

**Hawkstown Park, Phase 2 Residential Development
Ecological Impact Assessment**



Prepared By:


**Moore Group -
Environmental Services**

**On behalf of:
Wicklow County Council**

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Contents

1. INTRODUCTION	3
2. ASSESSMENT METHODOLOGY	5
2.1. POLICY & LEGISLATION	5
2.1.1. EU HABITATS DIRECTIVE	5
2.1.2. EU BIRDS DIRECTIVE	5
2.1.3. WILDLIFE ACTS 1976 - 2021	6
2.2. SURVEY METHODOLOGY	6
2.2.1. DESK STUDY	6
2.2.2. FIELD STUDY	7
2.2.3. SITE EVALUATION AND IMPACT ASSESSMENT	8
3. PROJECT DESCRIPTION	9
4. EXISTING ENVIRONMENT	12
4.1. DESIGNATED CONSERVATION AREAS	12
4.2. HABITAT DESCRIPTIONS	17
4.1. FAUNA	18
4.1.1. MAMMALS	18
4.1.2. BIRDS	19
5. ASSESSMENT OF IMPACTS	19
5.1. SITE EVALUATION	19
5.2. IMPACT ASSESSMENT	20
5.2.1. DIRECT IMPACTS	20
5.2.2. CUMULATIVE IMPACTS	21
6. RECOMMENDATIONS	22
7. CONCLUSIONS	22
8. REFERENCES	24

Appendix 1 TII Evaluation of Habitats

Appendix 2 Site Photos

1. INTRODUCTION

Moore Group was commissioned by Wicklow County Council to undertake a Habitat Survey and EclA of the site of proposed Phase 2 of a housing development at Hawkstown Park, Wicklow, Co. Wicklow, referred to as the 'Proposed Development'.

This report provides information on ecological features if present within the potential Zone of Influence of the Proposed Development, of particular significance, primarily designated habitats and species, including habitats/species listed in Annex I, II and IV of the EU Habitats Directive, rare flora listed in the Flora Protection Order along with other semi-natural habitats of conservational value.

This report was compiled by Ger O'Donohoe M.Sc. of Moore Group providing information on habitats in the study area. Ger is the principal ecologist with Moore Group and has 30 years' experience in ecological impact assessment. He graduated from ATU Galway in 1993 with a B.Sc. in Applied Freshwater & Marine Biology and subsequently worked in environmental consultancy while completing an M.Sc. in Environmental Sciences, graduating from Trinity College, Dublin in 1999. (He also has over 15 years' experience of carrying out bat surveys and has completed the Bat Conservation Ireland, Bat Detector Workshop which is the standard training for the carrying out of bat surveys in Ireland and follows the Bat Conservation Ireland 'Bat Survey Guidelines' - Aughney *et al.*, 2008'. In addition, Ger is an active member of the Galway Bat Group and Bat Conservation Ireland, which monitors bat populations in Ireland, and facilitates the education of bat communities to the public.

The following important ecological receptors were considered in planning and designing the project, and in assessing its likely ecological effects:

- Sites with nature conservation designations, including proposed NHAs, the reasons for their designation, and their conservation objectives, where available;
- Annex IV (Habitats Directive) species of fauna and flora, and their breeding sites and resting places, which are strictly protected under the European Communities (Birds and Natural Habitats) Regulations, 2011;
- Other species of fauna and flora which are protected under the Wildlife Acts, 1976-2012;
- '*Protected species and natural habitats*', as defined in the Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including:
 - Birds Directive – Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur);
 - Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur);

- Other habitats of ecological value in a national to local context, including rocky habitats in the general area;
- Stepping stones and ecological corridors encapsulated by Article 10 of the Habitats Directive.

The report has been compiled in compliance with the European Communities Legal requirements and follows EPA Guidelines on Information to be contained in an EIAR (EPA, 2022) and on Transport Infrastructure Ireland TII policy and guidance outlined in Section 2.

The European Habitats Directive 92/43/EEC (Article 6) indicates the need for plans and projects to be subject to Habitats Directive Assessment (also known as Appropriate Assessment) if the plan or project not directly connected with or necessary to the management of a Natura 2000 site (which includes SACs and SPAs) but which has the potential to have implications on a site's conservation objectives. These implications can be significant effects either individually or in combination with other plans or projects.

As such, a report for the purposes of Appropriate Assessment Screening was undertaken by Moore Group for the proposed development in support of the application. This stand-alone report is presented separately as part of the design package for the Project.

The site location is presented in Figure 1 below.

