

**Mountain View Residential Development  
Ecological Impact Assessment**



**Prepared By:**


**Moore Group -  
Environmental Services**

**On behalf of:  
Wicklow County Council**

**Job Number 23192  
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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 housing development at Mountain View, Blessington, 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;

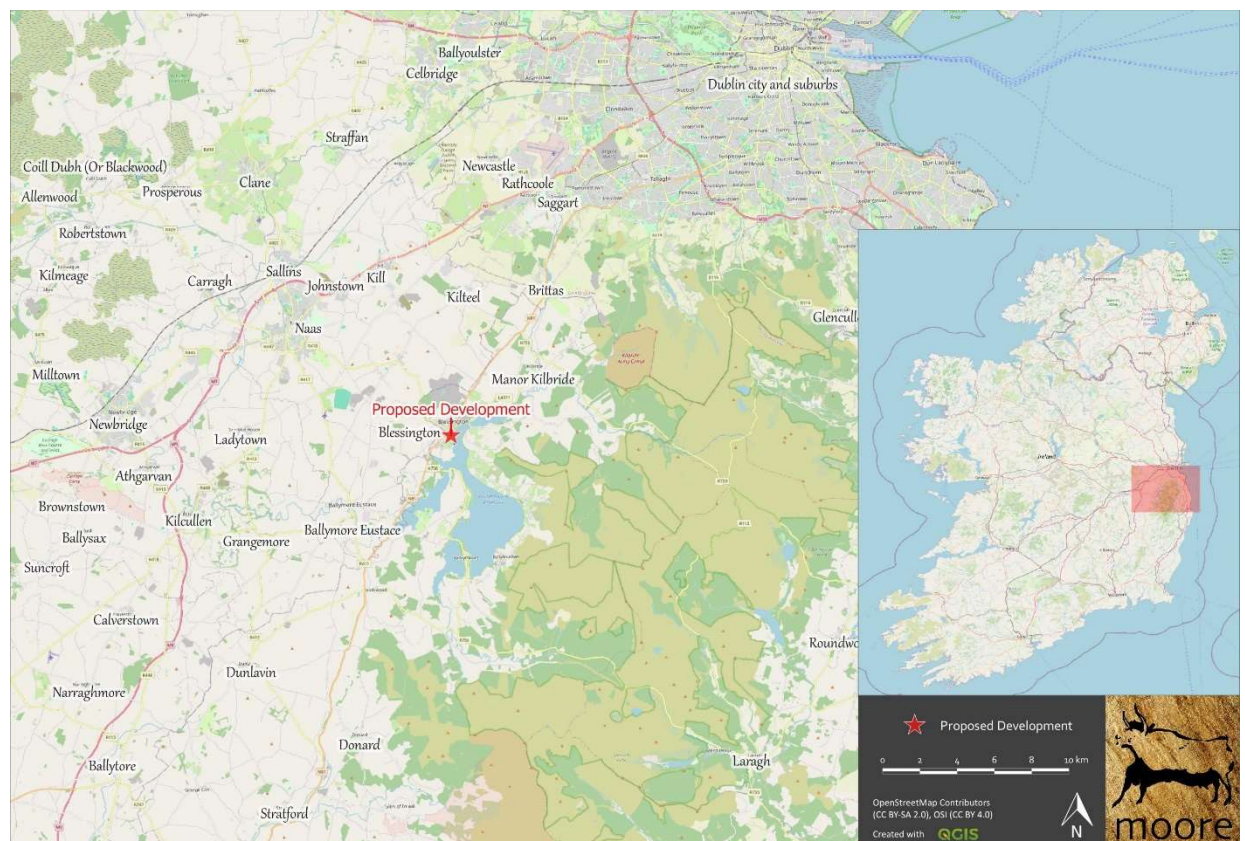
- Stepping stones and ecological corridors encapsulated by Article 10 of the Habitats Directive.

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 Blessington, 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 1995-2024;
- 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 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 a social housing development at Mountain View, Blessington, 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 at Mountain View, Blessington.

