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Marine & Environmental Consultancy

Biodiversity Enhancement Plan for a Proposed Large-scale Residential Development (LRD) at Carlisle, Kimmage Road West, Dublin 12.

4th June 2025

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On behalf of: 1 Terenure Land Limited.

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Introduction

Biodiversity Enhancement Plan (BEP)

This BEP is primarily the result of consultation between the ecologists (Altemar) and Landscape Architects (NMP Landscape Architects) of the proposed development project as well as the wider team. As outlined in the Dublin City Council Large Scale Development Opinion point 4 g) *" The letter from Altemar Limited is noted. A biodiversity enhancement plan should also be submitted*". In addition the opinion point 4f) requests that "*A green roof plan indicating biodiverse planting is required to be submitted*". The BEP cross-references both landscape and biodiversity elements. It initially describes the proposed project. The landscape elements of the proposed project have involved consultation and reiterations of the landscape masterplan, to enhance biodiversity across all landscape components on site. These biodiversity enhancement measures are outlined and will be implemented and would improve biodiversity significantly on site, particularly as currently on site there is a paucity of biodiversity features and important habitats. The BEP is also consistent with the Development Plan objectives /BAP objectives referred to in our email to 15th May. Altemar was involved in the design stage of the project and had input in the biodiversity enhancement of the site.

In relation to Dublin City Council plan objectives the following should be noted:

Dublin City Development Plan 2022 – 2028; GI16:Habitat Creation and New Development

It is the policy of Dublin City Council: *"That new developments (as appropriate) will be required to support local biodiversity and incorporate biodiversity improvements through urban greening and the use of nature-based infrastructural solutions that are of particular relevance and benefit in an urban context. Opportunities should be taken as part of new development to provide a net gain in biodiversity and provide links to the wider Green Infrastructure network. All suitable new buildings will be required to incorporate swift nesting blocks into the building fabric*."

Dublin City Biodiversity Action Plan 2021-2025 states; Objective 11:

"Ensure that measures for biodiversity and nature-based solutions are incorporated into new building projects, retrofit and maintenance works.
11.1 Develop a Technical Guidance Document containing a set of standard conditions for biodiversity conservation in Dublin City to inform planning and development.
Dublin City Biodiversity Action Plan 2021-2025 led to the publication of the attached Technical Guidance Note on Biodiversity for Development Management in Dublin City.
This Technical Guidance Note outlines Dublin City Council's requirements for information on biodiversity to be supplied in support of planning applications and to promote measures for biodiversity at every stage of the development process.
This document sets out "Guidance for Applicants" and lists several key principles including:

1. *Biodiversity should be considered at the earliest possible stage of the development process*
2. *Biodiversity should be managed as an asset rather than a constraint*
3. *Make space for biodiversity that is functional, sizeable and connected.*
4. *Use the mitigation hierarchy for addressing impacts on biodiversity in a sequential approach.*
5. *Apply like for like – or better*

The Technical Guidance states under Measures for Biodiversity Net Gain :
"Under the Dublin City Biodiversity Action Plan (2021-2025), Dublin City Council will promote biodiversity net gain measures to be included in proposed developments. There are many ways to design and plan for enhancement of biodiversity, and applicants should consult at the earliest stages of project planning with Dublin City Council Parks, Biodiversity and Landscape Services on potential design solutions. It is recommended that applicants engage a consultant ecologist at the initial design stages so as to identify such opportunities to optimise solutions and maximise positive outcomes for biodiversity on projects and plans.
There is no Irish governmental guidance on promotion of biodiversity net gain. Dublin City Council is therefore recommending that applicants refer to BS 8683 (BSI 2021), the new British Standard for Biodiversity Net Gain, which is a voluntary standard for best practice used through Northern Ireland, Scotland, Wales and England and is not related to any British legislation. "

Description of the Proposed Project

1 Terenure Land Limited intend to apply for **Permission** for a Large-Scale Residential Development (LRD) at this site at "Carlisle", Kimmage Road West, DUBLIN 12.

