sup> December 2024.

All areas within the sight boundary were surveyed by systematically walking and recording birds heard and observed. A list of birds observed during the site visit was then compiled for the entire site (Table 1).

A note was made of any species of conservation interest recorded at the site. Species highlighted in red represent species whose breeding population has declined by 50% over the last 25-30 years. Species highlighted in amber represent species that are of European Conservation Concern. They are Amber-listed because of their unfavourable conservation status but not concentrated in Europe. The remaining species are Green-listed, species of favourable conservation status (Gilbert, G., Stanbury, A., and Lewis, I.) (Ref.1).

## Results

Table 1: Bird species recorded within the site during the Winter Bird Survey of 2023/2024, at Flemington Lane, Balbriggan, Co. Dublin

Species	Qualification Criteria	Comments
<b>Common Buzzard</b> <i>Buteo buteo</i>		Two birds were observed circling over the stubble field by the road leading to the Water Treatment Plant on the 4 <sup>th</sup> November 2023. One bird observed hunting over the field by the water treatment plant on the 4 <sup>th</sup> December 2023. This field is outside of the site boundary.
<b>Herring Gull</b> <i>Larus argentatus</i>	SPEC2, BDMp2, BDMp1,	Six birds were observed over the site on the 25 <sup>th</sup> of October 2023. 20 birds sitting and occasionally foraging in the stubble field by the road leading up to the Water Treatment Plant on the 4 <sup>th</sup> of November 2023. There were very heavy showers, with Force 3-4 north-easterly winds on this date. No Herring Gulls were observed at the site on the 4 <sup>th</sup> of December 2023. A group of thirty-one Herring Gulls was observed sitting in the stubble field by the road leading to the Water Treatment Plant on the 24 <sup>th</sup> of December 2023. These birds were sheltering due to very blustery Force 5-6 southwest winds and heavy squalls. No Herring Gulls were observed during the 18 <sup>th</sup> of January 2024 site survey due to disturbance from Water Treatment Plant Workers installing valves at the edge of the field by the road leading to the Water Treatment Plant. No Herring Gulls were observed during the 5 <sup>th</sup> of February site visit. Four Herring Gulls were observed sitting and occasionally feeding alongside Rooks in the ploughed areas of the stubble field by the road leading to the Water Treatment Plant on the 19 <sup>th</sup> of February. During the site visit on the 3 <sup>rd</sup> of March, there were lots of Herring Gulls on roof tops of the housing estate to the east of the site. A lot of these birds were observed in pairs, indicating that they would be ready to start breeding. On the same date three Herring Gulls were feeding on the ploughed strip of the stubble field with Rooks and Jackdaws. There were no Herring Gulls observed on the stubble field during the 11 <sup>th</sup> March site visit.
<b>Woodpigeon</b> <i>Columba palumbus</i>		Frequently observed overhead. Likely to breed in mature hedgerows and trees outside of the site.
<b>Collared Dove</b> <i>Streptopelia decaocto</i>		One bird flew over the site in an easterly direction on the 20 <sup>th</sup> November 2023. One bird observed flying overhead on the 24 <sup>th</sup> December 2023.
<b>Meadow Pipit</b> <i>Anthus pratensis</i>	SPEC1	Occasionally flushed from all the stubble fields in low numbers. Likely to breed in small numbers within the site, in particular the field within the site that is currently under grass.
<b>Skylark</b> <i>Alauda arvensis</i>	SPEC3	Small numbers were observed flying overhead during the 25 <sup>th</sup> of October site visit. These were most likely migratory birds.
<b>Pied Wagtail</b> <i>Motacilla alba yarelli</i>		Observed along the track that runs in a northerly direction through the site and the new road leading to the water treatment plant.

<b>Species</b>	<b>Qualification Criteria</b>	<b>Comments</b>
<b>Wren</b> <i>Troglodytes troglodytes</i>		Distantly observed on one occasion. May breed in hedgerows at the north of the site.
<b>Robin</b> <i>Erithacus rubecula</i>		Four birds singing on the site on the 25 <sup>th</sup> October 2023.
<b>Redwing</b> <i>Turdus iliacus</i>		Three birds observed on the site on the 4 <sup>th</sup> November 2023. A Winter visitor to Ireland from Iceland and Scandinavia. Does not breed.
<b>Blackbird</b> <i>Turdus merula</i>		Frequently observed in small numbers within the site on all survey dates. Likely to breed within the site.
<b>Magpie</b> <i>Pica pica</i>		Infrequently observed over the site on all survey dates.
<b>Jackdaw</b> <i>Corvus monedula</i>		Occasionally observed flying overhead on all survey dates. Observed feeding in the stubble field that was partially ploughed/disturbed during the January 2024 site visit. Likely to breed in the housing estate east of the site.
<b>Rook</b> <i>Corvus frugilegus</i>		Frequently observed flying overhead. Also observed feeding in the stubble field that was partially ploughed in January 2024. No rookeries observed on the site.
<b>Starling</b> <i>Sturnus vulgaris</i>	SPEC 3	Occasionally observed flying over the site. Likely to breed in the housing estate east of the site.
<b>Chaffinch</b> <i>Fringilla coelebs</i>		Occasionally observed at the site, associating with other finches. May breed in hedgerows within the site
<b>Redpoll</b> <i>Acanthis flammea</i>		Occasionally observed in single numbers over the site. May breed in hedgerows to the north of the site.
<b>Linnet</b> <i>Carduelis cannabina</i>	SPEC 2	A flock of c. 150 birds was observed on the 25 <sup>th</sup> October 2023. A flock of 20 birds was observed on the 3 <sup>rd</sup> February 2024. Flocks of Linnets are common on waste ground and open fields in Winter on the East coast of Ireland in and the birds may be immigrants from Scotland or the Northwest of England. May breed in hedgerows in small numbers, north of the site.
<b>Goldfinch</b> <i>Carduelis carduelis</i>		Occasionally observed on all survey dates. Common in Ireland and may breed in hedgerows at the north of the site.
<b>Greenfinch</b> <i>Carduelis chloris</i>	BDMp1	Five birds were observed with a large flock of c. 150 Linnets on the 25 <sup>th</sup> October 2023. A flock of fifteen was observed with a flock of Linnets on the 4 <sup>th</sup> of December 2023.
<b>Yellowhammer</b> <i>Emberiza citrinella</i>	BDp2, BDr2	Five birds were observed along a hedgerow by the northernmost stubble field on the 19 <sup>th</sup> February 2024. Two birds flew overhead at the south of the site on the same date. A scarce bird in Ireland, but can be quite frequently observed in parts of North County Dublin and Meath.
<b>Reed Bunting</b> <i>Emberiza schoeniclus</i>		Three females were observed in a hedgerow at the southwest of the site on the 4 <sup>th</sup> of November 2023.