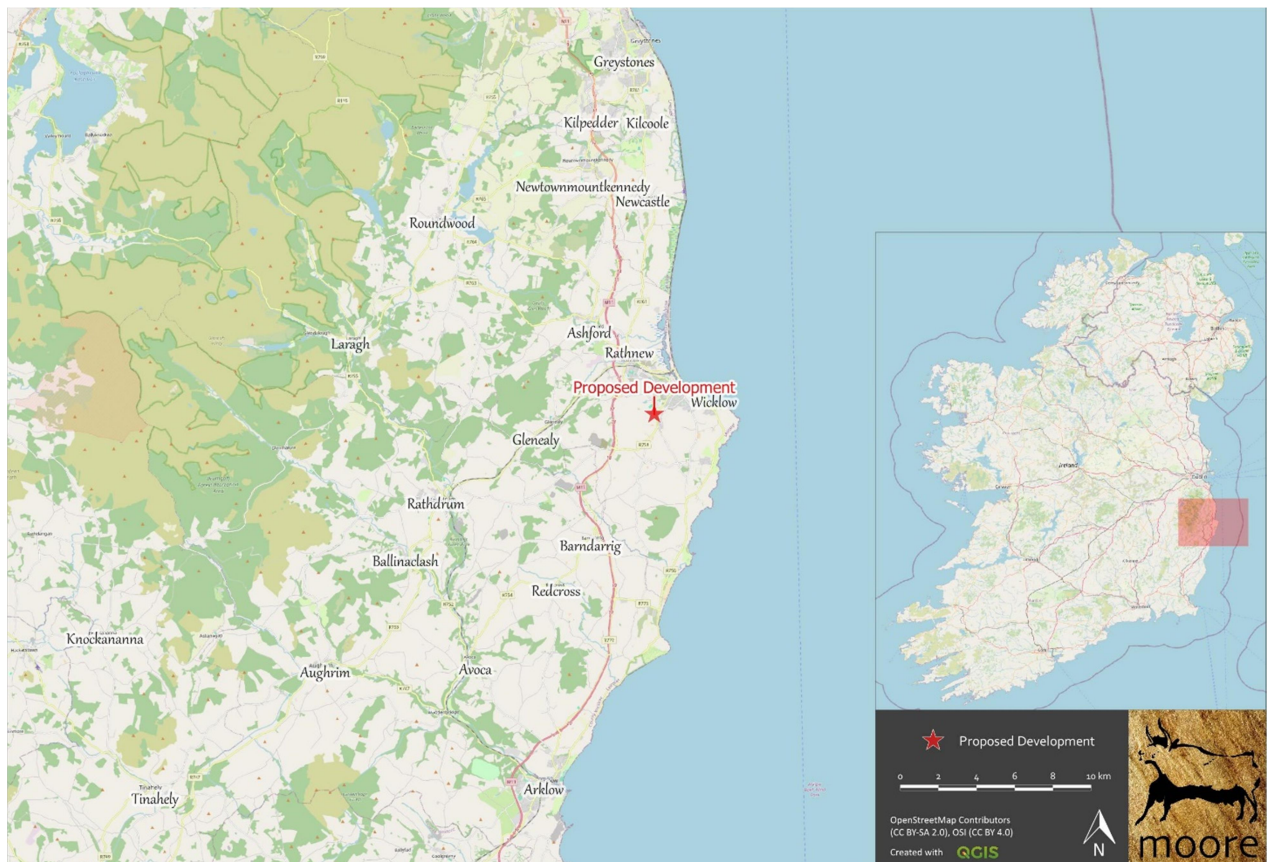


Figure 1. Showing the site location southwest of Wicklow Town, Co. Wicklow.

2. ASSESSMENT METHODOLOGY

2.1. POLICY & LEGISLATION

2.1.1. EU Habitats Directive

The “*Habitats Directive*” (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Flora and Fauna) is the main legislative instrument for the protection and conservation of biodiversity within the European Union. The Habitats Directive provides for the designation, conservation and protection of sites comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), collectively forming the Natura 2000 network of ‘European sites’. Article 3 of the Habitats Directive obliges Member States to designate as SACs sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II of the Habitats Directive. Article 10 of the Habitats Directive requires that Member States endeavour to improve the ecological coherence of the Natura 2000 network to manage and conserve features of the landscape which are of major importance for wild fauna and flora, for example ecological corridors or stepping-stones which are important for the migration, dispersal and genetic exchange of species.

Article 6(2) obliges Member States to take the necessary measures to avoid the deterioration of an SAC, or disturbance of a species for which the site is designated. Article 6(3) sets out the requirement for an “Appropriate Assessment”, to ensure that a proposed plan or project will not have an adverse effect on the integrity of a SAC. Article 7 applies the requirements of Article 6(2) and 6(3) of the Habitats Directive to SPAs designated under the Birds Directive.

In addition and separate to the Appropriate Assessment requirements, Article 12 of the Habitats Directive obliges Member States to establish a regime of strict protection for certain species listed in Annex IV of the Directive, wherever they occur within their natural range. The protection for species under Article 12 of the Habitats Directive is not confined to the boundary of SACs. Species listed in Annex IV include the otter and certain species of bat.

2.1.2. EU Birds Directive

The “*Birds Directive*” (European Council (2009) Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds) confers legal protection to all naturally occurring wild birds within the EU territory. Member States are obliged to adopt the necessary measures to maintain the population of bird species, and that includes, in accordance with Article 3, an obligation to create, maintain and manage habitats for birds, and specifically for the species of Bird listed in Annex I of the Directive, Article 4 requires Member States to create SPAs which, by virtue of Article 7 of the Habitats Directive, form part of the Natura 2000 network of

European sites and are subject to the Appropriate Assessment requirements under Article 6(3) of the Habitats Directive.

Additionally, Article 5 of the Birds Directive requires that Member States establish a general system of protection for all naturally occurring wild birds within the EU territory, similar to the system of strict protection required for Annex IV species under the Habitats Directive.

2.1.3. Wildlife Acts 1976 - 2021¹

The primary domestic legislation providing for the protection of wildlife in general, and wild birds in particular, and the control of some activities adversely impacting upon wildlife is the Wildlife Act of 1976, as amended. The aims of the Wildlife Act, according to the National Parks and Wildlife Service (NPWS) are "... to provide for the protection and conservation of wild fauna and flora, to conserve a representative sample of important ecosystems, to provide for the development and protection of game resources and to regulate their exploitation, and to provide the services necessary to accomplish such aims." All wild bird species are protected under the Act. The European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) made significant amendments to the Wildlife Acts to ensure consistency with the Habitats and Birds Directives.