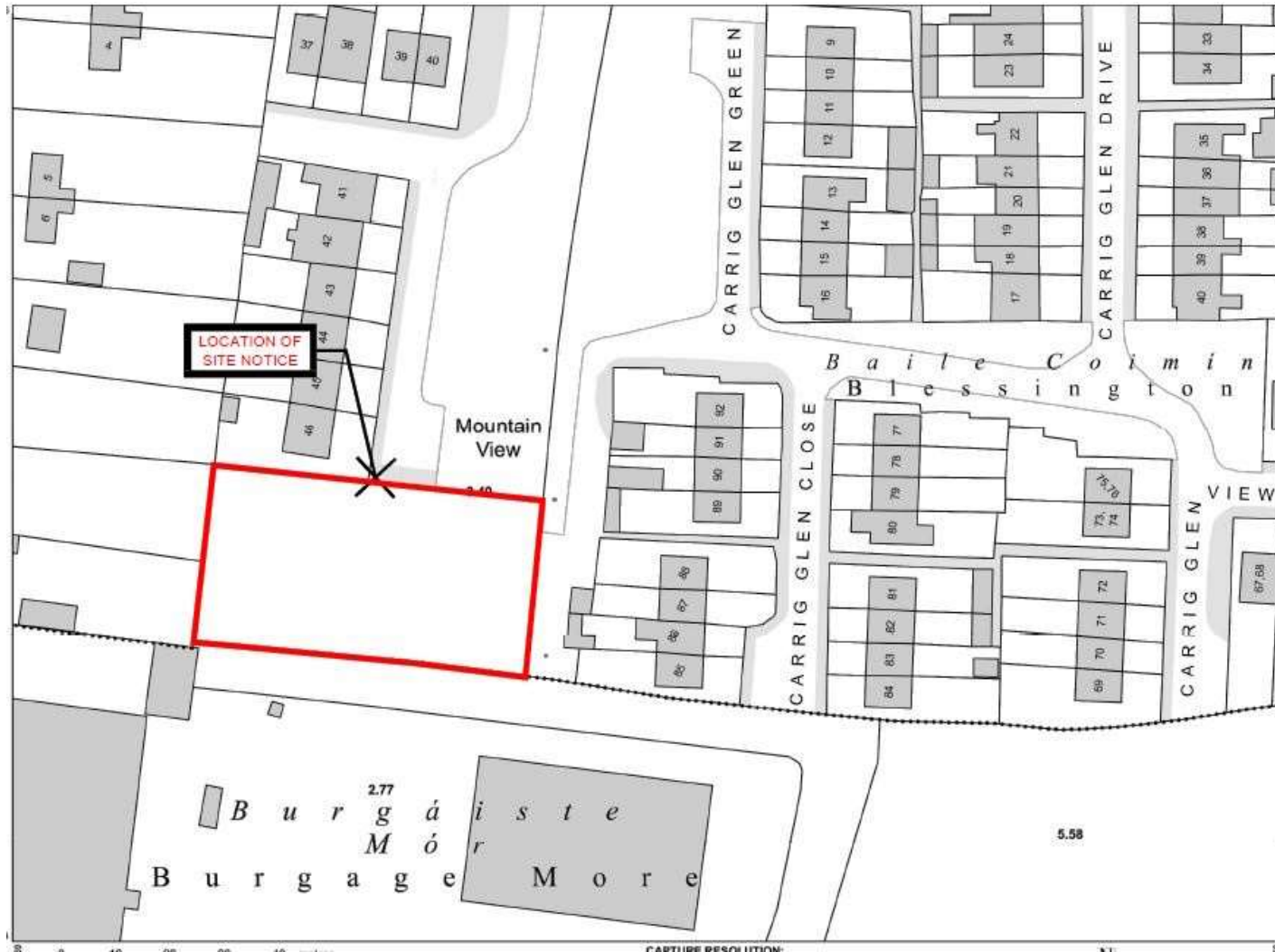


Figure 3. Plan showing layout of proposed development.

## 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](http://www.npws.ie)) on 19 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 Influence<sup>2</sup> of the Proposed Development.*

Site Code	Site name	Distance (km) <sup>3</sup>
000397	Red Bog, Kildare SAC	3.01
002122	Wicklow Mountains SAC	2.93
004040	Wicklow Mountains SPA	5.69
004063	Poulaphouca Reservoir SPA	0.28

The nearest European site to the Proposed Development is Poulaphouca Reservoir SPA (Site Code 004063), 280m to the southeast. Three other sites in the vicinity, Red Bog, Kildare SAC (Site Code 000397), 3km to the north, Wicklow Mountains SAC (Site Code 002122), 2.9km to the east, and Wicklow Mountains SPA (Site Code 004040), 5.7km to the southeast, lack any connectivity to the Proposed Development, and are screened out at this stage.