Qualifying criteria: Red List Criteria- SPEC1 (species that are of global conservation concern). SPEC3 (species are those for which the global population is concentrated outside Europe) BDp1 (breeding population decline over shorter time periods) BDp2 (breeding population decline over longer time periods). BDr2 (breeding range decline over longer time periods) Amber List Criteria- Categories that depict an unfavourable conservation status in Europe, but not necessarily of global concern. WI (Localised non-breeding population) WDMp1 (Moderate non-breeding population)

decline over the short term) BDMr1 and BDMr2 (Moderate breeding range decline over short term (1) and long term(2) BDMp1 (short-term decline in breeding population), BDMp2 (long-term decline in breeding population). SPEC 2 (species for which the global population is concentrated in Europe). SPEC 3 (species for which the global population is concentrated outside of Europe)

A total of twenty-two bird species was observed during the Winter 2023/2024 bird survey. Two Red-Listed species, namely meadow pipit and yellowhammer were observed during the site visits. The two Red -Listed species may breed within the site. Three Amber-Listed species, herring gull, starling, skylark, greenfinch and linnet were observed during the site visits. The only Amber-Listed species that may breed within the site are greenfinch and linnet. All other species observed are Green-Listed, species of favourable conservation status.

## Discussion

Birds observed at the Flemington Lane site are typical of the habitats present. The species assemblage is a reflection of the agricultural fields, hedgerows and overgrown waste ground habitats within and around the site and the birds observed are typical of birds occurring in these habitats in North County Dublin in Winter.

The agricultural grassland fields to the west of the site within the boundary of the water treatment plant were devoid of birds for the most part, with the exception of birds observed flying overhead and occasional foraging rooks when the fields were saturated due to frequent rain events.

This report is also a response to concerns that were raised about the occurrence of herring gull observed at the site in the survey of 2023, and that the occurrence of this species at the site was not considered in relation to the species being one of the qualifying interests in the newly established North-West Irish Sea Special Protection Area (SPA). A number of points need to be raised regarding the occurrence of this species at the site.

The Winter survey report carried out in February and March 2023 mentioned that birds were observed flying overhead. It did not mention that the fields within the site were being utilised by herring gulls. After all, during that survey, all fields, with the exception of a field under grass, were planted with Oil Seed Rape. The following summer, the fields were under Corn. It was only when the Corn was harvested and the fields became Corn stubble fields, when the winter survey commenced, that herring gulls, and indeed corvids, such as rooks and jackdaws were present.

The gulls only started to occur at the site when the fields were under stubble. Due to constant rain events, invertebrates within the soil rise to the surface, which makes it easier for gulls to feed on them. Most of the time the gulls were sitting, in small numbers.

It must be noted that only one stubble field within the entire site, namely the field adjacent to the road leading up to the Water Treatment Plant, was occupied by gulls and corvids. It must be noted that during the site visits on the 4<sup>th</sup> of November and the 24<sup>th</sup> of December herring gulls were present in this particular field, in double digit numbers. The weather on these days was extremely inclement and the birds were merely sitting and sheltering from the strong winds.

During the 18<sup>th</sup> of January site visit, it was noted that the soil within this particular stubble field had been disturbed, due to Water Treatment Plant workers installing water valves by the road. The soil had been disturbed in strips, where pipes were laid, and it was on these strips where gulls and corvids were feeding.

It is not unusual for gull species to occur and feed in fields in inland sites. A recently ploughed field can attract hundreds of gulls, as indeed, a field where the first cut of silage has taken place, or any grass cutting in general.

Herring gulls were present flying around the site on all monthly visits. They were also abundant flying over Balbriggan town. This is to be expected in any coastal town in Ireland. It is known that they breed on roof tops in the town and are regarded as a nuisance species by residents in the area.

In conclusion, just because herring gulls were present within the survey site does not necessarily mean that this is their preferred habitat within the area. During the final site visit on the 11<sup>th</sup> of March, there were no herring gulls present. However, on the same date, the author observed a large number of c.3,000+ gulls, mainly comprised of herring gulls, feeding on the tideline of Gormanston Strand, located <5km northeast of the study site. The large number of gulls was present at Gormanston Strand after a north-easterly storm on Saturday the 9<sup>th</sup> of March.

## Reference

Ref. 1 Gilbert, G, Stanbury, A. & Lewis, I K. Birds of Conservation Concern in Ireland 4: 2020–2026. Irish Birds 43: 1-23.