2.2. SURVEY METHODOLOGY

2.2.1. Desk Study

The assessment was carried out in three stages, firstly through desktop assessment to determine existing records in relation to habitats and species present in the potential Zone of Influence of the Proposed Development. This included research on the NPWS metadata website, the National Biodiversity Data Centre (NBDC) database and a literature review of published information on flora and fauna occurring in the development area.

Sources of information that were used to collate data on biodiversity in the potential Zone of Influence are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
 - National Parks & Wildlife (NPWS) protected site boundary data;
 - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
 - OSI/ Environmental Protection Agency (EPA) rivers and streams, and catchments;
 - Open Street Maps;
 - Digital Elevation Model over Europe (EU-DEM);
 - Google Earth and Bing aerial photography 1995-2024;

¹ Wildlife Act 1976, as amended. Administrative consolidation of the Wildlife Act 1976, Law Reform Commission (2021)

- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie including:
 - Natura 2000 - Standard Data Form;
 - Conservation Objectives;
 - Site Synopses;
- National Biodiversity Data Centre records;
 - Online database of rare, threatened and protected species;
 - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans in neighbouring areas:
 - Wicklow County Development Plan 2022-2028

2.2.2. Field Study

The second phase of the assessment involved a site visit to establish the existing environment in the footprint of the proposed development area. Areas which were highlighted during desktop assessment were investigated in closer detail according to the Heritage Council Best Practice Guidance for Habitat Survey and Mapping (Smith *et al.*, 2011). Habitats in the proposed development area were classified according to the Heritage Council publication “*A Guide to Habitats in Ireland*” (Fossitt, 2000). This publication sets out a standard scheme for identifying, describing and classifying wildlife habitats in Ireland. This form of classification uses codes to classify different habitats based on the plant species present. Species recorded in this report are given in both their Latin and English names. Latin names for plant species follow the nomenclature of “*An Irish Flora*” (Parnell & Curtis, 2012).

Habitats were surveyed on the 6 June 2024 by conducting a study area walkover covering the main ecological areas identified in the desktop assessment. The survey date was within the optimal botanical survey period.

Signs of mammals such as badgers and otters were searched for while surveying the study area noting any sightings, signs or any activity in the vicinity especially along adjacent boundaries.

Birds were surveyed using standard transect methodology and signs were recorded where encountered during the field walkover surveys.

A bat detector survey was not undertaken as there will be no development along the site boundaries and the existing developed surrounding housing estate with street lighting.

2.2.3. Site Evaluation and Impact Assessment

The final part of the assessment involves an evaluation of the study area and determination of the potential impacts on the habitats of the study area. This part of the assessment forms the basis for Impact Assessment and is based on the following guidelines and publications:

- Guidelines for Ecological Impact Assessment in the UK And Ireland Terrestrial, Freshwater, Coastal and Marine September 2018 Version 1.1 - Updated September 2019 (CIEEM, 2019);
- EPA Guidelines on Information to be contained in an EIAR (EPA, 2022);
- Best Practice Guidance for Habitat Survey and Mapping (Heritage Council, 2011);
- Ecological Surveying Techniques for Protected Flora & Fauna (NRA, 2008);
- Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA, 2009);
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DEHLG, December 2009, Rev 2010);
- Guidance document on Article 6(4) of the Habitats Directive 92/43/EEC (EC, 2007).

While prepared for linear projects the TII Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA, 2009) are still relevant and outlines the methodology for evaluating ecological impacts of the project in the present report. According to the TII Guidelines, the Ecological Study should address:

- Designated conservation areas and sites proposed for designation within the zone(s) of influence of any of the Project options,
- All the main inland surface waters (e.g. rivers, streams, canals, lakes and tanks) that are intersected by any of the route corridor options, including their fisheries value and any relevant designations,
- Aquifers and dependent systems and turloughs and their subterranean water systems,
- Any known or potentially important sites for rare or protected flora or fauna that occur along or within the zone(s) of influence of any of the route options,
- Any other sites of ecological value, that are not designated, along or in close proximity to any of the route corridor options,
- Any other relevant conservation designations or programmes (e.g. catchment management schemes, habitat restoration or creation projects, community conservation projects, etc.),
- Any other features of particular ecological or conservation significance along any of the route options.

The TII Guidelines set out a method of evaluating the importance of sites identified and in turn the evaluation of the significance of impacts. The Evaluation Scheme is presented in Appendix 1 for reference.

Impact Assessment is then based on CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland, 2019.

3. PROJECT DESCRIPTION

The Proposed Development consists of the construction and operation of Phase 2 of a housing development at Hawkstown Park, Wicklow, Co. Wicklow. The Proposed Development will be connected to the existing municipal wastewater infrastructure for the treatment of wastewater.

Figure 2 shows a detailed view of the existing site on high resolution aerial photography. Figure 3 shows the layout of the proposed development.



Figure 2. Location of proposed development on southeastern outskirts of Wicklow.

