

Ecological Impact Assessment (EclA) for a Proposed Large-Scale Residential Development at Ellenfield Road, Beaumont, Dublin 9



11th September 2026

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On behalf of: Urban Life (BMD) Ltd

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Introduction

Background

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

The following EclA has been prepared by Altemar Ltd. at the request of Urban Life (BMD) Ltd, for a proposed residential development on the lands at Ellenfield Road, Beaumont, Dublin 9.

Study Objectives

The objectives of this EclA are to:

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

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

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

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments. Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Description of the Proposed Project

Urban Life (BMD) Ltd, intend to apply for planning permission for a proposed residential development on lands at Ellenfield Road, Beaumont, Dublin 9.

The proposed Large Scale Residential Development (LRD) will comprise 102 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 28 no. 2-beds and 12 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.

The site outline, site location, and site plan are shown in Figures 1-3.

Landscape

The landscape strategy for the proposed development has been prepared by Park Hood, Chartered Landscape Architects. The report outlines the following:

'The proposed landscape scheme provides a high-quality public open space to the west of the development, designed to create a vibrant, multi-functional environment for residents and pedestrians moving through this part of Ellenfield Place. The design intent is to deliver a welcoming, accessible, and distinctive landscape that encourages social interaction, relaxation, and a strong sense of place in accordance with Section 16.10.3 of the Development Plan.'

The open space is structured around a series of seating and gathering areas, including picnic table sets that promote informal meeting and community activity. These are positioned to take advantage of open views across the space, particularly towards the northern corner and are enclosed by structural shrub planting to provide privacy for adjacent ground-floor residents.

New tree planting has been incorporated to replace and enhance the loss of existing Birch and Field Maple trees on site. Larger specimen trees are positioned within boundary planting zones to establish long-term structure and canopy cover, while smaller ornamental species are used within privacy planting strips adjacent to ground-floor units, maintaining residential amenity without impacting natural light levels.

A combination of fixed benches, integrated seat walls and raised planters provides a variety of seating opportunities and helps define spatial hierarchy within the open space. The raised planters are strategically located to address level changes and create visual interest planted with seasonal low-maintenance, and pollinator-friendly species that contribute to year-round biodiversity and align with the objectives of the Dublin Region Air Quality Plan (2021).

The landscape plan incorporates a carefully selected mix of tree species to establish a natural, welcoming environment for residents. The proposed planting will introduce seasonal colour, texture and visual interest throughout the site- enhancing areas that currently lack landscape character and defining distinct identities within different zones of the development.

Trees are strategically positioned to create natural buffers between buildings and parking areas, while also punctuating pedestrian routes to reinforce circulation provide shade and shelter and form key focal points within the landscape.

Additionally, the landscape will include green roofs and attenuation basins:

'Sedum plants are particularly suited for roofs because they're hardy, drought-resistant, and able to thrive in shallow soil with minimal maintenance. This makes sedum an ideal choice for extensive green roofs, which are lightweight and cost-effective to install.

Sedum roofs absorb rainwater, reducing runoff and easing the load on urban drainage systems. They can retain between 50-80% of the rainwater that falls on them.

Attenuation basins are a natural form of surface runoff management, designed to temporarily store and slowly release excess water, mimicking the way natural landscapes handle rainfall. They play a key role in sustainable drainage systems (SuDS) by controlling the flow of water and reducing the risk of flooding, erosion, and pollution.

Within the central communal courtyard three engineered rain gardens are proposed and designed for on-site stormwater attenuation, infiltration, and bio-filtration. Planting scheme utilizes a localized riparian matrix across variable moisture gradients to maximize ground-stabilization, absorb heavy nutrient loads and mitigate surface water velocity before infiltration.

To the western communal space a Linear vegetated swale is proposed for sustainable surface water management. Engineered to channel, slow, and filter runoff via bio-retention turf and deep-rooted riparian planting.'

The proposed landscape plan is shown in Figure 4.



0 0.05 0.1 0.15 0.2 0.25 km

Project: Ellenfield Place Beaumont Rd
Location: Beaumont, Co. Dublin
Date: 11th September 2026
Drawn By: Bryan Deegan (Altemar)

ALTEMAR
Marine & Environmental Consultancy



Figure 1. Site location



Project: Ellenfield Place Beaumont Rd
 Location: Beaumont, Co. Dublin
 Date: 11th September 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 2: Site outline



Figure 3. Site plan

Drainage

An Engineering Assessment Report has been prepared by Waterman Moylan for the proposed development. It outlines the following drainage strategy:

'Foul Water Drainage

Existing Foul Drainage

There is an existing 300mm diameter concrete foul sewer line traversing the site from the northwestern boundary to the southeastern corner of the subject site. The foul network ultimately outfalls to the Beaumont Wastewater Pump Station which is located across the road from the subject site, whereafter it is pumped in the 300mm diameter rising main, that is located along the eastern boundary of the subject site, northwards. The existing rising main has an average depth of c. 1.47m. Additionally, there are 2 no. existing foul sewers that run through Site 8. They have been surveyed and it is proposed to divert these foul sewers as part of the proposed development works.

There is also a 100mm diameter foul house connection which tees off from the said 300mm pipe towards the existing buildings. Any existing house connections on the subject site will ultimately become redundant and removed as it is proposed that these buildings be demolished.

Proposed Foul Drainage

It is proposed that this pipe is to be diverted to a more suitable location, adjacent to the Beaumont Road. The diversion will ultimately tie into the existing sewer manhole located in the southeastern corner of the site. It is proposed that the existing 300mm foul network to be diverted as indicated on Waterman Moylan Drawing No. 20-048-P2200-Proposed Drainage Layout. The diverted pipe will fully comply with the Uisce Eireann Code of Practice and will at all instances be at an offset greater or equal to 3.0m from any structure.'

Surface Water Drainage

Introduction

The surface water drainage system has been designed as a sustainable urban drainage system. In this regard, varied SuDS element were incorporated into the design including green-blue roofs on the apartment block. It is also proposed to attenuate Surface water runoff from the subject site to Greenfield Runoff rate, restricting the outflow by means of a hydrobrake and storing excess surface water within underground stone storage areas. The details for our storm water drainage design are set out below and, on our engineering, drawings submitted with this planning application.

There is an existing 225mm diameter surface water vitrified clay pipe traversing the subject site from the northwestern boundary to the southeastern boundary. Diversion of the existing surface water that is currently travelling through the site is required. All onsite surface water will be flowing into the diverted line at a restricted rate and ultimately connected to the existing 250mm diameter surface water line to the south of the site.

The attenuation storage required for the subject site is sized to accommodate the Qbar runoff rate of 3.16 l/s and a contributing hard standing area of 0.381ha. The runoff will be restricted via the Hydro-Brake (or similar approved) manhole, with excess runoff stored in an underground stone filled attenuation. The abovementioned input data were utilized in the CAUSEWAY – FLOW modelling software to determine the storage required.

A green/blue roof structure is proposed for the building offering surface water storage up to and including the 1-in-100-year rainfall event. The green/blue roof will connect separately into the proposed surface water

network of the subject site. Surface water flow from the green/blue roof will be restricted to 1.0 l/s. The flow restriction will be achieved by means of an overflow control device fitted to the roof system.

Proposed Surface Water Drainage Strategy

The attenuation strategy for the overall site has been designed considering 2 catchments as highlighted in the Figure below. The split is proposed to reduce the size of the underground attenuation structures within the site, by providing 2 shallow structures, rather than one big and deep structure. The surface water for each catchment will be attenuated within an attenuation area, and excess stormwater will outfall at a restricted rate calculated for each catchment. For the surface water connection, it is proposed to construct a new surface water manhole in the existing surface water network at south of the site.'

Surface Water Management Plan

Sustainable Urban Drainage Systems (SUDS) have been developed and are in use to alleviate the detrimental effects of traditional urban stormwater drainage practice that typically consisted of piping runoff of rainfall from developments to the nearest receiving watercourse. Surface water drainage methods 19 Engineering Assessment Report Project Number: 20-048 Document Reference: 20-048r.013 that take account of quantity, quality and amenity issues are collectively referred to as SUDS. They are typically made up of one or more structures, built to manage surface water run-off. The use of SUDS to control run-off also provides the additional benefit of reducing pollutants in the surface water by settling out suspended solids, and in some cases providing biological treatment.

A stormwater management or treatment train approach ensures that run-off quantity and quality is improved. The following objectives of the treatment train provide an integrated and balanced approach to help mitigate the changes in stormwater run-off flows that occur as land is urbanised and to help mitigate the impacts of stormwater quality on receiving systems:

- 1) Source control: conveyance and infiltration of run-off; and
- 2) Site Control: reduction in volume and rate of surface run-off, with some additional treatment provided.

The applicant has considered the use of all appropriate SUDS measures as part of the site SUDS strategy, details are outlined in Table 3 below.

The applicant has considered the use of all appropriate SUDS devices as part of the site SUDS strategy.

- Permeable Paving
- Petrol Interceptor
- Hydrobrakes / Flow Control Device
- Stone storage area
- Green/Blue roof'

The proposed drainage and proposed SUDS layout are demonstrated in Figures 5-6.

Arborist

An Arboricultural Assessment of the Tree Vegetation was prepared by Andrew Boe MARBORA, Independent Arboricultural Consultant, to accompany this planning application. The report concludes the following in relation to impact of trees on site:

'Approximately 20 trees and tree groups were surveyed across the site. Of these, 18 were classified as Category B (trees of moderate quality with an estimated remaining life expectancy of at least 40 years), and two trees (T011-T012) were classified as Category C (trees of low quality with an estimated remaining life expectancy of at least 10 years).

The majority of trees (Tree Groups T006-T0011) are located along the north-eastern boundary of the site adjacent to Beaumont Grove and comprise Norway maple and horse chestnut. These trees are to be retained and protected in accordance with the methodology set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

A further line of maple trees (T013-T014) is located within a traffic island along Beaumont Avenue. These trees are also to be retained; however, they fall outside the application site boundary. Trees T015-T020 are located along the site boundaries and can similarly be retained.

Trees T001, T003, T004, T005, identified as Category B field maples, are proposed for removal to facilitate the proposed development. Tree no. T0012 identified as Category C is proposed for removal to facilitate development.'

The tree constraints plan is demonstrated in Figure 7.



Figure 7. Tree Constraints Plan

Lighting

A lighting design report has been prepared by McElligott to accompany this planning application. This report details the following site lighting data:

'Footpaths designed to EN13201-2 2020 CAT P4 and in accordance with Dublin City Council Public Lighting Services General Specification Document. This development will not be taken in charge by Dublin City Council and will remain in private management ownership.'

Existing lighting along Beaumont Road & Ellenfield road provided by Dublin City Council Lighting Department.'

Luminaires

Luminaire A Data



Supplier	C U Phosco
Type	E950-28-F2A-727-C550-14W
Lamp(s)	727N
Lamp Flux (klm)	2.06
File Name	E950-28-F2A-727-C0550-14W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	623.6, 113.9, 0.3
No. in Project	3

Luminaire C Data

Supplier	
Type	FLEXIA TOP MINI 5300 10 LH351C@400mA WW 722 230V 00-53-394
Lamp(s)	10 LH351C@400mA WW 722 230V 00-53-394 [CJOINCSTDA], valid from
Lamp Flux (klm)	1.66
File Name	13.8W -x- I-Medium 557642 Deep shape P C 230V EF.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	1182.3, 79.4, 33.3
No. in Project	6

Luminaire D Data



Supplier	Urbis Schreder
Type	PHAROS 5119 Cylindrical, PC, Smooth Asy rmmethcal, Clear prote
Lamp(s)	8 XP-G3@350mA WW 730 230V
LampFlux(klm)/Colour	0.89 WW 3000K/70
File Name	PHAROS DS 5119 8 XP-G3 350mA WW 73 0 11W 448232 Cylindrical, PC, Smooth Cl...
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	490.6, 812.7, 26.8
No. in Project	7

Luminaire E Data



Supplier	_Historic Lanterns
Type	QB2B1055.4A + QB2M
Lamp(s)	55W SOX
Lamp Flux (klm)	8.10
File Name	r0004957.cb
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	179.3, 135.2, 67.6
No. in Project	3

Luminaire F Data



Supplier	Thorn
Type	CIVITEQ S - 36 x Neutral White 4000K LED CRI70 500mA - NR Opt.
Lamp(s)	LED_4000K
LampFlux(klm)/Colour	8.36 4000/70
File Name	CQS36L50NR740G36_DC.LDT
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	602.6, 98.0, 0.0
No. in Project	2

Luminaire G Data



Supplier	_Historic Lanterns
Type	ALPHA 4 135W LST 240V
Lamp(s)	135W LST
Lamp Flux (klm)	22.00
File Name	QA4SB11354.LDT
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	266.0, 246.0, 93.0
No. in Project	1

Luminaire H Data



Supplier	Holophane Europe
Type	VMXII.1.LB024.V1.F4Q1.W014 (TZ)
Lamp(s)	LED C-2000 Lumens
Lamp Flux (klm)	2.17
File Name	VMXII.1.LB024.V1.F4Q1.W014 (TZ).IES
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	382.4, 22.8, 0.0
No. in Project	2

The lux levels for the proposed lighting are demonstrated in Figures 8 and 9. The proposed public lighting layout is outlined in Figure 10.

