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Ecological Impact Assessment (EcIA) for a Proposed Large-scale Residential Development (LRD) at Carlisle, Kimmage Road West, Dublin 12.

30th May 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: 1 Terenure Land Limited.

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

Document Control Sheet			
Project	Ecological Impact Assessment (EcIA) for a Proposed Large-scale Residential Development at Carlisle, Kimmage Road West, Dublin 12.		
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Introduction

Background

Ecological Impact Assessment (EcIA) has been defined as '*the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components*' (Treweek, 1999). "*The purpose of EcIA is to provide decision-makers with clear and concise information about the likely ecological effects associated with a project and their significance both directly and in a wider context. Protecting and enhancing biodiversity and landscapes and maintaining natural processes depends upon input from ecologists and other specialists at all stages in the decision-making and planning process; from the early design of a project through implementation to its decommissioning*" (IEEM, 2010).

The following EcIA has been prepared by Altemar Ltd. at the request of 1 Terenure Land Limited for a proposed large-scale residential development at Carlisle, Kimmage Road West, Dublin 12. As outlined in the Dublin City Council Development Plan 2022-2028: GI14: Ecological/Wildlife Corridors' of the Development Plan. "It is the policy of Dublin City Council: '*To maintain and strengthen the integrity of the city's ecological corridors and stepping stones which enable species to move through the city, by increasing their connectivity [to be shown in the proposed Green Infrastructure Strategy] under Article 10 of the EU Habitats Directive. Development proposals should not compromise their ecological functions and should realise opportunities to contribute to enhancing the nature conservation value of them by landscaping that provides complementary habitats. An Ecological Impact Assessment will be required for any proposed development likely to have a significant impact on habitats and species of interest on or adjacent an ecological corridor*.'

Study Objectives

The objectives of this EcIA are to:

1. Outline the project and any alternatives assessed;
2. Undertake a baseline ecological feature, resource and function assessment of the site and zone of influence;
3. Assess and define significance of the direct, indirect and cumulative ecological impacts of the project during its construction, lifetime and decommissioning stages;
4. Refine, where necessary, the project and propose mitigation measures to remove or reduce impacts through sustainable design and ecological planning; and
5. Suggest monitoring measures to follow up the implementation and success of mitigation measures and ecological outcomes.

The following guidelines have been used in preparation of this EcIA:

- Guidelines on the information to be contained in Environmental Impact Statements (EPA, 2002);
- Guidelines on the information to be contained in EIARs (2022);
- Guidelines for Ecological Impact Assessment (EcIA) (IEEM, 2019);
- Advice Notes on current practice in the preparation of EIS's (EPA, 2003);
- Institute of Ecology and Environmental Management Guidelines for EIA (IEEM, 2005).

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments. Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 31 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). This report has also been prepared by Jeff Boyle (BSc Environmental Management). Jeff is skilled in bat detection through static detector surveys, dusk emergence, and dawn re-entry surveys. He is also skilled in habitat assessment and has undertaken flora/invasive species surveys and breeding/wintering bird surveys to produce numerous ecological assessments on a range of residential, industrial and commercial projects.

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 LRD 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.

The proposed site outline, site plan, and proposed site elevations are seen in Figures 1-3.

Landscape

The landscape strategy for the proposed development has been prepared by Niall Montgomery & Partners. The landscape strategy for the proposed development has been prepared by Niall Montgomery & Partners. The landscape general arrangement plan is shown in Figure 6. Altemar has provided input into the Landscape Masterplan and developed a Biodiversity Enhancement Plan which accompanies the proposal. As outlined in the Landscape Masterplan "*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."

The landscape general arrangement plan is shown in Figure 4.

Lighting

The lighting strategy for the proposed development has been prepared by IN2 Engineering. The proposed public lighting layout is demonstrated in Figure 5.

Figure 1. *Site outline and location context.*

***Figure 2**. Proposed ground floor plan*

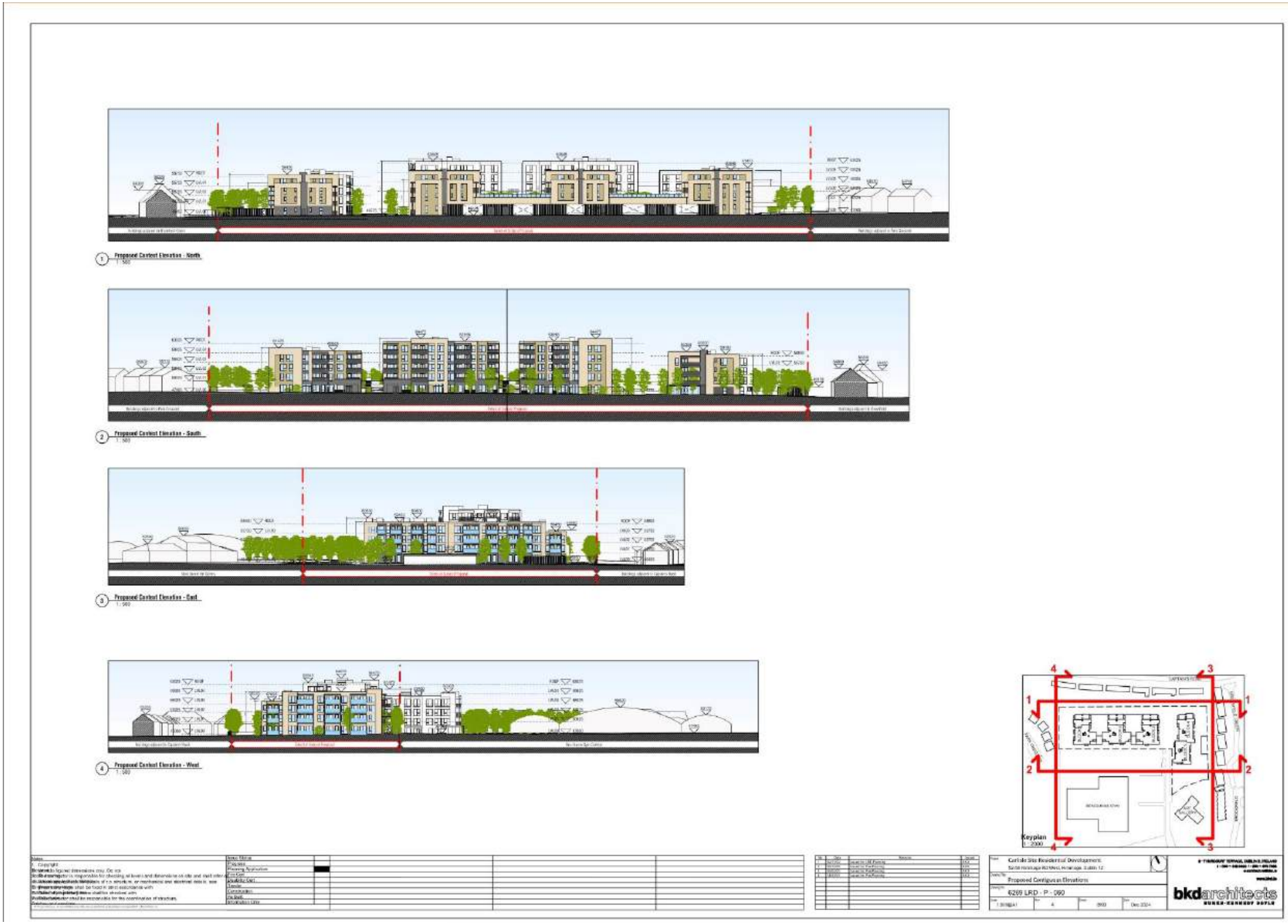

Figure 3. *Proposed contiguous elevations*

***Figure 4**. Landscape General Arrangements Plan*

Figure 5. *Public lighting layout*

Drainage

Barrett Mahony Consulting Engineers have been appointed as the Civil Engineers for this LRD at Carlile, Kimmage, Dublin 12. The following drainage strategy is outlined in the Infrastructure Report:

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Barrett Mahony Consulting Engineers have been appointed as the Civil Engineers for this LRD at Carlile, Kimmage, Dublin 12. The following drainage strategy is outlined in the Infrastructure Report:

"EXISTING SURFACE WATER INFRASTRUCTURE

This site is currently a greenfield site, previously used as a cricket field. There is an existing surface water drainage system to the south of the site running along Kimmage Road West.

PROPOSED SURFACE WATER DRAINAGE SYSTEM

The subject site is currently greenfield which provides a basis for setting the limiting discharges of surface water runoff for the proposed site. As per the DCC Development Plan 2022-2028 Policy SI23 requirements and the DCC Green Blue roof guide, green blue roof (extensive sedum type) coverage will be applied to all roofs, and intensive green blue roofs to the podium areas. The green roof will provide interception of rainfall, filtration through the medium, and storage within the voids facilitating evapotranspiration. Peak run-off discharge from the proposed development will be restricted to a peak rate of 2.0 l/s/ha. An underground attenuation tank will be provided to cater for storm events up to and including the 1 in 100 year plus 20% for climate change (as per the requirements in Appendix 13 of the DCC Development Plan 2022-2028). The tank will operate 'in-line' with the drainage system.

The surface water is proposed to outfall to the surface water (SW) sewer on Kimmage Road West to the south of the site. Run off from onsite surface car parking passes through a petrol interceptor before entering the final attenuation tank. Silt management will be achieved by means of silt trap manholes upstream of the attenuation tank.

PROPOSED SURFACE WATER MANAGEMENT PLAN

*The proposed Surface Water Management Plan is in line with Dublin City Council Development Plan 2022-2028 Policy SI25 and the key requirements contained in Appendix 13' (*of the Infrastructure report*). 'The proposed surface water drainage system takes cognisance of the Dublin City Development Plan 2022-2028 with respect to SuDS'. 'The proposed SuDS measures provide a minimum of two stage treatment of surface water run-off. This treatment approach is in line with the CIRIA SuDS Manual C753 and is outlined below. The measures to be incorporated into the development will include intensive and extensive green roof, permeable paving, gravel filter drains, rain gardens and infiltration systems. The full SuDS treatment train is implemented prior to discharge into the public system.'*

FOUL DRAINAGE SYSTEM

EXISTING FOUL DRAINAGE SYSTEM

The site is well served with foul sewers on Kimmage Road West to the south.

PROPOSED FOUL DRAINAGE SYSTEM

The proposed foul drainage system will be designed to take discharges from the new residential units. Drainage from any kitchen/canteen facilities will discharge through a grease separator designed in accordance with IS EN 1825 Part 1 and Part 2 and / or to Irish Water requirements. It is calculated that the proposed development will have a total hydraulic loading of c.67m^3 per day of foul effluent generated during the operational phase of the development. This equates to an average flow of 0.77 litres/second (over a 24-hour period) and a peak flow of 4.64 litres/second.

A Pre-connection Enquiry application was submitted to Irish Water to confirm capacity in the receiving network and a Confirmation of Feasibility letter was received from IW, confirming that connection to foul sewers in Kimmage Road West is feasible, without upgrade. Refer to Appendix 3.'(Appendix 1 of the AA Screening)

'The distance between the subject site and Kimmage Road West, and the levels of the IW foul sewerage on Kimmage Road West, are such that foul water will be collected in a gravity system within the site and directed to pumping station, from where will be pumped via a rising main to the foul sewer on Kimmage Road West.

The distance between the subject site and Kimmage Road West, and the levels of the IW foul sewerage on Kimmage Road West, are such that foul water will be collected in a gravity system within the site and directed to pumping station, from where will be pumped via a rising main to the foul sewer on Kimmage Road West."

The proposed drainage layout is demonstrated in Figure 7.

Site-Specific Flood Risk Assessment

A site-specific flood risk assessment has been undertaken by Barrett Mahony Consulting Engineers for the proposed development. The report concludes with the following:

"*This report outlines the findings of the SSFRA carried out for the mixed use, primarily residential development at Carlisle, Kimmage, Dublin 12. This SSFRA was carried out in accordance with the DEHLG guidelines for Planning 2009 and The Planning and Development Act 2000.*

Based on available and recorded information, the site of the proposed residential blocks itself has not been subject to flooding in recent history. Adjacent areas, including part of the existing access road, however, have experienced flooding. However, the flood depths on the access road would not impinge access and egress form emergency service vehicles.

The risk of tidal flooding is considered very low as the subject site lies outside the 0.1% AEP. The risk of fluvial flooding to the residential buildings and surrounding footpaths and roads is considered low as these areas lie outside the 0.1% AEP event. Fluvial flooding to the existing access road will not impact access and egress of emergency service vehicles.

The proposed Poddle Flood Alleviation Scheme will negate the risk of fluvial flooding on the existing access road and Kimmage Road west in the 1% AEP event. The risk of flooding due to ground water ingress to the proposed development is considered low.

The risk of pluvial flooding is considered low, due to the site location and proposed measures for the development.

Based on the flood risk identification in Stage 1, the existing access road serving the proposed development falls in Flood Zone A & B. A justification test has been applied and the proposed development is deemed 'Appropriate' in accordance with the guidelines of the OPW's publication."

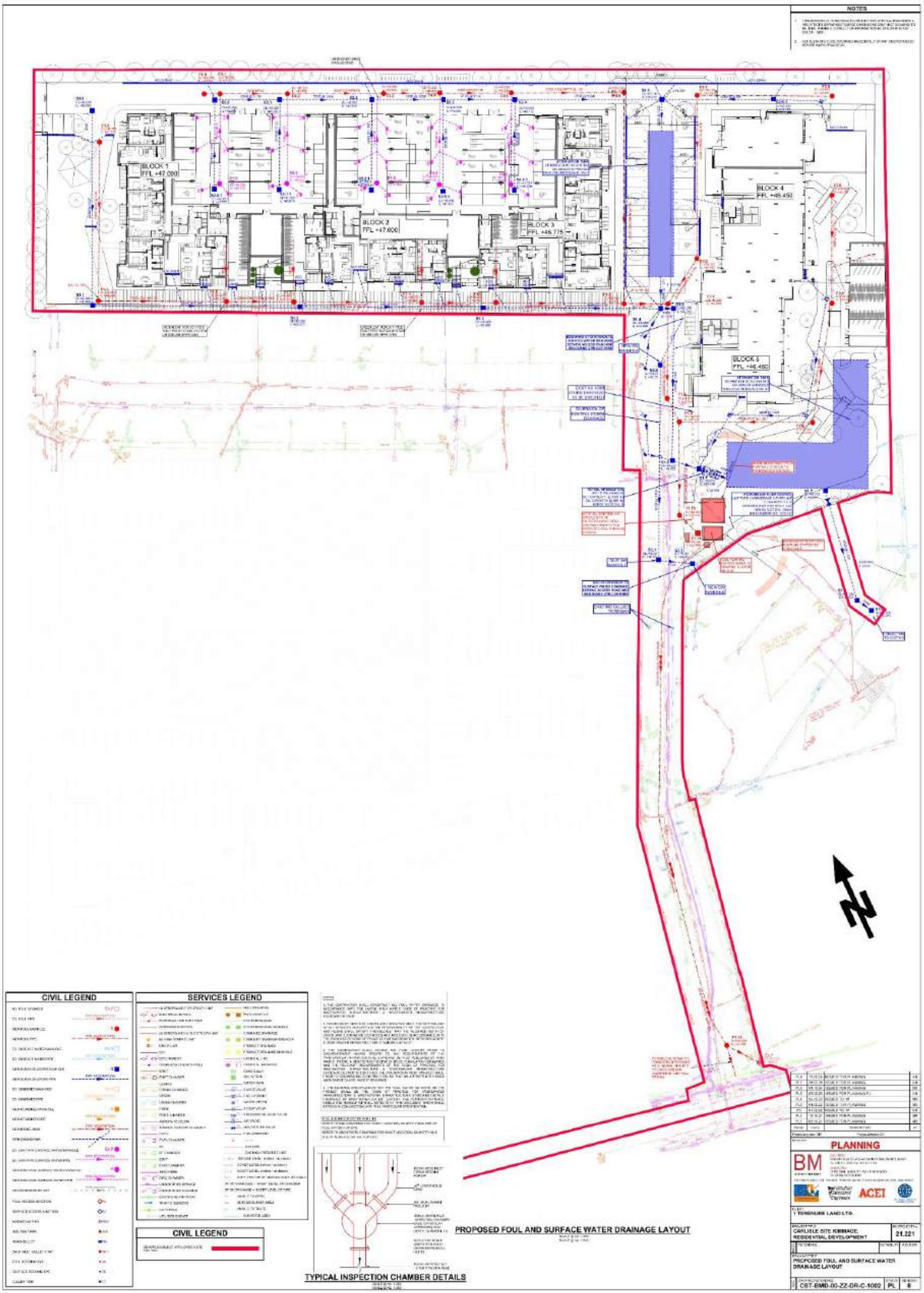

Figure 6. *Proposed foul and surface water drainage*

Arboricultural Assessment

An Arboricultural Report was composed by Arbeco Ltd, in relation to the trees at the proposed site at Carlisle, Kimmage Road West, Dublin 12. This report outlines the following arboricultural implications:

"Impact of the New Development

There were no trees of high value i.e. Category A on site. Trees of Moderate quality/value are marked in Blue, Trees of Low quality/value are marked in Grey ***See Tree Constraints Plan*** *and* ***Dwg AB2024-28-02***

On the accompanying drawing ***(DWG AB2024-28-03)*** *Trees have been marked for either retention or removal with the appropriate RPA. Also shown on this drawing the line of the protective fencing that needs to be erected at the very start of the works and be maintained in place throughout the construction works period around the tree and hedge vegetation to be retained and other mitigation measures to ensure their protection and incorporation into the completed development.*

It is proposed to retain all 38 boundary Cypress trees whilst removing the Laurel hedging, the overgrown sections of the neglected hedging/scrub and the low-quality tree saplings. Post construction the boundaries are to be planted up with supplementary trees and hedging. The impact, therefore, of the development on the existing tree population should be minimal, with any loses easily mitigated by appropriate planting.

Visual Impact

All efforts have been made to retain the trees around the perimeter of this site to help blend this development into its surrounding environment, therefore, the visual impact of the proposed development on the trees will be minimum. Where hedging and scrub is to be removed to facilitate construction i.e. bike racks and bin bays, it will be mitigated by follow up tree and hedge planting (See Landscape Drawing)

The following is a description of trees/hedging to be removed from the site to facilitate construction/development. Vegetation to be removed is marked blue on the accompanying Tree Protection Plan drawing ***DWG AB2024 28 03***

Impact of tree and shrub vegetation on the proposed development

*The 38 retained Cypress trees should have little or no impact on the proposed development if they are appropriately maintained and managed i.e. reduced in height to approx 10-12m with laterals regularly trimmed, this maintenance regime will be ongoing. (****see Drawing AB2024 28 03****)*

Where excavations and the implementation of access routes take place in close proximity to RPAs (Root Protection Areas) care should be taken to reduce and/or avoid root damage by excavating in accordance with ***section 6.10*** *of this document*

Any new tree planting carried out will require maintenance to encourage good growth habits and to alleviate any safety concerns that they may present as they grow in size."

The tree constraints plan and tree protection plan are shown in Figures 7 & 8.