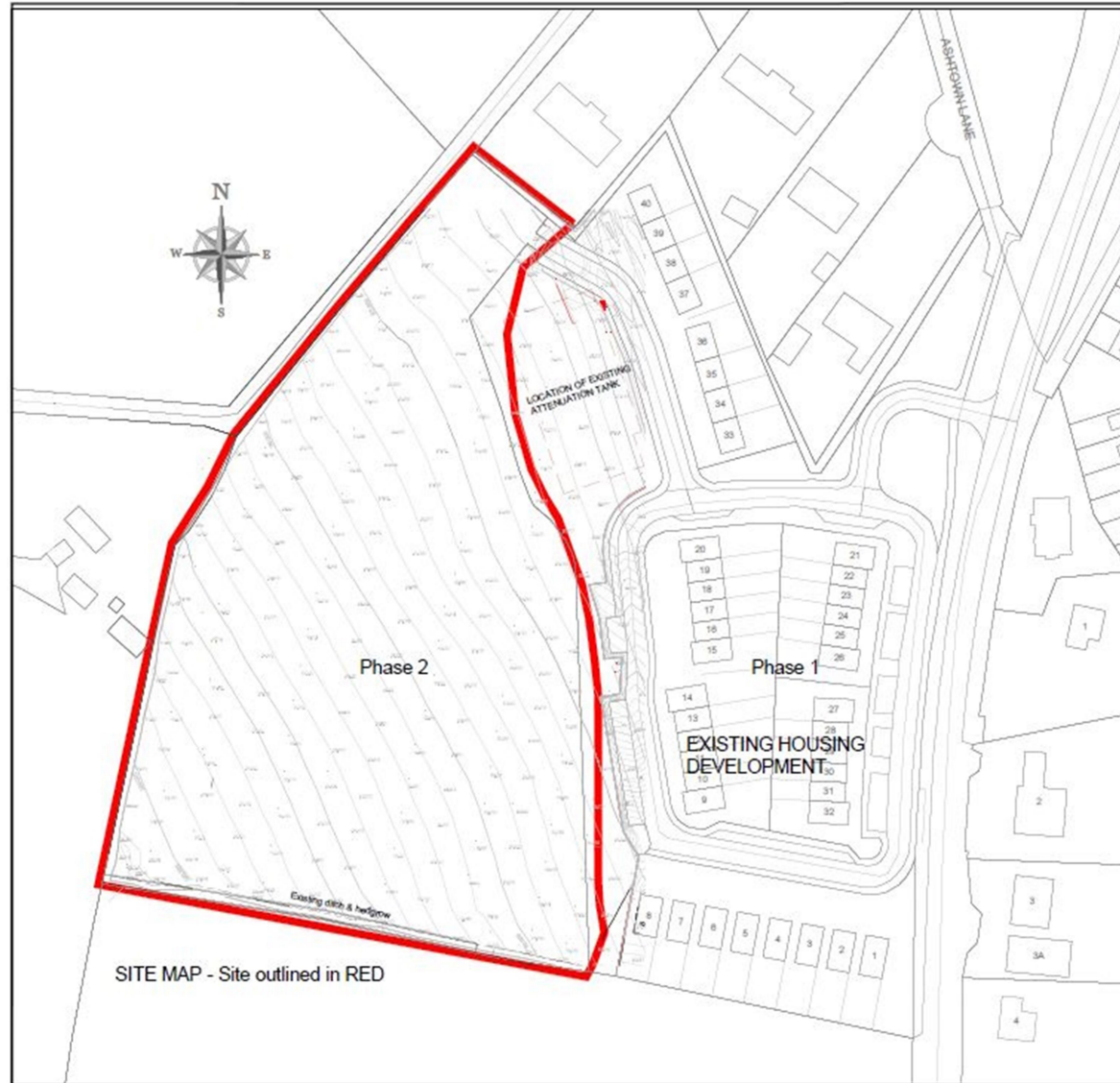


Figure 3. Plan showing layout of proposed development.

4. EXISTING ENVIRONMENT

4.1. DESIGNATED CONSERVATION AREAS

A Zone of Influence (Zoi) of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. In accordance with the OPR Practice Note (2021), PN01, the Zoi should be established on a case-by-case basis using the Source- Pathway-Receptor framework.

The European Commission's "Assessment of plans and projects in relation to Natura 2000 sites guidance on Article 6(3) and (4) of the Methodological Habitats Directive 92/43/EEC" published 28 September 2021 states at section 3.1.3, that:

"Identifying the Natura 2000 sites that may be affected should be done by taking into consideration all aspects of the plan or project that could have potential effects on any Natura 2000 sites located within the zone of influence of the plan or project. This should take into account all of the designating features (species, habitat types) that are significantly present on the sites and their conservation objectives. In particular, it should identify:

- *any Natura 2000 sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;*
- *any Natura 2000 sites within the likely zone of influence of the plan or project Natura 2000 sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the project, including as regards the use of natural resources (e.g. water) and various types of waste, discharge or emissions of substances or energy;*
- *Natura 2000 sites in the surroundings of the plan or project (or at some distance) which host fauna that can move to the project area and then suffer mortality or other impacts (e.g. loss of feeding areas, reduction of home range);*
- *Natura 2000 sites whose connectivity or ecological continuity can be affected by the plan or project".*

The range of Natura 2000 sites to be assessed, i.e. the zone in which impacts from the plan or project may arise, will depend on the nature of the plan or project and the distance at which effects may occur. For Natura 2000 sites located downstream along rivers or wetlands fed by aquifers, it may be that a plan or project can affect water flows, fish migration and so forth, even at a great distance. Emissions of pollutants may also have effects over a long distance. Some projects or plans that do not directly affect Natura 2000 sites may still have a significant impact on them if they cause a barrier effect or prevent ecological linkages. This may happen, for example, when plans affect features of the

landscape that connect Natura 2000 sites or that may obstruct the movements of species or disrupt the continuity of a fluvial or woodland ecosystem. To determine the possible effects of the plan or project on Natura 2000 sites, it is necessary to identify not only the relevant sites but also the habitats and species that are significantly present within them, as well as the site objectives.