The Proposed Development is located within the town of Blessington, Co. Wicklow. A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS)

<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.

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 6 June 2024.

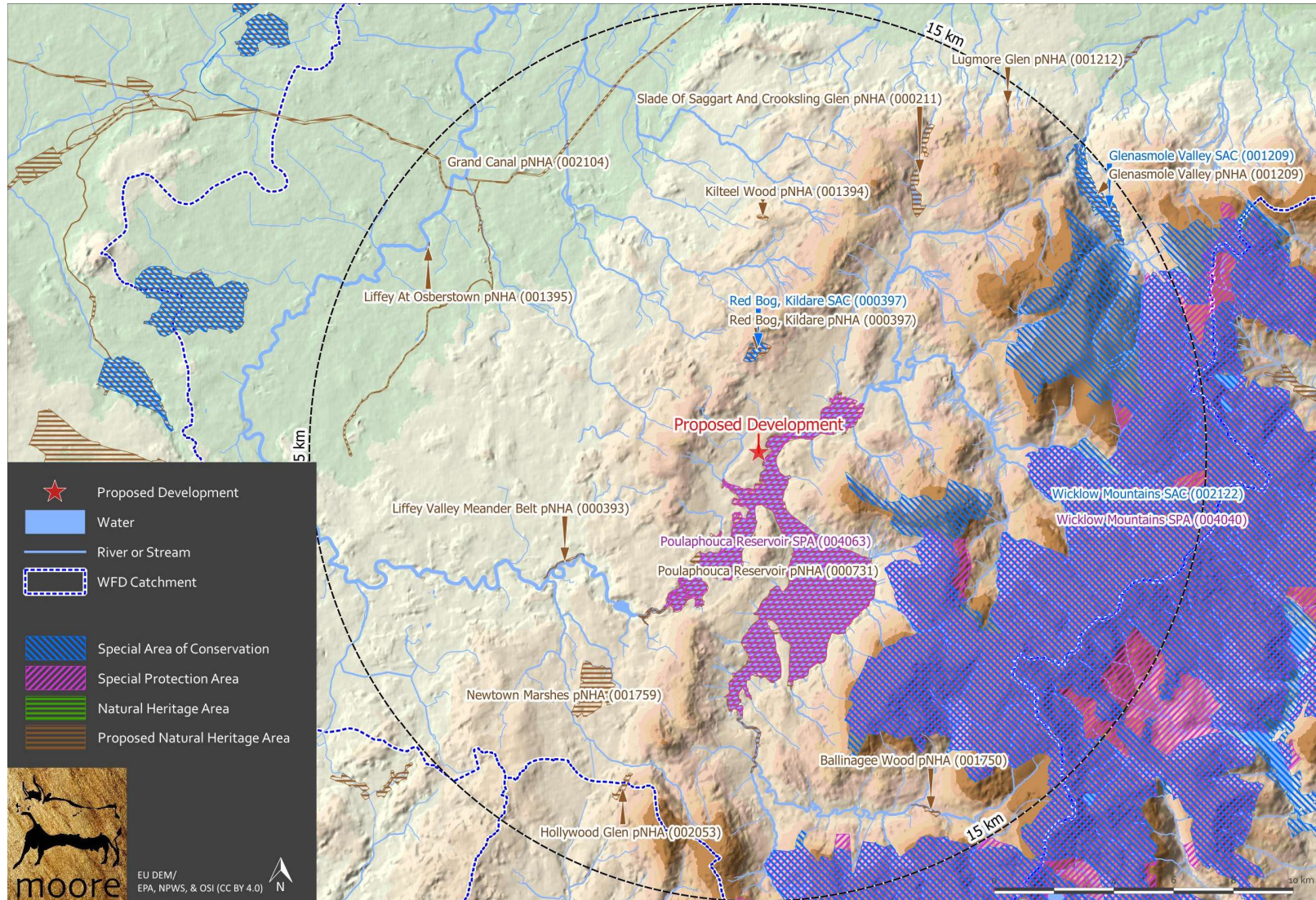


Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.





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 some areas of Scrub (WS1) along the northern and western perimeters.

