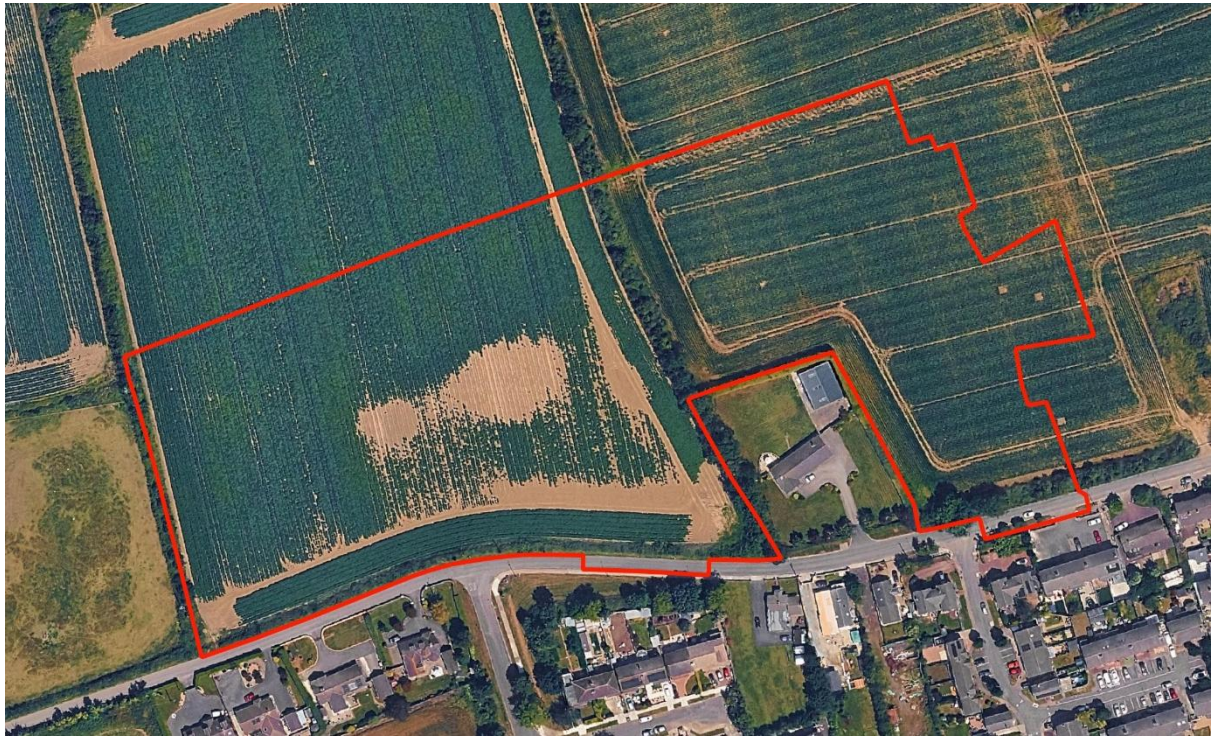


Ecological Impact Assessment (EclA) for a Proposed Large-scale Residential Development at Flemington Lane, Balbriggan, Co. Dublin



28th August 2026

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

On behalf of: Lagan Homes Ltd.

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1. Introduction

1.1 Background

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

The following EcIA has been prepared by Altamar Ltd. at the request of Lagan Homes Ltd. The project relates to a proposed large-scale residential development at Flemington Lane, Balbriggan, Co. Dublin.

1.2 Study Objectives

The objectives of this EcIA are to:

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

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

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

1.3 Altamar Ltd.

Since its inception in 2001, Altamar 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 Altamar, is an Environmental Scientist and Marine Biologist with +31 years’ experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He was contracted to Inland Fisheries Ireland as the sole “External Expert” to environmentally assess internal and external projects. 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).

Frank Spellman holds a MSc in Zoology, (Trinity College Dublin) and a BSc Zoology (University College Dublin.) and is a full-time member of Altamar staff. He has extensive experience in ornithological and in mammal assessments.

Jack Doyle (MSc Sustainable Environments) is a full-time member of staff at Altamar and has extensive experience in carrying out a wide range of fauna surveys, including both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and breeding/wintering bird surveys.

David Culleton (M.Sc. Conservation Behaviour) has extensive experience in carrying out a wide range of fauna surveys as an employee for environmental consultancies and organisations in Ireland. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys.

2. Description of the Proposed Project

2.1 Development Description

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and childcare facility with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be single storey part one story and part two story.

Three new vehicular accesses off Flemington Lane are proposed to serve the development. The proposal also provides for public open space including a Multi-Use Games Area (MUGA), communal open space associated with apartments, landscaping, boundary treatments, public lighting, car parking, motorcycle parking, bicycle parking and structures, an active travel hub and cycle route, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

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

2.2 Drainage

Waterman Moylan Consulting Engineers have compiled an Engineering Assessment Report for the proposed development. The following foul and surface water drainage design for the proposed development is outlined in the report:

Foul Water Drainage

Existing Foul Drainage

“The site is greenfield in natural in terms of foul water infrastructure.

The ultimate outfall of the LAP lands foul sewer is the Barnageeragh Wastewater Treatment plant located in Skerries to the south of the subject site. The received COF confirms that adequate capacity within the system is available to service the LAP lands.”

Proposed Foul Drainage Network

“Existing foul drainage infrastructure information, location of manholes, cover levels, and invert levels, have been sourced from available Uisce Éireann and survey data undertaken by Murphy Geospatial in 2025.

It is proposed to connect the subject site’s foul drainage into the existing foul manhole located to the southeast of the of the subject site within Flemington Lane. The proposed connection point is indicated in Figure 3-1. The existing manhole has a cover level of 33.10m OD Malin and an invert level of 31.42m OD Malin according to survey data. The existing network is a 225mm diameter foul network along the northern edge of Flemington Lane.

The subject site’s proposed foul network will ultimately outfall at the Barnageeragh Wastewater Treatment Plant (WWTP) located c. 6.9 km southeast of the subject development.”

Surface Water Drainage

Existing Flow Route Analysis

“As illustrated in the flow route analysis presented in the figure below, surface water runoff across the LAP lands and subject site predominantly flows from west to east, with a general southerly conveyance towards Flemington Lane.”