The proposed Large Scale Residential Development will consist of 145 no. apartments (70 no. 1 bed and 75 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 5 storeys. All residential units have associated private balconies/terraces to the north/ south/ east/ west elevations. The proposal will also include provision of a creche, cultural/ community space along with 89 no. car parking spaces, 465 no. bicycle parking spaces and 6 no. motorcycle parking spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing road which currently serves the Ben Dunne Gym. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Uisce Eireann network along Kimmage Road West are also accommodated.

Overall Landscape Masterplan

The landscape design statement for the proposed development has been prepared by NMP Landscape Architects. This was carried out in consultation with Altemar Limited. The landscape design statement details the following:

Landscape Masterplan

Landscape design proposals for Carlisle Residential Development are driven by the proposed blocks and creating the best user experience for the habitants.

The landscape design has been planned in such a way so as to maximise the site's orientation and anticipated microclimate to create habitable, quality spaces which respond to human comfort, encouraging residents and public into a safe and surveilled space. Site is accessed through a single route to the south.

The open space area is to encourage the cultural and community use. To the south site is adjacent temporarily closed Nora Dunne Gallery. Landscape proposal is taking in consideration possible future opening to Gallery public open space which will benefit the wider area.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat connecting existing mature trees to the northern and western boundary with proposed planting. An increased number of trees coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighbouring developments are sensitively integrated and screened. The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, create a series of interlinking spaces which 'blur' the boundaries and create 'moments' for interactions, crafting a sense and extension of the community for the wider neighbourhood.

Landscape Palettes

Landscape Plans and schedules included in the application, prepared by NMP Landscape Architects includes a detailed schedule of proposed planting and illustrates the location and extent of mown grass, managed long grass, reinforced grass, low ground cover, hedge and tree planting as well as existing trees to be retained where applicable. Tree species are selected for longevity, suitability to local soil conditions and micro climate, biodiversity (native species) and where required suitability for proximity to residential buildings. Proposed tree sizes range from heavy standards and multi stemmed trees to native whip and forestry transplants. There will be a net gain of individual trees in order to improve the species mix and the proportion of native species on site. Typical species are illustrated on the following pages.

Low planting is utilized to make and reinforce sub-spaces within the larger landscape spaces, for visual screening, defensible space, visual interest, ecological purposes and to guide or direct people's movement. The low planting is conceived as subtle layering of greens within the open spaces. The planting is layered as follows; lowest - bulb planting, ground cover planting, highest - clipped hedge planting.

The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout. Materials are chosen for durability, but where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Primary vehicular, pedestrian and cycle circulation are proposed as a durable, limited range of neutral materials with robust construction.'

Please see the Biodiversity Enhancement section for specific biodiversity enhancements as part of the BEP.