The grassland area is dominated by Cock's-foot (*Dactylis glomerata*) and Perennial Rye-Grass (*Lolium perenne*), with scattered weedy colonists such as Meadow Buttercup (*Ranunculus acris*), Broad-leaved Dock (*Rumex obtusifolius*), Common Sorrel (*Rumex acetosa*), Ribwort Plantain (*Plantago lanceolata*), Common Chickweed (*Stellaria media*) and abundant Cleavers (*Gallium aparine*). The most abundant herb is Nettle (*Urtica dioica*) which form the bulk of the habitat apart from two mown pathways where local have open a way into the site to dump grass clippings.

The western boundary consists of scattered medium sized hedgerow species including Leylandii, English Elm (*Ulmus procera*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*) and Willow (*Salix spp*) with dense Bramble (*Rubus fruticosus*), merging more centrally in the field to tall herbs such as Great Willowherb (*Epilobium hirsutum*), Creeping Thistle (*Cirsium arvense*), Rosebay Willowherb (*Chamerion angustifolium*), American Willowherb (*Epilobium ciliatum*) and False Oat-Grass (*Arrhenatherum elatius*). Other species noted included Tufted Vetch (*Vicia cracca*) and Germander Speedwell (*Veronica chamaedrys*). Non-native species i.e. garden escapes were noted close to the adjacent houses, including Buddleia and Pink-sorrel (*Oxalis articulata*). There is one small stand of Male Fern (*Dryopteris filix-mas*) possibly an import from the woodland around the lake.

One plant of the Third Schedule invasive species Himalayan balsam (*Impatiens glandulifera*) was recorded at the proposed development site, see Figure 6 below.



**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 is low potential for bat habitats or bat commuting on site. The site is surrounded by rough linear features of planted trees and Leyland lines 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/Transitional Woodland (WS1)

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 relatively low local ecological value.

There is no connectivity with any European sites. Given the nature and scale of the proposed works, in a greenfield area, 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 and patchy scrub. The scrub areas to the west are predominantly comprised of Elm and Elder with spreading Bramble. 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 Third Schedule invasive species recorded in the Proposed Development 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 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
211098	erect 1,255 m2 or 258 kW of photovoltaic panels on the roof of our existing unit with all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
211127	construct a 'Granny Flat' (45m2), along with all associated ancillary site works to the rear of the existing dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
211329	of kitchen extension to the rear of my house and for a sun porch to the side of the house and all ancillary site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
211406	first floor side extension over existing single storey and single storey extension to the rear of existing dwelling and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21341	removal of rear boundary fence and construction of single storey detached shed and playroom in rear garden	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21560	change of use from light industrial to a veterinary pet hospital and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21826	erecting 770 m2 of photovoltaic panels on the roof of our existing unit with all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
21928	change of use from current office use back to the original use as a residential dwelling and all associated site development works	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
21967	is sought for an outdoor activity area comprising a zipline and climbing wall (with associated steel structure that includes toilets, storage areas and terraces), archery area, general activity space, 2 no steel storage units, and all associated activity areas, landscaping boundary treatment and ancillary works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
221335	a single storey granny flat extension to the rear of existing dwelling and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
221405	demolition of existing derelict agricultural style buildings (3 No.) to allow for the construction of 1 No. detached two storey house, single storey domestic garage and connection to foul sewer and all associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
2262	alterations to the existing dwelling comprising of (1) a ground floor extension to the front elevation (2) revised windows to the side elevation (3) a revised roof over the existing rear extension (4) external insulation and new render to whole dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
22792	change of use from tennis court and car parking to an area for the parking of vehicles where food is served from mobile vehicles. Retention permission is also sought for an outdoor wooden bar area and all landscaping, boundary treatment and all ancillary works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23393	the development will consist of the Demolition of existing shed and sun room and construction of a two storey rear extension c8.5m long by c.6m wide, projecting beyond the existing side elevation by c2.5m. Alteration to the existing first floor roof structure, cladding and windows with extensive refurbishment and alterations internally throughout. Construction of a single storey detached garage with associated car port, access and landscaping	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23548	carry out external works on a protected structure for the removal of an ATM, infilled with harled finish to match the existing, night safe front panel to be replaced with stainless steel blanking plate as well as the removal of the Ulster Bank raised letter shopfront sign on main street and side facing the car park, hanging signage and the removal of Ulster Bank general blue signage. Carry out internal works for the removal of the ATM's, as well as the removal of loose furniture and the removal of Ulster Bank signage and merchandise on all floors	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
23598	(A) a single storey extension to the side and rear of the existing restaurant premises, and (B) the provision of a servicing hatch to the front of the existing restaurant premises for the purpose of serving takeaway coffee, 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.