Proposed Surface Water Drainage

“The surface water runoff from the development will be attenuated and released into the public drainage system at the pre-developed greenfield runoff rate of the subject site by use of flow control devices, ensuring runoff is reduced and controlled. The proposed outfall, a 1-no. 300mm diameter surface water pipe, is proposed to connect the subject developments drainage network to the existing 750mm diameter storm water culvert within Flemington Lane, to the southeast of the subject site.

3-no. attenuation areas are proposed with a flow control device located downstream of each area to ensure the total surface water runoff rate from the development does not exceed the greenfield runoff rate of 8.6 l/s corresponding to the subject sites redline boundary area of c. 4.4 ha. The calculation of the allowable discharge rate (greenfield runoff rate) is included in the following section.

The on-site attenuation is designed to accommodate the 1-in-100-year extreme storm event with a 20% climate change factor included.

The site will be designed with nature-based sustainable urban drainage (SuDS) features including permeable surfacing, bio-retention tree pits, swales, rain gardens, and retention basins.”

SuDS Proposal Summary

The following SuDS features will be implemented into the proposed surface water drainage design:

“The surface water runoff for the development will be intercepted, collected, slowed, and attenuated through the use of nature-based rainwater management and SuDS features. The SuDS features proposed for the subject site are summarised below:

- Permeable paving at private parking / driveways.
- Permeable paving below parking spaces to be taken in charge (Flemington Lane).
- Bio-retention tree pits used in strategic public areas within landscaping and adjacent to hardstanding areas such as the internal roads network.
- Swales located adjacent to footpaths/cycle track or the internal roads network to collect rainfall runoff from same.
- Public rain gardens used within strategic public areas within landscaping and adjacent to hardstanding areas.
- Above ground attenuation areas (retention / detention basins) open green space areas.
- Petrol Interceptors upstream of retention basin inlets.
- Hydrobrake manholes downstream of retention basin outlets.”

The proposed drainage layout is demonstrated in Figure 4.

2.3 Flood Risk Assessment

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

“According to the Environmental Protection Agency (EPA) online watercourse map viewer, the subject site lies within 2-no. surface water sub-catchments. the majority of the Application 1, subject site, is located within the Delvin_SC_010 Water Framework Directive (WFD) Subcatchment with the remaining eastern portion located in the Palmerstown_SC_010 WFD Subcatchment. Surface water drainage from both subcatchments ultimately discharge to the Irish Sea, to the east of the subject site.

The Flemington Local Area Plan– Strategic Flood Risk Assessment (SFRA) indicates no areas in the development that at risk of flooding from coastal or fluvial sources and that the subject site in its entirety is within Flood Zone C. The assessment does however identify that the LAP area is affected by pluvial flooding (i.e. flooding caused by high intensity overland rainfall).

The Fingal Strategic Flood Risk Assessment (SFRA) indicates no areas in the subject site of Flemington are at risk of flooding from coastal or fluvial sources and that the site is located entirely within Flood Zone C.”



0 0.06 0.12 0.18 0.24 0.3 km

Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

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 Marine & Environmental Consultancy



Figure 1. Site outline



Figure 2. Site Location

2.4 Arborist

An Arboricultural Report has been prepared by CM Arbor to accompany this planning application. This report details the following arboricultural impact of the proposed development:

Tree Retention and Loss

In relation to tree loss, the report outlines the following:

'The proposed development will require the removal of 4 trees and 1 hedgerow, and the partial removal of 5 hedgerows. In total, the removal of hedgerows is approximately 412 linear metres.'

The Tree Removals Plans and Tree Protection Plans are demonstrated in Figures 5-8.

2.5 Lighting

The lighting strategy for the proposed development has been prepared by Sabre Electrical Services Ltd. The development will be illuminated by a new public lighting system designed to meet to the requirements of EN13201-2:2015 for residential roads and junctions. The residential streets are designed to Lighting Class P4, Flemington Lane is designed to Lighting Class P3, and access junctions are designed to Lighting Class C5. The majority of columns are mounted at 6.0m height, with two lower-height columns at 5.0m, and lanterns are installed with zero tilt. The lighting calculations indicated an average horizontal illuminance of approximately 5.24 lux across the main residential area, and 9.17 lux within the junction area.

The proposed lighting layout is demonstrated in Figure 9. The proposed lighting luminaires are demonstrated in Figure 10.