Horizontal Illuminance (lux)

Grid 1



Results

Eav	6.14
Emin	1.20
Emax	26.16
Emin/Emax	0.05
Emin/Eav	0.20

Figure 9. Horizontal illuminance (lux) for proposed lighting scheme

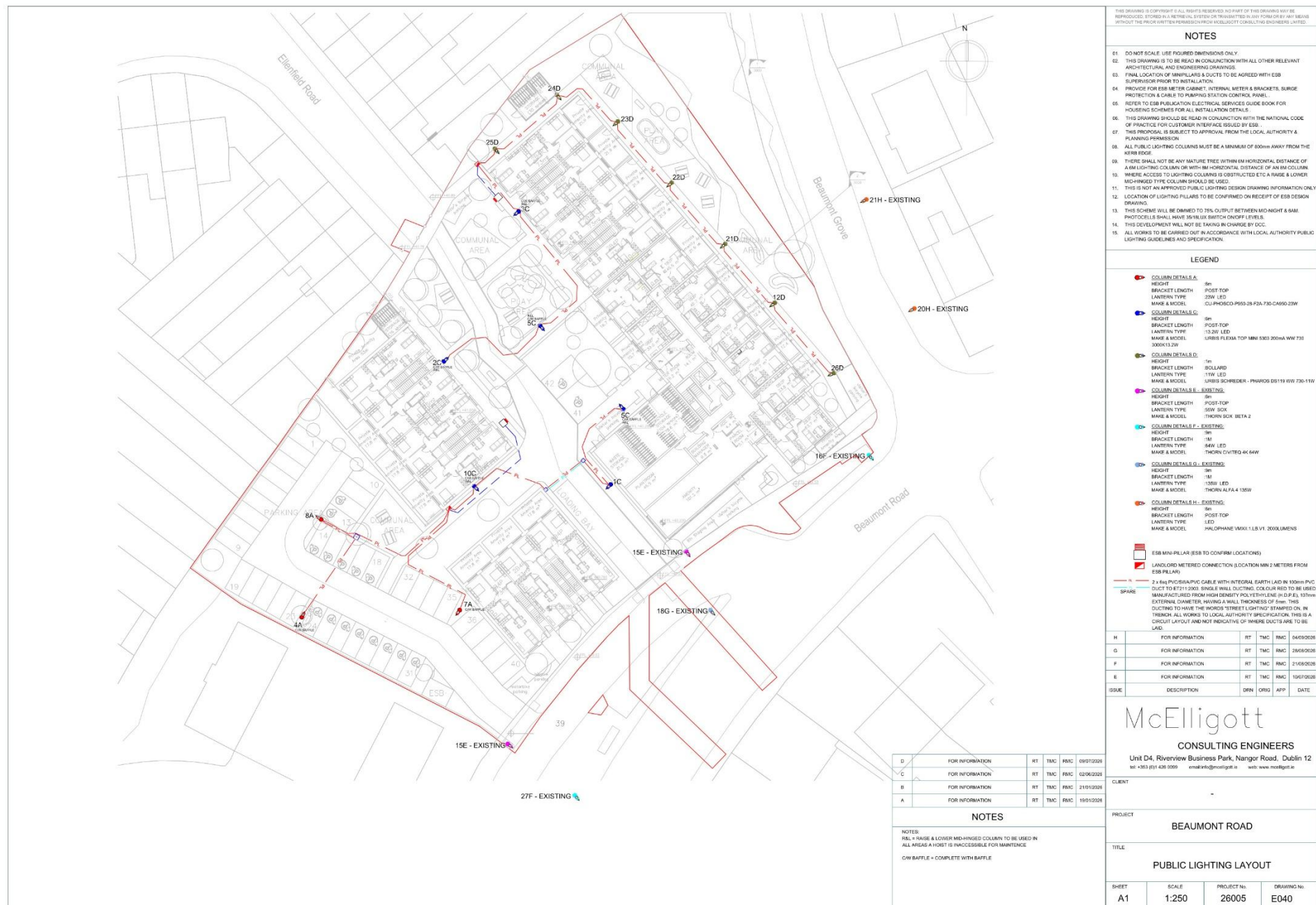


Figure 10. Proposed public lighting layout

Ecological Assessment Methodology

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

- The National Parks and Wildlife Service
- National Biological Data Centre
- Satellite, aerial and 6" map imagery
- Bing Maps (ArcGIS)

A provisional desk-based assessment of the potential species and habitats of conservation importance was carried out in June 2026. Altamar assessed the project, the proposed construction methodology and the operation of the proposed development.

Surveys

Habitats, Flora and Avian Ecology

Field surveys were carried out by Altamar Ltd. on the 30th of June 2026 and 6th July 2026, following completion of the desk-based assessment which included a bat assessment. The survey was carried out in mild dry conditions and covered all the lands within the site outline and the land immediately outside the site. The purpose of the field survey was to identify habitat types according to the Fossitt (2000) habitat classification and map their extent. In addition, more detailed information on the species composition and structure of habitats, conservation value and other data were gathered.

Survey Limitations

The field surveys were carried out in June and July of 2026. This is within the period for flora and bat species assessments however it is not the optimal season for mammal species. Weather conditions were mild and dry and allowed a bat detector survey to take place. It should be noted that good coverage of the site was possible and there was full and clear access to the majority of areas of the site.

Consultation

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

Spatial Scope and Zone of Influence

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

The ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites. During operation and construction there is an indirect pathway to the River Tolka. In the absence of standard operational phase pollution control e.g. petrochemical interception there is potential for localised downstream impacts. However, in the absence of these standard measures there would be no significant adverse effects on designated sites downstream of the site via the indirect pathway as pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka via the indirect surface water pathway.

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

Magnitude of effect and typical descriptions

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

Criteria for Establishing Receptor Sensitivity/Importance

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

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

Significance of Effects

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

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

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

Results

Proximity to Designated Conservation Sites

Designated sites are presented in Figure 10 (SAC within 15km), Figure 11 (SPA's within 15km), Figure 12 (NHA and pNHAs within 15km), Figure 13 (Ramsar Sites within 15km), Figure 14 (watercourses in proximity to the Site), Figure 15 (watercourses and SAC's within 5km), Figure 16 (Watercourses and SPA's within 5km). It should be noted that the site of the proposed Project is not within a designated conservation site. The closest Natura 2000 site is South Dublin Bay and River Tolka Estuary SPA (2.7km) from the proposed project. There are no designated Natural Heritage Areas (NHA) within a 15km radius, however the nearest Proposed NHA (Santry Demesne) is 1.6 km from the site. The distance and details of the conservation sites within 15km of the proposed Project are presented in Table 1. It is considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development.

Table 1. Distances to NATURA 2000 sites within 15km

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE000206	North Dublin Bay SAC	4.5 km
IE000210	South Dublin Bay SAC	5.6 km
IE000199	Baldoye Bay SAC	6.8 km
IE000205	Malahide Estuary SAC	8.8 km
IE000202	Howth Head SAC	9.5 km
IE002193	Ireland's Eye SAC	11.6 km
IE003000	Rockabill to Dalkey Island SAC	10.2 km
IE000208	Rogerstown Estuary SAC	13 km
Special Protection Areas		
IE004024	South Dublin Bay and River Tolka Estuary SPA	2.7 km
IE004006	North Bull Island SPA	4.6 km
IE004016	Baldoye Bay SPA	7.2 km
IE004236	North-West Irish Sea SPA	7.5 km
IE004025	Malahide Estuary SPA	8.8 km
IE004117	Ireland's Eye SPA	11.3 km
IE004113	Howth Head Coast SPA	12 km
IE004015	Rogerstown Estuary SPA	13.3 km

Table 2. (proposed) NHAs and Ramsar sites within 15km of the proposed development site

Status	Site Name	Distance
pNHA	Feltrim Hill	6.2 km
pNHA	Malahide Estuary	9.3 km
pNHA	Sluice River Marsh	7 km
pNHA	Baldoyle Bay	6.8 km
pNHA	Santry Demesne	1.6 km
pNHA	North Dublin Bay	2.7 km
pNHA	Rogerstown Estuary	12.9 km
pNHA	Ireland's Eye	11.1 km
pNHA	Howth Head	9.9 km
pNHA	Royal Canal	2.9 km
pNHA	Dolphins, Dublin Docks	5.6 km
pNHA	South Dublin Bay	5.7 km
pNHA	Grand Canal	4.6 km
pNHA	Boosterstown Marsh	8.5 km
pNHA	Liffey Valley	8.4 km
pNHA	Dalkey Coastal Zone And Killiney Hill	12.5 km
pNHA	Portraine Shore	13.3km
pNHA	Dodder Valley	12.4km
pNHA	Fitzsimon's Wood	12.8km
Ramsar	Broadmeadow Estuary	9 km
Ramsar	Baldoyle Bay	7.4 km
Ramsar	North Bull Island	4.6 km
Ramsar	Rogerstown Estuary	14.2 km
Ramsar	Sandymount Strand/ Tolka Estuary	5.7 km

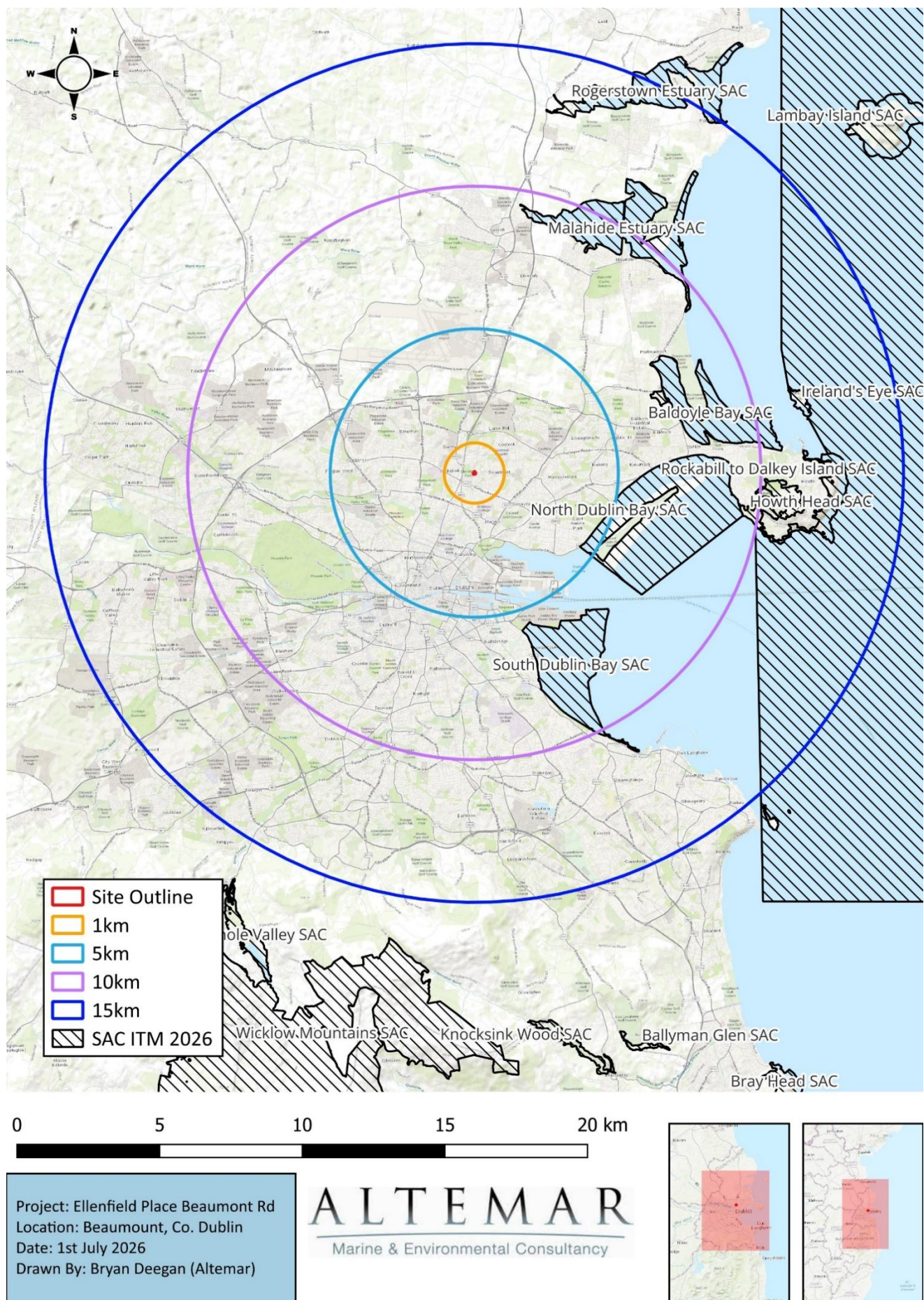


Figure 10. Special Areas of Conservation (SAC) within 15km of proposed development