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

Figure 2. *Proposed site plan*

Figure 3. Proposed site plan

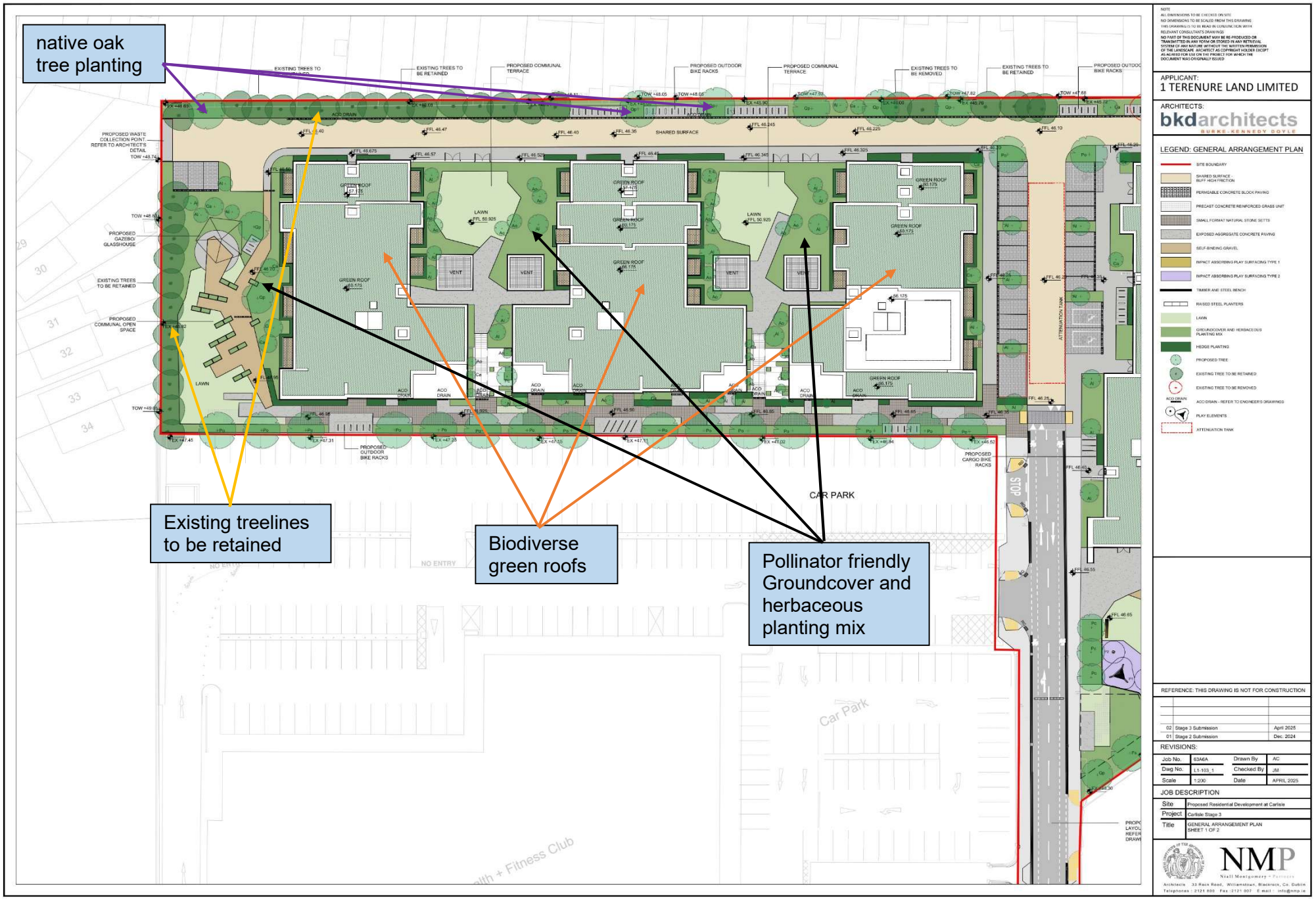


Figure 3. *Proposed landscape and Green Roof Plan – sheet 1*

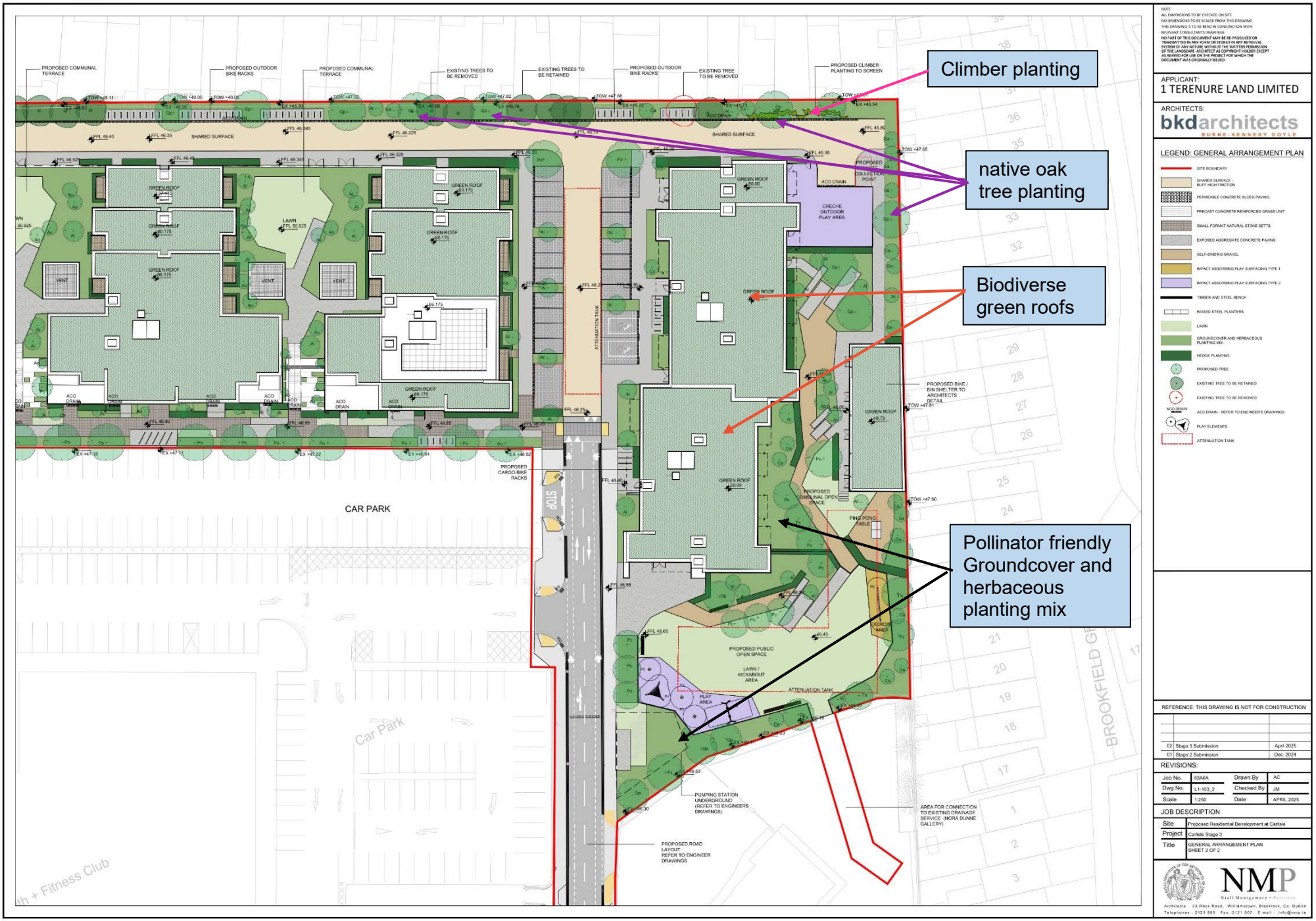


Figure 4. *Proposed Landscape and Green Roof Plan – sheet 2*

Biodiversity Enhancements

Biodiverse Green Roofs

A significant portion of the roofs on site are Biodiverse Green Roofs (Figure 3 & 4). These would form large areas of biodiversity potential if suitably landscaped. Wildflower seed mixtures are proposed for the green roofs which include the species demonstrated below. This habitat will provide ample opportunity for pollinators and in addition, potentially support bird nesting. It is important to note that the project will incorporate The Dublin County Councils 'Green & Blue Roof Guide 2021' guidelines in regard to the development. The total green roof area on site is 4825m$^{2.}$ As outlined in the Infrastructure Report prepared by Barrett Mahony Consulting Engineers: *'The proposed development contains an intensive green roof build up in over 50% of the podium (in the form of soft landscaping). This complies with the Dublin City Council Development Plan 2022-2028 Appendix 11.'*