The Zone of Influence may be determined by considering the Proposed Development's potential connectivity with European sites, in terms of:

- Nature, scale, timing and duration of all aspects of the proposed works and possible impacts, including the nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of potential pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Location of ecological features and their sensitivity to the possible impacts.

The potential for source pathway receptor connectivity is firstly identified through GIS interrogation and detailed information is then provided on sites with connectivity. European sites that are located within a potential Zone of Influence of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website (www.npws.ie) on 14 June 2024. This data was interrogated using GIS analysis to provide mapping, distances, locations and pathways to all sites of conservation concern including pNHAs, NHA and European sites.

Table 1 European Sites located within the potential Zone of Influence² of the Proposed Development.

Site Code	Site name	Distance (km) ³
001766	Magherabeg Dunes SAC	4.72
002249	The Murrough Wetlands SAC	2.22
002274	Wicklow Reef SAC	4.88
004127	Wicklow Head SPA	2.87
004186	The Murrough SPA	1.93

The nearest European sites to the Proposed Development are The Murrough SPA (Site Code 004186), 1.93km to the northeast, and The Murrough Wetlands SAC (Site Code 002249), 2.22km to the north.

Wicklow Head SPA (Site Code 004127) lies 2.9km to the east on the coast; however there is no connectivity to this site and it is screened out at this stage. Similarly, the Magherabeg Dunes SAC (Site Code 001766), 4.7km to the southeast, and the Wicklow Reef SAC (Site Code 002274) 4.9km to the east; with no connectivity to these sites they are screened out at this stage.

² All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

³ Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS.

The Proposed Development is located within the hydrological catchment of the Wicklow River, which flows into the Vartry River in Wicklow town, before discharging into the Irish Sea. A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork on habitat assessment on 5 June 2024. Surface water drainage is directed to the Phase 1 development and on to municipal sewer.

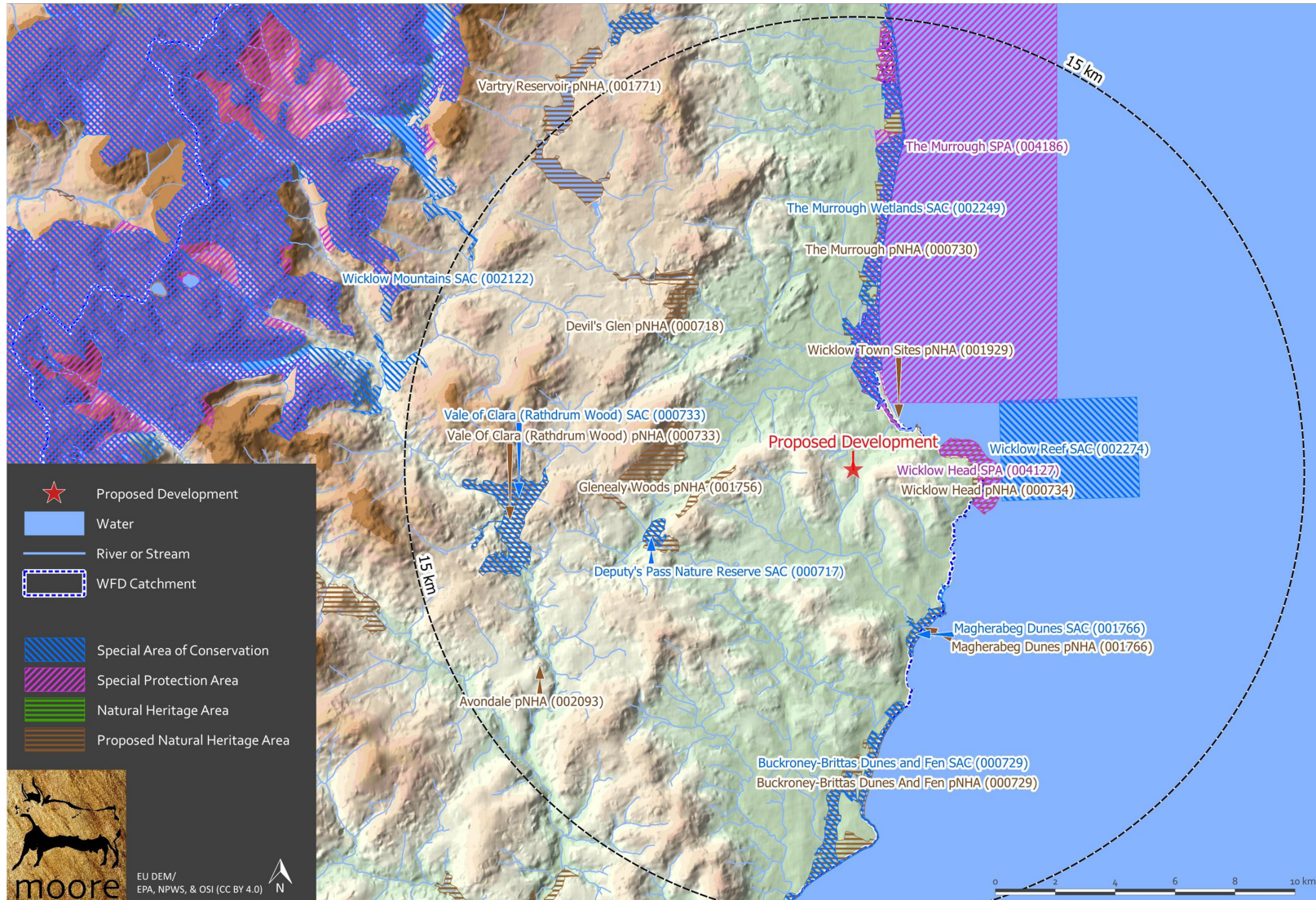


Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.