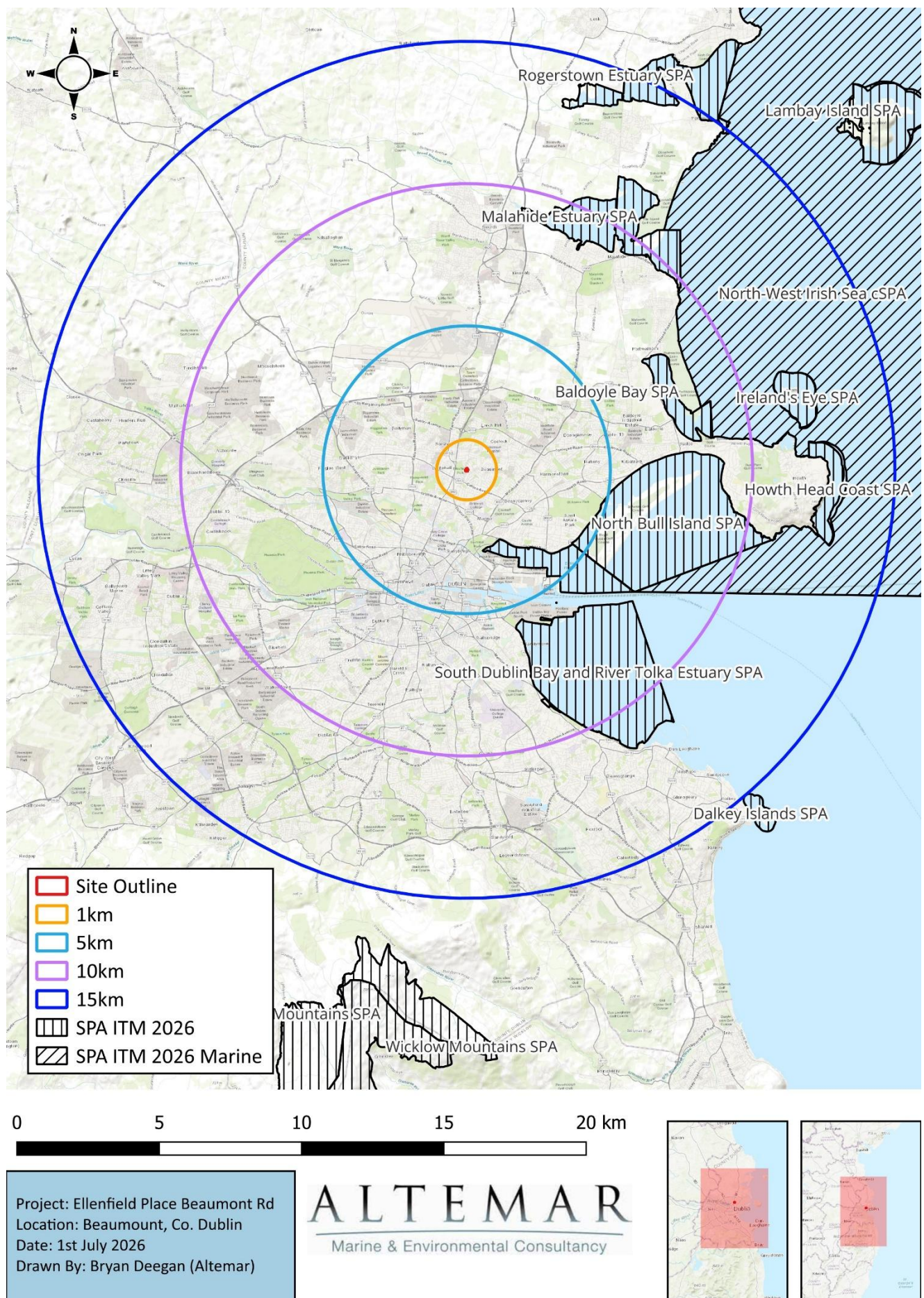


Figure 11. Special Protection Areas (SPA) within 15km of proposed development

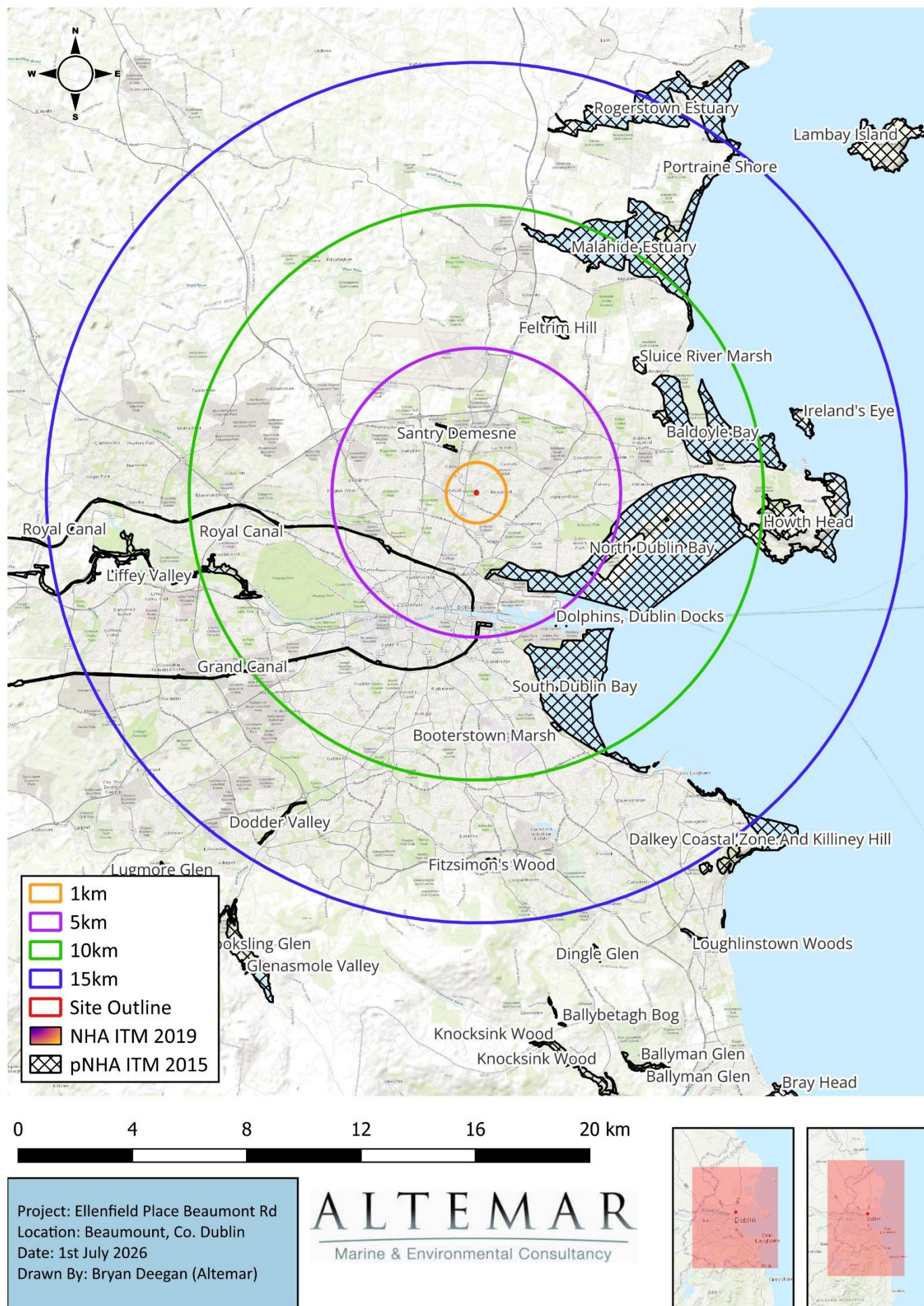


Figure 12. Natural Heritage Areas (NHA) and proposed Natural Heritage Areas (pNHA) within 15km of proposed development