Examples of species included in mix

NATIVE ORIGIN IRISH WILDFLOWER SEED MIXTURES - ESKER RIDGE WILD FLORA EC08

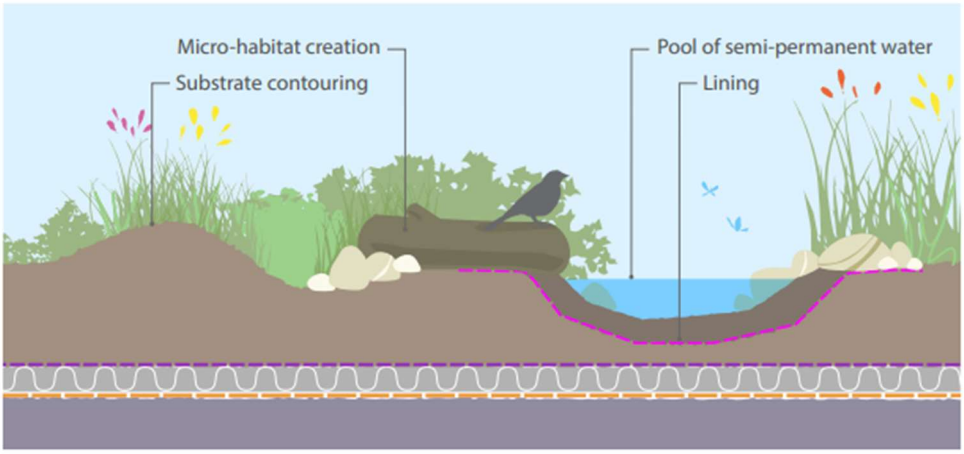
Birdsfoot Trefoil, Black Meddick, Bladder Campion, Burdock, Burnet Saxifrage, Centaury, Corn Marigold, Corn Pansy, Corn Poppy, Corncockle, Cornflower, Cowslip, Eyebright, Field Poppy (long headed), Field Scabious, Greater Knapweed, Broadleaf Plantain, Kidney Vetch, Lady's Bedstraw, Lesser Knapweed, Marjoram, Scentless Mayweed, Mullein, Ox-eye Daisy, Red Bartsia, Red Clover, Ribwort Plantain, Rough Hawksbit, Selfheal, Shepherds Purse, Smooth Hawksbit, St Johnswort, Weld -Yellow weed, Wild Carrot, White Campion, Wood Avens, Yarrow, Yellow Agrimony, Yellow Rattle, White Stonecrop, Nottingham Catchfly, Fairy Foxglove, Primrose, Quaking Grass, Salad Burnet, Biting Stonecrop, Fairy Flax

Species proposed for biodiverse green roof planting

Green Roof Micro-habitats

Green roofs provide an opportunity for micro-habitat creation to further encourage biodiversity onsite. Various micro-habitats will be created on the proposed green roofs in consultation with the project ecologist. The incorporation of varied substrate depth with mounds and dips, in addition to the use of log piles to provide areas for shelter and nesting sites for pollinators. Habitats suitable for bird nesting will also be included.

Below: Integrating habitat diversity.



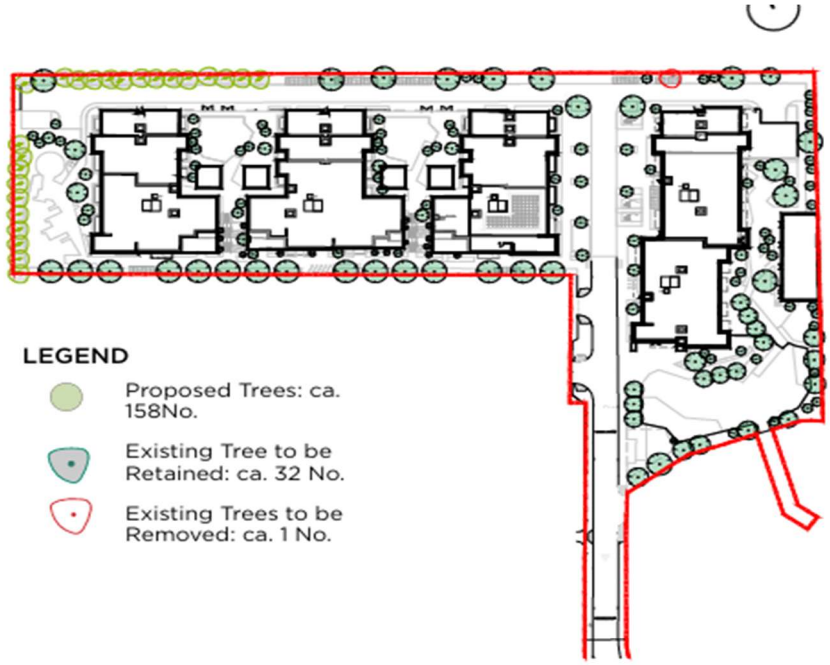
Dublin City Council Green & Blue Roof Guide 2021 © 2021 McCloy Consulting & Robert Bray Associates

The proposed green roofs will contribute to an overall positive net gain for biodiversity on site.

