

**Merrymeeting Residential Development  
Ecological Impact Assessment**



**Prepared By:**


**Moore Group -  
Environmental Services**

**On behalf of:  
Wicklow County Council**

**Job Number 24030  
18 April 2024**



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<b>Project</b>	Merrymeeting Residential Development
<b>Title</b>	Merrymeeting Residential Development Ecological Impact Assessment

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## 1. INTRODUCTION

Moore Group was commissioned by Wicklow County Council to undertake a Habitat Survey and EclA of the site of a proposed new residential development at Merrymeeting, Rathnew, 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:

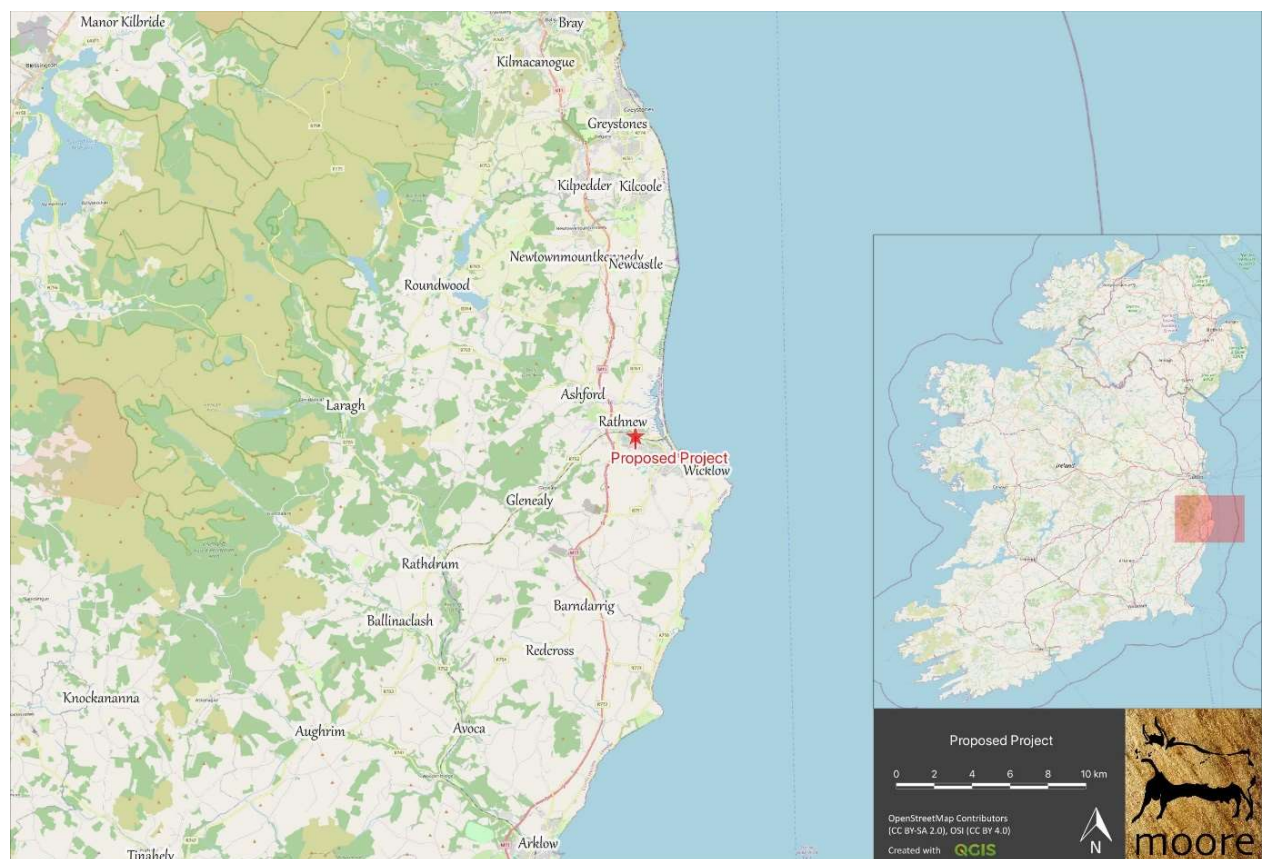
- Sites with nature conservation designations, including proposed NHAs, the reasons for their designation, and their conservation objectives, where available;
- Annex IV (Habitats Directive) species of fauna and flora, and their breeding sites and resting places, which are strictly protected under the 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 at Merrymeeting, Rathnew, 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 - 2021<sup>1</sup>**