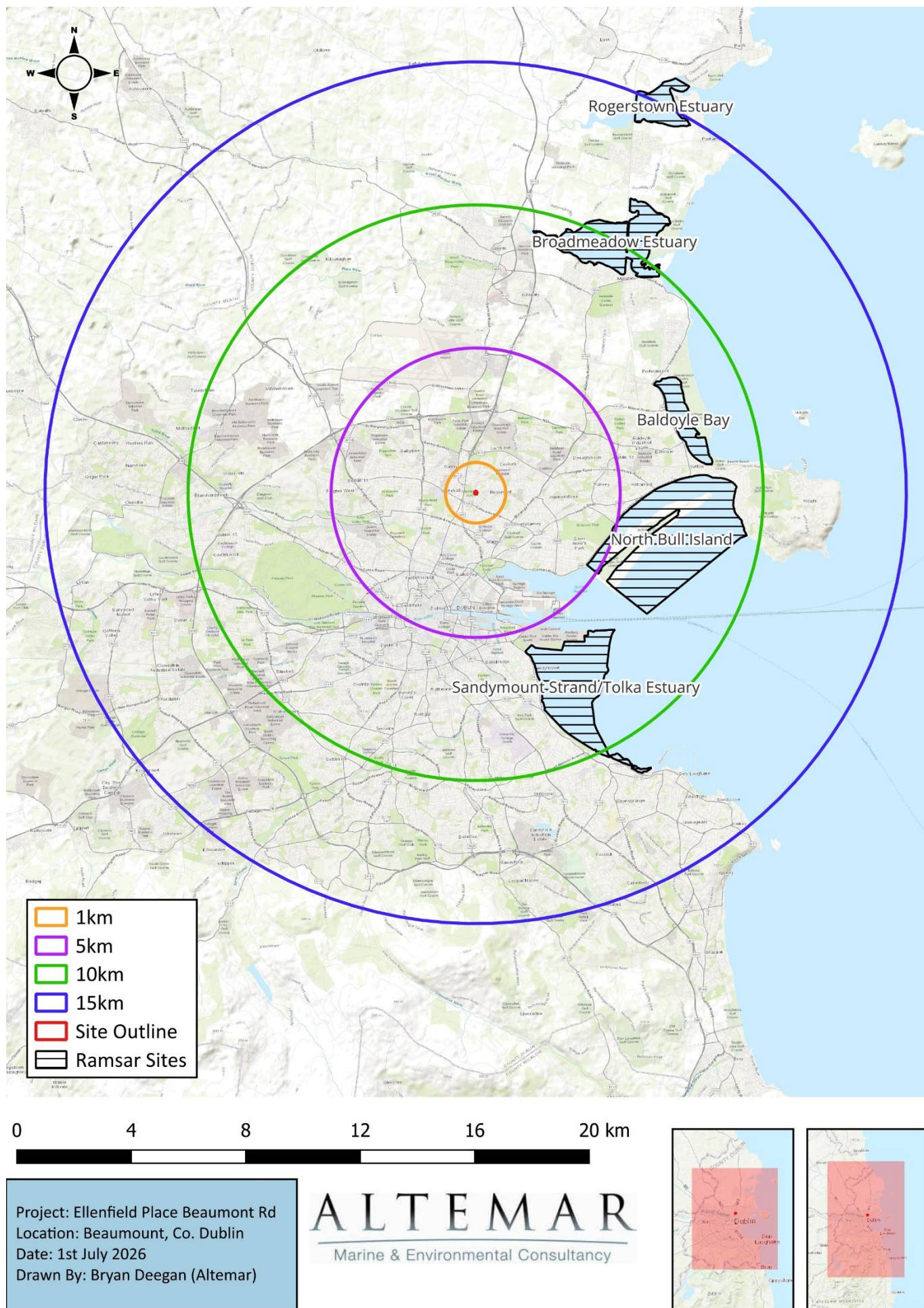


Figure 13. Ramsar sites within 15km of proposed development

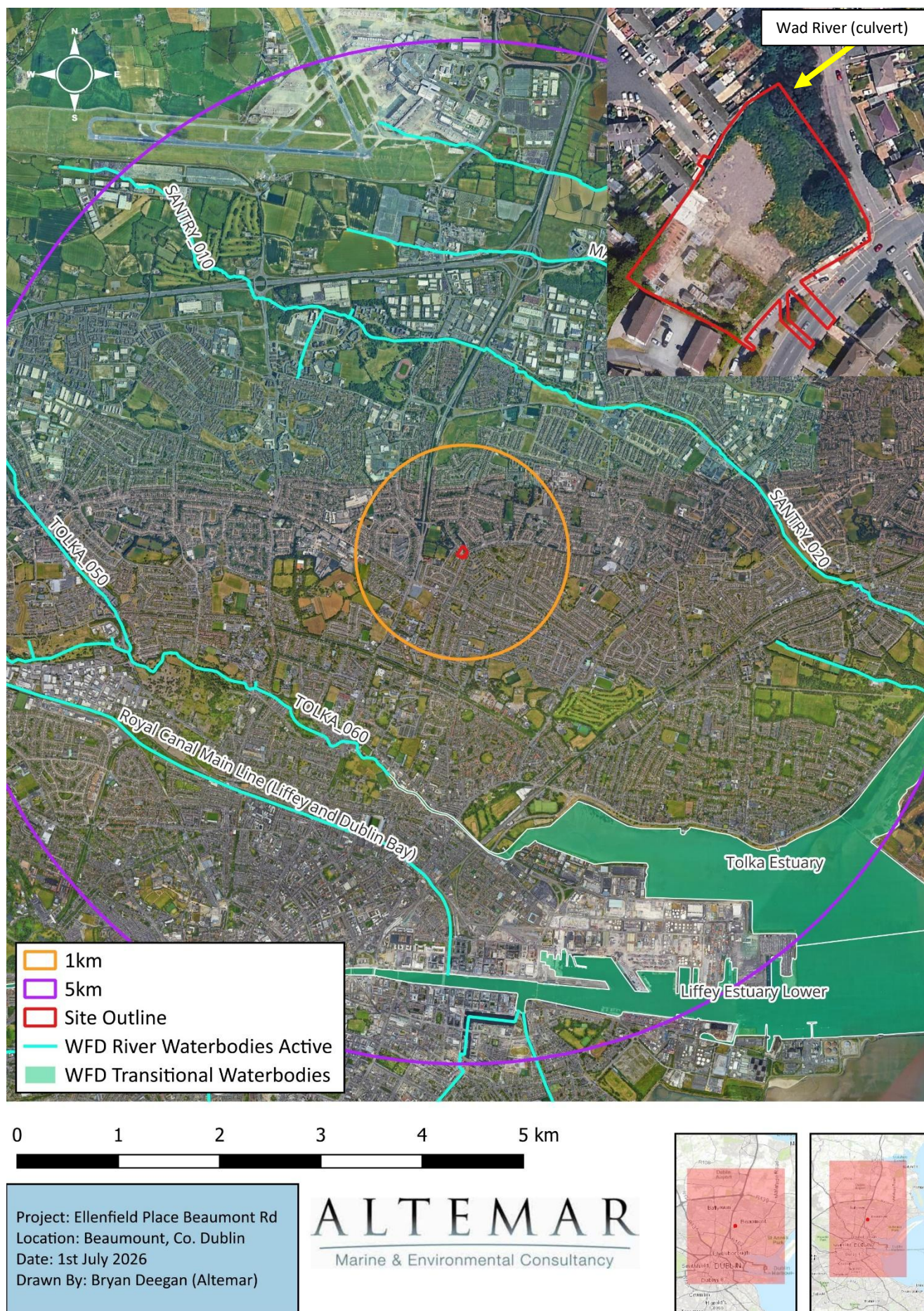


Figure 14. Watercourses within proximity to proposed development



Figure 15. Watercourses and SACs within 5km of the proposed development

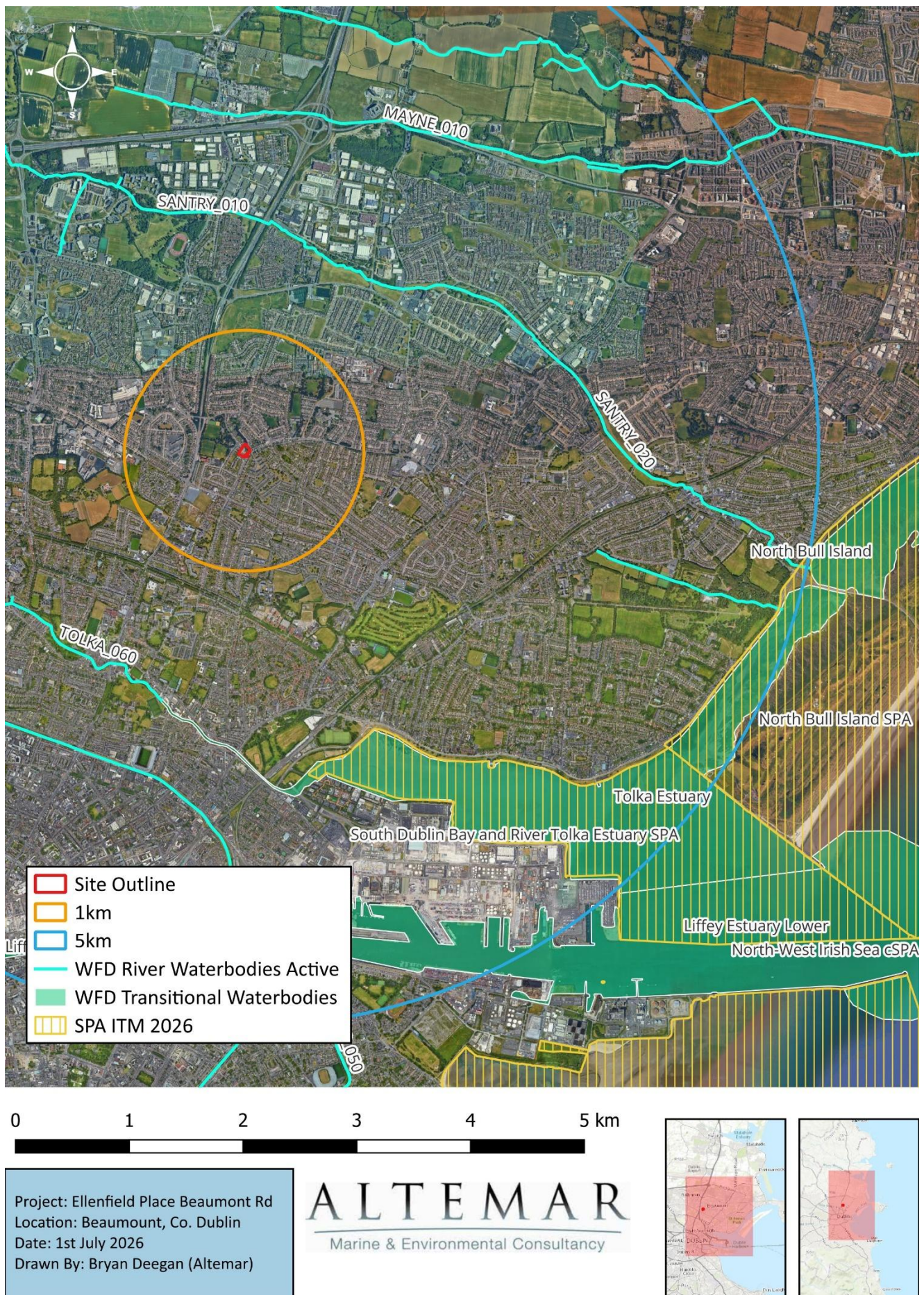


Figure 16. Watercourses and SPAs within 5km of the proposed development

Habitats and Species

The site assessments were carried out in June 2026. Habitats within the proposed site were classified according to Fossitt (2000) (Figure 17).



Figure 17. Fossitt Habitat Map.

ED3 – Recolonising Bare Ground

A large portion of the site is recolonising bare ground. Species in this habitat include brambles (*Rubus fruticosus* agg), creeping thistle (*Cirsium arvense*), rose-bay willowherb (*Chamaenerion angustifolium*), dock's (*Rumex* spp.), hogweed (*Heracleum sphondylium*), common ragwort (*Jacobaea vulgaris*), red clover (*Trifolium pratense*), White clover (*Trifolium repens*) willow (*Salix* sp.), Stitchwort (*Rabelera holostea*). dandelions (*Taraxacum officinale* agg.). nettles (*Urtica dioica*), field speedwell (*Veronica persica*), feverfew (*Tanacetum parthenium*) Yorkshire fog (*Holcus lanatus*) False Oat-grass (*Arrhenatherum elatius*), *Buddleja davidii* (butterfly bush).



Plate 1. Recolonising Bare Ground

GS2 – Dry Meadows & Grassy Verges

The northeastern portion of the site consisted of dry meadows. Species present include Yorkshire fog (*Holcus lanatus*), cocksfoot grass (*Dactylis glomerata*), Rough Meadow-grass (*Poa trivialis*) creeping buttercup (*Ranunculus repens*), sow-thistle (*Sonchus asper*), spear thistle (*Cirsium vulgare*), hogweed (*Heracleum sphondylium*), common ragwort (*Jacobaea vulgaris*), creeping thistle (*Cirsium arvense*), False Oat-grass (*Arrhenatherum elatius*), dock s (*Rumex* spp.), great willowherb (*Epilobium hirsutum*) nettle (*Urtica dioica*), brambles (*Rubus fruticosus* agg), tufted vetch (*Vicia cracca*).



Plate 2. Dry Meadows Habitat

WS1 – Scrub

Areas of scrub are located north of the site and along the eastern boundary. Species present include Yorkshire fog (*Holcus lanatus*), great willowherb (*Epilobium hirsutum*), nettle (*Urtica dioica*), brambles (*Rubus fruticosus* agg), False Oat-grass (*Arrhenatherum elatius*), creeping thistle (*Cirsium arvense*), rose-bay willowherb (*Chamaenerion angustifolium*), dock's (*Rumex spp.*), St. John's Wort (*Hypericum perforatum*), feverfew (*Tanacetum parthenium*), herb Robert (*Geranium robertianum*), dogwood (*Cornus sanguinea*), *Buddleja davidii* (butterfly bush)

BL3 – Built Land and Artificial Surfaces

This habitat comprises hard standing areas of the site. Opportunistic species were recorded in this habitat.

ED2 – Spoil & Bare Ground

Rubble piles associated with the demolished buildings are present across the site. The vegetation colonising these areas is similar in composition to that recorded within the recolonising bare ground habitat.



Plate 3. Rubble pile on site

Evaluation of Habitats

A portion of the site previously had buildings on site which have been demolished. Since then, it has been left unmanaged, derelict, and has been recolonised by flora. The habitats according to Fossitt (2000) are:

Plant Species

The plant species encountered at the various locations on-site are detailed above. No protected species were noted. No rare or threatened plant species were recorded in the vicinity of the proposed Project. No Invasive species were noted on site during the site assessment.

Mammals

No mammals or signs of mammals of conservation importance were noted on-site.

Amphibians

No habitats suitable for amphibians were noted on-site.

Bats

Two bat surveys were carried out, which included bat emergent and detector surveys (Appendix I). No bats were observed on site, nor were there any trees of bat roosting potential on-site.

Birds

Species noted during the field survey are seen in table 3.

Table 3: Bird Species noted in the vicinity of the proposed development.

Common Name	Scientific Name
Collared Dove	<i>Streptopelia decaocto</i>
Herring Gull (overhead)	<i>Larus argentatus</i>
Magpie	<i>Pica pica</i>
Woodpigeon	<i>Columba palumbus</i>
Goldfinch	<i>Carduelis carduelis</i>

Historic Records of Biodiversity

The National Biodiversity Data Centre's online viewer was consulted in order to determine the extent of biodiversity and/or species of interest in the area. First, an assessment of the site-specific area was carried out and it recorded no species of interest in the site area. Following this a 2km² grid (O13U) was assessed. Table 4 provides a list of all species recorded in both grid areas that possess a specific designation, such as Invasive Species or Protected Species.