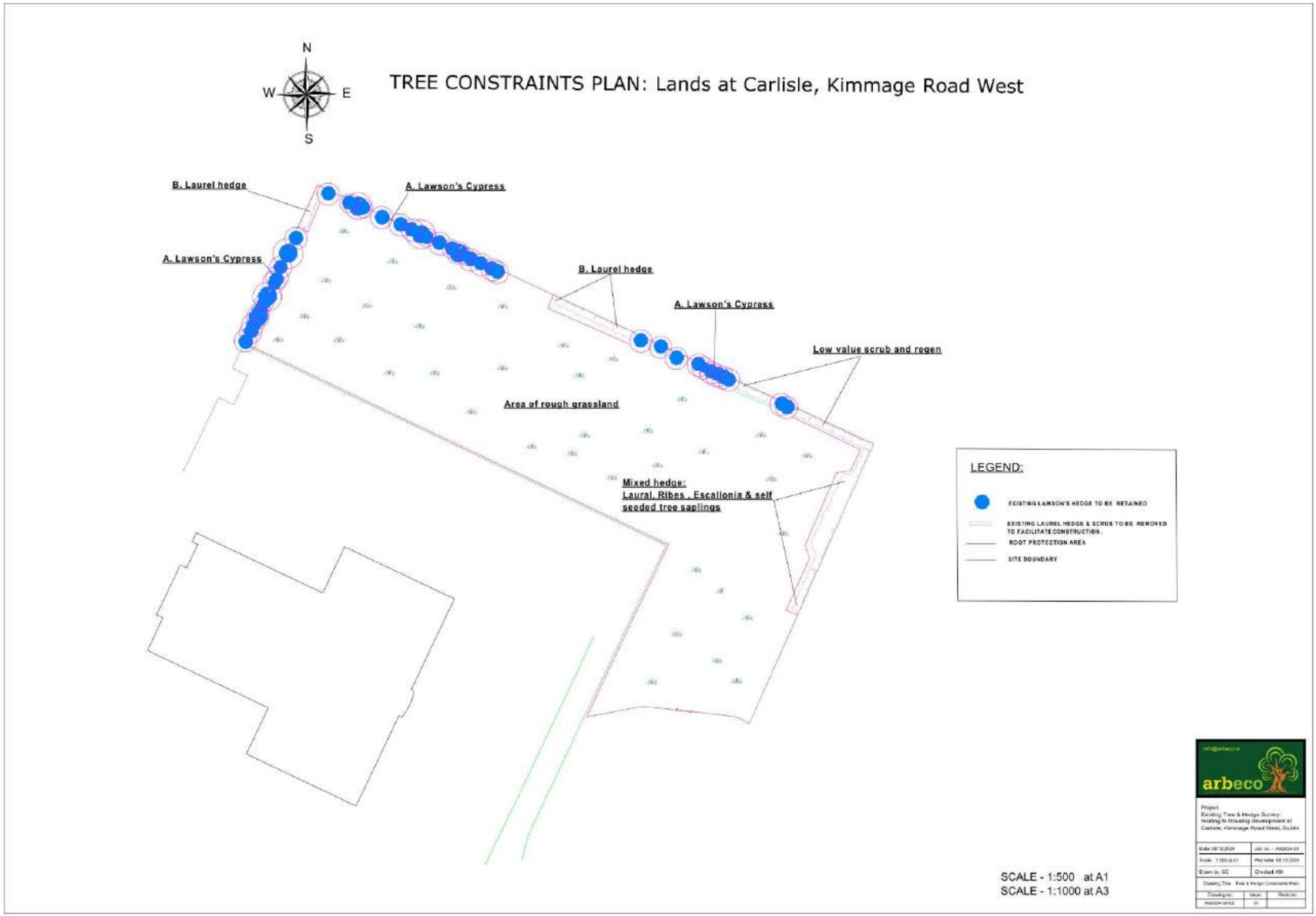

Figure 7. *Tree Constraints Plan*

Figure 8. *Tree Protection Plan*

Ecological Assessment Methodology

Desk Study

A desk study was undertaken to gather and assess ecological data prior to undertaking fieldwork elements. Sources of datasets and information included:

- The National Parks and Wildlife Service
- National Biological Data Centre
- Satellite, aerial and 6" map imagery
- ESRI (QGIS)

A provisional desk-based assessment of the potential species and habitats of conservation importance was carried out in August 2024 and updated in April 2025. Altemar assessed the project, the proposed construction methodology and the operation of the proposed development.

Spatial Scope and Zone of Influence

As outlined in CIEEM (2018) '*The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries.*' In line with best practice guidance an initial zone of influence be set at a radius of 2km for non-linear projects (IEA, 1995).

The ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any designated conservation sites. The nearest European sites to the subject site are the South Dublin Bay SAC (6.4km) and the South Dublin Bay and River Tolka Estuary SPA (6.6km). Noise pollution created during the construction of the proposed development will be localised to the immediate site area and will not have a likely significant effect on the conservation objectives of the features of interest of any European sites. During construction and operation, surface water from the proposed development shall discharge into the existing surface water drainage network surrounding the site which flows to the River Poddle at Poddle Park located approximately 400m east of the subject site. The River Poddle flows north C. 3.6km where it discharges to the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows into Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay (and in any event as discussed below best practice construction measures are in place to address this).

Field Survey

Field surveys of the proposed development site at Carlisle, Kimmage Road West, Dublin 12, were carried out by Jeff Boyle (BSc) and Gayle O'Farrell (BSc) of Altemar Ltd. The purpose of the field surveys was to identify habitat types according to the Fossitt (2000) habitat classification and map their extent. In addition, more detailed information on the species composition and structure of habitats, conservation value and other data were gathered. The bat survey is seen in (Appendix I) and the wintering bird survey (Appendix II). Survey dates are seen in Table 1.

Table 1. Survey dates.

Survey	Surveyor	Dates
Flora and Habitat	Jeff Boyle (BSc) (Altemar)	September 20th 2024, 10th April 2025
Bat	Jeff Boyle (BSc) (Altemar)	10th April 2025
Mammal	Jeff Boyle (BSc) (Altemar)	21st January 2025, 28th March 2025
Wintering Bird	Jeff Boyle (BSc) & Gayle O'Farrell (Altemar)	27th October 2024, 31st October 2024, 13th November 2024, 21st November 2024, 27th November 2024, 21st January 2025, 13th February 2025, 3rd March 2025, 11th March 2025, 19th March 2025, 28th March 2025, 10th April 2025.

Survey Limitations

The surveys outlined were within the optimal survey seasons (CIEEM Guidance).

Consultation

The National Parks and Wildlife Service (NPWS) were consulted in relation to species and sites of conservation interest. Data of rare and threatened species were acquired from NPWS. The National Biological Data Centre records were consulted for species of conservation significance.

Impact Assessment Significance Criteria

This section of the EcIA examines the potential causes of impact that could result in likely significant effects to the species and habitats that occur within the ZOI of the proposed development. These impacts could arise during either the construction or operational phases of the proposed development. The following terms are derived from EPA EIAR Guidance (2022) and are used in the assessment to describe the predicted and potential residual impacts on the ecology by the construction and operation of the proposed development.

Table 1A: Impact description terminology (EPA,2022)

Magnitude of effect (change)		Typical description
High	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Low	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial effect on attribute or a reduced risk of negative effect occurring
Negligible	Adverse	Very minor loss or alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.

Table 1B: Criteria for Establishing Receptor Sensitivity/Importance

Importance	Ecological Valuation
International	Sites, habitats or species protected under international legislation e.g. Habitats and Species Directive. These include, amongst others: SACs, SPAs, Ramsar sites, Biosphere Reserves, including sites proposed for designation, plus undesignated sites that support populations of internationally important species.
National	Sites, habitats or species protected under national legislation e.g. Wildlife Act 1976 and amendments. Sites include designated and proposed NHAs, Statutory Nature Reserves, National Parks, plus areas supporting resident or regularly occurring populations of species of national importance (e.g. 1% national population) protected under the Wildlife Acts, and rare (Red Data List) species.
Regional	Sites, habitats or species which may have regional importance, but which are not protected under legislation (although Local Plans may specifically identify them) e.g. viable areas or populations of Regional Biodiversity Action Plan habitats or species.
Local/County	Areas supporting resident or regularly occurring populations of protected and red data listed-species of county importance (e.g. 1% of county population), Areas containing Annex I habitats not of international/national importance, County important populations of species or habitats identified in county plans, Areas of special amenity or subject to tree protection constraints.
Local	Areas supporting resident or regularly occurring populations of protected and red data listed-species of local importance (e.g. 1% of local population), Undesignated sites or features which enhance or enrich the local area, sites containing viable area or populations of local Biodiversity Plan habitats or species, local Red Data List species etc.
Site	Very low importance and rarity. Ecological feature of no significant value beyond the site boundary

Table 1C: Quality of effects

Quality of Effects	Effect Description
Negative /Adverse Effect	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).
Neutral Effect	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Positive Effect	A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Table 1D: Significance of Effects

Significance of Effect	Description of Potential Effect
Imperceptible	An effect capable of measurement but without significant consequences.
Not significant	An effect which causes noticeable2 changes in the character of the environment but without significant consequences.
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

Table 1E: Duration and frequency of effects

Duration and Frequency of Effect	Description
Momentary	Effects lasting from seconds to minutes
Brief	Effects lasting less than a day
Temporary	Effects lasting less than a year
Short-term	Effects lasting one to seven years.
Medium-term	Effects lasting seven to fifteen years.
Long-term	Effects lasting fifteen to sixty years.
Permanent	Effects lasting over sixty years
Reversible	Effects that can be undone, for example through remediation or restoration

Table 1F: Describing probability of effects

Describing the Probability of Effects	Description
Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Environmental Assessment Results

Proximity to Designated Conservation Sites

The nearest Natura 2000 sites are the South Dublin Bay SAC (6.4km) and the South Dublin Bay and River Tolka Estuary SPA (6.6km) (Figures 9 & 10). There are no NHAs within 15 km of the proposed development and no potential hydrological pathways from the proposed development site to any NHAs located further than 15 km. Noise pollution created during the construction of the proposed development will be localised to the immediate site area and will not have a likely significant effect on the conservation objectives of the features of interest of any European sites. During construction, surface water from the proposed development shall be directed to the River Poddle via the existing surface water drainage network on Kimmage Road West, ultimately discharging to the River Liffey and the marine environment at Dublin Bay. In the absence of mitigation, pollutants, silt laden run off or dust which enter the surface water network will be dispersed or diluted within the River Tolka, River Liffey and the marine environment at Dublin Bay, to negligible levels, prior to reaching any European sites. Watercourses and potential pathways to proximate Ramsar sites, pNHAs, SACs and SPAs are seen in Figures 13-17.

Foul wastewater will be directed to the Ringsend Wastewater Treatment Plant (WwTP). Foul wastewater drainage will ultimately be treated along this public network. The treated effluent from the existing WwTP will discharge to South Dublin Bay. There will, therefore, be an indirect pathway from the proposed development site to European sites within Dublin Bay, namely, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea SPA. Additionally, there is a remote indirect pathway to European sites that extend beyond Dublin Bay.

European sites within 15 km and those with potential direct pathways and the distance from the proposed development to these sites are displayed in Table 2. Proposed Natural Heritage Areas within 15 km and the distances from the proposed development site are seen in table 3.

Table 2. European sites within 15km of the proposed site

Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	6.4 km	**No**
IE001209	Glenasmole Valley SAC	7.5 km	**No**
IE002122	Wicklow Mountains SAC	9.8 km	**No**
IE000206	North Dublin Bay SAC	9.6 km	**No**
IE000725	Knocksink Wood SAC	12.8 km	**No**
IE001398	Rye Water Valley/ Carton SAC	13.5 km	**No**
IE003000	Rockabill to Dalkey Island SAC	14.6 km	**No**
IE000713	Ballyman Glen SAC	14.8 km	**No**
IE000199	Baldoyle Bay SAC	15 km	**No**
IE000202	Howth Head SAC	15 km	**No**
Special Protection Area			
IE004024	South Dublin Bay and River Tolka Estuary SPA	6.6 km	**No**
IE004040	Wicklow Mountains SPA	8.4 km	**No**
IE004006	North Bull Island SPA	9.5 km	**No**
IE004236	North-West Irish Sea SPA	10.8 km	**No**
IE004172	Dalkey Islands SPA	14.5 km	**No**
IE004016	Baldoyle Bay SPA	15 km	**No**

Table 3. (proposed) NHAs and Ramsar sites within 15km of the proposed development site

Status	Site Name	Distance
pNHA	Grand Canal	2 km
pNHA	Dodder Valley	3.3 km
pNHA	Liffey Valley	5.3 km
pNHA	Royal Canal	5.6 km
pNHA	South Dublin Bay	6.5 km
pNHA	North Dublin Bay	6.6 km
pNHA	Fitzsimon's Wood	6.7 km
pNHA	Dolphins, Dublin Docks	7.7 km
pNHA	Howth Head	15 km
pNHA	Santry Demesne	10.4 km
pNHA	Glenasmole Valley	7.4 km
pNHA	Lugmore Glen	8.4 km
pNHA	Knocksink Wood	12.8 km
pNHA	Dingle Glen	11.4 km
pNHA	Dalkey Coastal Zone and Killiney Hill	14.1 km
pNHA	Loughlinstown Wood	13.5 km
pNHA	Rye Water Valley/Carton	13.5 km
pNHA	Ballyman Glen	13.8 km
pNHA	Ballybetagh Wood	11.8 km
pNHA	Glencree Valley	14.1 km
pNHA	Powerscourt Woodland	14.3 km
pNHA	Slade of Saggart and Crooksling Glen	11 km
pNHA	Baldoyle Bay	14.8 km
Ramsar	Sandymount Strand/Tolka Estuary	6.5 km
Ramsar	North Bull Island	9.6 km
Ramsar	Baldoyle Bay	15 km

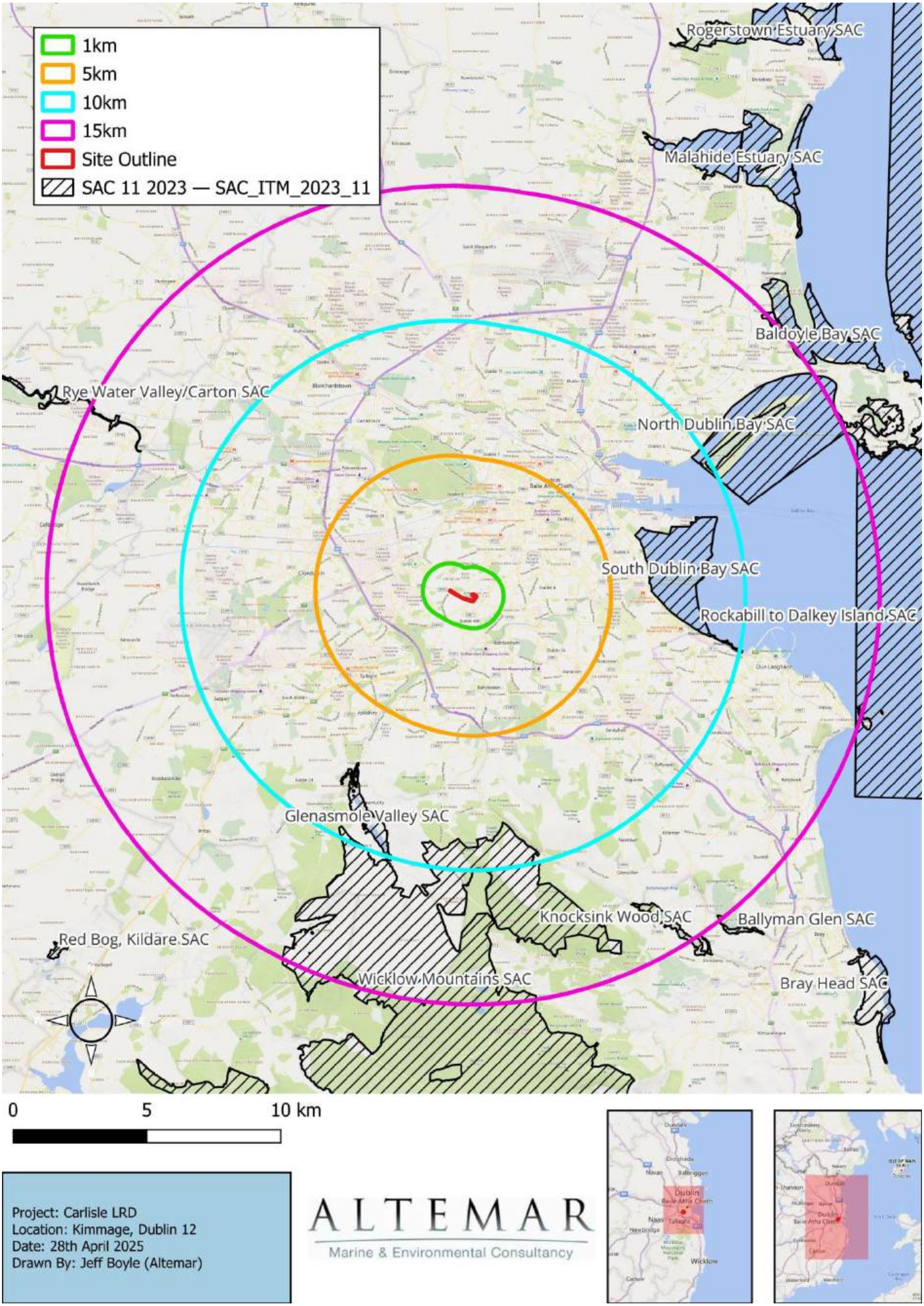

Figure 9. *Special Areas of Conservation (SACs) within 15km of proposed development*