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 1995-2022;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;

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

- 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 14 February 2024 by conducting a study area walkover covering the main ecological areas identified in the desktop assessment. The survey date is outside the optimal botanical survey period. However, it is adequate given the improved grassland present on site. A photographic record was made of features of interest.

Signs of mammals such as badgers and otters were searched for while surveying the study area noting any sights, 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.

### **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 a residential development at Merrymeeting, Rathnew, Co. Wicklow. This will comprise 7 residential units, which will be connected to the existing wastewater infrastructure. Figure 2 shows a detailed view of the existing site on high resolution aerial photography. Figure 3 shows the positions and layout of the proposed development.



**Figure 2.** Location of proposed development, with 6 units in Section A, and 1 unit in Section B.



Figure 3. Plan showing layout of proposed development-in two Sections.

## 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](http://www.npws.ie)) on 27 March 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 Influence<sup>2</sup> of the Proposed Development.*

Site Code	Site name	Distance (km) <sup>3</sup>
002249	The Murrough Wetlands SAC	0.93
004127	Wicklow Head SPA	3.69
004186	The Murrough SPA	0.94

The nearest European sites to the Proposed Development are largely overlapping The Murrough Wetlands SAC (Site Code 002249) and The Murrough SPA (Site Code 0041860, both 930m to the east. Wicklow Head SPA (Site Code 004127) is 3.7km to the southeast; however there is no connectivity to this site and it is screened out at this stage. The Proposed Development is located along the Hawkstown Road, to the east of Rathnew.

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 14 February 2024.