Table 4. Recorded species, associated designations and grid references

Species Name	Date of Record	Title of Dataset	Designation
Barn Owl (<i>Tyto alba</i>)	06/03/2021	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	30/08/2023	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Gull (<i>Larus canus</i>)	24/08/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Herring Gull (<i>Larus argentatus</i>)	05/08/2024	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Martin (<i>Delichon urbicum</i>)	16/05/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (<i>Passer domesticus</i>)	09/10/2021	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

Species Name	Date of Record	Title of Dataset	Designation
Kestrel (<i>Falco tinnunculus</i>)	30/05/2025	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Lesser Black-backed Gull (<i>Larus fuscus</i>)	03/08/2023	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mistle Thrush (<i>Turdus viscivorus</i>)	14/02/2010	Birds of Ireland	Protected Species: Wildlife Acts
Peregrine (<i>Falco peregrinus</i>)	15/08/2014	Birds of Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex I Bird Species
Ring-necked Parakeet (<i>Psittacula krameri</i>)	22/08/2024	National Invasive Species Database	Invasive Species: High Risk Invasive Species (2013 Report)
Robin (<i>Erithacus rubecula</i>)	24/08/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts
Rock Dove (<i>Columba livia</i>)	24/08/2024	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Protected Species: EU Birds Directive Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Sparrowhawk (<i>Accipiter nisus</i>)	20/09/2023	Birds of Ireland	Protected Species: Wildlife Acts
Starling (<i>Sturnus vulgaris</i>)	22/05/2023	eBIRD Bird Records for Ireland	Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Stock Dove (<i>Columba oenas</i>)	20/05/2018	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Swallow (<i>Hirundo rustica</i>)	16/05/2011	eBIRD Bird Records for Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Swift (<i>Apus apus</i>)	21/05/2018	Birds of Ireland	Protected Species: Wildlife Acts Threatened Species: Birds of Conservation Concern Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Butterfly-bush (<i>Buddleja davidii</i>)	23/05/2015	Vascular plants: Online Atlas of Vascular Plants 2012 Onwards	Invasive Species: Medium Risk Invasive Species (2013 Report)

Species Name	Date of Record	Title of Dataset	Designation
Japanese Knotweed (<i>Fallopia japonica</i>)	22/04/2021	National Invasive Species Database	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014 Invasive Species: Regulation S.I. 477/2011 (Ireland) Invasive Species: High Risk Invasive Species (2013 Report) Invasive Species: Regulation S.I. 374/2024 (Ireland) Invasive Species: The Wildlife (Northern Ireland) Order 1985
Sycamore (<i>Acer pseudoplatanus</i>)	23/05/2015	Vascular plants: Online Atlas of Vascular Plants 2012 Onwards	Invasive Species: Medium Risk Invasive Species (2013 Report)
Badger (<i>Meles meles</i>)	04/04/2018	Mammals of Ireland 2016-2025	Protected Species: Wildlife Acts
Grey Squirrel (<i>Sciurus carolinensis</i>)	07/07/2022	Mammals of Ireland 2016-2025	Invasive Species: EU Invasive Alien Species Regulation No. 1143/2014 Invasive Species: Regulation S.I. 477/2011 (Ireland) Invasive Species: High Risk Invasive Species (2013 Report) Invasive Species: Regulation S.I. 374/2024 (Ireland)
Hedgehog (<i>Erinaceus europaeus</i>)	31/07/2024	Hedgehogs of Ireland	Protected Species: Wildlife Acts
Red Squirrel (<i>Sciurus vulgaris</i>)	02/08/2017	Mammals of Ireland 2016-2025	Protected Species: Wildlife Acts

Potential Impacts

This report has been prepared to outline the construction and operational phase measures in addition to detailing the potential impacts on sensitive receptors within the Zone of Influence (ZOI) in the absence of mitigation measures.

Potential Construction Impacts

The overall development of the site is likely to have direct negative impacts upon the existing habitats, fauna and flora. Direct negative effects will be manifested in terms of the removal of a substantial portion of the site's internal habitats. The potential impact on each biodiversity component is outlined below:

Designated Conservation sites within 15km

The proposed development is not within a designated conservation site. The nearest designated conservation site is South Dublin Bay and River Tolka Estuary SPA (2.7km).

The nearest official EPA Water Framework Directive watercourse to the subject site is the Santry River located approximately 1.8km north of the proposed development site. There are no National Heritage Areas (NHAs) within 15 km of the proposed development and no potential hydrological pathways from the proposed development site to any NHAs located further than 15 km. The nearest Natura 2000 site is the South Dublin Bay and River Tolka Estuary SPA, located 2.7km from the site. Three watercourses are nearby: the Santry River approximately 1.8km north of the site, the River Tolka approximately 2.1km south, and the culverted Wad River directly adjacent to the site boundary (Figure 9). As no construction-related activities will be restricted to the site boundary and in turn no discharge or pollutants will enter the Wad River, it is not considered as a hydrological pathway to downstream European Sites.

The proposed development is located within an urban environment adjacent to an urban park. There is no direct hydrological pathway from the subject site to any proximate watercourse or designated conservation site. Foul wastewater from the proposed development site will be discharged to the existing public foul network. Wastewater will be conveyed through the existing public sewerage system and treated at Ringsend Wastewater Treatment Plant (WwTP). A Confirmation of Feasibility was received from Uisce Eireann, confirming the feasibility of the foul water proposals. Upon completion and post standard onsite attenuation, it is proposed to discharge surface water to the

existing public surface water sewer on Beaumont Road. This network ultimately outfalls to the River Tolka approximately 2.1km south of the site. Out of an abundance of caution, it is therefore considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development. Relevant sites at Dublin Bay include North Dublin Bay SAC (4.5km), South Dublin Bay SAC (5.6km), South Dublin Bay and River Tolka Estuary SPA (2.7km), North Bull Island SPA (4.6km), and North-West Irish Sea SPA (7.5km). However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, the significant catchment area of this watercourse and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka, prior to reaching the marine environment in Dublin Bay.

Foul wastewater will be directed to the Ringsend Wastewater Treatment Plant (WwTP) via a public foul sewer network. Foul wastewater drainage will ultimately be treated along this public network. The treated effluent from the WwTP will discharge into Dublin Bay. There will, therefore, be an indirect pathway from the proposed development site to European sites within Dublin Bay, namely, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea cSPA. However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, the significant catchment area of this watercourse and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka, prior to reaching the marine environment in Dublin Bay.

Potential Impacts in the absence of mitigation: Neutral / National / Not significant / short-term.

Biodiversity

The impact of the development during construction phase will be a loss of existing habitats and species on site. It would be expected that the flora and fauna associated with these habitats would also be displaced.

Terrestrial mammalian species

No protected terrestrial mammals were noted on site. Loss of habitat and habitat fragmentation may affect some common mammalian species.

Impacts: Low adverse / site / Negative Impact / Not significant / short term. Mitigation is needed in the form of a pre-construction survey for terrestrial mammals of conservation importance.

Bat Fauna

No bats were noted foraging or commuting on site. No roosts are present on site. Lighting during construction could impact on foraging corridors if not carried out sensitively.

Impacts: Low adverse / site / Negative Impact / Not significant / short term. Mitigation is needed in the form of the control of light spill during construction.

Bird Fauna

No bird species of conservation importance were noted roosting or foraging on site. However, site clearance could impact on bird nesting and foraging.

Impacts: Low adverse / Local / Negative Impact / Not significant / short term. Mitigation is needed in the form of site clearance outside bird nesting season and the placement of additional nesting and foraging resources on site.

Potential Operational Impacts

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

Appropriate measures have been taken within the design to implement a sensitive lighting strategy and prevent light spill onto adjacent treelines. The drainage networks will have to comply with SUDS and County Council requirements and, as a result, would have negligible impact on habitats and species surrounding proposed development site.

Designated Conservation sites within 15km

The proposed development includes a sustainable drainage strategy. There are no designated European sites which could potentially be impacted by the operational phase of the proposed development. In the absence of mitigation flocculation, settlement and mixing will occur and any pollutants, silt laden run off or dust would be settled and dispersed to negligible levels within the surface water network and would not impact on European sites. However, standard operational measures will be required to comply with Water Pollution Acts.

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

Biodiversity

Biodiversity value of the site will improve as landscaping matures.

Terrestrial mammalian species

No protected terrestrial mammals were noted on site.

Impacts: Low adverse / site / Negative Impact / Not significant / short term.

Flora

No protected flora was noted on site. Landscaping will increase flora diversity on site.

Impacts: Negligible beneficial / site / Negative Impact / Not significant / long-term

Bat Fauna

The proposed development will change the local environment as new structures are to be erected and some of the existing vegetation will be removed. No bats were recorded foraging or commuting on site. Existing streetlights are present along the site perimeter. A sensitive landscape strategy have been prepared to incorporate bat foraging on site.

Potential Impacts in the absence of mitigation: Negligible / local / Negative Impact / Not significant / long term.

Bird Fauna

The proposed development will change the local environment as new structures are to be erected. The buildings are comprised of solid materials consisting of a solid material on the exterior which includes sections of concrete and glass. These buildings would be clearly visible to bird species and would not pose a significant collision risk. The presence of buildings on site and landscaping may provide additional nesting and foraging potential for garden bird species.

Impacts: Low adverse / site / Negative Impact / Not significant / long term.

Mitigation Measures & Monitoring

Standard construction and operational controls will be incorporated into the proposed development project to minimise the potential negative impacts on the ecology within the Zone of Influence (Zoi), biodiversity, and local biodiversity within / proximate to the subject site are outlined in Table 5.

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
Biodiversity on site and proximate to the proposed development.	- Habitat degradation - Dust deposition - Pollution - Silt ingress from site runoff - Negative impacts on aquatic fauna	A Construction and Environmental Management Plan has been prepared by Waterman Moylan Consulting Engineers to accompany this planning application. This document details the following mitigation measures that will be implemented during the construction phase of development: <i>A project ecologist will be appointed to oversee all works.</i> <i>The watercourses onsite and drains will be protected from dust, silt and surface water throughout the works.</i> <i>Local silt traps established throughout site.</i> <i>Mitigation measures on site include dust control, stockpiling away from watercourse and drains</i> <i>Stockpiling of loose materials will be kept to a minimum of 40m from watercourses and drains.</i> <i>Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system and watercourses.</i> <i>Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains, ditches or the watercourse, excavations and other locations where it may cause pollution.</i> <i>Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the stream. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality.</i> <i>Petrochemical interception and bunds in refuelling area</i> <i>On-site inspections to be carried out by project ecologist prior to commencement of works on site. This will include mammal, amphibian and tree inspections for bats. Should the resting or breeding places of any mammals or amphibians be noted during the on site inspections MCG will be informed and relevant licences will be acquired from MCG prior to works commencing in these areas in compliance with legislation and MCG guidelines.</i> <i>All instream and drainage ditch works will be carried out in consultation with Inland Fisheries Ireland under an approved methodology submitted to Inland Fisheries Ireland prior to commencement.</i> <i>Daily turbidity, oxygen and photographic monitoring of watercourses (upstream, within & downstream of works) will take place during works and the results supervised by the project ecologist. This would be particularly important following high rainfall events and works within the</i>

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		<i>riparian zone. It is recommended that sufficient baseline readings are made prior to construction commencing to understand the existing turbidity on site. This will be carried out in consultation with the project ecologist and linked to areas of work on site. All records will be kept for inspection by Inland Fisheries Ireland if required.</i> <i>• Prior to site clearance the ecologist and arborist will assess the site works and oversee habitat protection measures. These would include tree protection measures in the vicinity of the oak treeline and riparian corridor.</i> <i>• Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2012) in relation to the removal of trees and timing of nesting birds will be followed e.g. do not remove trees or shrubs during the nesting season (1st March to 31st August). Should this not be possible, vegetation will be inspected by an ecologist for nesting birds prior to removal.</i> Site Control Measures <i>The designated and operational on-site control measures, which will be established and maintained at this site, will include:</i> <i>• Designated hard routes through site;</i> <i>• Each departing vehicle to be checked by banksman;</i> <i>• Wheel wash facility at egress point;</i> <i>• Provision and facilities to cover lorry contents as necessary;</i> <i>• Controlled loading of excavated material to minimise risk of spillage of contents;</i> <i>• Spraying/damping down of excavated material on site by dedicated crews;</i> <i>• Use of known routes for lorries to monitor impact on local area</i> <i>• Road Sweeping facility to clean local roads if mud or spillage occurs.</i> <i>• Hazardous materials to be stored in a designated area on site with appropriate drip trays/bunding and fire extinguishers to contain any spillages.</i> Site Specific Environmental Risk - Dirt and Dust <i>Nuisance dust emissions from construction activities are a common and well recognised problem. Fine particles from these sources are recognised as a potential significant cause of pollution. The main contractor will be required to demonstrate that both nuisance dust and fine particle emissions from the site are adequately controlled and are within the acceptable limits.</i> <i>Once particles become airborne it is very difficult to prevent them from dispersing into the surrounding area,</i>