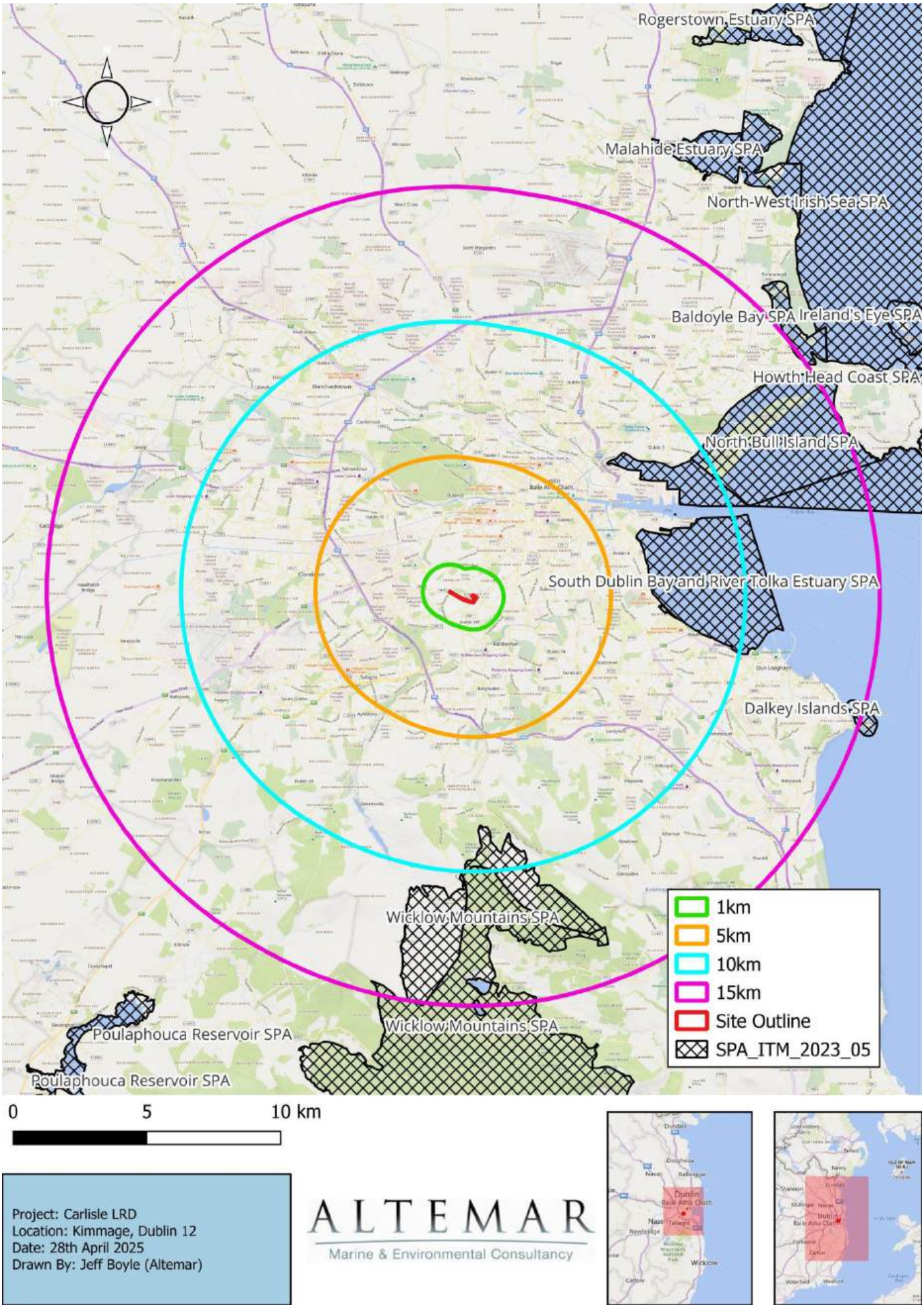

Figure 10. *Special Protection Areas (SPAs) within 15km of proposed development*

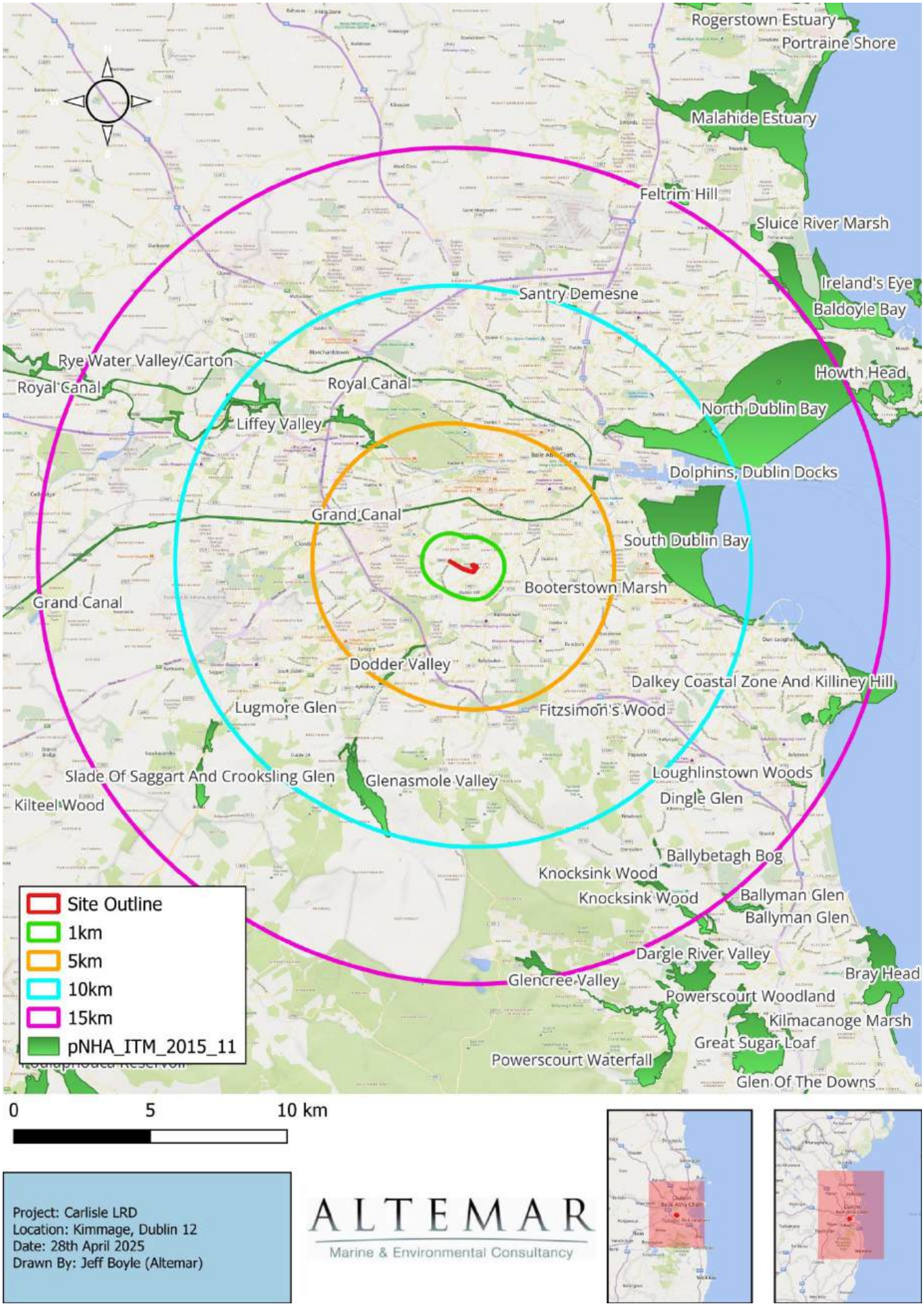

Figure 11. *Proposed Natural Heritage Areas (pNHAs) within 15km of proposed development.*