Figure 5. Detailed view of European sites in the nearer Potential Zone of Influence of the Proposed Development.

4.2. HABITAT DESCRIPTIONS

There are no records of rare plants in the site specific NBDC polygon in which the Project site is located.

The proposed development area consists of part of a field of Improved rank grassland (GA1), with recolonising tall herbs and encroaching areas of Scrub (WS1) along the northern and western perimeters.

The site was disturbed by the development of Phase 1 and used as a storage area. There are large mounds of crushed granite and the areas where previous tracking and vehicle movement have recolonised with grassland dominated by Yorkshire fog (*Holcus lanatus*), Cock's-foot (*Dactylis glomerata*), False Oat-Grass (*Arrhenatherum elatius*) and Perennial Rye-Grass (*Lolium perenne*) to a lesser extent, with scattered colonists such as Meadow Buttercup (*Ranunculus acris*), Broad-leaved Dock (*Rumex obtusifolius*), Common Sorrel (*Rumex acetosa*), Ribwort Plantain (*Plantago lanceolata*) Sowthistles (*Sonchus oleraceus*, *Sonchus asper*) and abundant Clovers (*Trifolium* spp.). The most abundant tall herb is Dock (*Rumex* spp.) with Nettle (*Urtica dioica*) and Creeping Thistle (*Cirsium arvense*), which forms the bulk of the grassland habitat. More centrally the site has tall herbs such as Great Willowherb (*Epilobium hirsutum*), Creeping Thistle, Rosebay Willowherb (*Chamerion angustifolium*), American Willowherb (*Epilobium ciliatum*) along with Bush Vetch (*Vicia sepium*), Germander Speedwell (*Veronica chamaedrys*) and Cut-leaved Crane's-bill (*Geranium dissectum*). Gorse (*Ulex europaeus*) patches are frequent and Bracken (*Pteridium aquilinum*) is also frequent in patches particularly adjacent to the north eastern field boundary. This grassland/tall herb habitat grades to emerging and succeeding Willow Scrub patches in the western section of the field which was less disturbed by previous development. The Willow is interspersed with occasional juvenile Birch (*Betula pubescens*).

The rocky spoil areas have typical Colts foot (*Tussilago farfara*) along with Black Medick (*Medicago lupulina*), frequent Hairy Tare (*Ervilia hirsute*) and frequent Hawkweeds (*Hieracium* spp.). Hawkweeds are frequent in the vicinity of the spoil along with Foxglove (*Digitalis purpurea*).

The northern boundary of the site corresponds to a laneway hedge of Hawthorn, Elder, occasional Spruce (*Pices c.f. abies*), Sycamore and Ash. The western boundary consists of scattered medium sized hedgerow species including Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*) and Willow (*Salix* spp.) with dense Bramble (*Rubus fruticosus*) understorey. This area of the field has a more natural composition with frequent Hogweed (*Heracleum sphondylium*), Dandelion (*Taraxacum* spp.), Common Vetch (*Vicia sativa*) and Sweet vernal grass (*Anthoxanthum odoratum*).

The southern boundary of the site merges with the Phase 1 development and a wildflower meadow type habitat is developing in unmown areas.

No Third Schedule invasive species were recorded on site.