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		<i>thus the main consideration will be to combat dirt and dust at source. The objective will be to contain any dirt or dust within the site, which is large enough for comprehensive control measures.</i> <i>• The main problems, which may arise during the early part of construction, will be controlled by the measures described above and by the following measures:</i> <i>• The use of hardcore access route to work front;</i> <i>• A regime of 'wet' road sweeping can be set up to ensure the roads around the immediate site are as clean and free from dirt / dust arising from the site, as is reasonably practicable. This cleaning will be carried out by approved mechanical sweepers.</i> <i>• Footpaths immediately around the site can be cleaned by hand regularly, with damping as necessary.</i> <i>• High level walkways and surfaces such as scaffolding can be cleaned regularly using safe 'wet' methods, as opposed to dry methods.</i> <i>• Vehicle waiting areas or hard standings can be regularly inspected and kept clean by brushing or vacuum sweeping and will be regularly sprayed to keep moist, if necessary.</i> <i>• Vehicle and wheel washing facilities can be provided at site exit(s) where practicable. If necessary vehicles can be washed down before exiting the site.</i> <i>• Netting can be provided to enclose scaffolding in order to mitigate escape of air borne dust from the demolition.</i> <i>• Vehicles and equipment shall not emit black smoke from exhaust system, except during ignition at start up.</i> <i>• Engines and exhaust systems should be maintained so that exhaust emissions do not breach stationary emission limits set for the vehicle / equipment type and mode of operation.</i> <i>• Servicing of vehicles and plant should be carried out regularly, rather than just following breakdowns.</i> <i>• Internal combustion plant should not be left running unnecessarily.</i> <i>• Exhaust direction and heights should be such as not to disturb dust on the ground and to ensure adequate local dispersal of emissions.</i> <i>• Where possible fixed plant such as generators should be located away from residential areas.</i> <i>• The number of handling operations for materials will be kept to a minimum in order to ensure that dusty material is not moved or handled unnecessarily.</i> <i>• The transport of dusty materials and aggregates should be carried out using covered / sheeted lorries.</i> <i>• Material handling areas should be clean, tidy and free from dust.</i> <i>• Vehicle loading should be dampened down and drop heights for material to be kept to a minimum.</i> <i>• Drop heights for chutes / skips should be kept to a minimum.</i> <i>• Dust dispersal over the site boundary should be minimised using static sprinklers or other watering methods as necessary.</i> <i>• Stockpiles of materials should be kept to a minimum and if necessary, they should be kept away from sensitive receptors such as residential areas etc.</i>

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		• <i>Stockpiles were necessary, should be sheeted or watered down.</i> • <i>Methods and equipment should be in place for immediate clean-up of spillages of dusty material.</i> • <i>No burning of materials will be permitted on site.</i> • <i>Earthworks excavations should be kept damp where necessary and where reasonably practicable.</i> • <i>Cutting on site should be avoided where possible by using pre-fabrication methods to facilitate any temporary works that may be required to enable the demolition.</i> • <i>Equipment and techniques for cutting / grinding / drilling / sawing etc, which minimise dust emissions and which have the best available dust suppression measures, should be employed.</i> • <i>Prior to commencement, the main contractor should identify the demolition operations which are likely to generate dust and to draw up action plans to minimise emissions, utilising the methods highlighted above. Furthermore, the main contractor should prepare environmental risk assessments for all dust generating processes, which are envisaged.</i> • <i>The main contractor should allocate suitably qualified personnel to be responsible for ensuring the generation of dust is minimised and effectively controlled.</i> • <i>Demolition works to incorporate water spray to reduce dust.</i> <i>Site Specific Environmental Risk - Groundwater Protection</i> <i>The excavations for the proposed foundations, percolation areas, drainage pipes, pumping station, water supply, and utilities may impact the ground water in the site. The site investigation did not identify the presence of a high-water table. It is therefore anticipated that there should be little or no impact upon the groundwater. However, in the event that a high-water table is encountered then an appropriate dewatering scheme to keep the excavations free from water will be implemented. Specialist contractors in dewatering will provide expert advice on the dewatering and treatment in order to ensure the quality of water leaving site is high. Typically, improvements to the quality of the discharge of surface water from deep excavations are achieved through the provision of settlement ponds/tanks. Settlement ponds/tanks will be maintained and regularly monitored visually for hydrocarbon sheen and suspended solids. Periodic laboratory testing of discharge water samples will be carried out in accordance with the requirements of Dublin City Council before discharge back to the surrounding surface water drainage system. Appropriate discharge licenses will be acquired from Dublin City Council in respect of discharges from dewatering operations.</i> <i>Site Specific Environmental Risks - Protection of Trees</i> <i>The erection of protective fencing prior to the commencement of any works on site will prevent encroachment into the root protection area (RPA) of retained trees. Preliminary Construction & Environmental Management Plan Project Number:</i>

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		<i>20-048 Document Reference: 20-048r.016 Existing ground levels will be retained within the RPAs. Intrusions into the soil within the RPAs is generally not acceptable and topsoil within it should remain in situ. The location of all protective fencing will be agreed with the retained Arboricultural Consultant prior to work commencing and will aim to preserve and protect the root systems of retained trees for the duration of the works. Due to the nature of this site root protection fencing may have to allow for pedestrian movement. Protective barriers around trees are to be erected prior to the commencement of any site works including demolition, top soil stripping or movement, bringing onto site of materials, supplies, or machinery. Any required tree pruning works or removal of poor-quality trees can be undertaken prior to the erection of the barriers. The barriers should be considered essential and should not be removed or altered without prior recommendation by an Arboriculturist and approval of the local planning authority. For full details on the tree protection measures and the associated Tree Root protection drawings please refer to the Arborist report and drawings included in the application under a separate cover.'</i> Additionally, the following mitigation measures will be implemented: Construction Phase Mitigation • Prior to commencement on site a project ecologist will be appointed to oversee all construction works. • A preconstruction inspection for mammals will be carried out. • Drains will be protected from dust, silt and surface water throughout the works. • Local silt traps established throughout site. • Mitigation measures on site include dust control, stockpiling away from drains. • Stockpiling of loose materials will be kept to a minimum of 40m from drains. • Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system. • Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains or, excavations and other locations where it may cause pollution. • Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the stream. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality. • Mitigation measures on site include dust control, stockpiling away from drains • Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system. • Fuel, oil and chemical storage will be sited within a bunded area. A risk-based approach will be taken. • Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination.

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		• During the construction works silt traps will be put in place in the vicinity of all runoff channels of the stream to prevent sediment entering the watercourse. • Petrochemical interception and bunds in refuelling area • On-site inspections to be carried out by project ecologist. • Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network. • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks. • The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained. • The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area. • A project ecologist will be appointed and be consulted in relation to all onsite drainage during construction works. • Dewatering of excavations may be necessary. Appropriate monitoring of groundwater levels during site works will be undertaken. Standard construction phase filtering of surface water for suspended solids will be carried out. Unfiltered surface water discharges or runoff are not permitted from the site into the watercourse during the works. • Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors including drains and drainage ditches. • Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis. • All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected. All persons working on-site will receive work specific induction in relation to surface water management and run off controls. Daily environmental toolbox talks / briefing sessions will be conducted to outline the relevant environmental control measures and to identify any environment risk areas/works. • Materials, plant and equipment shall be stored in the proposed site compound location; • All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater; • Fuel may be stored in the designated bunded area or in fuel bowsters located in the proposed compound location. Fuel bowsters shall be double skinned and equipped with certificates of conformity or integrity tested, in good condition and have no signs of leaks or spillages; • Drip trays will be turned upside down if not in use to prevent the collection of rainwater;

Table 5. Mitigation Measures.		
Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on Baldoyle Bay SAC and Baldoyle Bay SPA
		- Waters collected in drip trays will be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements; - Plant and equipment to be used during works, will be in good working order, fit for purpose, regularly serviced/maintained and have no evidence of leaks or drips; - Re-fuelling of machinery, plant or equipment will be carried out in the site compound as per the appointed Construction Contractor re-fuelling controls; - The appointed Construction Contractor EERP will be implemented in the event of a material spillage; - All persons working will receive work specific induction in relation to material storage arrangements and actions to be taken in the event of an accidental spillage. Daily environmental toolbox talks / briefing sessions will be conducted for all persons working to outline the relevant environmental control measures and to identify any environment risk areas/works. - No entry of solids to the associated stream or drainage network during the connection of pipework to the public water system. Operational Phase Mitigation - A project ecologist will be appointed to oversee completion of all landscape and drainage works. Petrochemical interception will be inspected by the project ecologist to ensure compliance with Water Pollution Acts.
Birds (National Protection)	- Removal nesting habitat. - Removal foraging habitat. - Destruction and/or disturbance to nests	- Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2012) Should this not be possible, a pre-works check by a qualified ecologist should be undertaken to ensure nesting birds are absent. - Bird boxes will be placed on site in consultation with the project ecologist - Planting will provide suitable cover for nesting birds and encourage insect diversity that would sustain birds. - During construction light falling upon any areas of benefit to birds such as treelines will not exceed 3 lux to ensure that resting and nesting species are not unnecessarily disrupted.
Bats (International Protection)	- Removal roosting/foraging habitat. - Lighting Impacts	During construction lighting at all stages will be done sensitively with no direct lighting of hedgerows and treelines.
Mammals	- Death/injury - Disturbance	A pre-construction survey will be carried out for terrestrial mammals of conservation importance. If terrestrial mammals of conservation importance are noted on site NPWS will be consulted in relation to removal and the appropriate permissions obtained.

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

Standard construction and operational mitigation measures are proposed. These would ensure that water entering the surface water drainage network is clean and uncontaminated. However, early implementation of ecological supervision, prior to initial mobilisation and enabling works is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation.

With the successful implementation of standard mitigation measures to limit effects on surface water and biodiversity, no significant impacts are foreseen from the construction or operation of the proposed project on biodiversity. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed works.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on terrestrial biodiversity, birds and bats through the application of the standard construction and operational phase controls as outlined above. No significant adverse impacts on the conservation objectives of European sites are likely in the absence of mitigation measures outlined above.

Cumulative Impacts

The following is a list of planning applications as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal¹:

Table 7. Approved planning applications proximate to the subject site

Ref. No.	Address	Proposal
WEB1057/25	Swords Road, Whitehall, Dublin 9	The site is bounded to the west by Swords Road (R132) to the south by Collins Avenue (R103), to the north by Dublin City Council lands and to the east by existing residential development at The Thatch Road, Dublin 9. The proposed development consists of the construction of 59 no. older persons apartments, 46 no. 1 bed & 13 no. 2 bed, in a three-storey block, to include community room, reception, office, meeting room, laundry, mobility storage, bulky storage, plant room, bin store, ESB substation & meter room located at ground floor level. This application also includes all associated site development and infrastructural works, hard and soft landscaping, boundary treatments, surface car parking (17 no. spaces) and bicycle parking (40 no. residential, 15 no. visitor spaces). Vehicular access to the site will be via the existing carpark entrance off Collins Avenue East.
3035/24	Beaumont Hospital, Beaumont Road, Beaumont, Dublin 9	PERMISSION for the development of a new ground floor, single storey electrical switchroom to be located within an existing external courtyard. Gross floor area of new-build element will be 44m ² .
3145/23	1-3 Shantalla Road, 120 Beaumont Road, 122 Beaumont Road, Beaumont, Dublin 9	Permission is sought to alter and extend the premises known as Beaumont House and the two immediately adjoining properties to provide 32 no. guest bedroom accommodation as follows: 1. relocate off-license within the ground floor licensed premises and associated internal alterations including provision of toilets, staff facilities and reception area; 2. change use of 1st floor bar, toilets and stores into guest bedroom accommodation; 3. erect 2 no. 1st floor extensions to rear of premises to contain guest bedrooms, 4. change of use of existing adjoining property at 122 Beaumont Road from residential use to guest bedroom accommodation, including removal of existing front porch; 5. carry out all associated alterations to roofs and wall elevations and ancillary site works. Permission also sought to retain basement storage below part of the building and to retain the conversion of first floor accommodation in no. 120 Beaumont Road into guest bedrooms.
3274/23	1-3, Shantalla Road, 120 Beaumont Road & 122 Beaumont Road, Beaumont, Dublin 9	PERMISSION & RETENTION: Planning Permission is sought to alter and extend the premises known as Beaumont House and the two immediately adjoining properties to provide 32 No. guest bedroom accommodation, as follows: 1. Relocate Off- License within ground floor licensed premises and associated internal alterations including provision of toilets, staff facilities and reception area. 2. Change use of 1st floor bar, toilets, and stores into guest bedroom

Ref. No.	Address	Proposal
		accommodation, 3. Erect 2 No. 1st floor extensions to rear of premises to contain guest bedrooms. 4. Change use of existing adjoining property at 122 Beaumont Rd. from residential use to guest bedroom accommodation, including removal of existing front porch. 5. Carry out all associated alterations to roofs and wall elevations and ancillary site works. Permission is also to sought to retain basement storage below part of the building and to retain the conversion of first floor accommodation in No. 120 Beaumont Rd. into guest bedrooms, all at 1-3 Shantalla Road, 120 Beaumont Road & 122 Beaumont Beaumont, Dublin 9.
TA29N.313289	'Hartfield Place', Swords Road, Whitehall, Dublin 9	472 no. apartments, creche and associated site works.