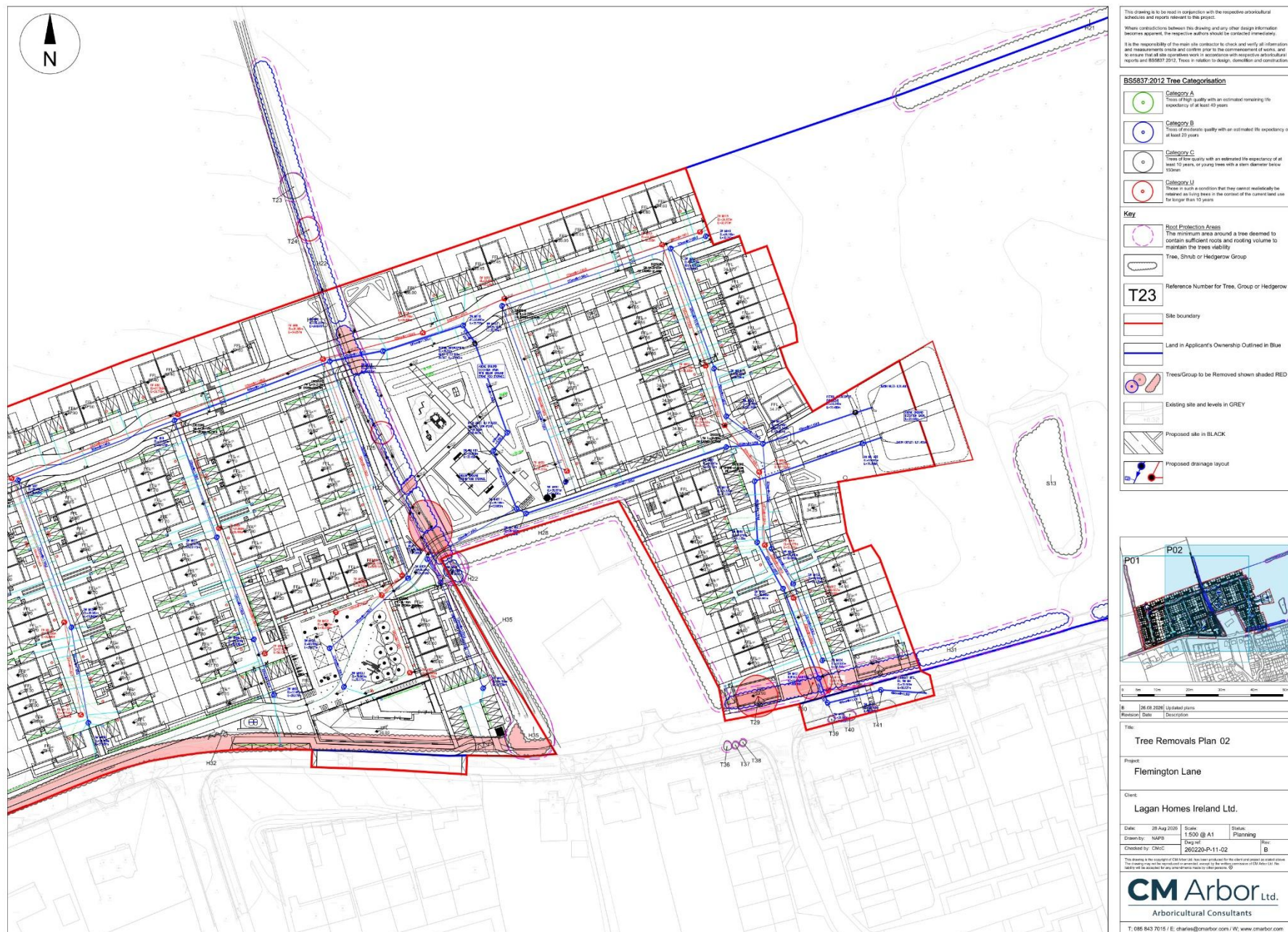


Figure 6. Tree Removals Plan – Sheet 2

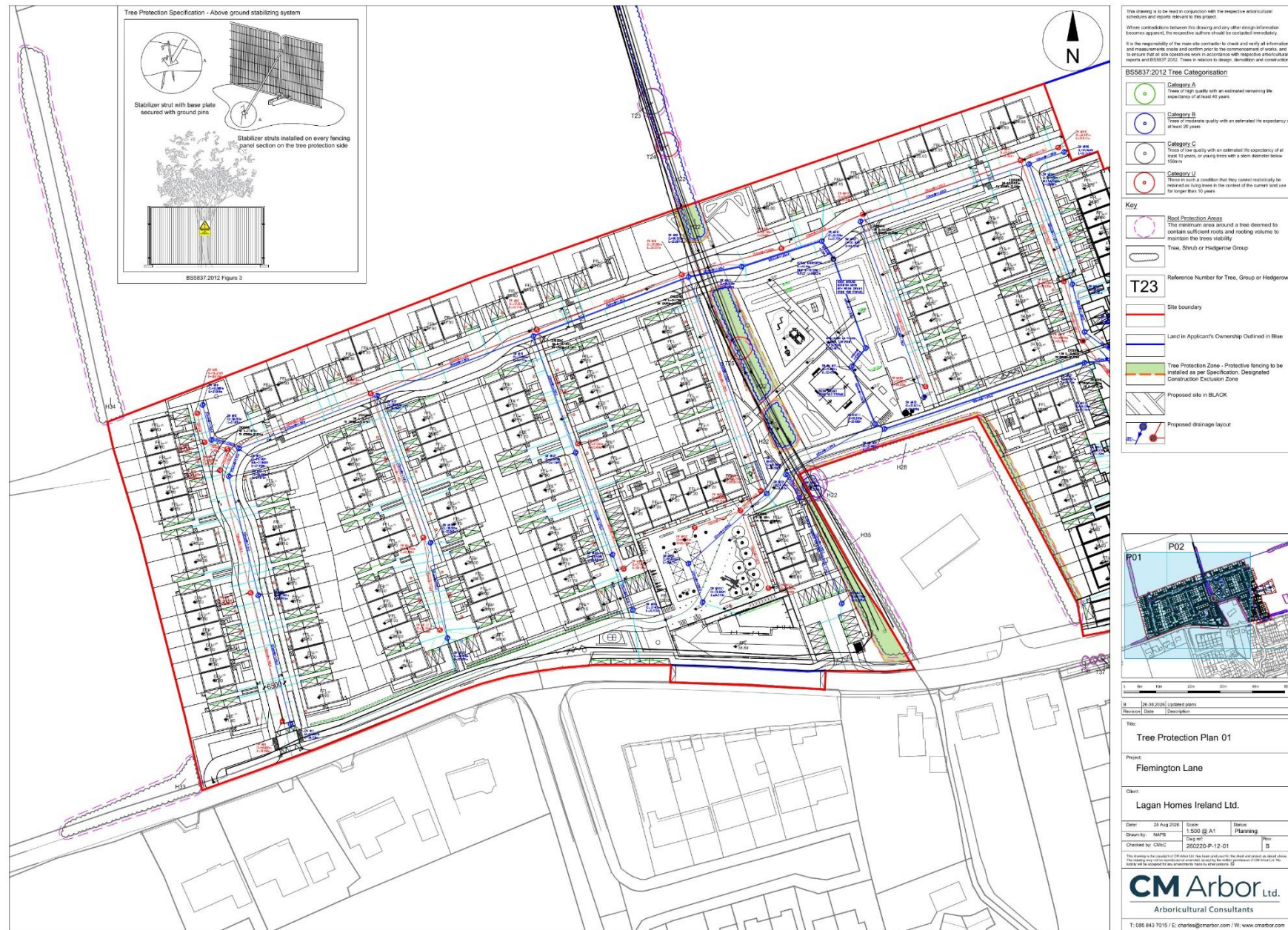


Figure 7. Tree Protection Plan – Sheet 1

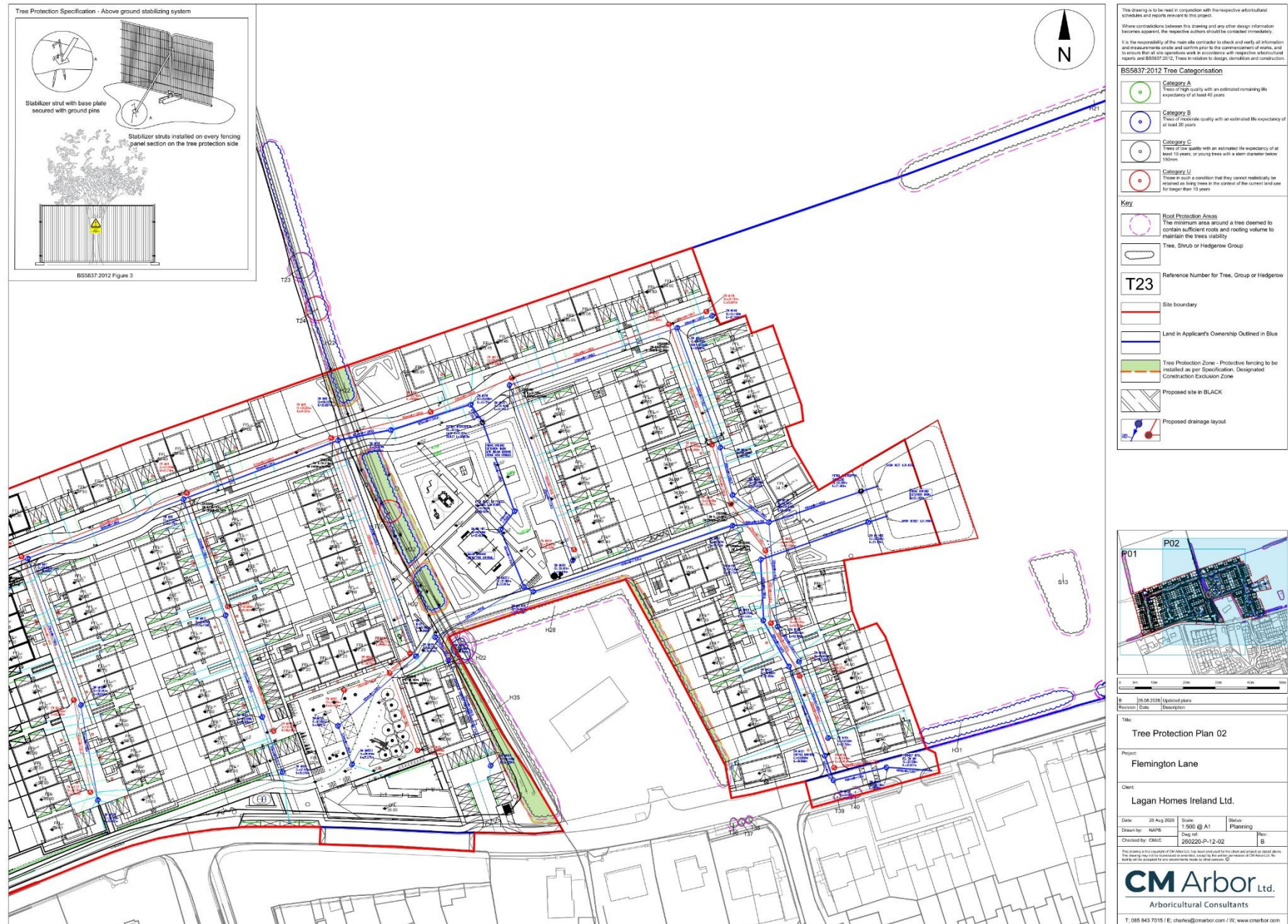


Figure 8. Tree Protection Plan – Sheet 2

Luminaire A Data



Supplier	C U Phosco
Type	E950-28-L33-740-C0825-20W
Lamp(s)	
Lamp Flux (klm)	2.50
File Name	E950-28-L33-740-C0825-20W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	753.4, 174.0, 25.7
No. in Project	16

Luminaire B Data



Supplier	C U Phosco
Type	E950-28-P4A-740-C0600-15W
Lamp(s)	740N
Lamp Flux (klm)	2.17
File Name	E950-28-P4A-740-C0600-15W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	659.3, 183.1, 0.3
No. in Project	14

Luminaire C Data



Supplier	C U Phosco
Type	E950-28-P4A-740-SE0575-25W
Lamp(s)	740SA
Lamp Flux (klm)	3.77
File Name	E950-28-P4A-740-SE0575-25W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	530.9, 57.5, 4.1
No. in Project	9

Luminaire D Data



Supplier	C U Phosco
Type	E950-28-R3A-740-B2-C0250-7W
Lamp(s)	740N
Lamp Flux (klm)	0.83
File Name	E950-28-R3A-740-B2-C0250-7W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	748.7, 23.8, 0.4
No. in Project	10

Luminaire E Data



Supplier	C U Phosco
Type	E950-28-L33-740-SE575-25W
Lamp(s)	
Lamp Flux (klm)	3.60
File Name	E950-28-L33-740-SE575-25W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	753.4, 174.0, 25.7
No. in Project	3

Luminaire F Data



Supplier	C U Phosco