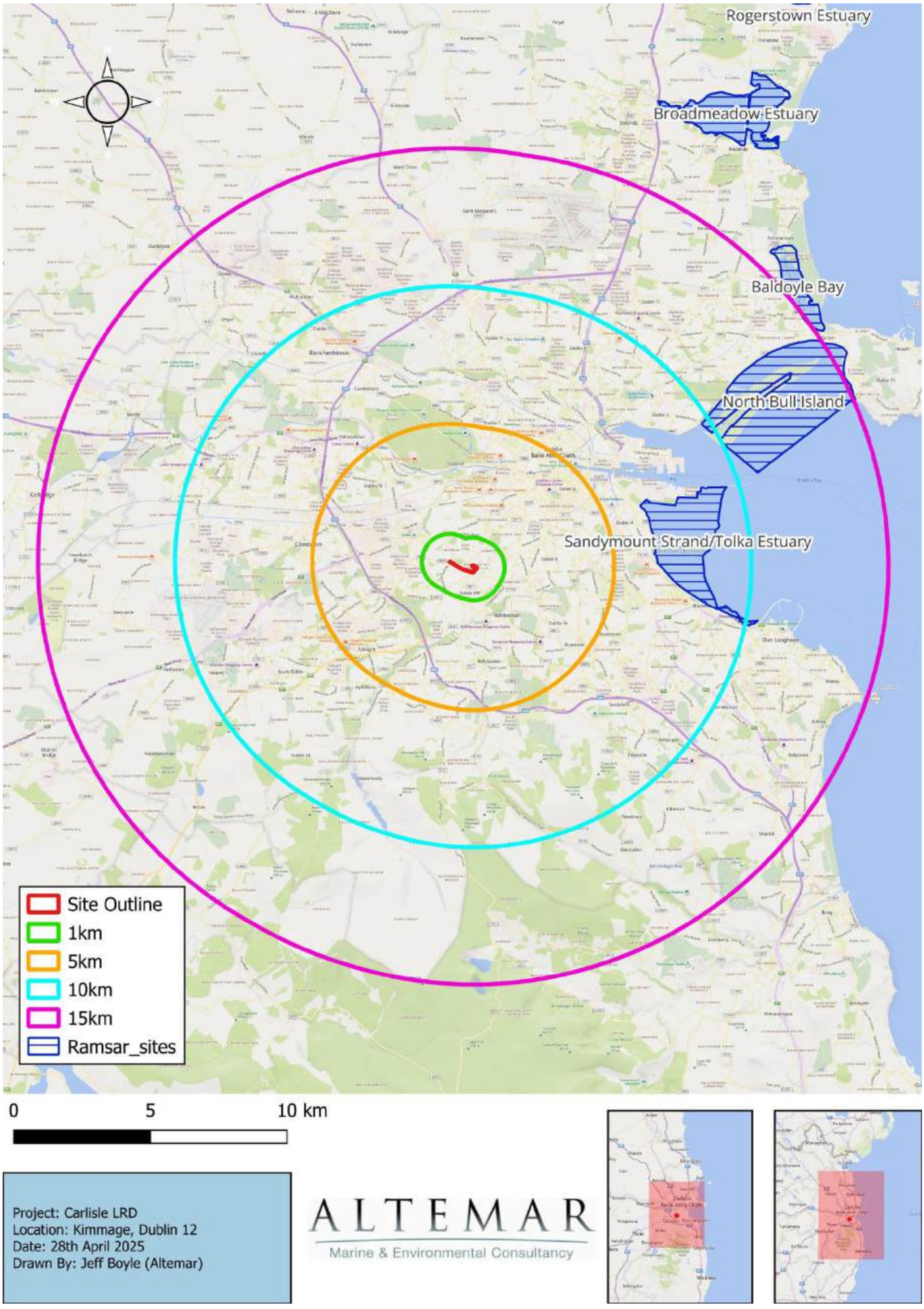

Figure 12. *Ramsar sites within 15km of proposed development*

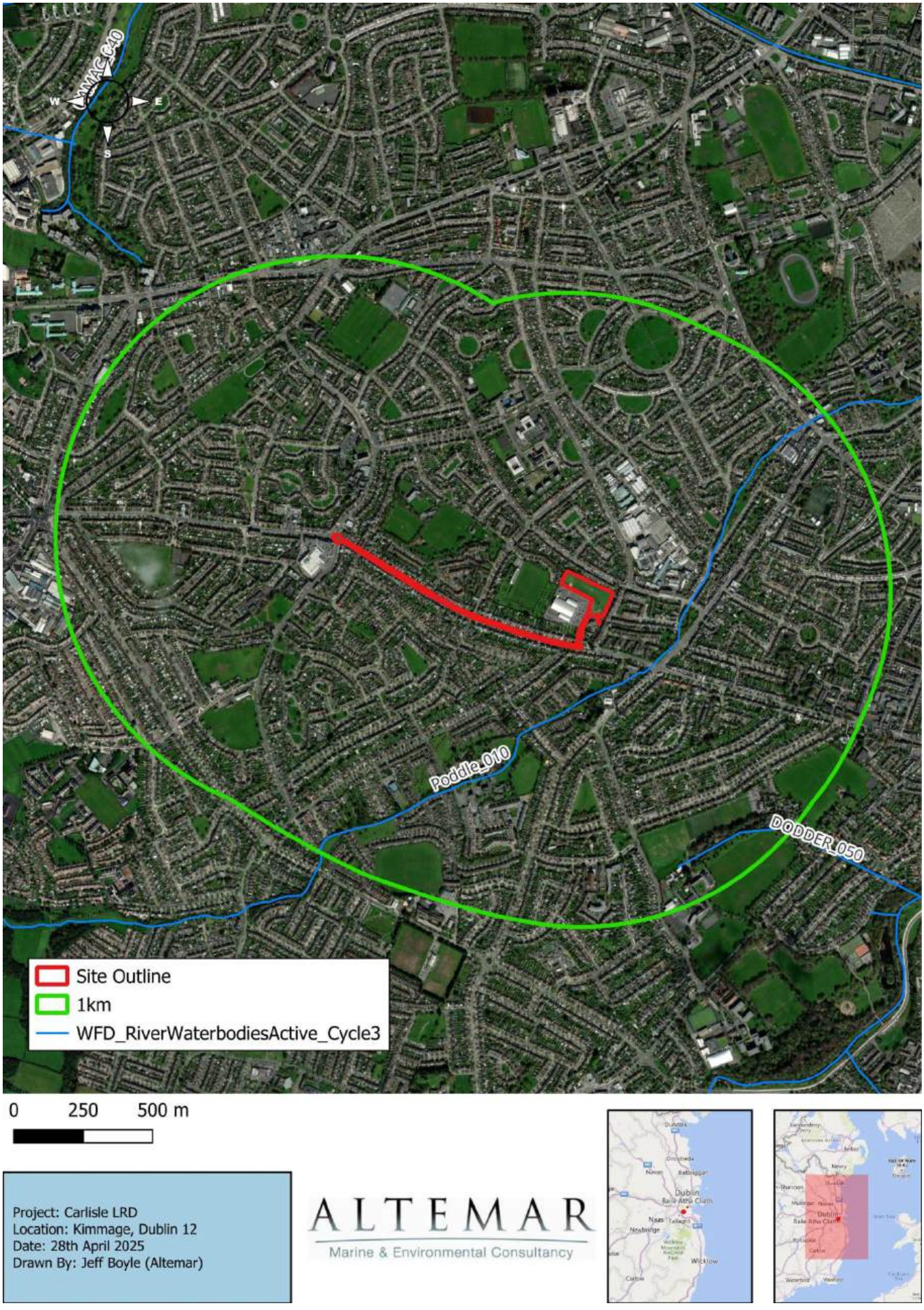

Figure 13. *Watercourses proximate to the proposed development*

Figure 14. *Watercourses and SACs proximate to the proposed development*

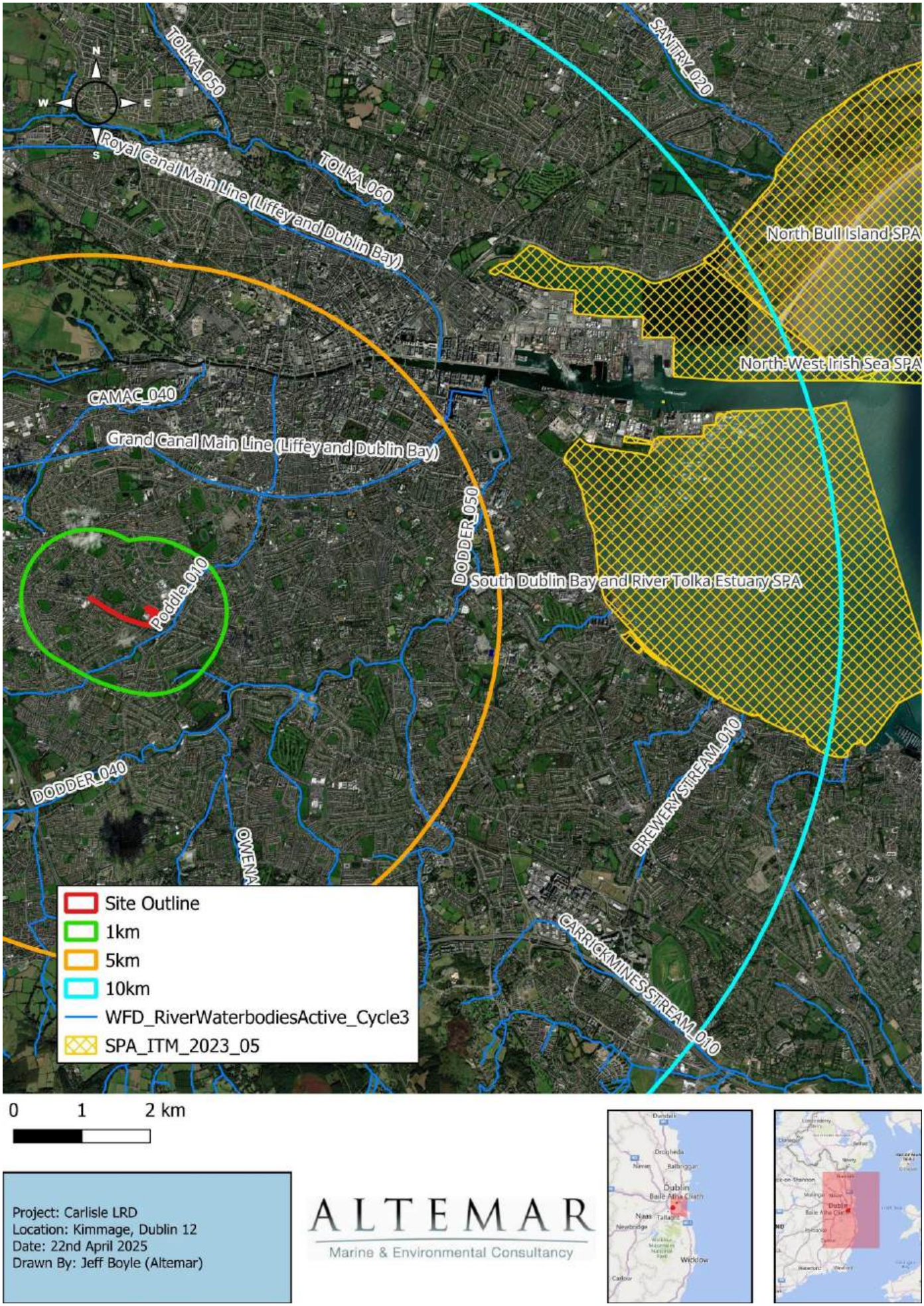

Figure 15. *Watercourses and SPAs proximate to the proposed development site*

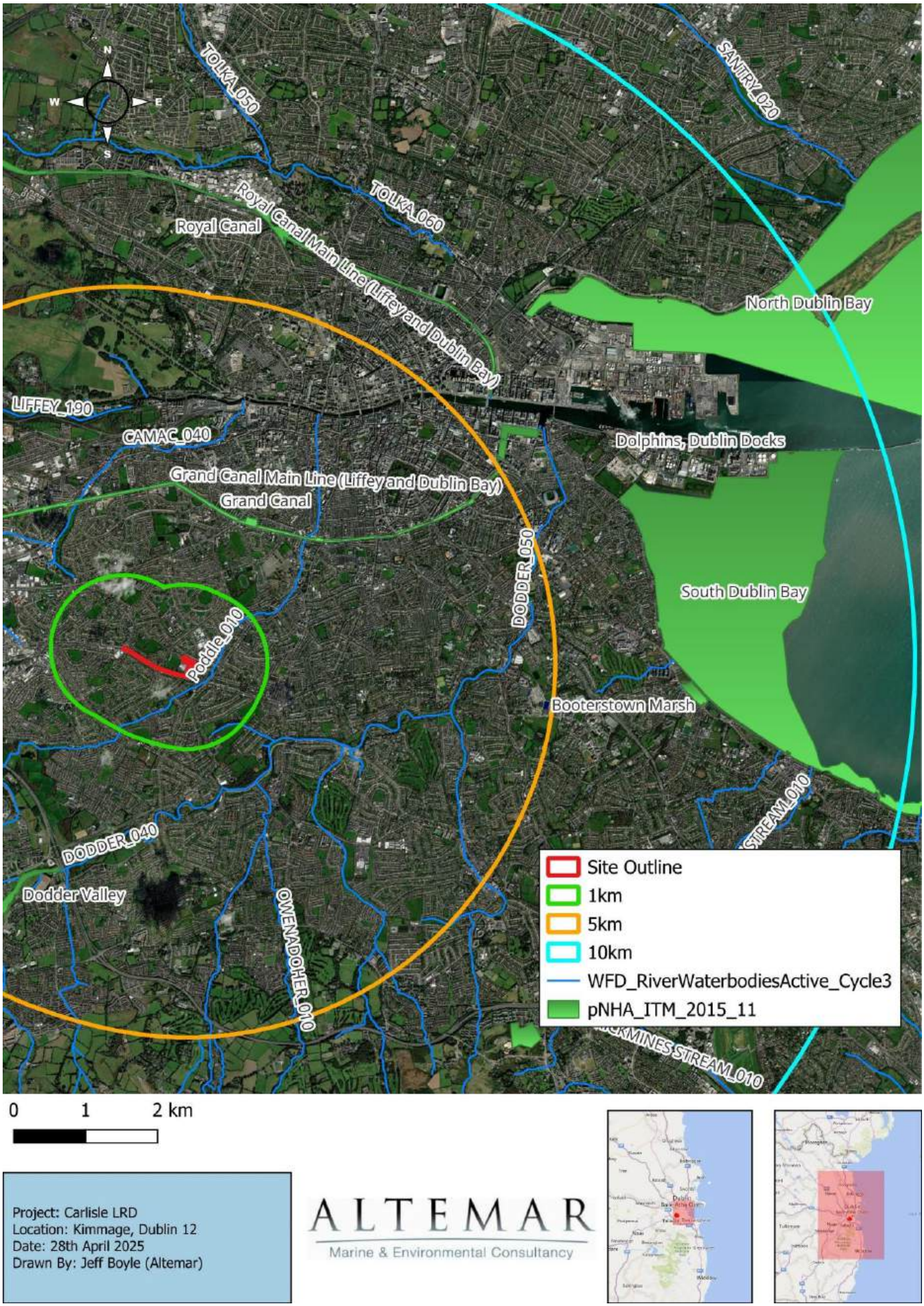

Figure 16. *Watercourses and pNHAs proximate of proposed development*

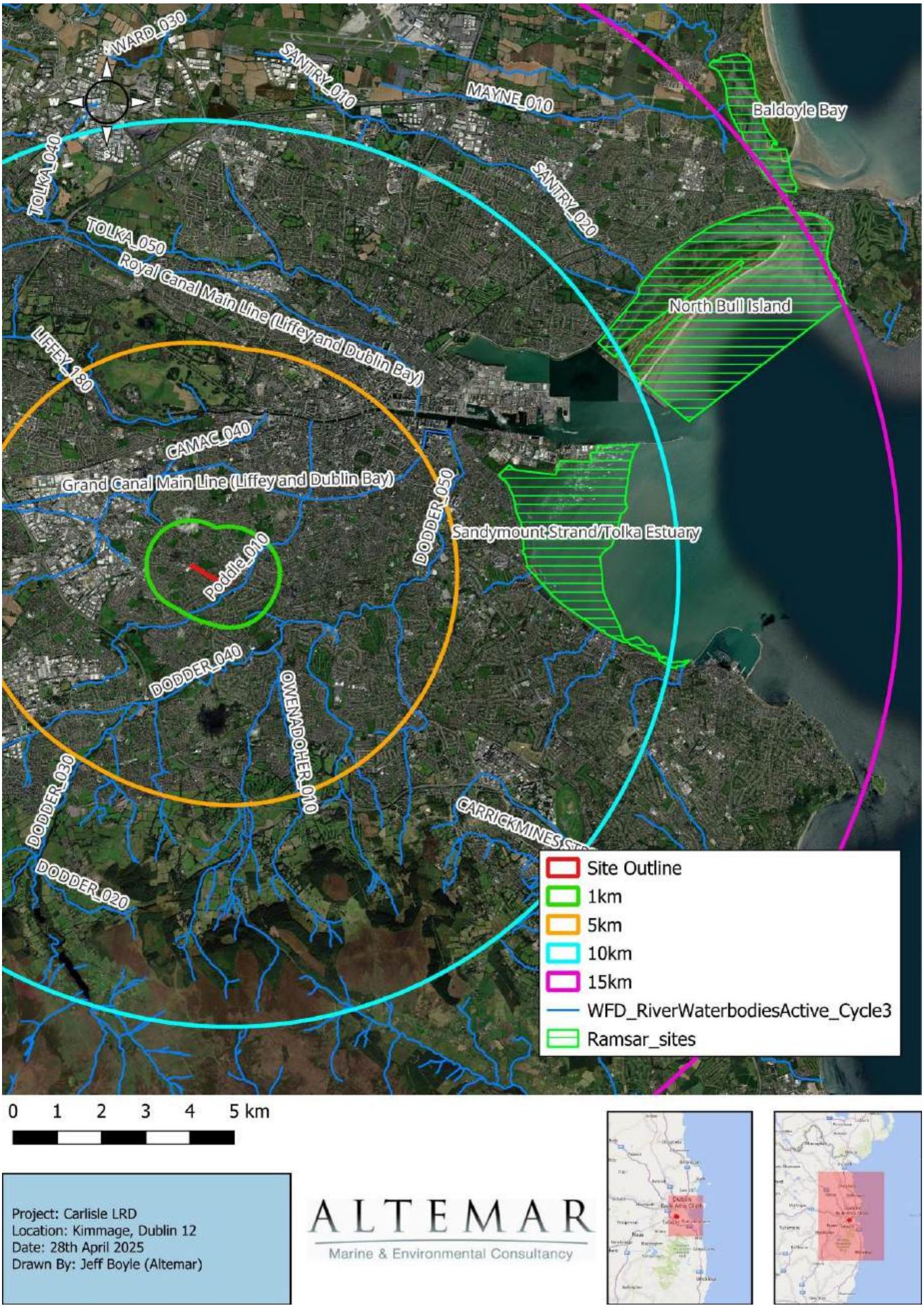

Figure 17. *Watercourses and Ramsar sites proximate of proposed development*

Habitats and Species

The most recent habitat assessment was carried out on the 10th of April 2025. The habitat map for the site is seen in Figure 18. Habitats were classified according to Fossitt (2000).

Figure 18. *Fossitt (2000) Habitat map of proposed development site*

Figure 30. *Fossitt (2000) Habitat map of entire redline boundary*

GS2 – Dry meadows and grassy verges

The site is almost entirely Amenity Grassland. There are some opportunistic species present within the grasses including buddleja (*Buddleja davidii*), thistles (*Cirsium vulgare*), docks (*Rumex spp.*), Coltsfoot (*Tussilago farfara)*, Slender Speedwell (*Veronica filiformis*), sour cherry (*Prunus cerasus)*, tansey (*Tanacetum vulgare)*, vetch (*Vicia sativa ssp. Segetalis*), cleavers (*Galium aparine)*, ash (*Fraxinus)*, white cedar *(Thuja occidentalis),* bindweed *(Calystegia sepium) and* plantains *(Plantago spp.).* The grass had a long sward.

Plate 1. Dry meadows and grassy verges – dominant habitat on site

WS1 -Scrub

The south-eastern corner of the site contains a portion of scrub consisting of species such as blackberry (*Rubus fructicosus*), nettles (*Urtica dioica*), thistles (*Cirsium vulgare*) and Coltsfoot (*Tussilago farfara)*. High activity by foxes was noted on site in the vicinity of the scrub. The scrub habitat can be seen in the background of Plate 3.

BL3 – Buildings and Artificial Surfaces

The road leading into the site, a small corner of the existing carpark, a section of the adjacent property and the entirety of Kimmage Road West consists of BL3 habitat.

WL1 – Hedgerows

The northeast boundary of the site consists of a hedgerow habitat. Species here include cherry laurel (*Prunus laurocerasus*), sycamore (*Acer pseudoplatanus),* red-flowering currant *(Ribes sanguineum),* blackberry (*Rubus fruticosus*), blackthorn (*prunus cerasus*), hawthorn (*Crataegus monogyna),* persian ivy *(Hedera colchica),* Redclaws *(Escallonia),* firethorns *(Pyracantha)* and docks *(Rumex obtusifolius).*

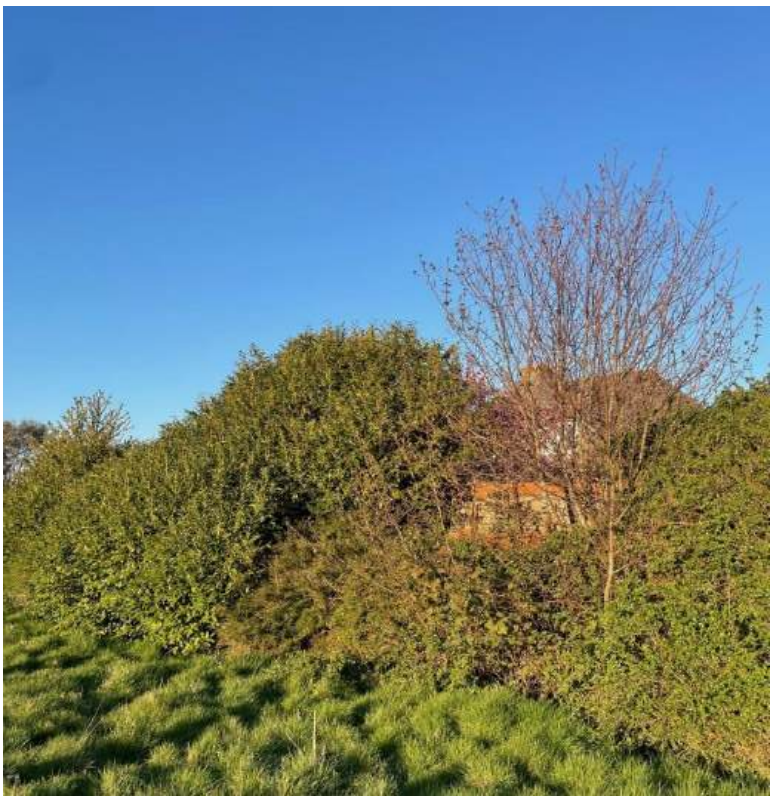

Plate 2. Hedgerows on northeast of site

ED3 – Recolonising Bare Ground

Patches of ED3 were present on the eastern portion of the site as shown in Figure 30. Species here include dandelion (*Taraxacum vulgaria),* blackberry *(Rubus fruticosus),* docks *(Rumex obtusifolius)*, ribwort plantain (*Plantago lanceolata),* sun spurge *(Euphorbia helioscopia), fumitory* (*Fumaria officinalis*), coltsfoot (*Tussilago farfara*), dead nettle (*Lamium maculatum*) and hedge mustard (*Sisymbrium loeselii).*

Evaluation of Habitats and species

No rare or protected habitats were noted on site. However, the Lawson's Cypress treelines surrounding the northern and western site boundaries would be locally important for biodiversity as they provided nesting and foraging areas for birds in addition to providing a locally important foraging and potentially roosting areas for bats. High bird activity was noted within these treelines during the site visits.

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 NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site.

No invasive species which require specialist treatment e.g. Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were noted on site.

Amphibians and reptiles

No watercourses or suitable habitat for amphibians is present on site.

Terrestrial Mammals

No signs of terrestrial mammals of conservation importance were noted on site. Foxes (*Vulpes vulpes)* were seen during multiple site visits. No signs of badger activity were noted upon close inspection. No hedgehogs were seen during the site visit but may be present.

Bats

The 2021 survey noted that "*The dusk bat survey recorded only two nearby passes by Leisler's bats (Nyctalus leisleri), the first contact at 20:44 coming from a northwest direction followed by one other contact at 21:05 registering as unidentified on the Echo Meter which appeared to come farther to the west. The tone and call type although very short on the Pettersson Detector confirmed the contact also as Leisler's bat. These were the only contacts during the survey*."

The 2024 survey noted minor foraging activity during the bat survey. One common pipistrelle (*Pipistrellus pipistrellus*) and one soprano pipistrelle (*pipistrellus pygmaeus*) were observed shortly after sunset foraging along the Lawsons Cypress treeline and close to the east of the site (Appendix I). The proposed lighting plan was prepared in conjunction with Altemar to provide a sensitive lighting plan to reduce the potential impact on bat species. In addition, the Lawsons Cypress treeline is being retained. No trees of bat potential were noted on site. A derogation license is not required for the proposed development.

Birds & Wintering Birds

As outlined in the Wintering Bird Assessments (Appendix II), a total of 23 species were recorded over 12 surveys at the survey site area at Carlisle, Kimmage Road West, Dublin 12 during 2024-2025 survey season. In total, 15 green and 8 amber species[1] of conservation concern in Ireland were recorded either within, over or immediately adjacent to the overall survey area boundary.

No species were seen to be using the site for foraging, resting or breeding purposes. Brent Geese were not observed foraging in within the site but were observed overhead. As outlined in Appendix II, "*The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's*."

[1] https://birdwatchireland.ie/app/uploads/2021/04/BOCCI-2020-2026.pdf

Table 4. *Species recorded on, above and/or adjacent to the site.*

Common name	BTO	Latin name	BoCCI
Blackbird	B.	*Turdus merula*	Green
Black-headed Gull	BH	*Larus ridibundus*	Amber
Lesser black-backed Gull	LB	*Larus Fuscus*	Amber
Brent Goose (Light-bellied)	BG	*Branta bernicla hrota*	Amber
Blue Tit	BT	*Cyanistes caeruleus*	Green
Herring Gull	HG	*Larus argentatus*	Amber
Hooded Crow	HC	*Corvus cornix*	Green
Jackdaw	JD	*Corvus monedula*	Green
Linnet	LI	*Carduelis cannabina*	Amber
Magpie	MG	*Pica pica*	Green
Pied Wagtail	PW	*Motacilla alba yarrellii*	Green
Robin	R.	*Erithacus rubecula*	Green
Rook	RO	*Corvus frugilegus*	Green
Starling	SG	*Sturnus vulgaris*	Amber
Woodpigeon	WP	*Columba palumbus*	Green
Wren	WR	*Troglodytes troglodytes*	Green
Blue Tit	BT	*Cyanistes caeruleus*	Green
Goldfinch	GO	*Spinus tristis*	Green
Song Thrush	ST	*Turdus philomelos*	Green
Coal Tit	CT	*Periparus ater*	Green
Goldcrest	GC	*Regulus regulus*	Amber
Dunnock	D	*Prunella modularis*	Green
House Sparrow	HS	*Passer domesticus*	Amber

Historic Records of Biodiversity

The National Biodiversity Data Centre's online viewer was consulted in order to determine the extent of biodiversity and/or species of interest in the area. First, an assessment of the site-specific area was carried out and it recorded no species of interest in the site area. Following this a 2km^2 grid (O13F) was assessed. Tables 5 provides a list of all species recorded in both grid areas that possess a specific designation, such as Invasive Species or Protected Species.

Table 5. Recorded species and associated designations (Grid ref. O13F)

Species name	Date of last record	Title of dataset	Designation
Rose-ringed Parakeet (*Psittacula krameri*)	14/03/2023	National Invasive Species Database	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species
Eastern Grey Squirrel (*Sciurus carolinensis*)	08/07/2022	Mammals of Ireland 2016-2025	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species || Invasive Species: Invasive Species >> EU Regulation No. 1143/2014 || Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Harlequin Ladybird (*Harmonia axyridis*)	29/10/2024	Ladybirds of Ireland	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species || Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Fallow Deer (*Dama dama*)	16/09/2018	Mammals of Ireland 2016-2025	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species || Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland) || Protected Species: Wildlife Acts

Species name	Date of last record	Title of dataset	Designation
Butterfly-bush (*Buddleja davidii*)	27/02/2019	Vascular plants: Online Atlas of Vascular Plants 2012 Onwards	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> Medium Impact Invasive Species
European Rabbit (*Oryctolagus cuniculus*)	11/02/2015	Atlas of Mammals in Ireland 2010-2015	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> Medium Impact Invasive Species
Three-cornered Garlic (*Allium triquetrum*)	12/04/2024	Vascular plants: Online Atlas of Vascular Plants 2012 Onwards	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> Medium Impact Invasive Species || Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Spanish Bluebell (*Hyacinthoides hispanica*)	14/04/2018	Vascular plants: Online Atlas of Vascular Plants 2012 Onwards	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Common Frog (*Rana temporaria*)	21/04/2020	Amphibians and reptiles of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex V || Protected Species: Wildlife Acts
Pine Marten (*Martes martes*)	23/05/2021	Mammals of Ireland 2016-2025	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex V || Protected Species: Wildlife Acts
West European Hedgehog (*Erinaceus europaeus*)	05/07/2022	Hedgehogs of Ireland	Protected Species: Wildlife Acts
Little Egret (*Egretta garzetta*)	05/01/2023	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Peregrine Falcon (*Falco peregrinus*)	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Common Kingfisher (*Alcedo atthis*)	06/02/2021	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Rock Pigeon (*Columba livia*)	27/07/2019	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Common Wood Pigeon (*Columba palumbus*)	12/08/2021	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
Mallard (*Anas platyrhynchos*)	07/03/2021	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
Eurasian Curlew (*Numenius arquata*)	09/11/2021	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Barn Swallow (*Hirundo rustica*)	15/04/2023	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-legged Kittiwake (*Rissa tridactyla*)	01/03/2018	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Brent Goose (*Branta bernicla*)	05/12/2021	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Kestrel (*Falco tinnunculus*)	27/11/2022	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Starling (*Sturnus vulgaris*)	15/01/2023	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Swift (*Apus apus*)	05/07/2024	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Species name	Date of last record	Title of dataset	Designation
Eurasian Oystercatcher (*Haematopus ostralegus*)	27/11/2021	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Eurasian Tree Sparrow (*Passer montanus*)	03/03/2018	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (*Passer domesticus*)	19/05/2022	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Lesser Black-backed Gull (*Larus fuscus*)	04/03/2018	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mew Gull (*Larus canus*)	03/03/2018	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-headed Gull (*Larus ridibundus*)	10/10/2021	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Herring Gull (*Larus argentatus*)	10/10/2021	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Gooden's Nomad Bee (*Nomada goodeniana*)	11/04/2024	Bees of Ireland	Threatened Species: Endangered
Large Red Tailed Bumble Bee (*Bombus (Melanobombus) lapidarius*)	26/08/2023	Bees of Ireland	Threatened Species: Near threatened
Megachile (*Megachile) centuncularis*	05/07/2024	Bees of Ireland	Threatened Species: Near threatened
Moss Carder-bee (*Bombus (Thoracombus) muscorum*)	22/07/2023	Bees of Ireland	Threatened Species: Near threatened
Andrena (Melandrena) nigroaenea	11/04/2024	Bees of Ireland	Threatened Species: Vulnerable

An assessment of files from the NPWS (Code No. 2020_185) which contain records of rare and protected species and grid references for sightings of these species within and proximate to the area was carried out as part of this EcIA. There are no NPWS recorded rare and protected species sightings within the site itself or in the wider vicinity of the site (within 2km).

Potential Impacts

Potential Construction Impacts

It should be noted that the drainage network on site drains to the River Poddle, which ultimately outfalls to the estuarine environment of the River Liffey and the marine environment at Dublin Bay. Standard best practice construction mitigation measures are outlined in table 8 to limit impacts on local biodiversity and water quality of the River Poddle. Site clearance and construction on site will take place primarily in the vicinity of the dry meadows and adjacent habitats on site.

Designated Conservation sites within 15km

The proposed development is not within a designated conservation site. The nearest Natura 2000 sites are the South Dublin Bay SAC (6.4km) and the South Dublin Bay and River Tolka Estuary SPA (6.6km). There is no direct hydrological or biodiversity pathway between the subject site and these Natura 2000 sites, or any other designated site. There nearest watercourse is the River Poddle, running through the Poddle Park located approximately 400m to the east of the site. The River Poddle rises near Cookstown and Tallaght and is a member of the River Liffey system. It is proposed to discharge excess surface water to the existing sewer on Kimmage Road West to the south of the site. This network flows a short distance (C. 400m) northeast where it joins the River Poddle. The River Poddle flows north C. 3.6km where it discharges to the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows into Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South

Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license.