<sup>2</sup> All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

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

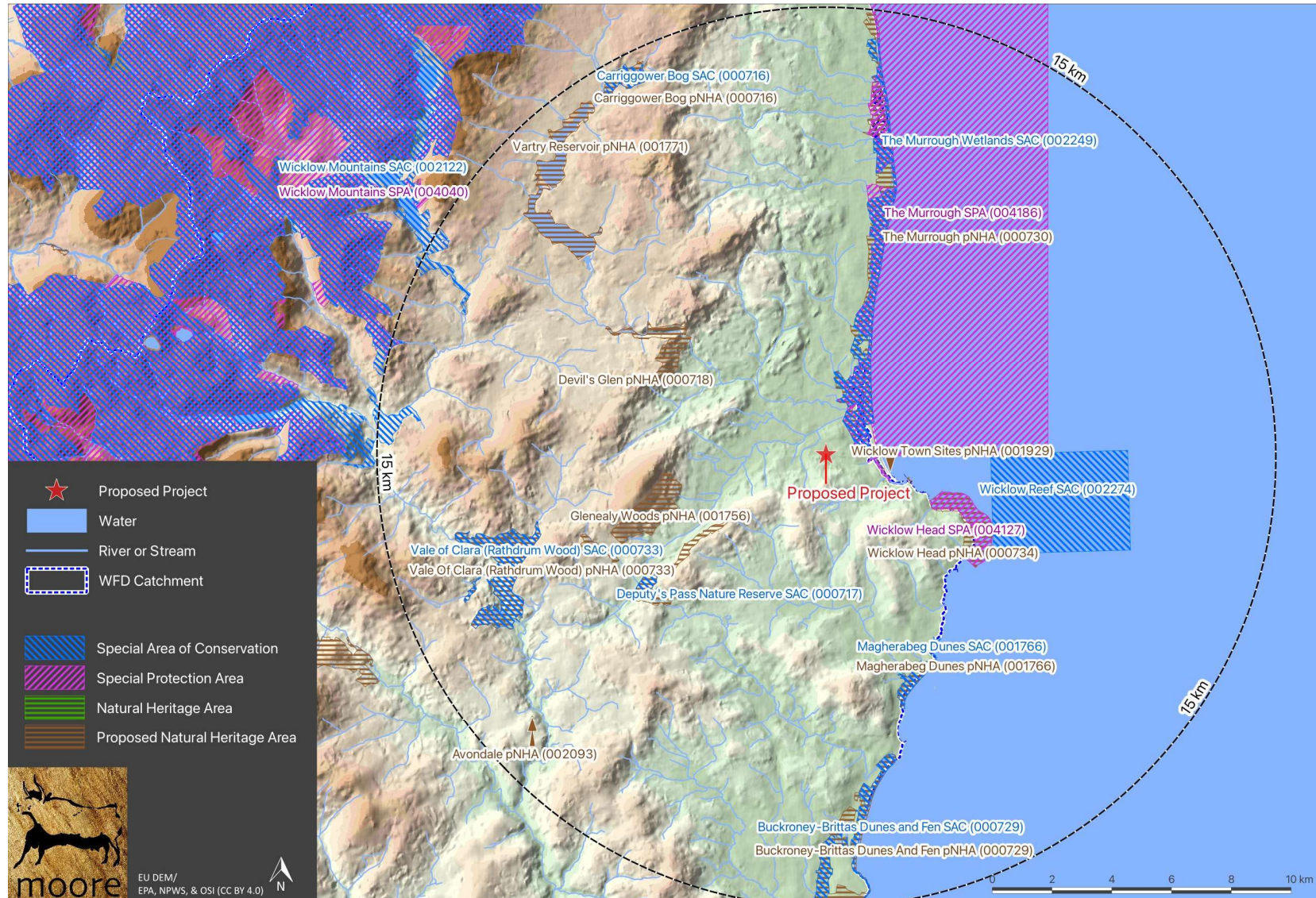


Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.