Type	E950-28-R3A-740-B2-C0350-9W
Lamp(s)	740N
Lamp Flux (klm)	1.14
File Name	E950-28-R3A-740-B2-C0350-9W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	748.7, 23.8, 0.4
No. in Project	5

Figure 10. Proposed Lighting Luminaires

3. Ecological Assessment Methodology

3.1 Desk Study

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

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

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

3.2 Field Survey

Field surveys carried out by Altamar on the proposed development site are detailed in Table 1 below.

Table 1. Survey dates.

Survey Type	Surveyors	Survey Dates
Terrestrial Ecology	David Culleton, Frank Spellman, Jack Doyle (Altamar)	21 st September 2025, 12 th December 2025, 11 th April 2026, 29 th June 2026
Mammal Assessment	David Culleton (Altamar);	28 th January 2026, and 24 th March 2026
Breeding Birds	Frank Spellman (Altamar), David Culleton (Altamar)	11 th April 2026, 23 rd April 2026, and 26 th May 2026
Bat Fauna	Jack Doyle (Altamar)	21 st September 2025, 29 th June 2026
Wintering Bird Survey	David Culleton (Altamar)	4 th /26 th /27 th November 2025, 2 nd /12 th December 2025, 7 th /22 nd /28 th January 2026, 11 th /26 th February 2026, 3 rd /24 th March 2026

Survey Limitations

The surveys covered appropriate seasons for, mammals, flora, fauna and bat assessment. No limitations are foreseen in relation to the surveys carried out on site.