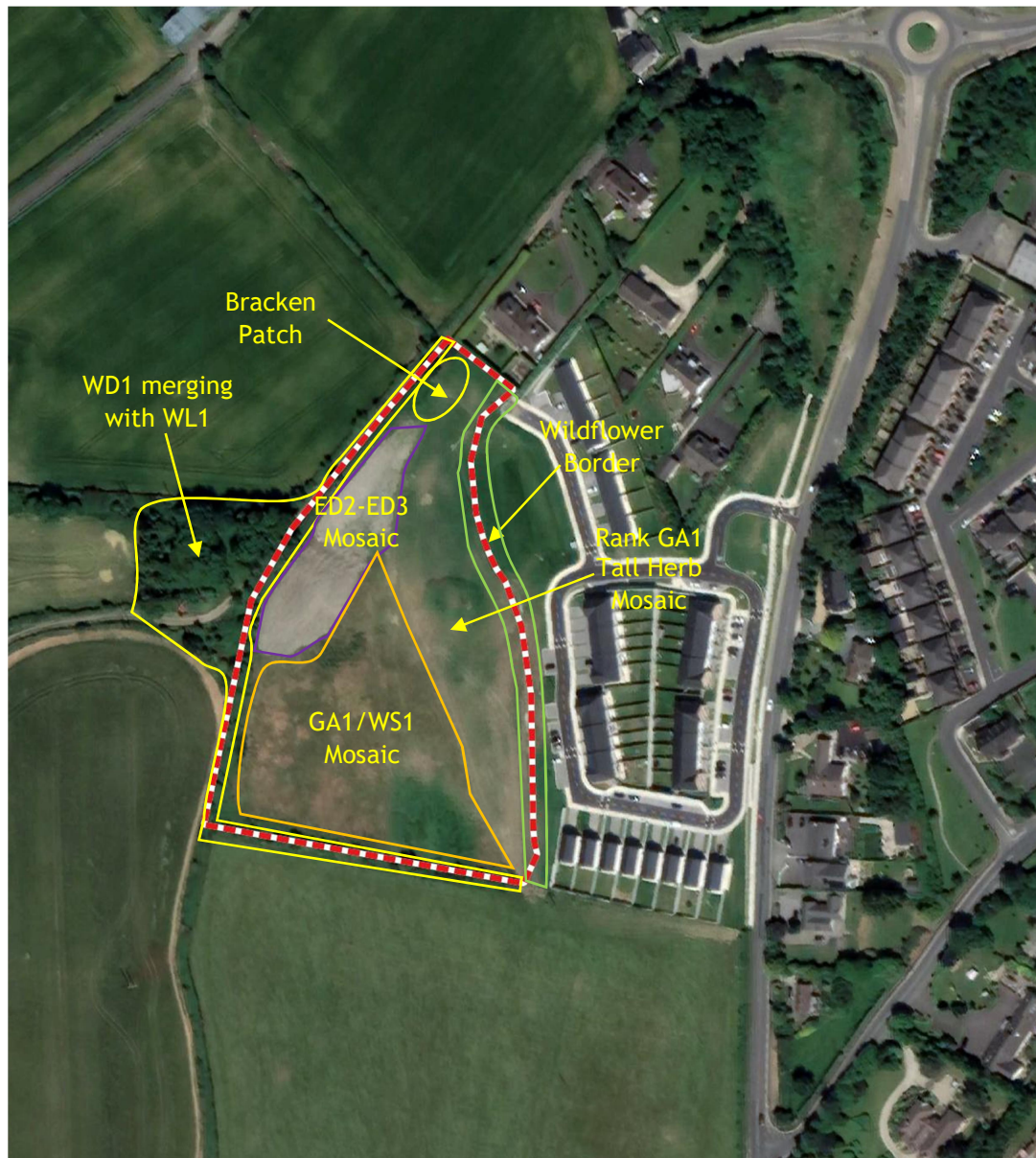


Figure 6. Habitat map based on recent aerial photography.

4.1. FAUNA

4.1.1. Mammals

Otters

There are no otter habitats in the study area and no potential for otters on the site.

Badgers

There are no badger setts in the study area and no potential for badgers on the site. The field boundaries were surveyed and no setts were recorded.

Bats

There are no records of bats from the NBDC database for the site specific polygon in which the site is located. There are suitable habitats for bat commuting on site. The site is surrounded by rough linear features of outgrown hedge trees which will not be affected by the proposed development which will maintain connectivity for bat commuting.

4.1.2. Birds

All birds are protected under the Wildlife Acts. A list of breeding bird species recorded during fieldwork in June 2024 is presented in Table 2 below.

Table 2 Birds recorded during fieldwork in June 2024.

Birds	Scientific name	BWI Status	Habitat Type
Magpie	<i>Pica pica</i>	Green	Anywhere in lowland areas
Woodpigeon	<i>Columba palumbus</i>	Green	Gardens, woods, hedges
Wren	<i>Troglodytes troglodytes</i>	Green	Gardens, woods, hedges

5. ASSESSMENT OF IMPACTS

5.1. SITE EVALUATION

Due cognisance of features of the landscape which are of major importance for wild flora and fauna, such as those with a “stepping stone” and ecological corridors function, as referenced in Article 10 of the Habitats Directive were considered in this assessment.

Following a detailed literature review, desktop assessment and field survey the footprint of the proposed development site can be categorised into the following habitat types:

- Improved grassland (GA1)
- Scrub (WS1)
- Spoil and bare ground (ED2-ED3)

The ecological value of the site was assessed following the guidelines set out in the Institute of Ecology and Environmental Management’s Guidelines for Ecological Impact Assessment (2019) and according to the Natura Scheme for evaluating ecological sites (after Nairn & Fossitt, 2004).

Judgements on the evaluation were made using geographic frames of reference, *e.g.* European, National, Regional or Local.

There were no rare or protected species recorded on the site.

The habitats under the footprint of the proposed development are of moderate to high local ecological value, with wildflower meadow type habitat being of higher value.

There is no connectivity with any European sites. Given the nature and scale of the proposed works, in a greenfield area with limited connectivity, adverse effects on any European sites are highly unlikely and significant adverse effects have been ruled out in AA Screening.

5.2. IMPACT ASSESSMENT

5.2.1. Direct Impacts

Habitats

The housing development will be sited on which is currently classed as rank improved grassland with tall herbs and patchy scrub. The scrub areas to the west are predominantly comprised of Willow which has spread from the boundary. The Scrub is of low local value and as a result there will be a minor local insignificant loss of improved grassland and scrub.

There were no invasive species recorded in the Proposed Development area.

Fauna

Otters

There will be no direct or indirect effects on otters.

Badgers

There will be no direct or indirect effects on badgers.

Bats

There will be no direct or indirect effects on commuting bats. The site is surrounded by the existing developed housing estate with street lighting and the proposed development is not likely to have a significant effect on commuting bats.

Birds

There are no predicted direct or indirect effects on birds.

5.2.2. Cumulative Impacts

Cumulative impacts or in combination effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

A review of the National Planning Application Database was undertaken. The database was then queried for developments granted planning permission within 500m of the Proposed Development within the last three years, these are presented in the Table below.

Table 3 Planning applications granted permission in the vicinity of the Proposed Development.