Tree Planting

A significant proportion of trees are to be retained on site with exception to 1 tree to be removed. In addition 158 new trees are proposed. This will include a mix of native and non-native tree species such as Sessile Oak *(Quercus petraea),* Hazel *(Corylus avellana),* Beech *(Fagus sylvatica) and* Oriental plane *(Platanus orientalis).* A number of bird boxes are proposed on the existing treeline and in addition, on the proposed Sessile Oak *(Quercus petraea)* trees. Similar to the green roofs, the proposed tree planting will contribute to an overall positive net gain for biodiversity on site.

As outlined in the landscape design statement in relation to tree plan on site:
'The masterplan has been envisaged to retain as many of the existing trees as possible of the 33 trees. Of the remaining trees, 1 tree has been identified for removal as a result of development or poor condition. The proposed new trees are intended to enhance the landscape character & aesthetic quality of the site as well as the biodiversity credentials (net gain in biodiversity) and will be located along streets and within public- & communal spaces with the intention of mitigating existing tree loss. The new trees will vary in specification of size and species. There will be a majority of trees selected from native tree species, which will be deciduous and evergreen, as well as having a variable habit. Clusters of trees rather than formal rows will dominate the landscape expression. There will be a total of 158 new trees planted.'



Corylus avellana

Fagus sylvatica

Quercus petraea

Amelanchier lamarckii

Acer palmatum 'Osakazuki'

Pyrus calleryana

Platanus orientalis

Groundcover & Herbaceous Planting

As demonstrated in figures 3 & 4, large areas of groundcover & herbaceous planting are proposed on site. Pollinator friendly species are proposed in the mix and include *Dianella nigra, Dryopteris filix-mas, Pulmonaria longifolia and Asplenium scolpendrium.* This will encourage and increase pollinators species on site.

As outlined in the landscape design statement: '*To enhance bio-diverse credentials herbaceous planting will occupy edges and large swathes of the sites periphery along with shade tolerant understory planting including plant selection to encourage foraging.'*

Nesting Habitats

The landscaping elements proposed are intended to provide sufficient foraging and nesting habitats, with additional areas to promote insect life, bat and bird species.

The planting schedule has been composed to include native and non-native species to fulfil these principles. Scented plants, pollinator friendly plants and climbers have been proposed as well, to attract birds and insects. Swift boxes, bat boxes and bird boxes will be located along the site to provide different potential wildlife habitats.

As seen in Figures 5 & 6, areas on site have been selected for a series of enhancement measures. These areas are only part of the overall BEP have been selected as they provide the optimal locations on site for the enhancement measure requirements.

Swift Bricks

A total of 5 areas on site have been selected for swift box colonies (min 8 bricks per colony). These will be integrated seamlessly into the building façade and would have associated callers to assist in the initial colonisation. The areas that have been selected are along the northern building façades, clear of windows and doorways beneath and have a straight drop to the ground.

Bird Boxes

To improve nesting habitats for local breeding birds, 17no. bird boxes will be installed at various locations on site. These locations include green walls and trees.

Bat Boxes

One area of the site has been selected for inclusion of a bat box. This area been selected for a bat box as this is an area of low lighting, in the proximity of vegetation. The viability of more bat boxes on site was considered, however the majority of the site will be lit and is considered sub optimal for bat boxes. Furthermore, bat activity including foraging was low on site.

Figure 5: Locations of biodiversity enhancements (sheet 01- bird boxes (blue), bat boxes (red), swift bricks (yellow) & insect hotels (black)

Figure 6: Locations of biodiversity enhancements (sheet 01- bird boxes (blue), bat boxes (red), swift bricks (yellow) & insect hotels (black)