3.3 Consultation

The National Biological Data Centre records were consulted for species of conservation significance.

3.4 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. After consultation with Waterman Moylan Consulting Engineers, it was outlined that, after attenuation on-site, surface water drainage will be directed to the existing sewer network along Flemington Lane to the southeast of the site. This existing public network outfalls to the Clonard Brook Stream and, ultimately, the Irish Sea. Foul wastewater drainage will ultimately be discharged to an existing foul drainage network. Foul wastewater will be treated along this public network under licence. As a result, out of an abundance of caution, it is considered that the ZOI of the proposed development extends beyond the site outline to include the Clonard Brook Stream.

3.5 Impact Assessment Significance Criteria

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 (2022) and are used in the assessment to describe the predicted and potential residual impacts on the ecology by the construction and operation of the proposed development.

Table 2A: Impact description terminology (EPA,2022)

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

Table 2B: Criteria for Establishing Receptor Sensitivity/Importance

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

Table 2C: Quality of effects

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

Table 2D: 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.

Table 2E: Duration and frequency of effects

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

Table 2F: Describing probability of effects

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

4. Results

4.1 Proximity to Designated Conservation Sites

Designated conservation sites (National and international) within 15km of the proposed development are seen in Figures (11-14) and Tables 3 & 4. It should be noted that the proposed development site is not within a designated conservation area. The closest Natura 2000 site is North-West Irish Sea SPA, located 1.3 km from the proposed development site (Figure 12). The nearest Natural Heritage Areas (NHA) is Skerries Islands NHA, located 8.2km from the proposed development site. The nearest Proposed NHA (Knock Lake pNHA) is located 3.4 km from the site (Figure 13). The nearest RAMSAR site to the proposed development site is Rogerstown Estuary Ramsar Site (12.6 km).

WFD Watercourses located proximate to the subject site are demonstrated in Figure 15. The nearest watercourse is the Clonard Brook Stream located approximately 180m to the south of the subject site (Figure 15). No open channel for the Clonard Brook Stream system was identified within 500m of the subject site. The Clonard Brook Stream eventually flows into the Irish Sea, approximately 2.5 km downstream of the proposed development site. There is no direct hydrological pathway from the proposed development site to this watercourse.

It is proposed to attenuate excess surface water within the site before discharging at the required greenfield runoff rate to the existing sewer network along Flemington Lane to the southeast of the site. This existing public network outfalls to the Clonard Brook Stream and, ultimately, the Irish Sea. Foul water will discharge to the existing foul drainage network on Flemington Lane, which in turn ultimately discharges to Barnageeragh Wastewater Treatment Plant (WWTP). Uisce Éireann has confirmed, through Confirmation of Feasibility Ref. CDS25008619, that adequate wastewater treatment and conveyance capacity exists to serve the development. Foul wastewater will be conveyed via the public sewer network to Barnageeragh WWTP for treatment. Therefore, it is considered that, out of an abundance of caution, there is an indirect hydrological pathway from the subject site to North-West Irish Sea SPA.

Table 3. Proximity to Natura 2000 Sites

Code	European Site	Distance	Direct Pathway
Special Areas of Conservation			
IE001957	Boyne Coast and Estuary SAC	9.5 km	No
IE003000	Rockabill to Dalkey Island SAC	9.5 km	No
IE000208	Rogerstown Estuary SAC	12.6 km	No
IE002299	River Boyne and River Blackwater SAC	12.8 km	No
Special Protection Area			
IE004236	North-West Irish Sea SPA	1.3 km	No
IE004158	River Nanny Estuary and Shore SPA	3.5 km	No
IE004122	Skerries Islands SPA	8.3 km	No
IE004014	Rockabill SPA	10 km	No
IE004080	Boyne Estuary SPA	11.4 km	No
IE004015	Rogerstown Estuary SPA	12.6 km	No

Table 4. (proposed) NHAs and Ramsar sites within 15km of the proposed development site

Designation	Conservation Sites	Distance	Direct Pathway
NHA	Skerries Islands	8.2 km	No
pNHA	Knock Lake	3.4 km	No
pNHA	Bog Of The Ring	3.8 km	No
pNHA	Laytown Dunes/Nanny Estuary	5.3 km	No
pNHA	Cromwell's Bush Fen	7.9 km	No
pNHA	Boyne Coast And Estuary	9.4 km	No
pNHA	Loughshinny Coast	10 km	No
pNHA	Rogerstown Estuary	12.5 km	No
pNHA	Rockabill Island	13.4 km	No
pNHA	Duleek Commons	14.2 km	No
Ramsar	Rogerstown Estuary	12.6 km	No