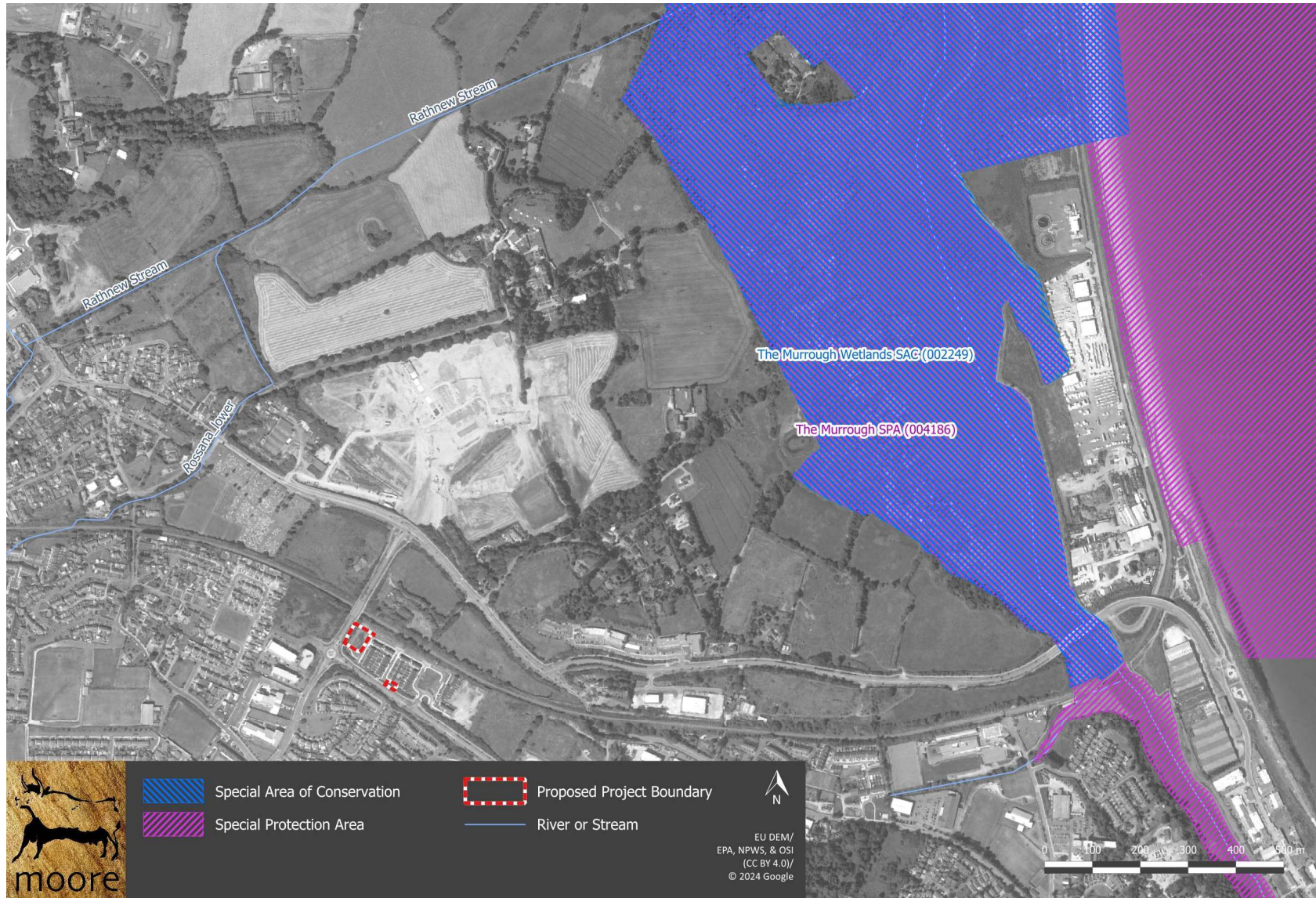


Figure 5. Detailed view of European sites in the nearer Potential Zone of Influence of the Proposed Development.

#### 4.2. HABITAT DESCRIPTIONS

There are no records of rare plants in the 1km square in which the Project site is located (T2994). The proposed development comprises two discrete sections of a phased housing development at Merrymeeting, Rathnew, Co. Wicklow. The overall development is bounded to the south and west by the Hawkstown Road, to the north by the Dublin-Rosslare railway line, and to the east by undeveloped land.

The larger northwestern section comprises an area of improved grassland, with False Oat-Grass (*Arrhenatherum elatius*), Perennial Rye Grass (*Lolium perenne*), and Curled Dock (*Rumex crispus*). The boundary along the Hawkstown Road is a mix of recently planted native trees, including Rowan (*Sorbus aucuparia*) and Downy Birch (*Betula pubescens*), and scrubby self-sown Gorse (*Ulex europaeus*) and Bramble (*Rubus fruticosus*).

The southern section is a small site, dominated by rank grassland and invading scrub, with Gorse, Bramble, Birch and tall ruderals including Broad-leaved Dock (*Rumex obtusifolius*). The roadside boundary is a mix of Hazel (*Corylus avellana*) and Gorse. There were no invasive species recorded at the proposed development site.