Potential Impacts in the absence of mitigation: Neutral / National / Not significant / short-term. No specific mitigation is required to protect designated sites.

Biodiversity

It would be expected that the flora and fauna associated with these habitats would be displaced. Potential impacts within the EcIA are outlined as per EPA EIAR guidelines (EPA, 2022).

Terrestrial mammalian species

No signs of badger (*Meles meles)* inhabiting or foraging were noted onsite. No protected non-volant mammals were recorded on site. Foxes (*vulpes vulpes*) were seen on site. There is potential for disturbance of common mammal species on site particularly during site clearance works.

Potential Impacts in the absence of mitigation: Low adverse, site, Negative Impact, Not significant & short term. Mitigation is needed in the form of a pre-construction inspection for terrestrial mammals of conservation importance.

Flora

No protected flora was noted on site. Site clearance will remove the flora species on site. None of the flora species to be removed are of conservation significance. No invasive species were noted on site.

Potential Impacts in the absence of mitigation: Low adverse, site, Negative Impact, Not Significant & Short term.

Bat Fauna

No trees or buildings of bat roosting potential are to be removed as part of the proposal. Lighting during the construction phase has the potential to impact on bat foraging on site and particularly near to the Lawson's Cypress area.

Potential Impacts in the absence of mitigation: Low adverse, site, Negative Impact, Not significant & short term. Mitigation is needed in the form of control of light spill during construction and preconstruction inspections.

Bird Fauna

Wintering birds

The site is not deemed a significant ex-situ foraging habitat for wintering bird species of nearby SPAs. Construction activities may cause localised disturbance.

Potential Impacts in the absence of mitigation: Minor adverse / Local / Negative Impact / Not significant / short term.

Breeding birds

The construction will result in a loss of foraging and nesting habitat for breeding habitat for breeding birds. Planting throughout the development, particularly of native hedgerows, could result in a positive impact.

Potential Impacts in the absence of mitigation: Minor adverse / Local / Negative Impact / Not significant / short term. Mitigation is needed in the form of control of site clearance and the provision of compensatory nesting habitat.

Potential Operational Impacts

Once developed, the site would be seen as a stable ecological environment. Planting of native species will be important to re-establish nesting and foraging habitats lost. Local bat species will be sensitive to light spill.

Appropriate measures were taken within the design to implement a sensitive lighting strategy and prevent light spill into open spaces. The new drainage networks will 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

There are no designated European sites which could potentially be impacted by the operational phase of the proposed development. Surface water during operation will discharge to an existing storm water sewer on Kimmage Road West. In the absence of mitigation flocculation, settlement and mixing will occur and any pollutants, silt laden run off or dust would be settled and dispersed to negligible levels within the surface water network and would not impact on European sites. However, standard operational measures will be required to comply with Water Pollution Acts.

Potential Impacts in the absence of mitigation: Neutral / Local / Not significant / Long-term.

Biodiversity

The biodiversity value of the site will improve as landscaping matures. Based on the implementation of a landscape plan that is focused on increasing biodiversity it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat.

Terrestrial mammalian species

No signs of badgers (*Meles meles)* inhabiting or foraging were noted onsite. Human and canine disturbance would increase on site. The proposed development would not be seen to have a significant impact on mammals of conservation importance as mammals of conservation importance were not observed on site.

Potential Impacts in the absence of mitigation: Low adverse, local/ Negative Impact, Not significant, long term. No mitigation measures are required.

Flora

No protected or rare species were noted on site. Landscaping will increase flora diversity.

Potential Impacts in the absence of mitigation: 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. Two bat species; Soprano pipistrelle (*Pipistrellus pygmaeus*) and Common pipistrelle (*Pipistrellus pipistrellus*) were noted on site. Foraging onsite should persist. Lighting on site is restricted to the housing development area and no lighting is proposed in the vicinity of the hedgerows and treelines where foraging was observed. No trees of bat roosting potential were noted on site or will be felled as a result of the proposed development.

Potential Impacts in the absence of mitigation: Low adverse, International /Negative Impact, Not significant, long term.

Bird Fauna

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. However, the presence of buildings on site and increased human activity may reduce the potential for breeding birds to forage.

Potential Impacts in the absence of mitigation: Low adverse, site, Negative Impact, Not significant, long term

Mitigation Measures & Monitoring

Construction and operational mitigation (Table 8) will be incorporated into the proposed development project to minimise the potential negative impacts on the ecology within the Zone of Influence (ZoI) including the downstream biodiversity, and local biodiversity within / proximate to the subject site are outlined in Table 8.

Table 8. Mitigation Measures.		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
River Poddle River Liffey Aquatic and avian biodiversity	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on the aquatic environment, habitats, aquatic species, bird fauna, and qualifying interests.	A construction management plan has been prepared by Barrett Mahony Civil & Structural Engineers for the proposed development. It outlines the following mitigation measures: ***"GROUNDWATER CONTROL*** *Any groundwater in the foundation & service trenches excavations will be pumped out. It is estimated that the required pumping rate will be low. There are no basements in the proposed development. It is envisaged that any water to be discharged will be clean groundwater. If water needs to be discharged off site then it will be discharged to a public surface water sewer under a discharge license regulated by Dublin City Council issued under the Water Pollution Act (Section 4 License). Frequent monitoring will be adopted to ensure that the water is of sufficient quality to discharge to the sewer. The use of slit traps will be adopted if the monitoring indicates the requirements for the same with no silt or contaminated water permitted to discharge to the sewer.* ***NOISE*** *Some impact of noise is likely to occur as a result of the construction activity. Construction work is of a temporary nature and the resulting noise levels are usually acceptable, subject to typical management and time control procedures which are common to most urban based development projects.* *Construction plant on site will comply with the relevant Irish regulations in relation to noise and vibration requirement.* *Noise will be minimised as far as possible, by limiting the use of compressors and other plant to stated hours and by fitting and use of silencing devices wherever practicable. Attention should be paid to the recommendations given in BS 5228. 'Noise Control on construction & Open Sites' & BS 6187 Code of Practice for Demolition.* *Measures employed to reduce noise should include:* • *Noise monitoring stations, which will be monitored daily, will be located on site and at recommended locations in the vicinity of the site to record background and construction noise activity.* • *Proper maintenance of all operating plant to ensure noise emission compliance. Operating plant will be selected on the basis of incorporating noise reducing systems, and at a minimum be fitted with effective exhaust silencers.* • *Compressors will be fitted with acoustically lined covers, which will remain closed while the machines are in operation.* • *Plant such as pumps and generators which are required to work outside of normal working hours will be enclosed with acoustic enclosures.* *It is noted that no rock breaking is anticipated for this site. It is further noted that piling is not anticipated for the site. This is subject to the final site investigation findings.*

Table 8. Mitigation Measures.		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		DUST *The Contractor's proposals are to include dust control measures in accordance with best practice and with reference to the following:* • *Air Pollution Act 1987* • *BS 6187: Code of Practice for Demolition* *Measures are to include the following:* • *Ensuring construction vehicles have a clean surface to travel on within the site (i.e. haul road).* • *Truck spraying and hosing down will be carried out during dry periods and as necessary to control dust.* • *A road sweeper operating during excavation stage as required.* • *Wheel washing facility to be provided if required.* • *For operations resulting in significant dust generations, the work areas will be sheeted off to control the spread of dust.* *A dust minimisation plan will be formulated for the construction phase of the project. The Contractor will put in place a regime for monitoring dust levels in the vicinity of the site during the works using the Bergerhoff Method. Then minimum criteria to be maintained shall be the limit specified by the Environmental Protection Agency (EPA) for licensed facilities in Ireland which is 350mg/m2/day as a 30-day average.* ***POLLUTION CONTROL*** ***General*** • *Demolition and Construction methods used should be tailored to reduce, as much as possible, dust and noise pollution.* • *In order to prevent the accidental release of hazardous materials (fuels, paints, cleaning agents, etc.) during site activity, all hazardous materials should be stored within secondary containment designed to retain at least 110% of the storage contents. Temporary bunds for oil/diesel storage tanks should be used on the site during the construction phase of the project. Safe materials handling of all potentially hazardous materials should be emphasised to all construction personnel employed during this phase of the project.* • *Prior to the commencement of construction, details will be provided for locations and safe-guards for refuelling of machinery, machine servicing, concrete-mixing etc.* • *Comprehensive traffic management procedures, including the provision of access to all roads, and access/egress points should be prepared and agreed with the Local Authority. These traffic management measures should be implemented at times when traffic disruption may be experienced.* • *Road sweeping and/or wheel wash facilities should be provided, as required.* • *All oils/diesels stored on site for construction equipment are to be located in appropriately bunded areas.* • *The location and size of stockpile areas for sands and gravel will be specifies and identified on the maps.* • *Sediment runoff will be minimised by standard engineering measures including sediment skirts around soil stockpiles, sediment retention barriers in surface water drains and the use of adequate construction roads.*

Table 8. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		Water • *A method statement for all works to be carried out will be prepared by the contractor and agreed with the Local County Council prior to commencement of works to outline what measures are to be taken to ensure there is no loss of service during the works.* • *Dewatering measures are not anticipated for this project – there is no basement proposed and therefore only shallow excavations will be required.* • *Existing drains within the site that (may) serve adjacent lands should be retained where possible to prevent causing increased flooding impacts.* • *All surface water sewer connections shall be made under the supervision of the Local Authority and checked prior to commissioning.* • *All new onsite surface water drains shall be tested and surveyed prior to connection to the public sewer to prevent any possibility of ingress of ground water.* • *All surface water manholes and drains will be inspected and where necessary sealed to ensure that uncontrolled ground water inflow does not occur.* • *Filters and silt traps will be used to prevent rain washing silts and other materials going into the surface water network and creating blockages.* • *Bunded areas will be created for the storage or use of any fuels, oils, greases, cement, etc.* • *Emergency spill kits will be kept close to works.* • *During the demolition and construction phase, all excavation and exposed sub-soils in open cuts will be blinded and protected with clean broken stone as soon as possible after exposing the subsoil in order to prevent erosion.* • ***REINSTATEMENT / ROAD CLEANING*** ***Construction Stage*** *Prior to the works commencing, detailed photograph surveys (condition schedules) of adjoining walls, roads, footpaths, grass verges etc. is to be prepared. Copies of the relevant parts are to be made available to adjoining owners and Dublin City Council. This record will form the basis of assessing repairs to adjoining areas in the future should a dispute arise as to their cause. Roadways are to be kept clean of muck and other debris. A road sweeping truck is to be provided if necessary to ensure that this is so.* ***On Completion*** *Reinstatement at completion of the works will involve:* • *The cleaning of the existing sewers in the vicinity of the development as required.* • *Testing and cleaning of all watermains in the development to the requirement of Irish Water prior to connection to the public watermain. This will reduce the risk of contamination to the public water supply when the new network is connected to the system.*

Table 8. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		• *Testing and cleaning of all new drains on site. CCTV surveys.* • *Repair of any damage to any adjacent public roadways, kerbs, grass verges etc. in accordance with Local Authority requirements.* • *Reinstatement of all excavations to the requirements of the Local Authority.* • *Leaving the area in a neat and clean condition, removing all deleterious materials that may have been deposited during construction works. "* Additionally, the following mitigation measures[2] will be implemented: **Construction Phase Mitigation** • Prior to commencement on site a project ecologist will be appointed to oversee all construction works. • A preconstruction inspection for mammals will be carried out. • Drains 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. • Stockpiling of loose materials will be kept to a minimum of 40m from drains. • 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 or, 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 stream. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality. • Mitigation measures on site include dust control, stockpiling away from drains • 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. A risk-based approach will be taken. • Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. • Petrochemical interception and bunds in refuelling area • On-site inspections to be carried out by project ecologist. • Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network. • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks.

[2] These measures are not being relied upon in respect of any potential impact on the Natura 2000 sites or their Qualify Interests.

Table 8. Mitigation Measures.		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		• The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained. • The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area. • A project ecologist will be appointed and be consulted in relation to all onsite drainage during construction works. • Dewatering of excavations may be necessary. Appropriate monitoring of groundwater levels during site works will be undertaken. Standard construction phase filtering of surface water for suspended solids will be carried out. Unfiltered surface water discharges or runoff are not permitted from the site into the watercourse during the works. • Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors including drains and drainage ditches. • Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis. • All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected. All persons working on-site will receive work specific induction in relation to surface water management and run off controls. Daily environmental toolbox talks / briefing sessions will be conducted to outline the relevant environmental control measures and to identify any environment risk areas/works. • Environmental risks due to construction and operation of the proposed development do potentially exist, particularly in relation runoff from sloping site, drains that could lead to the surface water drainage network. Ecological supervision will be required during excavation and enabling works stages. Silt interception measures will be in place to ensure that the watercourses are not impacted during works and in particular during the site clearance and reprofiling stages. • Materials, plant and equipment shall be stored in the proposed site compound location; • All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater; • Fuel may be stored in the designated bunded area or in fuel bowsers located in the proposed compound location. Fuel bowsers shall be double skinned and equipped with certificates of conformity or integrity tested, in good condition and have no signs of leaks or spillages; • Smaller quantities of fuel may be carried/stored in clearly labelled metal Jeri cans. Green for diesel and red for petrol and mixes. The Jeri cans shall be in good condition and have secure lockable lids. The Jeri cans shall be stored in a drip tray when not in use. • Drip trays will be turned upside down if not in use to prevent the collection of rainwater;

Table 8. Mitigation Measures.		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		• Waters collected in drip trays will be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements; • Plant and equipment to be used during works, will be in good working order, fit for purpose, regularly serviced/maintained and have no evidence of leaks or drips; • Re-fuelling of machinery, plant or equipment will be carried out in the site compound as per the appointed Construction Contractor re-fuelling controls; • The appointed Construction Contractor EERP will be implemented in the event of a material spillage; • All persons working will receive work specific induction in relation to material storage arrangements and actions to be taken in the event of an accidental spillage. Daily environmental toolbox talks / briefing sessions will be conducted for all persons working to outline the relevant environmental control measures and to identify any environment risk areas/works. **Operational Phase Mitigation** • A project ecologist will be appointed to oversee completion of all landscape and drainage works. • Petrochemical interception will be inspected by the project ecologist to ensure compliance with Water Pollution Acts.
Birds (National Protection)	• Removal of nesting habitat. • Destruction and/or disturbance to nests (injury/death). • Predation.	• "Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2023) in relation bird nesting. Should this not be possible, a pre-works check by a qualified ecologist should be undertaken to ensure nesting birds are absent. • During construction light falling upon any areas of benefit to birds such will not exceed 3 lux to ensure that resting and nesting species are not unnecessarily disrupted.
Bats (International Protection)	• Removal roosting/foraging habitat. • Lighting Impacts	• Lighting at all stages will be done sensitively on site in line with Bat Lighting Guidelines (Bat Conservation Trust, 2018) with no direct lighting of treelines or hedgerows. • Post Construction assessment/compliance with proposed lighting strategy. • No trees of bat roosting potential are noted on site and no derogation licence is currently required. Out of an abundance of caution a pre-construction assessment of trees to be felled will be carried out. If bats are found during the pre construction inspection NPWS will be informed, a Derogation Licence will be applied for and any conditions imposed complied with. • A post construction lighting assessment will be carried out by the project ecologist.
Mammals	• Death/injury • Destruction of resting/breeding places	• Badgers may construct setts in the intervening period between the initial survey and the commencement of construction. A pre-construction inspection will be conducted to ensure that there are no badger setts on site. If badgers are found during the pre construction inspection NPWS will be informed and any conditions imposed complied with. • Lighting at all stages should be done sensitively on site with no direct lighting of treelines. • Post Construction assessment/compliance with proposed lighting strategy.

Residual Effects likely to occur from the project (post mitigation)

Standard construction and operational mitigation measures are proposed. These measures are not being relied upon in respect of any potential impact on the Natura 2000 sites or their Qualify Interests. These would ensure that water entering the surface water drainage network is clean and uncontaminated. However, early implementation of ecological supervision and consultation with Inland Fisheries Ireland and prior initial mobilisation and enabling works is seen as an important element to the project, particularly in relation to the implementation of surface water runoff, dust mitigation, bat, amphibian, mammal and avian mitigation.

With the successful implementation of standard mitigation measures to limit surface water impacts on the watercourses, biodiversity mitigation/supervision, no significant impacts are foreseen from the construction or operation of the proposed project on terrestrial or aquatic ecology. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed development.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on terrestrial biodiversity, aquatic biodiversity and bats through the application of the standard construction and operational phase controls as outlined above. In particular, mitigation measures to ensure compliance with the Local Government (Water Pollution Act) 1977 as amended and prevent silt and pollution entering the drainage network satisfactorily address the potential impacts on downstream biodiversity.

In relation to bats, foraging onsite should persist with lighting on site restricted to the housing development area and no lighting is proposed in the vicinity of the hedgerows and treelines where foraging was observed. No trees of bat roosting potential were noted on site or will be felled as a result of the proposed development. There will be no disturbance of resting or breeding places of bat species.

No significant adverse impacts on the conservation objectives of European sites are likely in the absence of mitigation measures outlined above. It is essential that these measures outlined are complied with, to ensure that the proposed development does not have “downstream” environmental impacts and significant impacts on biodiversity on site.

Potential Residual Impacts: Low adverse, local, Negative Impact, Not significant & long term.

Cumulative Impacts

The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage’s ‘National Planning Application Database’ portal (Table 3)[3]:

Table 9. Planning applications proximate to the subject site

Ref. No.	Address	Proposal
WEB1463/23	58, Kimmage Road West, Kimmage, Dublin 12 D12 X3W4	The development will consist of the construction of a window in the first-floor to the front of the house matching the small centre-window, extending the existing redbrick at the front of the house along the façade at ground floor level, the construction of a rooflight in the main roof at the front of the house and all associated site works.
4466/22	82 Kimmage Road West, Kimmage, Dublin 12, D12 C6Y6	Planning permission for the development will consist of construction of a dormer window to the rear of the existing attic and all associated site works.
3488/24	88, Kimmage Road West, Dublin 12	To widen the existing vehicular entrance from 2.6m to 3.4m to facilitate off street parking and EV charging for two cars.
SD24B/0190	61, Kimmage Road West, Kimmage, Dublin 12, D12 HXA7	Alterations to the previously approved works (SD234/0394) consisting of a new pitched roof over the existing two-storey side extension, enlargement of the window to the front and rear, reinstatement of brick finish to the front of the existing extension and all associated alterations to the elevations, internal layouts, site drainage, ancillary and landscaping works

[3] https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de

Ref. No.	Address	Proposal
4237/24	110 Kimmage Road West, D12 YA43	RETENTION:Of a single storey domestic extension to rear of existing dwelling house, incorporating 40sq. metres to provide extended living space, kitchen and playroom.
WEB1647/21	142, Captain's Road, Dublin 12	Remove part existing front wall for creation of new vehicular access for car parking space in existing front garden with dropped kerb.
WEB1002/19	50, Kimmage Road West, Dublin 12	The development will consist of refurbishment of existing roof including upgrade of existing flat roof to pitched roof and provision of two rear facing rooflights, the demolition of existing single-story rear extension, the provision of a new single-story rear extension including 1 rooflight, general internal alterations, refurbishment and associated site works.
3055/23	285, Cashel Road, Crumlin, Dublin 12, D12 E923	The development will consist of the installation of a bunded oil storage tank and associated pipe work along with all associated site works at the above address.
3089/23	188 Kimmage Road West, Kimmage, Dublin 12, D12 FW64	RETENTION PERMISSION AND PERMISSION: Retention and continuation of the use at ground floor of the premises in accordance with layout submitted as a childcare facility for provision crèche, montessori school and ECCE services to accommodate max of 41 children with the hours of operation between 8.00 a.m. and 6.00 p.m Monday to Friday and retention and continuation of use of entire first floor in residential as a self-contained apartment and retention of external perspex covered canopy in rear garden/open space and permission for shed to the rear with ancillary site works.
WEB1080/18	172, Kimmage Road West, Dublin 12	A first floor side extension over garage, a ground and first floor side extension to rear of garage to accommodate an extended living space on ground floor and an additional bedroom on first floor, together with all onsite utilities and services.
3577/23	285, Cashel Road, Crumlin, Dublin 12, D12E923	PERMISSION: The development will consist of a ground floor extension to the building known as 'Building G', on the southern elevation of the building and all associated site works at the above address.