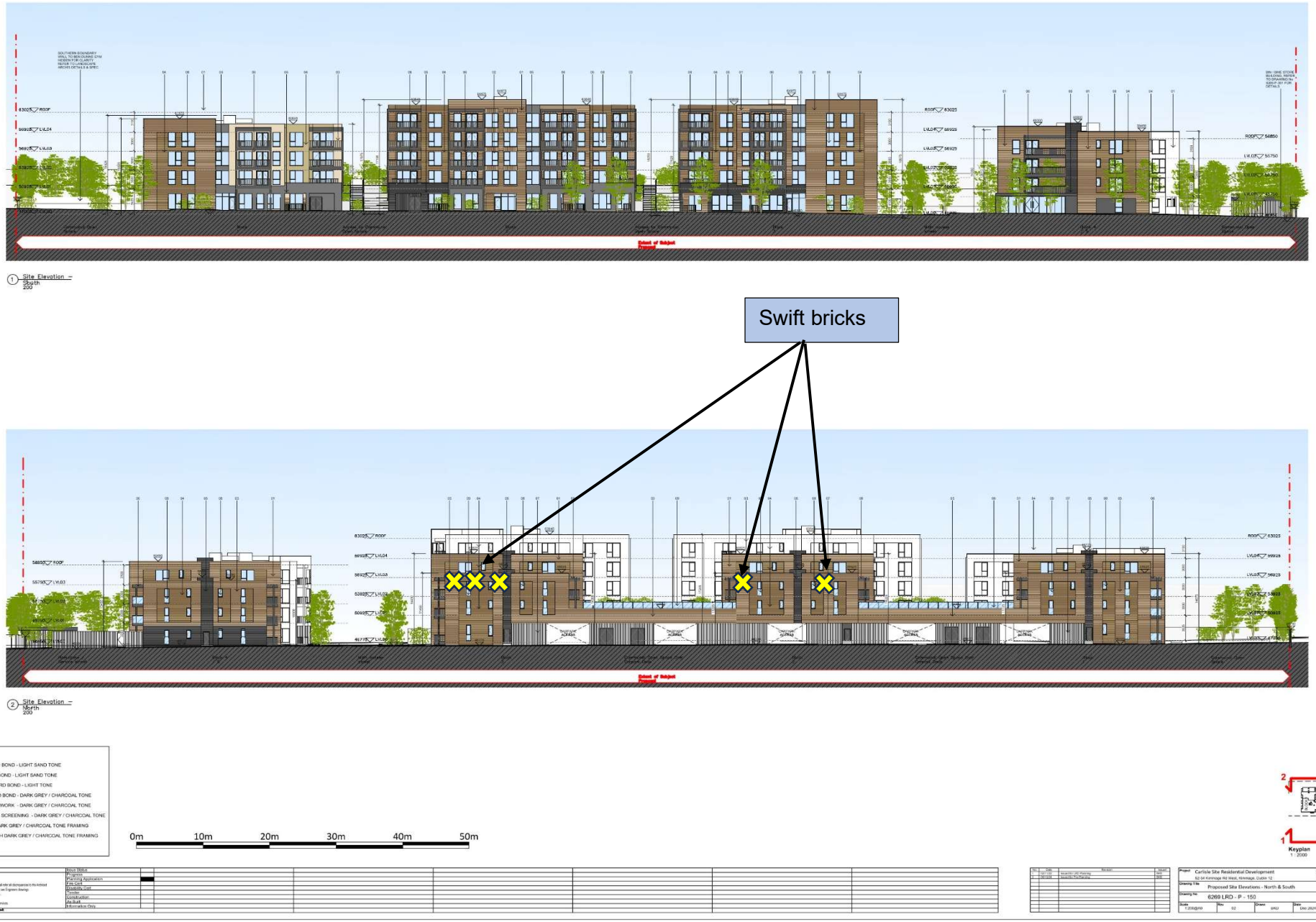


Figure 7: Site elevations demonstrating location of swift bricks- sheet 01

Conclusion

The Biodiversity Enhancement Plan has been prepared by Altemar with the support of Landscape Architects (NMP Landscape Architects) and Architects (bkd Architects). It involves the implementation of significant biodiversity enhancement. The proposed planting schedule outlines the heavy reliance on native and pollinator friendly species.

The landscape elements of the proposed project have involved extensive consultation and reiterations of the landscape masterplan, to enhance biodiversity across all landscape components on site. These biodiversity enhancement measures are outlined and will be implemented. The works in relation to the Biodiversity Enhancement Plan will be overseen by a project ecologist to ensure that the specifications outlined will be carried out. Currently the site consists primarily of a greenfield site and is of low to moderate biodiversity value. The proposed biodiversity enhancement measures are sufficient to maintain and will enhance the current biodiversity value of the site.