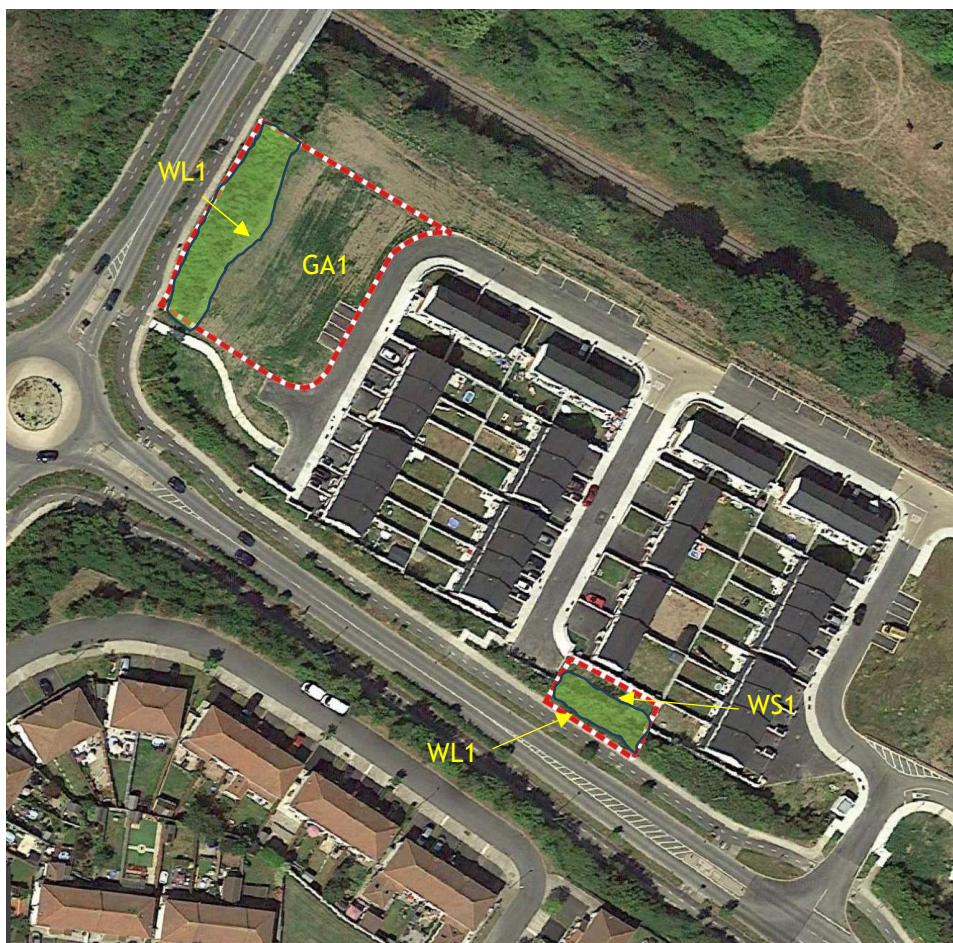


Figure 6. Habitat map based on recent aerial photography.



#### 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 is low potential for bat habitats or bat commuting on site. The areas of scrub are low and patchy and of relatively low value to foraging bats.

### 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 (GA2)
- Scrub (WS1)
- Hedgerow (WL1)

There were no rare or protected species recorded on the site and there were no records of invasive species.

The habitats under the footprint of the proposed development are of low local ecological value.

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

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.

## **5.2. IMPACT ASSESSMENT**

### **5.2.1. Direct Impacts**

#### **Habitats**

The new development areas are of low local biodiversity value and there will be a minor local insignificant loss of improved grassland, and some local loss of recent screening hedgerow and scrub.

There were no invasive species recorded in the Project area.

Should best practice guidelines for the prevention of invasive species spread be adhered to, no potential for the spread or introduction of high impact invasive species are foreseen as a result of this Scheme.

#### **Fauna**

##### *Otters*

There will be no direct or indirect impact on otters.

##### *Badgers*

There will be no direct or indirect impact on badgers.

##### *Bats*

There will be no impacts on commuting bats.

##### *Birds*

There are no predicted impacts on birds.

### **5.2.2. Indirect Impacts**

There are no water courses on or adjacent to the proposed works areas and there will be no effects from wastewater treatment.

There will be no indirect impacts on the Murrough European sites.

### **5.2.3. 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 planning section of the Wicklow County Council website indicates that, within the last three years, the following development have been granted planning permission within 500m of the Proposed Development.