Based on a review of the planning application viewer there are no developments of significance proposed in proximity of the proposed development. Given this, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on European sites will be seen as a result of the proposed development alone or combination with other projects.

Residual Impacts and Conclusion

The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a long term minor adverse not significant long term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, supported by the creation of additional biodiversity features including sensitive landscaping and lighting strategy.

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ALTEMAR
Marine & Environmental Consultancy

Appendix I. Bat Fauna Impact Assessment for the Proposed Development at Carlisle, Kimmage Road West, Dublin 12.

28th May 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: 1 Terenure Land Limited.

Document Control Sheet			
Client	1 Terenure Land Limited		
Project	Bat fauna impact assessment for Carlisle LRD.		
Report	Bat Fauna Assessment		
Date	28th May 2025		
Version 1	Author	Reviewed	Date
Planning	Jeff Boyle	Bryan Deegan	28th May 2025

SUMMARY

Structure:	The proposed development is on the lands of at Carlisle, Kimmage Road West, Dublin 12. The site contains dry meadows and grassy verges, recolonising grassland, built land, scrub and hedgerow.
Location:	Carlisle, Kimmage Road West, Dublin 12.
Bat species present:	Two bat species: soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*Pipistrellus pipistrellus*) were noted on site.
Proposed work:	Proposed LRD.
Impact on bats:	Lighting on site is restricted 3000K. No lighting is proposed in the vicinity of the cypress treeline where foraging was observed. No trees of bat roosting potential will be felled as a result of the proposed development. The residual impact of the proposed development will be a minor adverse long term not significant impact.
Survey by:	Jeff Boyle (Altemar).
Survey date:	10th of April 2025.

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 proposal will consist of a residential development (c.14,437 sqm GFA) providing 145 no. Apartments (70 no. 1 beds and 75 no. 2 beds) within 5 blocks ranging in height up to 5 storeys. Blocks 4 and 5 are conjoined. A detailed breakdown of each block is as follows:

- Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units
- Block 2 ranges in height from 3 to 5 storeys and provides 38 no. residential units
- Block 3 ranges in height from 3 to 5 storeys and provides 37 no. residential units
- Block 4 ranges in height from 3 to 4 storeys and provides 22 no. residential units
- Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units

All residential units will be provided with associated private open spaces to the north/ south/ east/ west.

A creche (c.210sqm + external space of 130sqm) and community culture and arts space (c.813sqm) are proposed within Blocks 4 and 5.

Vehicular/ pedestrian/ cyclist accesses will be provided from Kimmage Road West. The development will also include upgrades to the Uisce Eireann network along Kimmage Road West.

The proposal will also include 89 no. car parking spaces, 465 no. cycle parking spaces and 6 no. motorcycle parking at surface and undercroft level (located under blocks 1,2 and 3), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development including connection to the Uisce Eireann network.

The site outline is shown in Figure 1. The bat foraging observed onsite is shown in Figure 2.

Landscape

The landscape strategy for the proposed development has been prepared by Niall Montgomery & Partners. The landscape general arrangement plan is shown in Figure 3.

Lighting

The lighting strategy for the proposed development has been prepared by IN2 Engineering. The proposed public lighting layout is demonstrated in Figure 4.

***Figure 1**. Site outline and location*

Figure 2. *Bat Foraging observed (blue =soprano pipistrelle & orange =common pipistrelle) (2025)*

Figure 3. *Landscape general arrangement plan*

Figure 4. *Lighting layout and specifications*

Arboricultural Assessment

An Arboricultural Report was composed by Arbeco Ltd, in relation to the trees at the proposed site at Carlisle, Kimmage Road West, Dublin 12. This report outlines the following arboricultural implications:

"Impact of the New Development

There were no trees of high value i.e. Category A on site. Trees of Moderate quality/value are marked in Blue, Trees of Low quality/value are marked in Grey ***See Tree Constraints Plan*** *and* ***Dwg AB2024-28-02***

On the accompanying drawing ***(DWG AB2024-28-03)*** *Trees have been marked for either retention or removal with the appropriate RPA. Also shown on this drawing the line of the protective fencing that needs to be erected at the very start of the works and be maintained in place throughout the construction works period around the tree and hedge vegetation to be retained and other mitigation measures to ensure their protection and incorporation into the completed development.*

It is proposed to retain all 38 boundary Cypress trees whilst removing the Laurel hedging, the overgrown sections of the neglected hedging/scrub and the low-quality tree saplings. Post construction the boundaries are to be planted up with supplementary trees and hedging. The impact, therefore, of the development on the existing tree population should be minimal, with any loses easily mitigated by appropriate planting.

Visual Impact

All efforts have been made to retain the trees around the perimeter of this site to help blend this development into its surrounding environment, therefore, the visual impact of the proposed development on the trees will be minimum. Where hedging and scrub is to be removed to facilitate construction i.e. bike racks and bin bays, it will be mitigated by follow up tree and hedge planting (See Landscape Drawing)

The following is a description of trees/hedging to be removed from the site to facilitate construction/development. Vegetation to be removed is marked blue on the accompanying Tree Protection Plan drawing ***DWG AB2024 28 03***

Impact of tree and shrub vegetation on the proposed development

*The 38 retained Cypress trees should have little or no impact on the proposed development if they are appropriately maintained and managed i.e. reduced in height to approx 10-12m with laterals regularly trimmed, this maintenance regime will be ongoing. (****see Drawing AB2024 28 03****)*

Where excavations and the implementation of access routes take place in close proximity to RPAs (Root Protection Areas) care should be taken to reduce and/or avoid root damage by excavating in accordance with ***section 6.10*** *of this document*

Any new tree planting carried out will require maintenance to encourage good growth habits and to alleviate any safety concerns that they may present as they grow in size."

The tree constraints plan is shown in Figure 5.

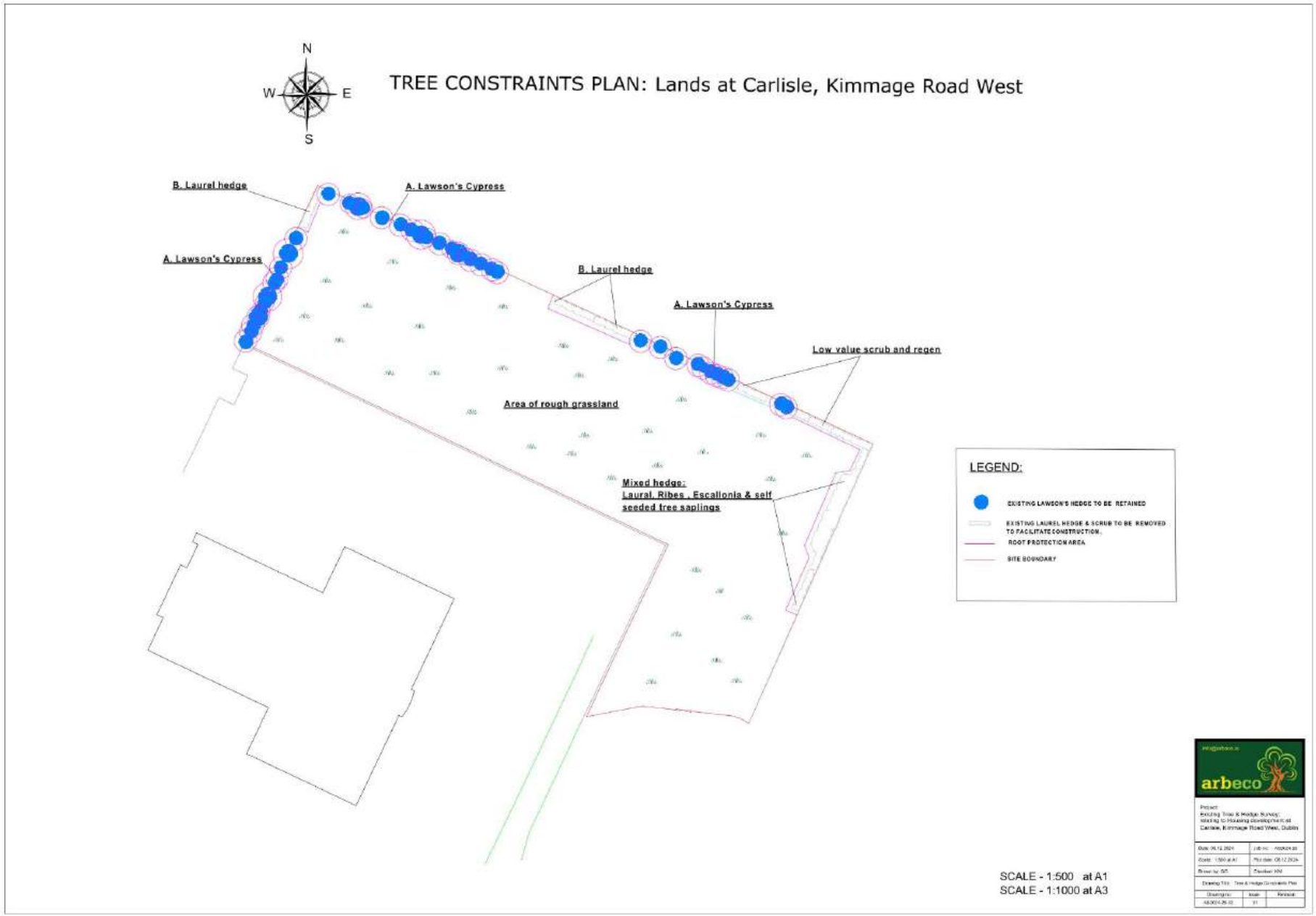

Figure 5. *Tree constraints plan*

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 (2007)) and Bryan is currently providing 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 Kelleher and Marnell (2022), Bat Mitigation Guidelines for Ireland.

The bat survey has been carried out by Jeff Boyle (BSc Environmental Management). Jeff is skilled in bat detection through static detector surveys, dusk emergence, and dawn re-entry surveys. He is also skilled in habitat assessment and has undertaken flora/invasive species surveys and breeding/wintering bird surveys to produce numerous ecological assessments on a range of residential, industrial and commercial projects.

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.

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.'

At dusk, a bat detector survey was carried out onsite using an Echo Meter Touch 2 Pro bat detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations. Surveys were carried out having regard to the following guidelines:

- Collins. J (ed.) (2023) Bat surveys for Professional Ecologists: Good Practice Guidelines (4th Edition);
- Bat Mitigation Guidelines for Ireland (Marnell, 2022); and,
- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes (NRA, 2006).

Bat Survey

This report presents the results of site visit by Jeff Boyle (Altemar) on the 10th of April 2025.

Survey Constraints.

The Bat survey was undertaken during the active bat season in April 2025. Weather conditions were ideal with mild temperatures of between 12°C and 15°C. Winds were light and there was no rainfall during the survey.

Bat Assessment Findings

Review of local bat records

The review of existing bat records (sourced from National Biodiversity Data Centre's online viewer) within a 2km^2 grid (Reference grid O13F) encompassing the study area reveals that none of the nine known Irish species have been observed locally within this 2km grid. The National Biodiversity Data Centre's online viewer was also used to look at the wider area of the site to reveal bat records in the broader area as shown below in Figures 6-8:

Figure 6. Brown Long-eared Bat (*Plecotus auritus*) (purple), Daubenton's Bat (*Myotis daubentonii*) (yellow) and both Brown Long-eared Bat and Daubenton's Bat (orange) (Source: NBDC) (Site – red circle)

Figure 7. Lesser Noctule (*Nyctalus leisleri*) (purple) and Common pipistrelle (*Pipistrellus pipistrellus*) (yellow) and both the Lesser Noctucle and Common pipistrelle (orange) (Source: NBDC) (site: red circle)

Figure 8. Nathusius's Pipistrelle (*Pipistrellus nathusii*) (yellow), Soprano Pipistrelle (*Pipistrellus pygmaeus*) (purple) and both Nathusius's Pipistrelle and Soprano Pipistrelle (orange) (Source: NBDC) (site: red circle)

Detector survey

As seen in Figure 2, minor bat activity was noted on site. Foraging activity was observed within the Lawson's cypress treeline by one Soprano pipistrelle and one Common pipistrelle was briefly observed flying near the eastern hedgerow. It is possible that a roost exists within the Lawson's cypress treeline. These trees are to be retained however, and light spill is controlled in this area.

Potential impacts of proposed redevelopment on bats

Lighting on site is restricted to 3000K and the Lawson's cypress treelines at the northern and western perimeter are to be retained. Minor foraging activity was observed on site. No trees of bat roosting potential will be felled as a result of the proposed development. The residual impact of the proposed development will be a minor adverse long term not significant due to the potential minor loss of foraging area where buildings are to be constructed and increased lighting on site.

Mitigation measures

As a result of the minor level of foraging activity, lighting is to be restricted to 3000k all over the site. Lighting has involved mitigation through design and will be restricted to key areas of the development only and will not spill into the Lawson's cypress treeline which is to be retained. Lighting on site during construction will not be directed towards this area. A post Construction light spill assessment/compliance with proposed lighting strategy will be carried out.

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.'*

Predicted and Residual Impact of the Proposal

The proposed development will not result in the loss of any bat roosts, buildings or trees of bat roosting potential. Following the implementation of the mitigation measures outlined above, it would be expected that there would be a minor adverse/long term/ not significant impact on bats on site and in the locality. Based on the successful implementation of the lighting and landscaping on site it would be expected that foraging would continue on site. Foraging would be expected to improve as landscaping matures.

Legal Status and Conservation Issues – Bats

All Irish bat species are protected under the Wildlife Act (1976) and Wildlife Amendment Acts (1976-2023). Also, the EC Directive 92/43/EEC on the conservation of Natural habitats and of Wild Fauna and Flora ("Habitats Directive"), seeks to protect rare species, including bats, and their habitats and requires that appropriate monitoring of populations be undertaken. All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat *Rhinolophus hipposideros* is further listed under Annex II. Across Europe, they are further protected under the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982), which, in relation to bats, exists to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was instigated to protect migrant species across all European boundaries. The Irish government has ratified both these conventions.

All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat is further listed under Annex II.

The current status and legal protection of the known bat species occurring in Ireland is given in the following table.

Common and scientific name	**Wildlife Act 1976 & Wildlife (Amendment) Acts 2023**	**Irish Red List status**	**Habitats Directive**	**Bern & Bonn Conventions**
Common pipistrelle *Pipistrellus pipistrellus*	Yes	Least Concern	Annex IV	Appendix II
Soprano pipistrelle *P. pygmaeus*	Yes	Least Concern	Annex IV	Appendix II
Nathusius pipistrelle *P. nathusii*	Yes	Not referenced	Annex IV	Appendix II
Leisler's bat *Nyctalus leisleri*	Yes	Near Threatened	Annex IV	Appendix II
Brown long-eared bat *Plecotus auritus*	Yes	Least Concern	Annex IV	Appendix II
Lesser horseshoe bat *Rhinolophus hipposideros*	Yes	Least Concern	Annex II Annex IV	Appendix II

Common and scientific name	Wildlife Act 1976 & Wildlife (Amendment) Acts 2023	Irish Red List status	Habitats Directive	Bern & Bonn Conventions
Daubenton's bat *Myotis daubentonii*	Yes	Least Concern	Annex IV	Appendix II
Natterer's bat *M. nattereri*	Yes	Least Concern	Annex IV	Appendix II
Whiskered bat *M. mystacinus*	Yes	Least Concern	Annex IV	Appendix II
Brandt's bat *M. brandtii*	Yes	Data Deficient	Annex IV	Appendix II

Also, under existing legislation, the destruction, alteration or evacuation of a known bat roost is a notifiable action, and a derogation licence has to be obtained from the National Parks and Wildlife Service before works can commence.

It should also be noted that any works interfering with bats and especially their roosts, including for instance, the installation of lighting in the vicinity of the latter, may only be carried out under a licence to derogate from SI 477/2011 EC(Birds and Natural Habitats) 2011 Article 12 Habitats Directive is transposed Regulations 51 and 52 of SI 477/2011 provide for Strict protection of certain species and the proposed development will not breach that protection for bat species.

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ALTEMAR
Marine & Environmental Consultancy

Wintering Bird Assessment for Lands at Carlisle, Kimmage Road West, Dublin 12.

28th May 2025

Prepared by: Jeff Boyle of Altemar Ltd.
On behalf of: 1 Terenure Land Limited.

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

Document Control Sheet			
Client	1 Terenure Land Limited.		
Project	Wintering Bird Assessment for Lands at Carlisle, Kimmage Road West, Dublin 12.		
Report	Wintering Bird Assessment		
Date	28th May 2025		
Version	Author	Reviewed	Date
Final	Jeff Boyle	Bryan Deegan	28th May 2025

Contents

Summary

Structure/features:	The majority of the survey area consists of dry meadows. Other habitats include built land, small areas of scrub & small trees, recolonising grassland and hedgerows.
Location:	Carlisle, Kimmage Road West, Dublin 12.
Bird species present:	Blackbird, blue tit, herring gull, hooded crow, jackdaw, linnet, magpie, pied wagtail, robin, rook, starling, woodpigeon, wren, goldfinch, song thrush, coaltit, goldcrest, dunnock, house sparrow.
Proposed work:	Residential Development
Surveys by:	Jeff Boyle & Gayle O'Farrell (Altemar)
Survey dates (on-going):	27th October 2025, 31st October 2024, 13th November 2024, 21st November 2024, 27th November 2024, 21st January 2025, 13th February 2025, 3rd March 2025, 11th March 2025, 19th March 2025, 28th March 2025, 10th April 2025.