The projects outlined were reviewed. It is considered that cumulative effects on biodiversity, with other existing and proposed developments in proximity to the application area, would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on biodiversity will be seen as a result of the proposed development alone or in combination with other projects.

No significant cumulative impacts are likely in relation to the proposed development.

Residual Impacts and Conclusion

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

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17. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
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22. NPWS (2013) Conservation Objectives: Lambay Island SAC 000204. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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24. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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Appendix I. Bat Fauna Impact Assessment for a Proposed Residential
Development at Ellenfield Road, Beaumont, Dublin 9



11th September 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.

On behalf of: Urban Life (BMD) Ltd

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie

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Document Control Sheet			
Client	Urban Life (BMD) Ltd		
Project	Bat fauna impact assessment for a proposed residential development at Ellenfield Road, Beaumont, Dublin 9.		
Report	Bat Fauna Impact Assessment		
Date	11 th September 2026		
Version 1	Author	Reviewed	Date
Planning	Gayle O'Farrell	Bryan Deegan	11 th September 2026

SUMMARY

Structure:	There are no structures onsite. The majority of the site consists of recolonising bare ground with areas of scrub and a treeline on the eastern boundary of the site.
Location:	Ellenfield Road, Beaumont, Dublin 9.
Bat species present:	No bat species present. No bats were noted roosting on site. No bats were noted foraging on site.
Proposed work:	Residential Development
Impact on bats:	The site is within an existing brightly lit urban area. The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as no bats are roosting onsite. The proposed development will not change the local environment and in the medium-long term, no significant effect would be foreseen. The proposed development will not impact on flightlines.
Surveys by:	Gayle O'Farrell & Jeff Boyle
Survey dates:	30 th June 2026 and 6 th July 2026

Receiving Environment

Background

Urban Life (BMD) Ltd, intend to apply for planning permission for a proposed residential development on lands at Ellenfield Road, Beaumont, Dublin 9.

The proposed Large Scale Residential Development (LRD) will comprise 102 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 28 no. 2-beds and 12 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.

The site outline, site location, and site plan are shown in Figures 1-3.

Landscape

The landscape strategy for the proposed development has been prepared by Park Hood, Chartered Landscape Architects. The report outlines the following:

'The proposed landscape scheme provides a high-quality public open space to the west of the development, designed to create a vibrant, multi-functional environment for residents and pedestrians moving through this part of Ellenfield Place. The design intent is to deliver a welcoming, accessible, and distinctive landscape that encourages social interaction, relaxation, and a strong sense of place in accordance with Section 16.10.3 of the Development Plan.

The open space is structured around a series of seating and gathering areas, including picnic table sets that promote informal meeting and community activity. These are positioned to take advantage of open views across the space, particularly towards the northern corner and are enclosed by structural shrub planting to provide privacy for adjacent ground-floor residents.

New tree planting has been incorporated to replace and enhance the loss of existing Birch and Field Maple trees on site. Larger specimen trees are positioned within boundary planting zones to establish long-term structure and canopy cover, while smaller ornamental species are used within privacy planting strips adjacent to ground-floor units, maintaining residential amenity without impacting natural light levels.

A combination of fixed benches, integrated seat walls and raised planters provides a variety of seating opportunities and helps define spatial hierarchy within the open space. The raised planters are strategically located to address level changes and create visual interest planted with seasonal low-maintenance, and pollinator-friendly species that contribute to year-round biodiversity and align with the objectives of the Dublin Region Air Quality Plan (2021).

The landscape plan incorporates a carefully selected mix of tree species to establish a natural, welcoming environment for residents. The proposed planting will introduce seasonal colour, texture and visual interest throughout the site- enhancing areas that currently lack landscape character and defining distinct identities within different zones of the development.

Trees are strategically positioned to create natural buffers between buildings and parking areas, while also punctuating pedestrian routes to reinforce circulation provide shade and shelter and form key focal points within the landscape.

Additionally, the landscape will include green roofs and attenuation basins:

‘Sedum plants are particularly suited for roofs because they’re hardy, drought-resistant, and able to thrive in shallow soil with minimal maintenance. This makes sedum an ideal choice for extensive green roofs, which are lightweight and cost-effective to install.

Sedum roofs absorb rainwater, reducing runoff and easing the load on urban drainage systems. They can retain between 50-80% of the rainwater that falls on them.

Attenuation basins are a natural form of surface runoff management, designed to temporarily store and slowly release excess water, mimicking the way natural landscapes handle rainfall. They play a key role in sustainable drainage systems (SuDS) by controlling the flow of water and reducing the risk of flooding, erosion, and pollution.

Within the central communal courtyard three engineered rain gardens are proposed and designed for on-site stormwater attenuation, infiltration, and bio-filtration. Planting scheme utilizes a localized riparian matrix across variable moisture gradients to maximize ground-stabilization, absorb heavy nutrient loads and mitigate surface water velocity before infiltration.

To the western communal space a Linear vegetated swale is proposed for sustainable surface water management. Engineered to channel, slow, and filter runoff via bio-retention turf and deep-rooted riparian planting.’

The proposed landscape plan is shown in Figure 4.

Arborist

An Arboricultural Assessment of the Tree Vegetation was prepared by Andrew Boe MARBORA, Independent Arboricultural Consultant, to accompany this planning application. The report concludes the following in relation to impact of trees on site:

‘Approximately 20 trees and tree groups were surveyed across the site. Of these, 18 were classified as Category B (trees of moderate quality with an estimated remaining life expectancy of at least 40 years), and two trees (T011-T012) were classified as Category C (trees of low quality with an estimated remaining life expectancy of at least 10 years).

The majority of trees (Tree Groups T006-T0011) are located along the north-eastern boundary of the site adjacent to Beaumont Grove and comprise Norway maple and horse chestnut. These trees are to be retained and protected in accordance with the methodology set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

A further line of maple trees (t013-T014) is located within a traffic island along Beaumont Avenue. These trees are also to be retained; however, they fall outside the application site boundary. Trees T015-T020 are located along the site boundaries and can similarly be retained.

Trees T001, T003, T004, T005, identified as Category B field maples, are proposed for removal to facilitate the proposed development. Tree no. T0012 identified as Category C is proposed for removal to facilitate development.’

The tree constraints plan is demonstrated in Figure 5.



0 0.02 0.04 0.06 0.08 0.1 km

Project: Ellenfield Place Beaumont Rd
 Location: Beaumont, Co. Dublin
 Date: 11th September 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy





Figure 2. Site location



Figure 3. Site plan



Figure 4. Landscape Proposal



Figure 5. Tree Constraints Plan

Lighting

A lighting design report has been prepared by McElligott to accompany this planning application. This report details the following site lighting data:

'Footpaths designed to EN13201-2 2020 CAT P4 and in accordance with Dublin City Council Public Lighting Services General Specification Document. This development will not be taken in charge by Dublin City Council and will remain in private management ownership.'

Existing lighting along Beaumont Road & Ellenfield road provided by Dublin City Council Lighting Department.'

Luminaires

Luminaire A Data



Supplier	C U Phosco
Type	E950-28-F2A-727-C550-14W
Lamp(s)	727N
Lamp Flux (klm)	2.06
File Name	E950-28-F2A-727-C0550-14W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	623.6, 113.9, 0.3
No. in Project	3

Luminaire C Data

Supplier	
Type	FLEXIA TOP MINI 5300 10 LH351C@400m A WW 722 230V 00-53-394
Lamp(s)	10 LH351C@400mA WW 722 230V 00-53- 394 [CJOINCSTDA], valid from
Lamp Flux (klm)	1.66
File Name	13.8W -x- I-Medium 557842 Deep shape P C 230V EF.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	1162.3, 79.4, 33.3
No. in Project	6

Luminaire D Data



Supplier	Urbis Schreder
Type	PHAROS 5119 Cylindrical, PC, Smooth Asy mmetrical, Clear protie
Lamp(s)	8 XP-G3@350mA WW 730 230V
LampFlux(klm)/Colour	0.89 WW 3000K/70
File Name	PHAROS DS 5119 8 XP-G3 350mA WW 73 0 11W 448232 Cylindrical, PC, Smooth Cl...
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	490.6, 812.7, 26.8
No. in Project	7

Luminaire E Data



Supplier	_Historic Lanterns
Type	QB2B1055.4A + QB2M
Lamp(s)	55W SOX
Lamp Flux (klm)	8.10
File Name	r0004957.cib
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	179.3, 135.2, 67.6
No. in Project	3

Luminaire F Data



Supplier	Thom
Type	CMVTEQ S - 36 x Neutral White 4000K LED CRI70 500mA - NR Opt
Lamp(s)	LED_4000K
LampFlux(klm)/Colour	8.36 4000/70
File Name	CQS36L50NR740G36_DC.LDT
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	602.6, 96.0, 0.0
No. in Project	2

Luminaire G Data



Supplier	_Historic Lanterns
Type	ALPHA 4 135W LST 240V
Lamp(s)	135W LST
Lamp Flux (klm)	22.00
File Name	QA4SB11354.LDT
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	266.0, 246.0, 93.0
No. in Project	1

Luminaire H Data



Supplier	Holophane Europe
Type	VMXII.1.LB024.V1.F4Q1.W014 (TZ)
Lamp(s)	LED C.2000 Lumens
Lamp Flux (klm)	2.17
File Name	VMXII.1.LB024.V1.F4Q1.W014 (TZ).IES
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	382.4, 22.8, 0.0
No. in Project	2

The lux levels for the proposed lighting are demonstrated in Figures 6 and 7. The proposed public lighting layout is outlined in Figure 8.

Horizontal Illuminance (lux)

Grid 1



Results

Eav	6.14
Emin	1.20
Emax	26.16
Emin/Emax	0.05
Emin/Eav	0.20

Figure 7. Horizontal illuminance (lux) for proposed lighting scheme

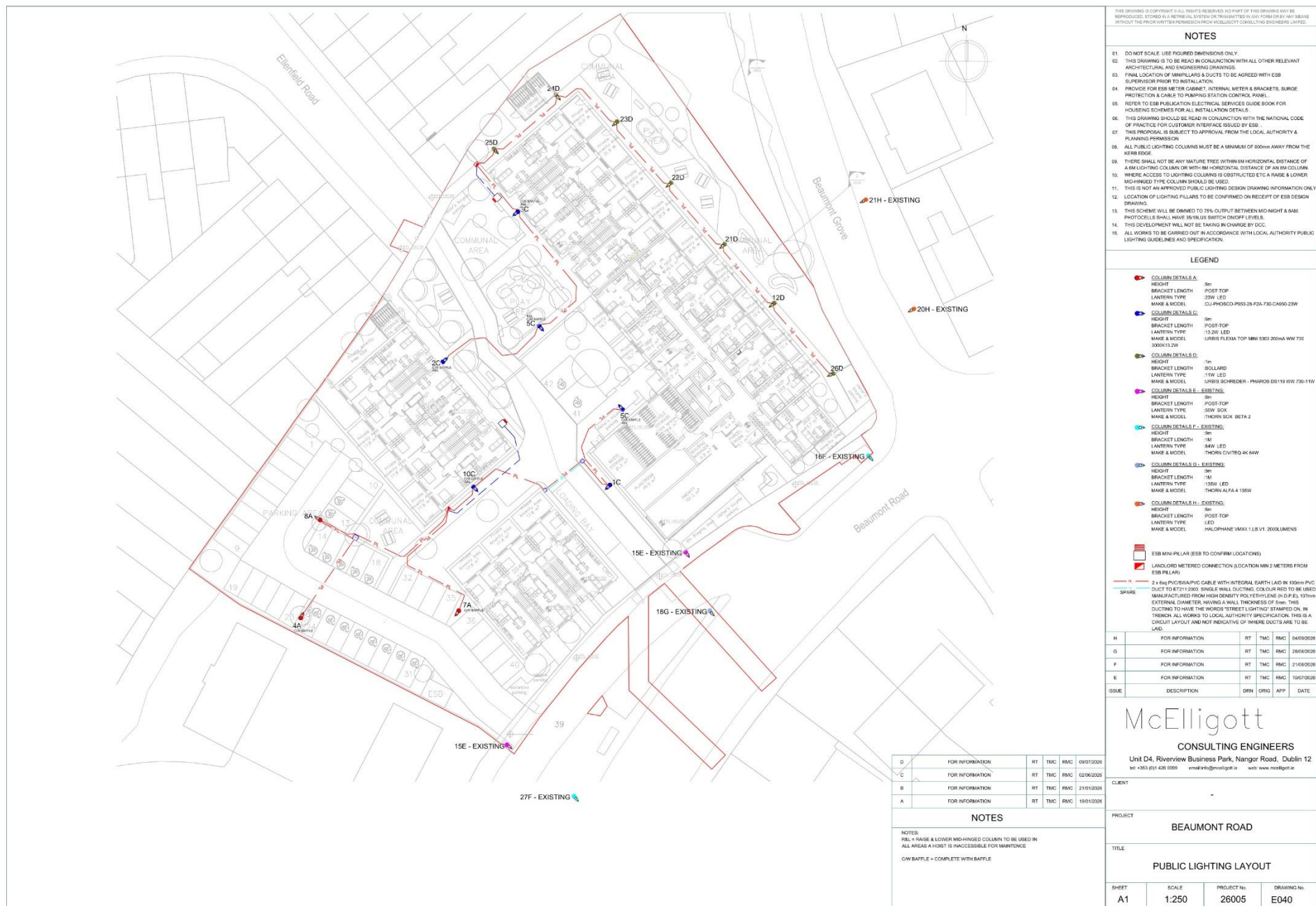


Figure 8. Proposed public lighting layout

Competency of Assessor

This report has been prepared by Bryan Deegan MSc, BSc (MCIEEM). Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

Legislative Context

Wildlife Act 1976 (as amended by, inter alia, the Wildlife (Amendment) Act 2000).