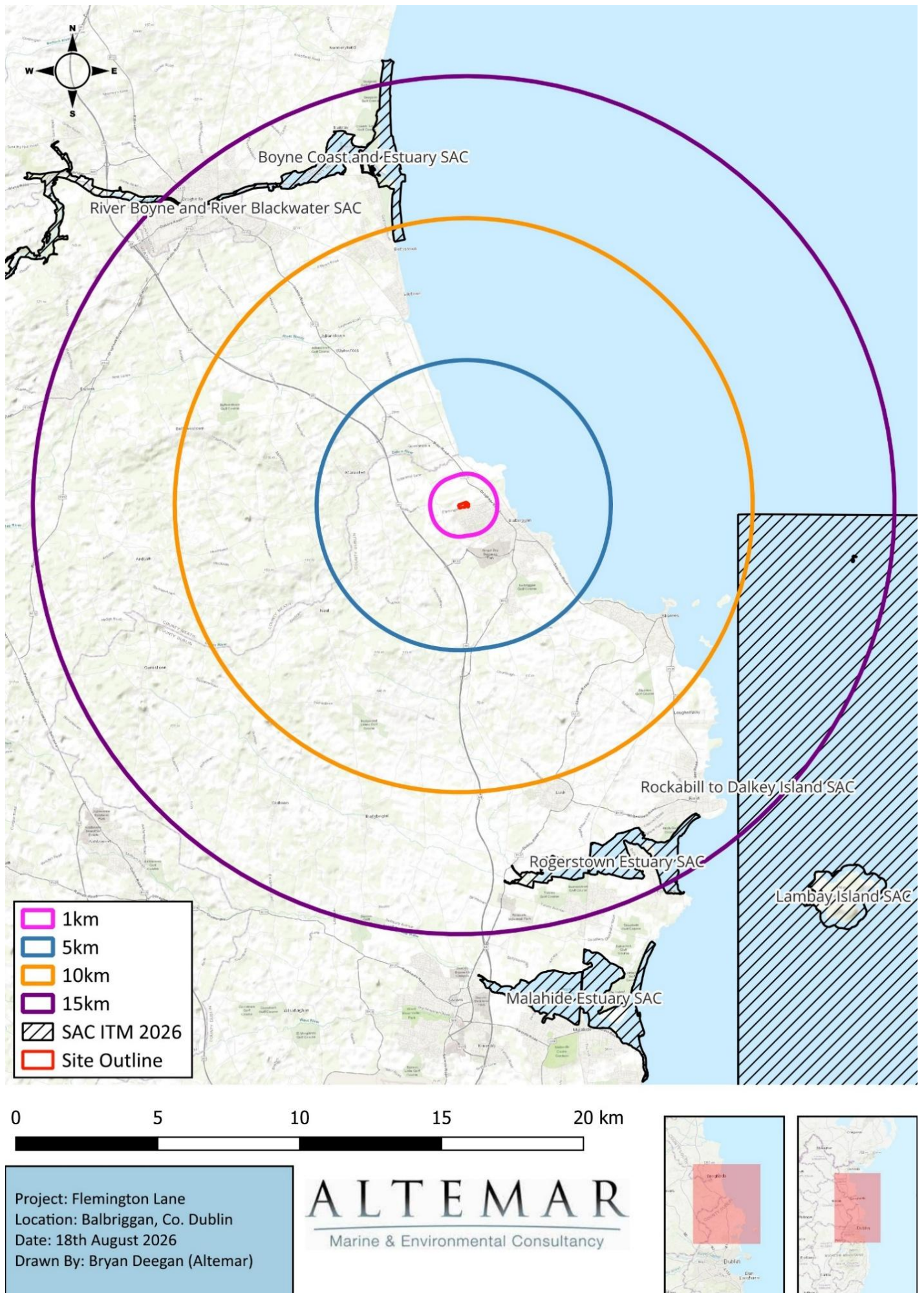
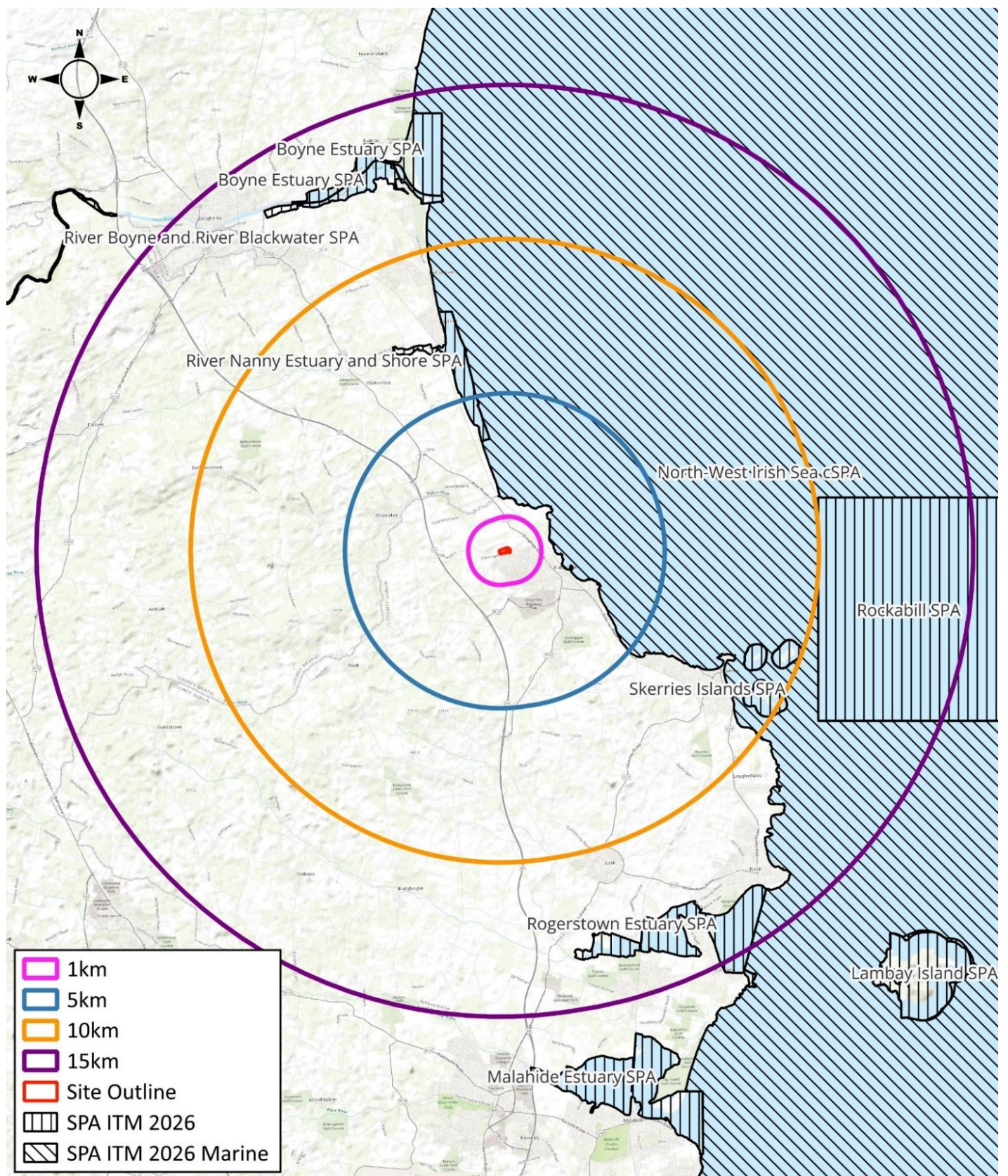


Figure 11. Special Areas of Conservation (SAC) within 15km of proposed development



Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

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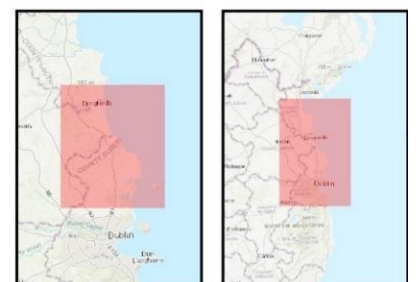