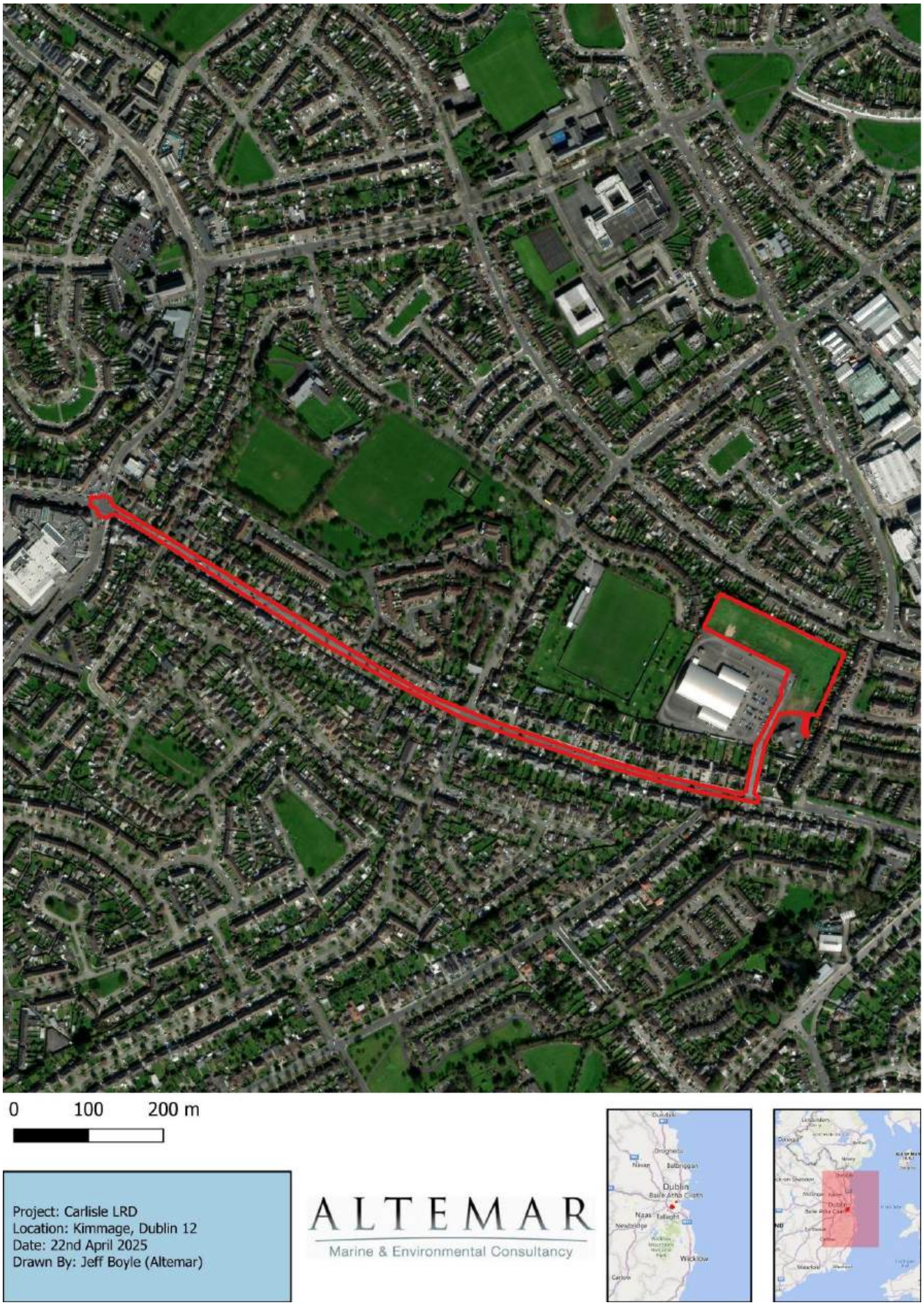

Figure 1. *Site outline*

Figure 2. *Study Area*

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).

Jeff Boyle (BSc Environmental Management).

The bat survey has been carried out by Jeff Boyle (BSs Environmental Management). Jeff is skilled in bat detection through static detector surveys, dusk emergence, and down re-entry surveys. He is also skilled in habitat assessment and has undertaken flora/invasive species surveys and breeding/wintering bird surveys to produce numerous ecological assessments on a range of residential, industrial and commercial projects.

Gayle O'Farrell (BSc Agri-Environmental Sciences)

Gayle O'Farrell (BSc (Hons.) Agri-Environmental Sciences) has experience carrying out a range of wintering/breeding bird assessments, bat detection through static detector surveys, dusk emergence, and dawn re-entry surveys, flora and habitat mapping.

Legislative context

The Wildlife Act 1976 (& 2023) 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.

Wintering bird surveys

This report presents the methodology and results of 12 visits to the site at Carlisle, Kimmage Road West, Dublin 12 by Jeff Boyle & Gayle O'Farrell between October 2024 and March 2025. It should be noted that an additional bat survey was carried out by Moore Group on the 3rd September 2021.

Survey methodology

Wintering bird surveys were carried out within the wintering bird season at the subject lands in order to gather data to assist in assessing the potential impacts of the proposed development on wintering birds and flyovers and foraging of species of conservation importance, 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. Features associated with wintering birds such as dry meadows were present within the survey area. A vantage point survey at the northeast of the site was utilised to provide the best views of the study area. Transecting around the perimeter was carried out on each occasion, providing clear views of all areas surrounding and over that survey area. Flight lines, large flights, perching, foraging, etc. and any other observed behaviour by wintering bird species and other species observed within, over and immediately adjacent to the survey area were recorded. Each survey was carried out by a single surveyor. Flight altitudes of relevant species were recorded for each observation.

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

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 consisted mainly of dry meadows and grassy verges, small areas of scrub, built land and recolonising grassland. No buildings or structures were present within the site area that may provide breeding habitat for gull species, although buildings/structures in the surrounding area may facilitate this.

Wintering bird activity survey

A total of 23 species were recorded within, above and adjacent to the survey area across the surveys. Fifteen green and eight amber species of conservation concern were recorded either on, over and adjacent to the 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 the surveys (figure 3). A total of 22 observations of black-headed gull were made of a total of c. 40 individuals. It is noted that this species was often observed flying north above the residential area to the east of the site. Peak count was 8 individuals. This species was not observed foraging within the survey area. This species is a Qualifying Interest of the nearby South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA. The peak number is below 1% of the international population (table 2).

Herring Gull (amber BoCCI)

Average altitude of flights by this species over the survey area was approximately 20-30 m (based on observation estimates). Flights of this species were observed originating from almost all directions. Large flights predominantly occurred over the houses to the east of the survey area. One herring gull was observed perched/resting/foraging within the survey area on one occasion. Herring gulls often perched on the adjacent Ben Dunne gym roof throughout all surveys. Peak count was 15 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).

Lesser black-backed Gull (amber BoCCI)

This species was seen in lesser numbers throughout the surveys. On survey 10, 19 Lesser black-backed gulls were observed flying northwards after perching on Ben Dunne gym for some time. This species was not observed foraging within the survey area on any occasion. Peak count was 19 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).

Great black-backed Gull (Green BoCCI)

Flyovers of small numbers of this species were noted on numerous surveys. This species was not observed foraging within the survey area on any occasion. Peak count was 4 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).

Brent Geese (Amber BoCCI)

No Brent Geese were observed on or near the site, but two large flyovers were observed during two separate survey occasions. Brent Geese flew east along Kimmage Road West on occasion 1, and northeast over the subject site on occasion 2. Peak count was 150 individuals.

Table 1. *Species recorded on, above and/or adjacent to the site.*

Common name	BTO	Latin name	BoCCI	On site
Blackbird	B.	*Turdus merula*	Green	Y
Black-headed Gull	BH	*Larus ridibundus*	Amber	N
Lesser black-backed Gull	LB	*Larus Fuscus*	Amber	N
Brent Goose (Light-bellied)	BG	*Branta bernicla hrota*	Amber	N
Blue Tit	BT	*Cyanistes caeruleus*	Green	Y
Herring Gull	HG	*Larus argentatus*	Amber	Y
Hooded Crow	HC	*Corvus cornix*	Green	Y
Jackdaw	JD	*Corvus monedula*	Green	Y
Linnet	LI	*Carduelis cannabina*	Amber	Y
Magpie	MG	*Pica pica*	Green	Y
Pied Wagtail	PW	*Motacilla alba yarrellii*	Green	Y
Robin	R.	*Erithacus rubecula*	Green	Y
Rook	RO	*Corvus frugilegus*	Green	Y
Starling	SG	*Sturnus vulgaris*	Amber	Y
Woodpigeon	WP	*Columba palumbus*	Green	Y
Wren	WR	*Troglodytes troglodytes*	Green	Y
Blue Tit	BT	*Cyanistes caeruleus*	Green	Y
Goldfinch	GO	*Spinus tristis*	Green	Y
Song Thrush	ST	*Turdus philomelos*	Green	Y
Coal Tit	CT	*Periparus ater*	Green	Y
Goldcrest	GC	*Regulus regulus*	Amber	Y
Dunnock	D	*Prunella modularis*	Green	Y
House Sparrow	HS	*Passer domesticus*	Amber	Y

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

Species	Peak count (2025)	1% national	1% international
Black-headed Gull	8		>10,000
Herring Gull	7		>1000
Lesser Black-backed Gull	19		>1000
Great Black-backed Gull	4		>1000
Brent Goose	150 (overhead)	350	400
Blackbird	3		
Blue Tit	2		
Hooded Crow	6		
Jackdaw	3		
Linnet	3		
Magpie	7		
Pied Wagtail	2		
Robin	3		
Rook	6		
Starling	6		
Woodpigeon	5		
Wren	3		
Blue Tit	2		
Goldfinch	2		
Song Thrush	1		
Coal Tit	3		
Goldcrest	2		
Dunnock	1		
House Sparrow	1		