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation it is an offence to *“Intentionally kill, injure or take a bat, possess or control any live or dead specimen or anything derived from a bat, wilfully interfere with any structure or place used for breeding or resting by a bat, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose. ”*

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). See Art.73 of the 2011 Regulations which revokes the 1997 Regulations.

Annex II of the Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) lists animal and plant species of Community interest, the conservation of which requires the designation of Special Areas of Conservation (SACs); Annex IV lists animal and plant species of Community interest in need of strict protection. All bat species in Ireland are listed on Annex IV of the Directive, while the Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is protected under Annex II which related to the designation of Special Areas of Conservation for a species.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), all bat species are listed under the First Schedule and, pursuant to, *inter alia*, Part 6 and Regulation 51, it is an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

Bat survey

This report presents the results of a site visit by Gayle O’Farrell & Jeff Boyle on the 30th of June 2026 and Jeff Boyle on the 6th of July 2026 (bat emergent and detector survey). No buildings were present on site. At dusk, a bat detector survey was carried out onsite using an Echo Meter Touch 2 Pro division detector to determine bat activity.

Survey methodology

As outlined in Marnell et al. 2022 *‘The presence of a large maternity roost can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others. However, most roosts are less obvious. A visit during the summer or autumn has the advantage that bats may be seen or heard. Buildings (which for this definition exclude cellars and other underground structures) are rarely used for hibernation alone, so droppings deposited*

by active bats provide the best clues. Roosts of species which habitually enter roof voids are probably the easiest to detect as the droppings will normally be readily visible. Roosts of crevice-dwelling species may require careful searching and, in some situations, the opening up of otherwise inaccessible areas. If this is not possible, best judgement might have to be used and a precautionary approach adopted. Roosts used by a small number of bats, as opposed to large maternity sites, can be particularly difficult to detect and may require extensive searching backed up by bat detector surveys (including static detectors) or emergence counts.’ In relation to the factors influencing survey results the guidelines outlines the following ‘During the winter, bats will move around to find sites that present the optimum environmental conditions for their age, sex and bodyweight and some species will only be found in underground sites when the weather is particularly cold. During the summer, bats may be reluctant to leave their roost during heavy rain or when the temperature is unseasonably low, so exit counts should record the conditions under which they were made. Similarly, there may be times when females with young do not emerge at all or emerge only briefly and return while other bats are still emerging thus confusing the count. Within roosts, bats will move around according to the temperature and may or may not be visible on any particular visit. Bats also react to disturbance, so a survey the day after a disturbance event, may give a misleading picture of roost usage.’

The survey involved the methodologies outlined in Collins (2016) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.’

As outlined in Collins (2016) ‘The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.’

Trees – Potential Bat Roost Inspection

A ground level roost assessment was carried and used to examine any trees on/proximate to the site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc.

Emergent/Detector Surveys.

The detector surveys were undertaken within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good on both survey days with mild temperatures of greater than 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during the survey.

As outlined in Collins (2016) in relation to weather conditions ‘The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.’ There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.

At dusk, bat detector surveys were carried out onsite using an *Echo meter touch 2 Pro* detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations.

Survey Results

Potential bat roosts

No buildings or structures of roosting potential were present within the development site. In relation to bat roosting potential, no trees were noted on site of medium or high bat roosting potential.

No bats were observed emerging from any onsite trees during the survey on the 30th of June 2026 or the 6th of July 2026. No bats were noted foraging or commuting on, or proximate to, the site. It is likely that light pollution from adjacent streetlights on the eastern boundary (which spill onto the site) deter bats from the site.

Bat Assessment Findings

Review of local bat records

The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within a 2km² grid (Reference grid O13U) encompassing the study area reveals that none of the nine known Irish species have been observed locally. The National Biodiversity Data Centre's online viewer was consulted to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 10-12. The following species were noted in the wider area: Brown Long-eared Bat (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Lesser Noctule (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentonii*), and Natterer's bat (*Myotis nattereri*) (Figures 10-12).

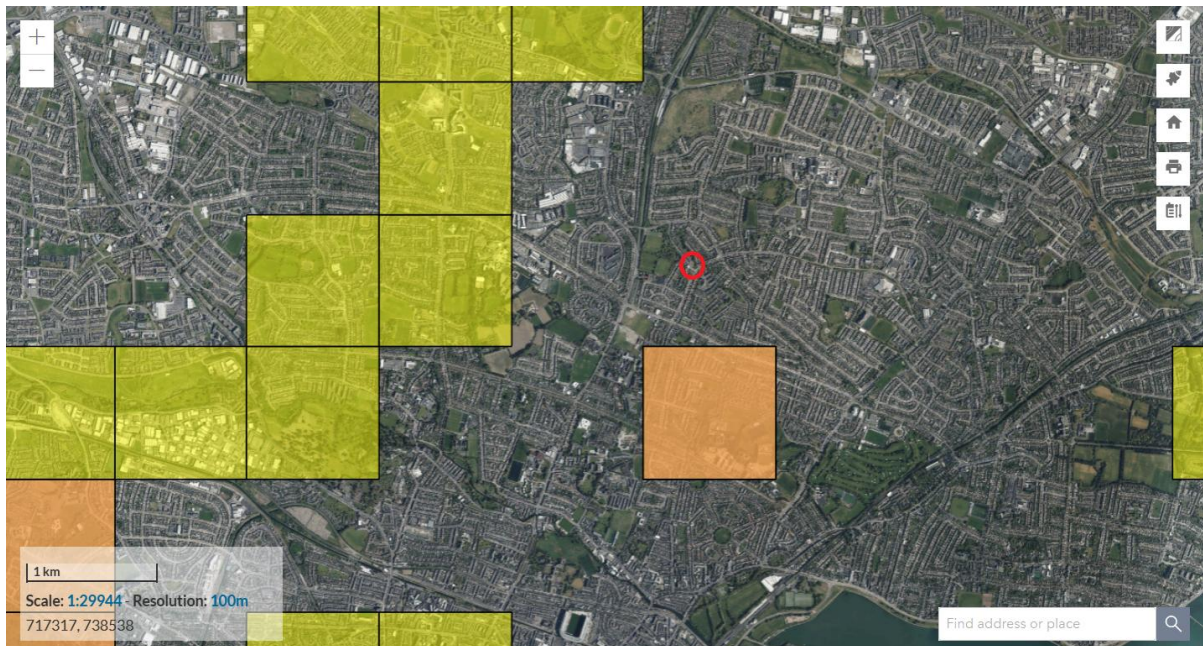


Figure 10. Brown Long-eared Bat (*Plecotus auritus*) (purple), common pipistrelle (*Pipistrellus pipistrellus*) (yellow) and both Brown Long-eared Bat and common pipistrelle (orange) (Source: NBDC) (Site – red circle)

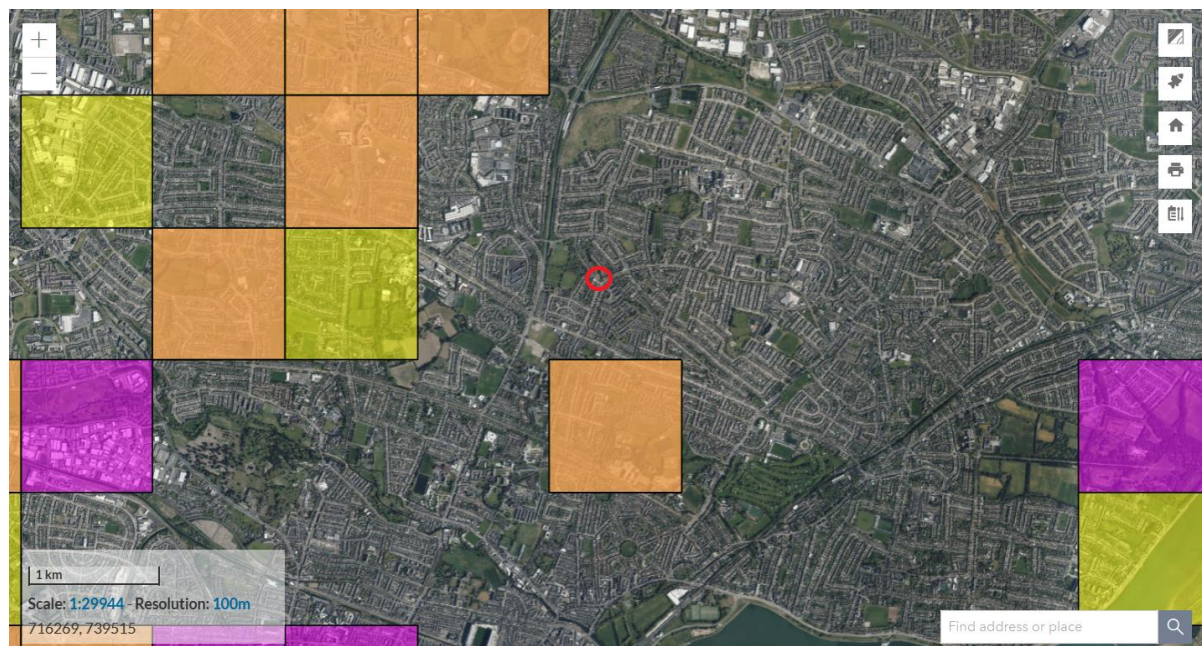


Figure 11. Lesser Noctule (*Nyctalus leisleri*) (purple), Soprano Pipistrelle (*Pipistrellus pygmaeus*) (yellow) and both Lesser Noctule and Soprano Pipistrelle (orange) (Source NBDC) (Site – red circle)



Figure 12. Daubenton's bat (*Myotis daubentonii*) (purple) and Natterer's bat (*Myotis nattereri*) (yellow) (Source NBDC) (Site – red circle)

Evaluation of Results

The bat survey complies with bat survey guidance documentation including Marnell et al (2022) and Collins (2016). Bat surveys undertaken at the site identified no trees within the site with medium or high bat roosting potential. No bat foraging or commuting activity was recorded within or adjacent to the site during surveys undertaken on the 30th of June 2026 and 6th of July 2026. The survey concluded that the site is of low suitability for bats, with existing street lighting from the road contributing to a brightly lit environment.

Potential Impact of the development on Bats

The proposed development will not result in the loss of known bat roosts, roosting habitat, or important commuting routes. The site comprises an urban environment that is already influenced by artificial lighting from Beaumont Road and Beaumont Grove, and no bat activity was recorded during surveys. The proposed lighting scheme will introduce additional lighting within the development, however, given the existing illuminated nature of the site and the absence of bat activity on site, significant adverse effects on bats are not anticipated. Overall, the proposed development is assessed as having a neutral impact on bats, with no significant effects predicted during either construction or operational phases.

Mitigation Measures

As outlined in Marnell et al. (2022) *“Mitigation should be proportionate. The level of mitigation required depends on the size and type of impact, and the importance of the population affected.”* In addition, as outlined in Marnell et. al (2022) *‘Mitigation for bats normally comprises the following elements:*

- *Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this*
- *Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged*
- *Long-term habitat management and maintenance – to ensure the population will persist*
- *Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.’*

However, no bats were noted roosting on site. No trees of high bat roosting potential are noted on site. The following mitigation will be carried out:

- During construction lighting at all stages will be done sensitively with no direct lighting of hedgerows and treelines.

Predicted Residual Impact of Planned Development on Bats

The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as no bats are roosting onsite. In the medium-long term, no significant effect would be foreseen. The proposed development will not impact on flightlines.

Potential impacts in the absence of mitigation: Neutral / Not significant / Long-term

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