There are no predicted in-combination effects given the nature and small scale of the proposed works.

*Table 2.Planning applications granted permission in the vicinity of the Proposed Development.*

Planning Ref.	Description of development	Comments
191017	3 storey building as Phase 2 of the Wicklow Primary Healthcare Centre. The building will accommodate Tusla services, HSE mental health and social care services, primary care administrative offices, as well as ancillary accommodation including staff facilities, offices, meeting rooms, reception / waiting areas and plant rooms. Phase 2 will be accessed via the existing Phase 1 entrance and access road. The proposal will remove 83 no existing car parking spaces and provide 211 no new car parking spaces. The application also provides for service compound, bicycle parking, landscaping and boundary treatments and all ancillary site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
19853	ground floor crèche unit (576 sqm), 8 no first floor offices with communal meeting room and toilets (665 sqm). The new building will be accessed via the existing park entrance road and together with all required new internal roads, car parking, outdoor crèche play area, connections to foul / surface water services, attenuation system and site development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
201000	revisions to development permitted under WCC Reg. Ref. 17/219 / ABP Ref. 301261-18 to provide for the change of house types of 36 no. previously permitted units comprising 10 no. Type F, 8 no. Type H/H-a, 16 no. Type J/J-a, 1 no. Type K and 1 no. Type L, 3-4 bedroom detached and semi-detached 2-3 storey houses with 36 no. new house types comprising 2 no. 4 bed detached 2 storey Type P house units (c. 148sqm each), 6 no. 4 bed semi-detached 2 storey Type O1/O1a house units, 14 no. 3 bed semi-detached 2 storey Type M1 house units and 14 no. 3 bed semi-detached 2 storey Type N1/N1a house units. No additional houses are proposed under the subject application. All associated site development works, and provision of an ESB substation unit. All other site development works, services provision, vehicular and pedestrian access, landscaping and boundary treatment works will remain as	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
	permitted under WCC Reg. Ref. 17/219 / ABP Ref. 301261-18	
20243	change of use from three commercial units to doctors surgery / clinic and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20502	demolition of the existing school building and prefabricated classrooms, the construction of 18 no semi detached and terraced houses consisting of 2 no type A 3 bed houses, 8 no type B 3 bed houses and 8 no type C 3 bed houses, provision of roads, turning areas, car parking spaces, public open spaces, landscaping, connect to all existing public services and include all ancillary site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20873	attic conversion to allow for a three storey dwelling with gable and window to the front, alterations to the roof scape and skylights to the side and rear, together with associated siteworks	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20927	proposed amendments to previous permission ref no. 18/50 as amended under PRR 19/364 to facilitate the provision of an additional dwelling unit, the total no. of residential units will be 96 together with all associated site works including connection to services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211061	35sqm extension to side and rear of existing 81sqm dwelling and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211119	proposal is for Phase 1 of a 2-phase development and will consist of ; - A) The construction of 84 no. dwellings ( and 2 storey creche) comprising 1. no. 3 bedroom bungalow, 8 no. 2 bedroom houses, 61 no. 3 bedroom houses, 7 no. 3 bedroom 'Courtyard' dwellings ( all 2 storey), and 1 no. part 2 storey/3 storey 4 bedroom 'Courtyard' dwelling, 6 no. 1 bedroom apartments in 2 no. 3 storey buildings; B) All ancillary development works include footpaths, landscaping boundary treatments, public, private and communal open space areas (including balcony or terrace), car parking (170 no. spaces) and bicycle parking, single storey ESB substations; C) Vehicular access from the existing Broomhall roundabout; the proposed development will allow for all roads, services and landscaping for Phase 1 and Phase 2 sites	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211187	phase 2 of a 2-phase development and will consist of: (A) The construction of 66 no. dwellings comprising 1 no. 3 bedroom bungalow, 18 no. 2 bedroom 2 storey houses, 44 no. 3 bedroom 2 storey houses, 3 no. 1 bedroom apartments in 1 no. 3 storey building; (B) All ancillary development works including footpaths, landscaping boundary treatments, public, private and communal open space areas (including balcony or terrace), car parking (112 no spaces) and bicycle parking, single storey ESB substations; (C) Vehicular access from the existing Broomhall roundabout; the proposed development will allow for all roads, services and landscaping for Phase 1 and Phase 2 sites;	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