Figure 12. Special Protection Areas (SPA) within 15km of proposed development

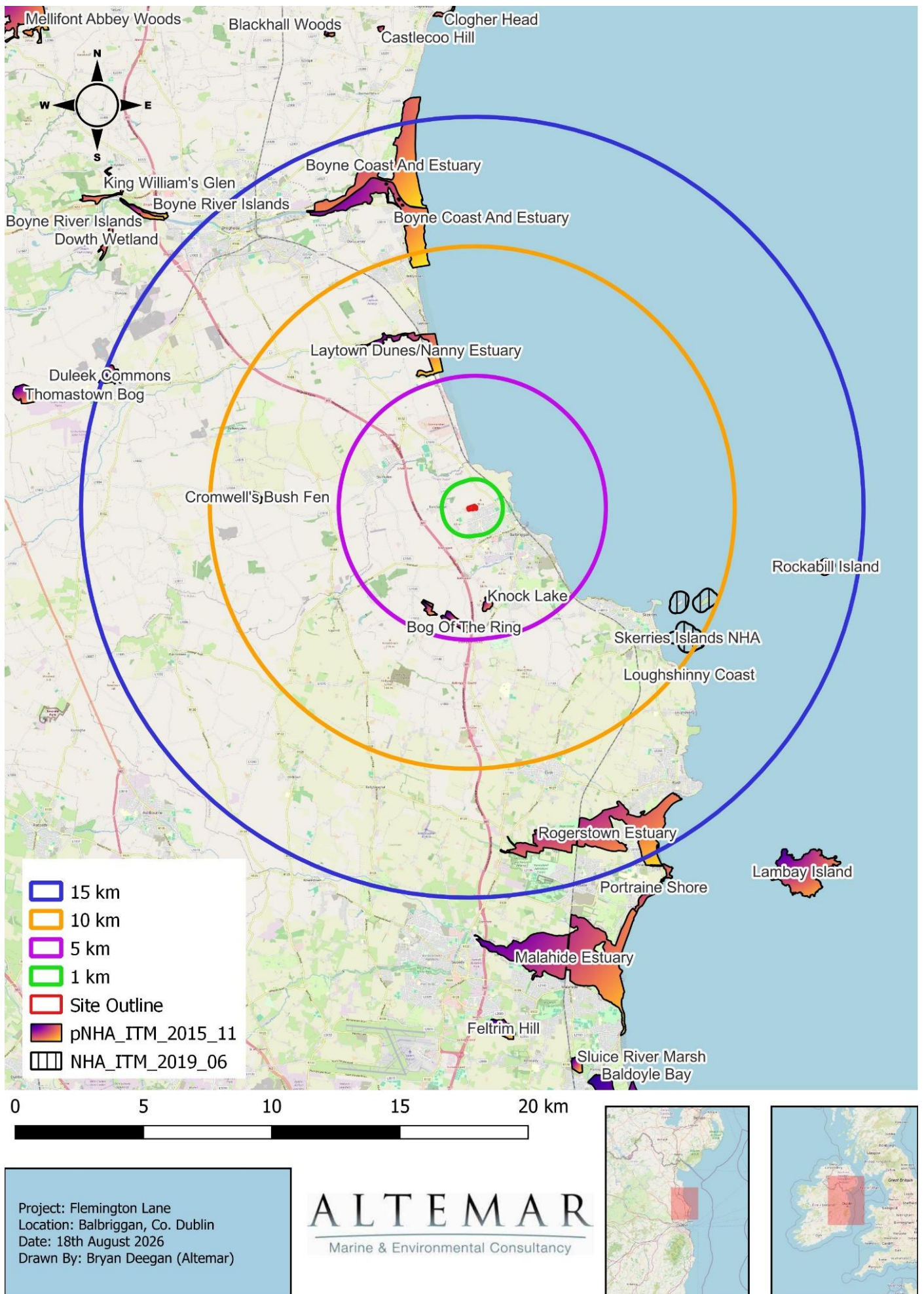


Figure 13. Proposed Natural Heritage Areas (pNHA) within 15km of proposed development