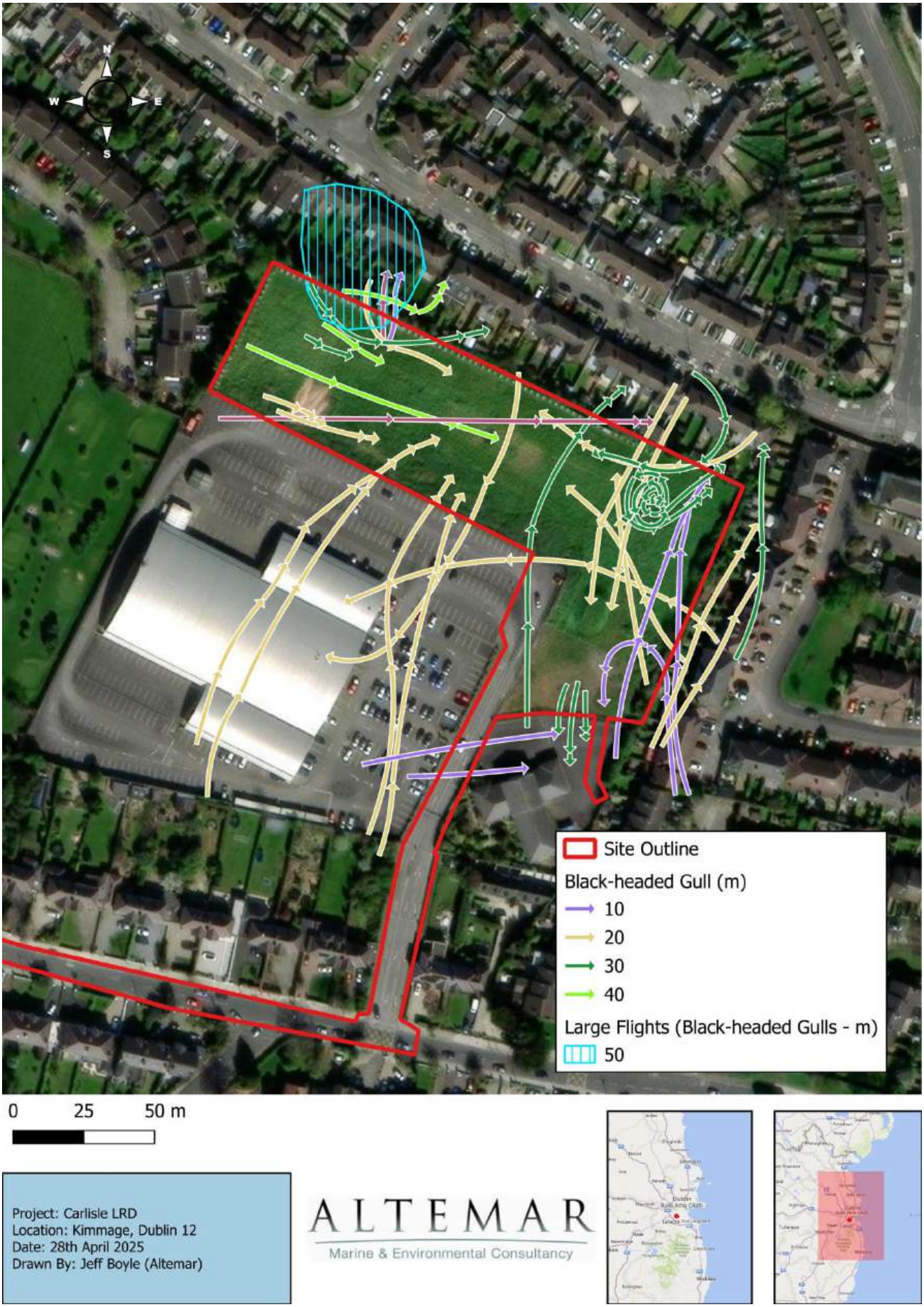

Figure 3. *Black-headed gull flight paths and large flights.*

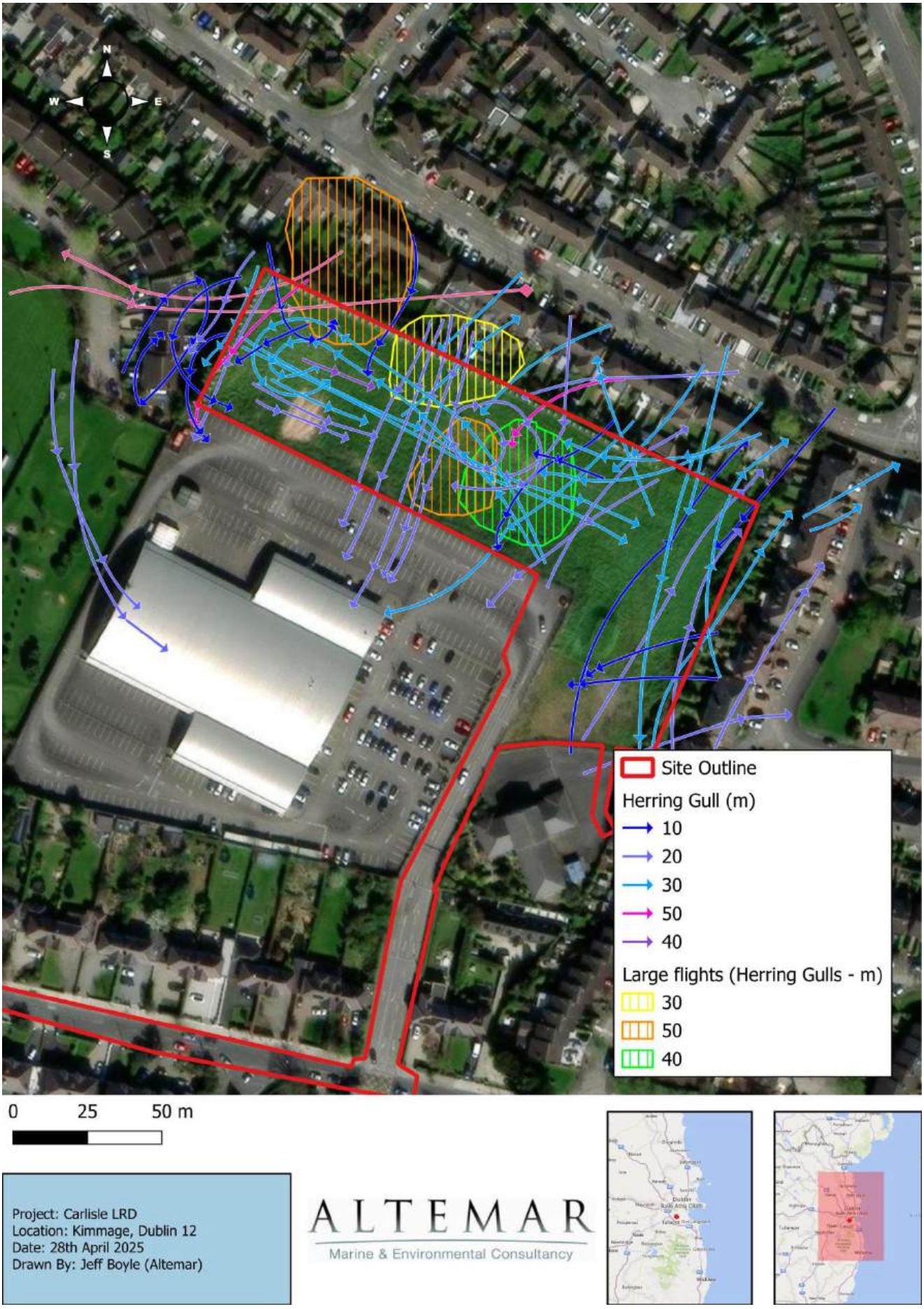

Figure 4. *Herring gull flight paths and large flights*

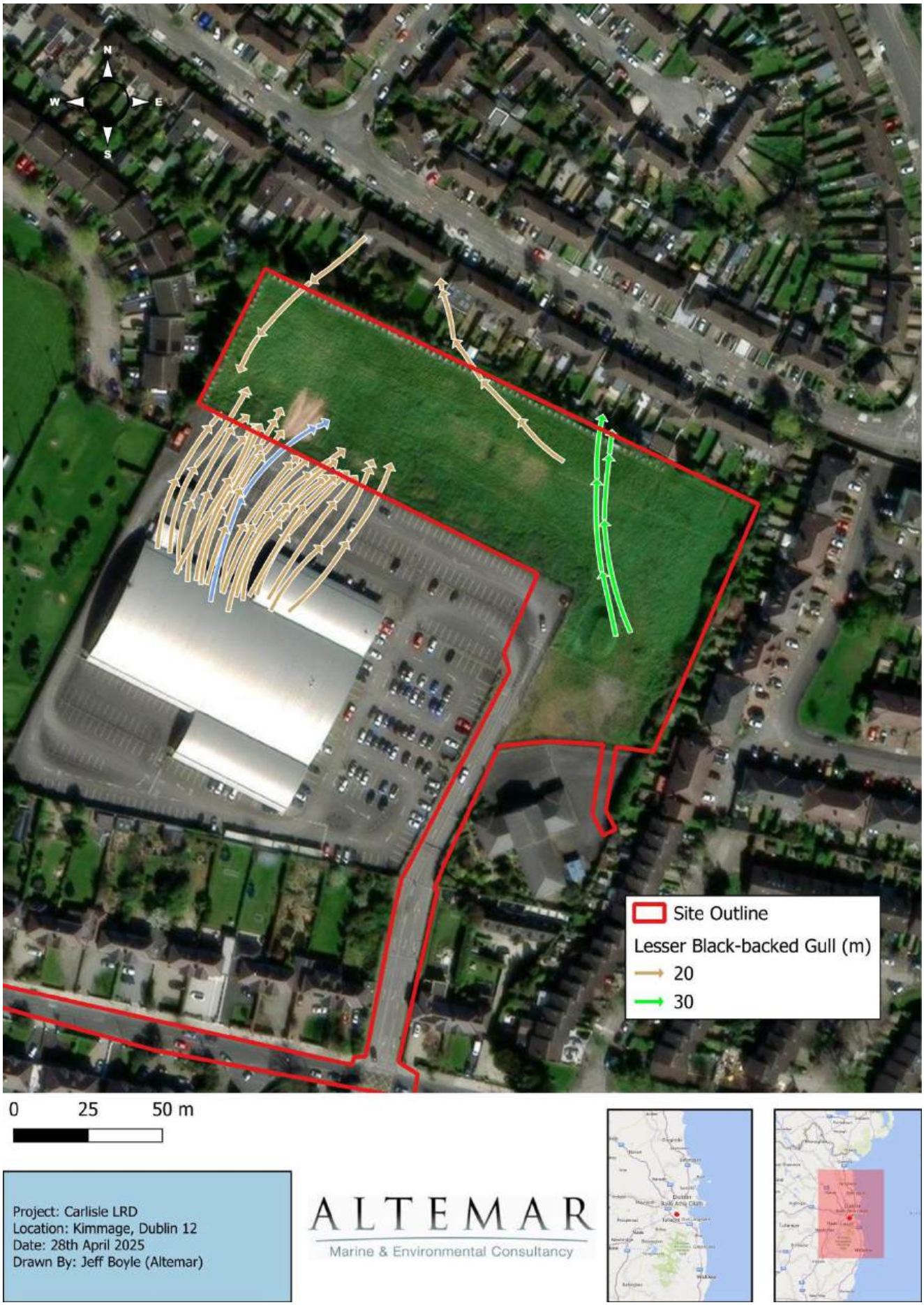

Figure 5. *Lesser black-backed gulls flight paths*

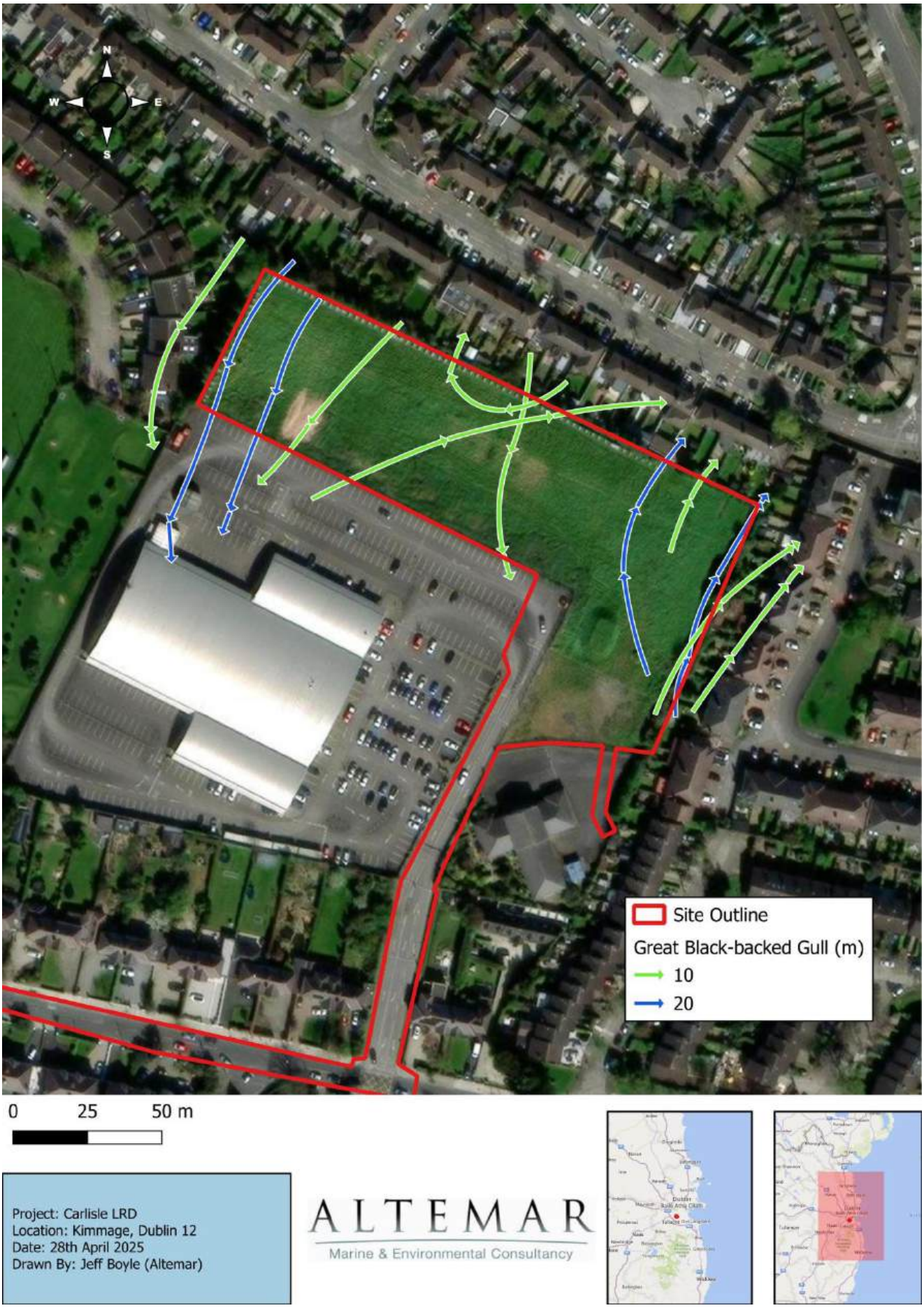

Figure 6. *Great Black-backed Gull flight paths*

Figure 7. *Gull species observed perched and peak counts observed*

Figure 8. *Large flights of Brent Geese observed during two survey occasions (no foraging on site.)*

Wintering Bird Assessment Findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km^2 grid (Reference grid O13F) encompassing the study area reveals that 53 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: *NBDC bird records within 2 km^2 (grids O13F)*

Species name	Record count	Date of last record	Designation
Rose-ringed Parakeet (*Psittacula krameri*)	3	14/03/2023	Invasive Species: Invasive Species || Invasive Species: Invasive Species >> High Impact Invasive Species
Little Egret (*Egretta garzetta*)	4	05/01/2023	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Peregrine Falcon (*Falco peregrinus*)	1	31/12/2011	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Common Kingfisher (*Alcedo atthis*)	2	06/02/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Rock Pigeon (*Columba livia*)	5	27/07/2019	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Common Wood Pigeon (*Columba palumbus*)	18	12/08/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
Mallard (*Anas platyrhynchos*)	1	07/03/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section I Bird Species || Protected Species: EU Birds Directive >> Annex III, Section I Bird Species

Species name	Record count	Date of last record	Designation
Eurasian Curlew (*Numenius arquata*)	1	09/11/2021	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex II, Section II Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Barn Swallow (*Hirundo rustica*)	4	15/04/2023	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-legged Kittiwake (*Rissa tridactyla*)	1	01/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Brent Goose (*Branta bernicla*)	1	05/12/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Kestrel (*Falco tinnunculus*)	1	27/11/2022	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Starling (*Sturnus vulgaris*)	21	15/01/2023	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Swift (*Apus apus*)	4	05/07/2024	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Eurasian Oystercatcher (*Haematopus ostralegus*)	1	27/11/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Species name	Record count	Date of last record	Designation
Eurasian Tree Sparrow (*Passer montanus*)	2	03/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (*Passer domesticus*)	22	19/05/2022	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Lesser Black-backed Gull (*Larus fuscus*)	1	04/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mew Gull (*Larus canus*)	1	03/03/2018	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-headed Gull (*Larus ridibundus*)	10	10/10/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Herring Gull (*Larus argentatus*)	4	10/10/2021	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Black-billed Magpie (*Pica pica*)	15	19/05/2022	
Blackcap (*Sylvia atricapilla*)	4	31/03/2023	
Blue Tit (*Cyanistes caeruleus*)	7	19/05/2022	
Bohemian Waxwing (*Bombycilla garrulus*)	1	31/12/2011	
Chaffinch (*Fringilla coelebs*)	7	15/01/2023	
Coal Tit (*Periparus ater*)	3	24/01/2021	
Common Blackbird (*Turdus merula*)	17	21/04/2021	
Common Bullfinch (*Pyrrhula pyrrhula*)	1	05/06/2021	
Common Chiffchaff (*Phylloscopus collybita*)	2	29/03/2019	
Common Moorhen (*Gallinula chloropus*)	1	28/04/2019	
Common Raven (*Corvus corax*)	1	07/02/2019	
Eurasian Collared Dove (*Streptopelia decaocto*)	5	09/12/2016	
Eurasian Jackdaw (*Corvus monedula*)	15	26/10/2021	

Species name	Record count	Date of last record	Designation
Eurasian Sparrowhawk (*Accipiter nisus*)	4	29/08/2023	
Eurasian Treecreeper (*Certhia familiaris*)	1	11/02/2021	
European Goldfinch (*Carduelis carduelis*)	5	08/10/2021	
European Greenfinch (*Carduelis chloris*)	2	28/02/2021	
European Robin (*Erithacus rubecula*)	11	24/01/2021	
Goldcrest (*Regulus regulus*)	2	24/01/2021	
Great Tit (*Parus major*)	3	24/01/2021	
Grey Heron (*Ardea cinerea*)	4	28/02/2021	
Grey Wagtail (*Motacilla cinerea*)	2	18/09/2021	
Hedge Accentor (*Prunella modularis*)	4	05/05/2023	
Hooded Crow (*Corvus cornix*)	9	10/10/2021	
Long-tailed Tit (*Aegithalos caudatus*)	3	07/03/2021	
Mistle Thrush (*Turdus viscivorus*)	4	19/05/2022	
Pied Wagtail (*Motacilla alba subsp. yarrellii*)	10	28/01/2023	
Redwing (*Turdus iliacus*)	6	18/12/2022	
Rook (*Corvus frugilegus*)	21	05/05/2023	
Song Thrush (*Turdus philomelos*)	3	24/01/2021	
White-throated Dipper (*Cinclus cinclus*)	1	18/10/2021	
Winter Wren (*Troglodytes troglodytes*)	4	24/01/2021	

Historical Surveys

As part of PhD research by Dr. Tess Handby (2022), multiple roosting sites were recorded for Brent geese of the East Canadian High Arctic population within approximately 15km of the wintering bird survey area. As this species' preferred inland foraging habitat consists mainly of amenity grassland, the survey area under this reports assessment would not be a preferential foraging area for Brent geese. Core/buffer/transition zones, roost sites, suitable/unsuitable foraging areas, and overall foraging ranges of wintering Brent Geese in Dublin, identified by Dr. Handby, are demonstrated below.

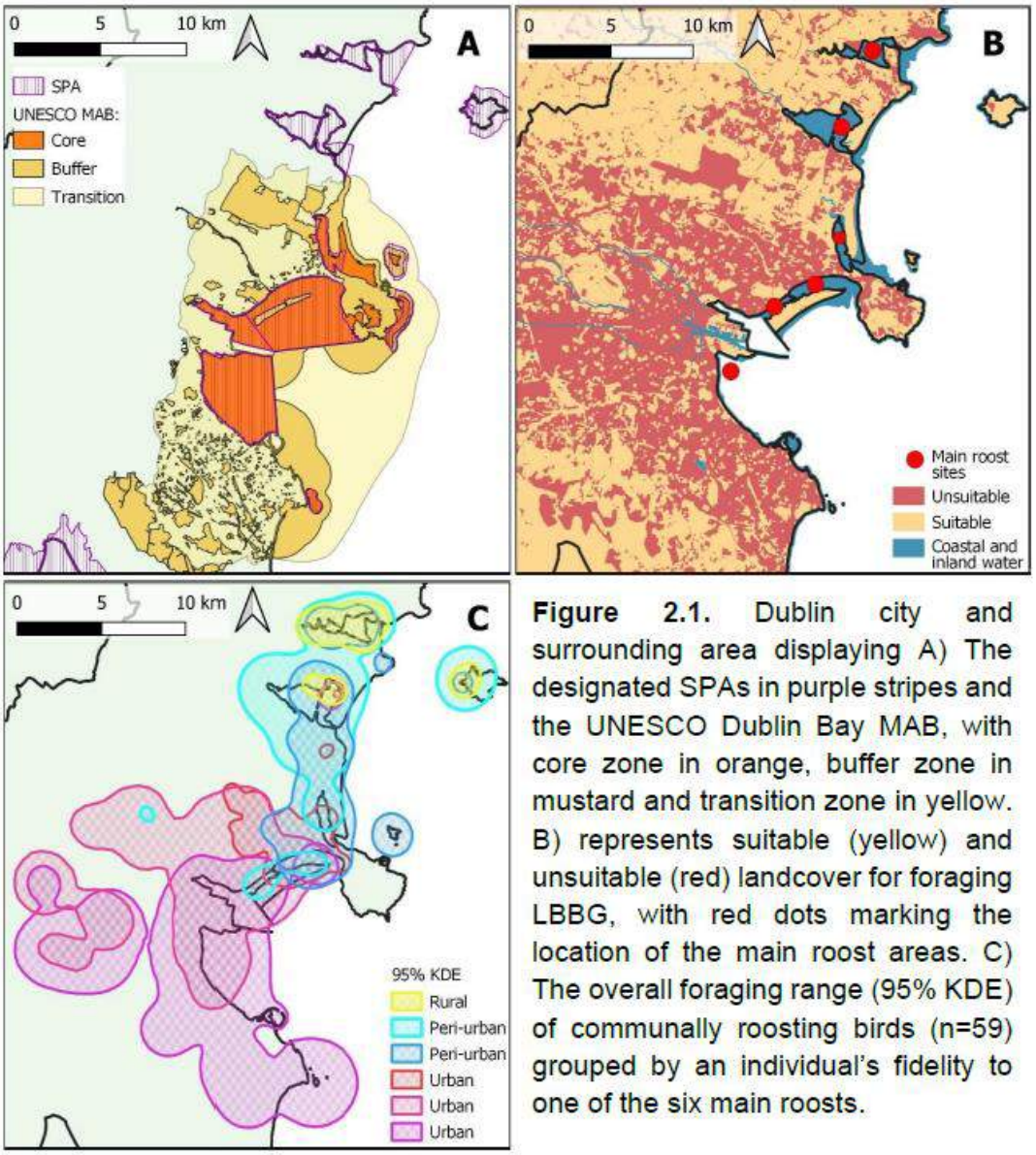

Figure 2.1. Dublin city and surrounding area displaying A) The designated SPAs in purple stripes and the UNESCO Dublin Bay MAB, with core zone in orange, buffer zone in mustard and transition zone in yellow. B) represents suitable (yellow) and unsuitable (red) landcover for foraging LBBG, with red dots marking the location of the main roost areas. C) The overall foraging range (95% KDE) of communally roosting birds (n=59) grouped by an individual's fidelity to one of the six main roosts.

Figure 6. *Designated areas and identified brent goose habitat and use areas (Handby, 2022).*

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 (relevant to South Dublin Bay and River Tolka Estuary SPA and adjacent North Bull Island SPA) recorded during wintering bird surveys at the site at Carlisle, Kimmage, Dublin 12. The proposed site is 1.5 km from Bushy Park I-WeBS site (OU005).

Brent Geese were observed in large flights of c. 100 and c. 150 individuals on two survey occasions and are considered by I-WeBS at a national level. However, this species did not use the site and so the site is deemed of low importance to the Brent Geese population. The national wetland bird trend summary (Figure 9) provides long-term population trends for wintering species in Ireland. Trends for individual species nationally and Dublin Bay are included in appendix 1a and 1b of this report.

National Summary

Species	Trend (%) National - 5 Year	National - 12 Year	National - 23 Year	Long Term Trend
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	Large Decline
Goldeneye	-32.5	-39.0	-66.9	Large Decline
Lapwing	-6.5	-45.1	-63.9	Large Decline
Grey Plover	-30.6	-39.4	-57.8	Large Decline
Golden Plover	-16.9	-58.1	-54.1	Large Decline
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	Moderate Decline
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	Intermediate Decline
Mallard	-11.3	-19.7	-19.1	Intermediate Decline
Wigeon	0.9	-17.0	-18.2	Intermediate Decline
Tufted Duck	-20.7	-28.9	-17.9	Intermediate Decline
Red-breasted Merganser	-12.9	5.2	-14.7	Intermediate Decline
Pintail	-0.8	-6.0	-13.7	Intermediate Decline
Great Crested Grebe	-39.5	-6.1	-10.8	Intermediate Decline
Shoveler	23.0	-21.3	-10.8	Intermediate Decline
Knot	0.0	-12.2	-9.8	Intermediate Decline
Bar-tailed Godwit	-32.6	-13.9	-5.1	Intermediate Decline
Ringed Plover	-4.3	-26.8	-1.1	Intermediate Decline
Grey Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	Stable or Increasing
Shelduck	6.3	-0.8	9.3	Stable or Increasing
Oystercatcher	-17.5	-31.1	10.8	Stable or Increasing
Mute Swan	4.6	9.6	13.8	Stable or Increasing
Teal	1.8	5.7	19.4	Stable or Increasing
Purple Sandpiper	-36.4	-37.6	23.5	Stable or Increasing
Gadwall	-26.5	4.3	24.4	Stable or Increasing
Little Grebe	6.1	16.7	38.2	Stable or Increasing
Greenshank	0.9	7.3	41.0	Stable or Increasing
Cormorant	38.5	8.4	42.9	Stable or Increasing
Sanderling	-23.8	-11.1	84.6	Stable or Increasing
Black-tailed Godwit	22.5	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

Figure 9. *I-WeBS National Trends Report.*

Conclusion

This report presents the methodology and results of the twelve site visits to this location by Altemar Ltd. during the 2024/25 wintering bird season. It aims to gather baseline data to assist in assessing the potential impacts of the proposed development on wintering birds, particularly those listed as Qualifying Interests of SPAs and other amber/red-listed birds of conservation concern in Ireland (BoCCI).

A total of 23 species were recorded within and above the survey areas across the twelve surveys. Fifteen green and eight amber species of conservation concern were recorded either on, over and adjacent to the survey area. Herring Gull, Black-headed Gull, Lesser Black-backed gull, Great Black-backed Gull and Brent Goose are species listed as Qualifying Interests of designated sites within 15 km of the subject site at Kimmage. The majority of sightings of these species during surveys consisted of flights over the site, in all directions. One herring gull was observed perched and/or foraging on the site on one occasion. No evidence of brent geese was recorded within the survey area. The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's.

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Appendix I

Site Summary

Species	Trend (%) Dublin Bay - 5 Year	Dublin Bay - 12 Year	Dublin Bay - 23 Year	Long Term Trend
Grey Plover	7.7	-5.0	-51.3	Large Decline
Lapwing	-36.0	-33.6	-40.3	Moderate Decline
Shoveler	-5.9	14.4	-32.2	
Ringed Plover	6.5	-52.1	-14.5	Intermediate Decline
Curlew	-14.1	-22.7	-4.5	
Pintail	24.4	78.3	8.1	Stable or Increasing
Bar-tailed Godwit	-20.8	20.6	31.0	
Dunlin	69.6	18.6	32.7	
Redshank	-5.3	-8.2	45.9	
Shelduck	29.8	49.3	58.0	
Wigeon	61.9	126.7	78.9	
Teal	9.2	43.4	80.3	
Sanderling	15.0	-13.2	84.0	
Mallard	32.2	134.7	91.7	
Turnstone	-26.4	-30.3	91.7	
Oystercatcher	1.9	12.8	103.8	
Golden Plover	948.0	147.2	114.8	
Red-breasted Merganser	2.9	37.3	118.8	
Knot	68.5	33.8	127.5	
Grey Heron	11.6	2.7	148.4	
Great Crested Grebe	-54.1	69.9	188.4	
Cormorant	3.8	-22.9	189.3	
Light-bellied Brent Goose	-7.0	22.2	230.0	
Greenshank	15.6	48.6	235.5	
Black-tailed Godwit	120.0	193.3	780.0	
Little Egret	78.3	121.6	1540.0	

Conclusion

This report presents the methodology and results of the twelve site visits to this location by Altemar Ltd. during the 2024/25 wintering bird season. It aims to gather baseline data to assist in assessing the potential impacts of the proposed development on wintering birds, particularly those listed as Qualifying Interests of SPAs and other amber/red-listed birds of conservation concern in Ireland (BoCCI).

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