Planning Ref.	Description of development	Comments
211002	for existing dwelling and garage as constructed and all associated site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21567	change existing single storey bungalow into a storey and a half dormer type dwelling with a first floor extension, alterations along with demolition of existing garage, new outbuilding containing home office and storage areas and associated site works and a new effluent disposal system to current EPA requirements and associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21630	extend the appropriate period of 16/514 - (34 no dwellings of a design and stylisation similar to that as granted under 06/5648 and extended under 12/6575 including garages to house numbers 1-4 on an estate layout similar to that as currently granted planning permission under plan register reference 06/5648 and extended under 12/6575. The main difference is the previously granted link road is now omitted in lieu of a single site entrance point to the eastern boundary all together with associated site works)	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
2184	revisions and alterations to development as granted under PRR 15/595 (ABP PL27.245688) (under construction); including the omission of visitor parking spaces, re-configuration of access pathways and ramps to public open space to the north of subject development, omission of central stepped access route, together with associated site works. Planning permission is also sought for revision to material finish of retaining wall along northern (public road) boundary from natural stone to rendered finish, all together with associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
22133	construction of two no. dormer windows & alterations to fenestration to the front elevation of their existing dwelling. The works will also include alterations to the internal layout	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23316	retention planning permission for alterations to house granted under planning ref no 79/4283 consisting of minor alterations to window and door configuration on side elevations and relocation of chimney, change of use of basement stores and garage area to two number bedrooms with utility room and shower room and for retention of a conservatory built onto side/rear of existing house; planning permission is also sought for the conversion of	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.

Planning Ref.	Description of development	Comments
	utility room in basement to a utility/kitchenette	
2332	convert existing attic space and extend same, provide dormers to same, erect a single storey flat roof extension to rear of 15sq.metres and for elevational changes and alterations to existing dwelling house and demolition of existing garage and associated site works and a new effluent disposal system to current EPA requirements and associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23520	sought for modifications to approved residential development currently under the course of construction as follows: Permission sought for revisions to length of rear gardens of house nos. 26 to 31 inclusive amended under Ref. 17/445 and 18/635, retention of recently constructed boundary wall at rear of houses 26 to 31 inclusive	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23547	proposed development comprising of flood lighting to training pitch including 2 No. 18.3m high static columns with total 8 No. LED sports light fittings	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23595	additions and extensions of 61sqm to existing dwelling comprising: 24sqm hip to gable attic conversion including 2 No. roof lights on the rear elevation & new high-level window on gable wall. 37sqm flat roofed Ground Floor extension to side and rear of dwelling, including 4 No. roof lights. Alterations to drainage and associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23660	1. construction of a 350 sq.m. dormer bungalow with basement (on previously approved site), with entrance and connection to services. 2. Construct 30 sq.m. single storey domestic garage to the rear of proposed house. 3. Associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
2444	proposed dwelling with connection to services, access driveway, and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.

There are no predicted in-combination effects given that the proposed development will have no significant effects on local Biodiversity or on any European site.

6. RECOMMENDATIONS

The wildflower areas will be designed into the layout of the proposed Phase 2 development and where access and footprint impacts occur, the topsoil containing the potential seedbed will be stored for later landscaping and recolonisation of semi-natural wildflower areas within the Phase 2 development, see Photo 5 Appendix 2.

7. CONCLUSIONS

There are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity.

8. REFERENCES

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Appendix 1 TII Evaluation of Habitats

<p>Ecological valuation: Examples</p> <p>International Importance:</p> <ul style="list-style-type: none"> □ 'European Site' including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation. □ Proposed Special Protection Area (pSPA). □ Site that fulfills the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended). □ Features essential to maintaining the coherence of the Natura 2000 Network.⁴ □ Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive. □ Resident or regularly occurring populations (assessed to be important at the national level)⁵ of the following: <ul style="list-style-type: none"> □ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or □ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive. □ Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971). □ World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972). □ Biosphere Reserve (UNESCO Man & The Biosphere Programme). □ Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979). □ Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979). □ Biogenetic Reserve under the Council of Europe. □ European Diploma Site under the Council of Europe. □ Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).⁶ 	<p>County Importance:</p> <ul style="list-style-type: none"> □ Area of Special Amenity.⁹ □ Area subject to a Tree Preservation Order. □ Area of High Amenity, or equivalent, designated under the County Development Plan. □ Resident or regularly occurring populations (assessed to be important at the County level)¹⁰ of the following: <ul style="list-style-type: none"> □ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; □ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; □ Species protected under the Wildlife Acts; and/or □ Species listed on the relevant Red Data list. □ Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance. □ County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local BAP,¹¹ if this has been prepared. □ Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county. □ Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.
<p>National Importance:</p> <ul style="list-style-type: none"> □ Site designated or proposed as a Natural Heritage Area (NHA). □ Statutory Nature Reserve. □ Refuge for Fauna and Flora protected under the Wildlife Acts. □ National Park. □ Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park. □ Resident or regularly occurring populations (assessed to be important at the national level)⁷ of the following: <ul style="list-style-type: none"> □ Species protected under the Wildlife Acts; and/or □ Species listed on the relevant Red Data list. □ Site containing 'viable areas'⁸ of the habitat types listed in Annex I of the Habitats Directive. 	<p>Local Importance (higher value):</p> <ul style="list-style-type: none"> □ Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared; □ Resident or regularly occurring populations (assessed to be important at the Local level)¹² of the following: <ul style="list-style-type: none"> □ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; □ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; □ Species protected under the Wildlife Acts; and/or □ Species listed on the relevant Red Data list. □ Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality; □ Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.
	<p>Local Importance (lower value):</p> <ul style="list-style-type: none"> □ Sites containing small areas of semi-natural habitat that are of some local importance for wildlife; □ Sites or features containing non-native species that are of some importance in maintaining habitat links.

Appendix 2 Site Photos



Photo 1. Showing the spoil from P1 and grassland with tall herb species on lower ground.



Photo 2. Overview of the site at rear of existing housing in Phase 1.



Photo 3. Overview of the site with succeeding scrub at the western end.



Photo 4. Upper western portion of the site with more natural grassland.



Photo 5. Showing the generation of wildflower areas adjacent to mown grassland.