211225	proposed two no. pedestrian access gates at existing exit point and extended footpaths and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2122	rear extension to dwelling and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21277	1) Single storey side porch extension. 2) Single storey two no. bedrooms one en-suite to the rear. 3) Existing floor area 105.0 sqm, proposed extensions 50.0 sqm. 4) Replace all existing windows and doors. 5) Internal alterations. 6) Remove existing chimney stack and breast and internal walls. 7) Remove existing derelict sheds to the rear. All associates site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21317	construction of a new attic dormer style extension to rear of existing dwelling together with all associated site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21411	revisions to development permitted under WCC Reg Ref 17/219 ABP Ref 301261-18 to provide for layout reconfiguration and replacement of 62 no. previously permitted units with 62 no. new houses comprising 12 no. 3 bed semi detached 2 storey Type M1 house units (c. 110sqm each), 10 no. 3 bed semi detached 2 storey Type N1 house units 3 no. 3 bed semi-detached 2 storey Type N1a house units, 1 no. 3 bed semi-detached 2 storey Type N1b house unit, 20 no. 4 bed semi detached 2 storey Type O1 house units , 2 no. 4 bed semi detached 2 storey Type O1A house units , 10 no. 4 bed semi-detached 2 storey Type P1 house units, 2 no. 4 bed semi detached 2 storey Type P1a house units, 2 no. 4 bed detached 2 storey Type P1B house unit. No additional houses are proposed under the subject application. All associated site development works, services provision, reconfiguration of internal access amendments to boundary treatments, landscaping and car parking areas. All other site development works , services provision, vehicular and pedestrian access, landscaping and boundary treatment works will remain as permitted under WCC Reg Ref 17/219/ABP Ref 301261-18 and WCC Reg Ref 20/1000.	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
223	(1) A detached creche/childcare building and associated parking. (2) Modifications to site layout granted permission reg. ref. 19/138 including revised positioning of units 01-14, 15-26. (3) The omission of dwelling unit No. 91, all this together with required site and development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22590	(1) Minor alterations to Childcare/Creche unit including revised elevations, an extension to the ground/first plan adding a total of 58msq to the overall building area. (2) revised site layout plan, parking arrangements and reduction of the site area. (3) An intensification of use to that permitted reg ref 19/853 by increasing childcare numbers to 190 places. All this together with connections to	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
	foul/surface water services, an attenuation system, site development work	
22683	the development will consist of modifications to Phase 2 of the Primary Healthcare Centre granted under planning Ref. 19/1017. The proposed modifications comprise:- 1) provision of a partial basement accommodating plant and an additional full level of accommodation at 3rd floor accommodating HSE clinical and administrative rooms; 2) Revised internal layout and elevations; 3) Revised car parking layout with an additional 24 no. car parking spaces (total = 236 spaces); 4) revised site boundary to incorporate ESB substation; 5) Landscaping, screened plant compound, signage and all associated site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22837	Large Scale Residential Development. The proposed development will consist of amendments to permitted development Reg. Ref 17/219 (ABP Ref. 301261-18) for 271 units, as amended by permission granted under Reg. Ref 20/1000 and Reg Ref 21/411, to include for amendments to the layout, changes to house designs/types and 94 additional residential units (of which 84 no. units were refused under Reg. Ref 17/219 / ABP Ref 301261-18) The total number of units will consist of 365 no. units comprising 98 no. units permitted under Reg. ref 17/219 (ABP Ref 301261-18) and 267 no. units proposed under the subject application. The proposed development will consist of the following: a) Construction of 267 no. residential units b) Provision of a new public park c) a woodland trail, adventure play areas, fitness station points, looped fitness trails and an area identified as future GAA playing grounds d) All associated vehicular and pedestrian accesses from the Rathnew Inner Relief Road including carriageways, paths and junctions e) No changes to development permitted under Refs 20/1000 and 21/411 f) No proposed works to Tinakilly Country House Hotel (a protected structure reference no. 25-15) g) All associated site development works h) The planning application is accompanied by an Environmental Impact Assessment Report	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22868	proposed introduction of door at ground floor level to existing car port on north/front elevation	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22988	proposed dwelling with connection to services, garage, entrance and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23387	revised design to the Creche/Childcare building granted permission under Reg Ref 22/3 the proposed development includes reduced site level/finished floor level a modified design of the Creche/Childcare building to a single storey unit and a reduction to the gross floor area	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
23599	attic conversion to habitable accommodation, side window at ground floor level and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23604	the construction of a new attic dormer style extension to the rear of the existing dwelling. 2No. Velux to the front of the existing house roof and all ancillary works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