Planning Ref.	Description of development	Comments
2360111	1) to build a one storey extension on the side of the existing two storey semi-detached house, 2) subdivide existing two storey semi-detached house and proposed extension into a 2 bed dwelling and a 4 bed dwelling, 3) subdivide site, 4) provide new entrance for the 4 bed dwelling, 5) apply for retention permission for an existing one story extension to the rear of the two storey semi-detached house and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
2360212	existing single storey garage to side of existing dwelling and full planning permission for a single storey extension to the rear of existing dwelling and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European sites or on Biodiversity.
2360322	Planning Permission is sought for an Attic extension creating attic storage space of circa 26sq.m, which includes a dormer window to the rear, associated alterations to rear & side elevations and all ancillary site 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. CONCLUSIONS

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

## 7. REFERENCES

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## Appendix 1 TII Evaluation of Habitats

<p><b>Ecological valuation: Examples</b></p>	<p><b>County Importance:</b></p>
<p><b>International Importance:</b></p> <ul style="list-style-type: none"> <li>❑ '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>❑ Proposed Special Protection Area (pSPA).</li> <li>❑ Site that fulfills the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended).</li> <li>❑ Features essential to maintaining the coherence of the Natura 2000 Network.<sup>4</sup></li> <li>❑ Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.</li> <li>❑ 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>❑ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or</li> <li>❑ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.</li> </ul> </li> <li>❑ Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).</li> <li>❑ World Heritage Site (Convention for the Protection of World Cultural &amp; Natural Heritage, 1972).</li> <li>❑ Biosphere Reserve (UNESCO Man &amp; The Biosphere Programme).</li> <li>❑ Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).</li> <li>❑ Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).</li> <li>❑ Biogenetic Reserve under the Council of Europe.</li> <li>❑ European Diploma Site under the Council of Europe.</li> <li>❑ 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>	<ul style="list-style-type: none"> <li>❑ Area of Special Amenity.<sup>9</sup></li> <li>❑ Area subject to a Tree Preservation Order.</li> <li>❑ Area of High Amenity, or equivalent, designated under the County Development Plan.</li> <li>❑ Resident or regularly occurring populations (assessed to be important at the County level)<sup>10</sup> of the following: <ul style="list-style-type: none"> <li>❑ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;</li> <li>❑ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;</li> <li>❑ Species protected under the Wildlife Acts; and/or</li> <li>❑ Species listed on the relevant Red Data list.</li> </ul> </li> <li>❑ 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.</li> <li>❑ 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.</li> <li>❑ 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.</li> <li>❑ Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.</li> </ul>
<p><b>National Importance:</b></p> <ul style="list-style-type: none"> <li>❑ Site designated or proposed as a Natural Heritage Area (NHA).</li> <li>❑ Statutory Nature Reserve.</li> <li>❑ Refuge for Fauna and Flora protected under the Wildlife Acts.</li> <li>❑ National Park.</li> <li>❑ 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>❑ 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>❑ Species protected under the Wildlife Acts; and/or</li> <li>❑ Species listed on the relevant Red Data list.</li> </ul> </li> <li>❑ Site containing 'viable areas'<sup>8</sup> of the habitat types listed in Annex I of the Habitats Directive.</li> </ul>	<p><b>Local Importance (higher value):</b></p> <ul style="list-style-type: none"> <li>❑ Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared;</li> <li>❑ Resident or regularly occurring populations (assessed to be important at the Local level)<sup>12</sup> of the following: <ul style="list-style-type: none"> <li>❑ Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;</li> <li>❑ Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;</li> <li>❑ Species protected under the Wildlife Acts; and/or</li> <li>❑ Species listed on the relevant Red Data list.</li> </ul> </li> <li>❑ 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;</li> <li>❑ 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.</li> </ul>
	<p><b>Local Importance (lower value):</b></p> <ul style="list-style-type: none"> <li>❑ Sites containing small areas of semi-natural habitat that are of some local importance for wildlife;</li> <li>❑ Sites or features containing non-native species that are of some importance in maintaining habitat links.</li> </ul>

## **Appendix 2 Site Photos**



**Photo 1.** Showing the grassland with tall herb species bisected by mown paths.



**Photo 2.** Overview of the site at rear of existing housing from the south.