## 6. CONCLUSIONS

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

Should best practice guidelines for the prevention of invasive species spread be adhered to, no potential for the spread or introduction of high impact invasive species are foreseen as a result of this Scheme.

## 7. REFERENCES

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## **Appendix 1**

### **TII Evaluation of Habitats**

<b>Ecological valuation: Examples</b>
<p><b>International Importance:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 'European Site' including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation.</li> <li><input type="checkbox"/> Proposed Special Protection Area (pSPA).</li> <li><input type="checkbox"/> Site that fulfills the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended).</li> <li><input type="checkbox"/> Features essential to maintaining the coherence of the Natura 2000 Network.<sup>4</sup></li> <li><input type="checkbox"/> Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.</li> <li><input type="checkbox"/> Resident or regularly occurring populations (assessed to be important at the national level)<sup>5</sup> of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or</li> <li><input type="checkbox"/> Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.</li> </ul> </li> <li><input type="checkbox"/> Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).</li> <li><input type="checkbox"/> World Heritage Site (Convention for the Protection of World Cultural &amp; Natural Heritage, 1972).</li> <li><input type="checkbox"/> Biosphere Reserve (UNESCO Man &amp; The Biosphere Programme).</li> <li><input type="checkbox"/> Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).</li> <li><input type="checkbox"/> Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).</li> <li><input type="checkbox"/> Biogenetic Reserve under the Council of Europe.</li> <li><input type="checkbox"/> European Diploma Site under the Council of Europe.</li> <li><input type="checkbox"/> Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).<sup>6</sup></li> </ul>
<p><b>National Importance:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site designated or proposed as a Natural Heritage Area (NHA).</li> <li><input type="checkbox"/> Statutory Nature Reserve.</li> <li><input type="checkbox"/> Refuge for Fauna and Flora protected under the Wildlife Acts.</li> <li><input type="checkbox"/> National Park.</li> <li><input type="checkbox"/> 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.</li> <li><input type="checkbox"/> Resident or regularly occurring populations (assessed to be important at the national level)<sup>7</sup> of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Species protected under the Wildlife Acts; and/or</li> <li><input type="checkbox"/> Species listed on the relevant Red Data list.</li> </ul> </li> <li><input type="checkbox"/> Site containing 'viable areas'<sup>8</sup> of the habitat types listed in Annex I of the Habitats Directive.</li> </ul>

**County Importance:**

- Area of Special Amenity.<sup>9</sup>
- 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)<sup>10</sup> of the following:
  - 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,<sup>11</sup> 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.

**Local Importance (higher value):**

- 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)<sup>12</sup> of the following:
  - 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.

**Local Importance (lower value):**

- 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.** Improved grassland at the larger section to be developed, the railway line fencing running along the centre of the photo.



**Photo 2.** The scrubby screening hedgerow along Hawkstown Road, to the south of the development .