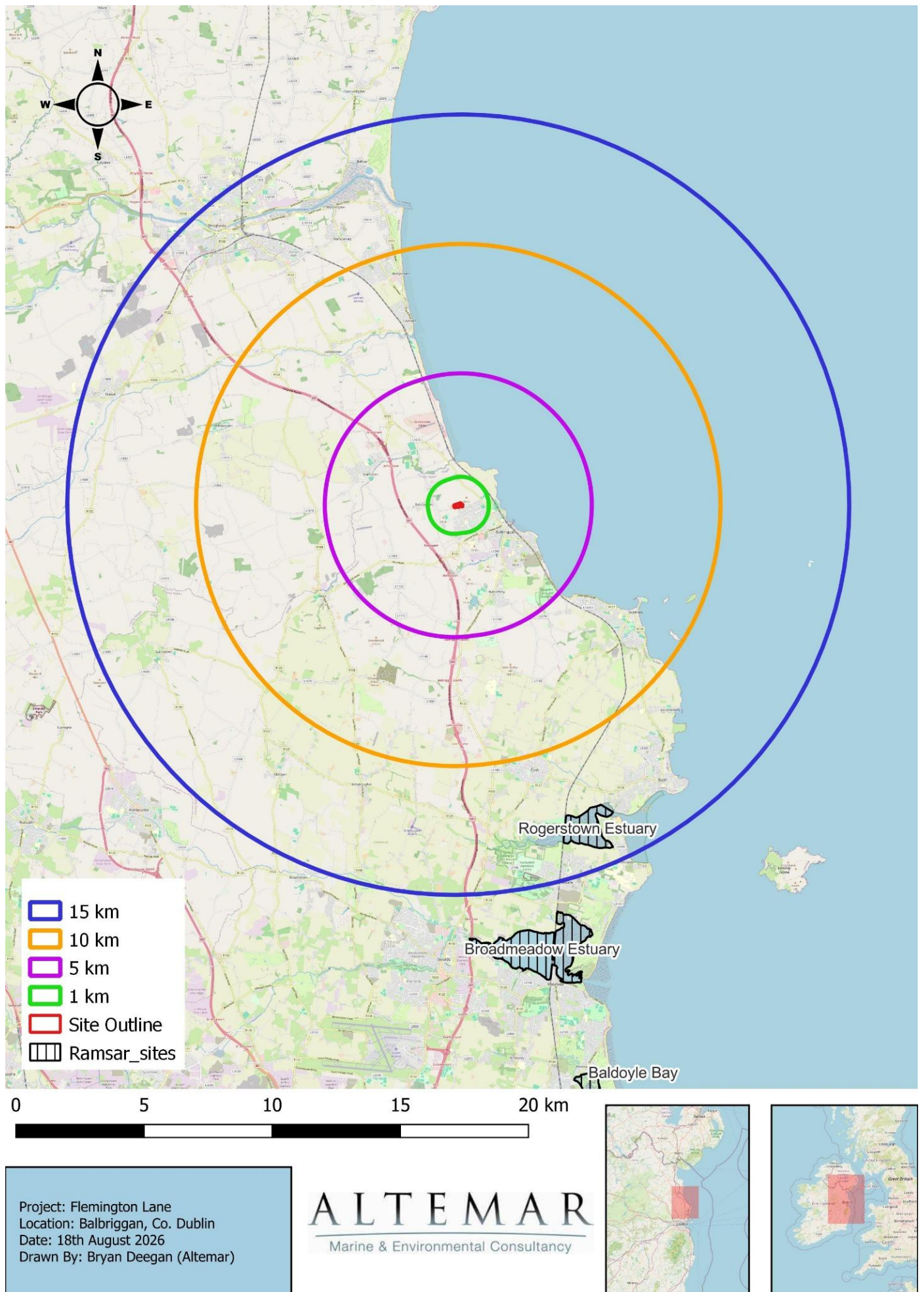
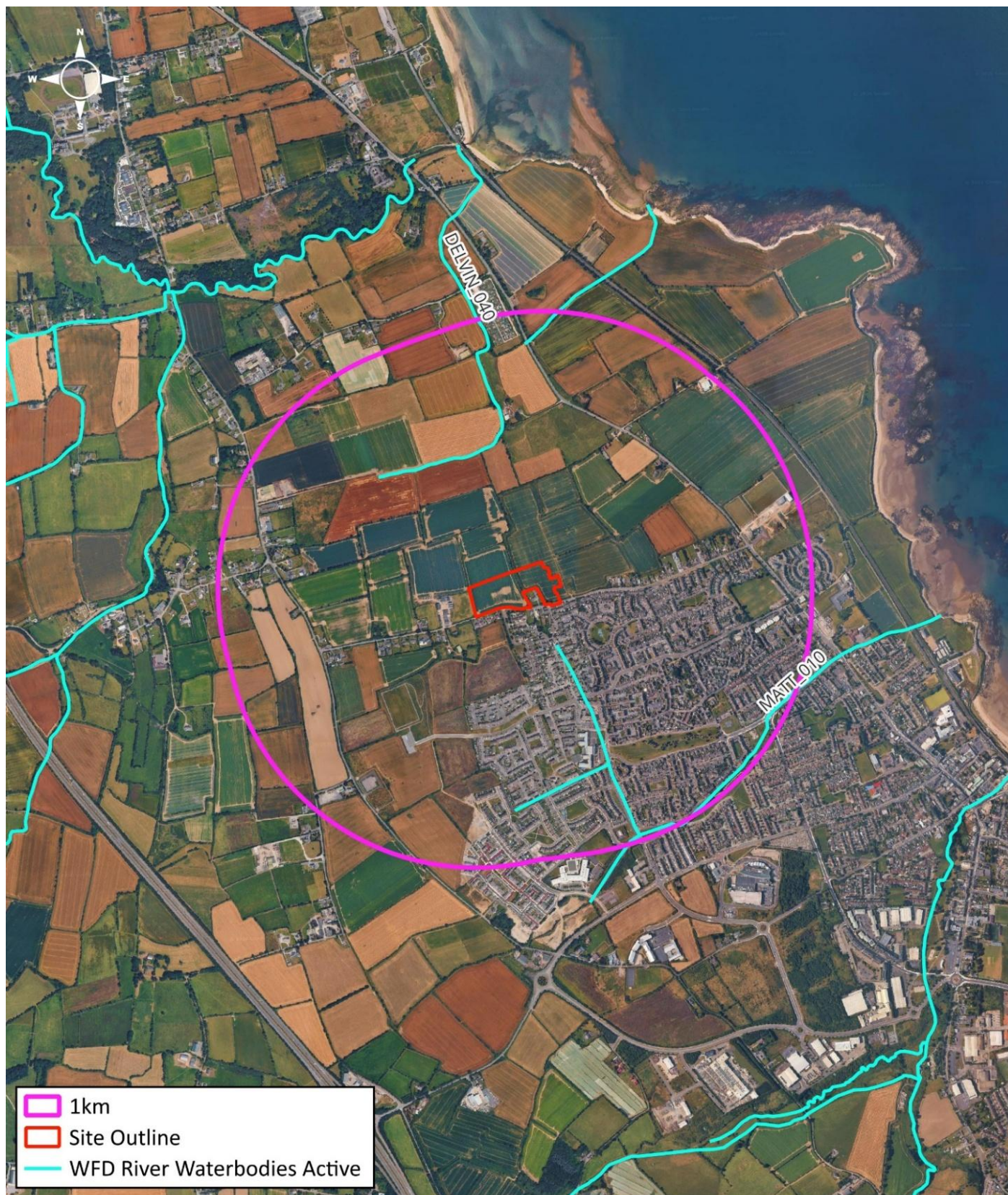


Figure 14. Ramsar sites within 15km of proposed development



0 0.5 1 1.5 2 2.5 km

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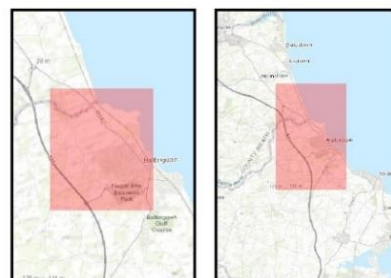


Figure 15. Watercourses within close proximity to proposed development

4.2 Habitats and Species

Habitats from the most recent site assessment within the proposed site were classified according to Fossitt (2000) and plant species within those habitats recorded (Figure 16).

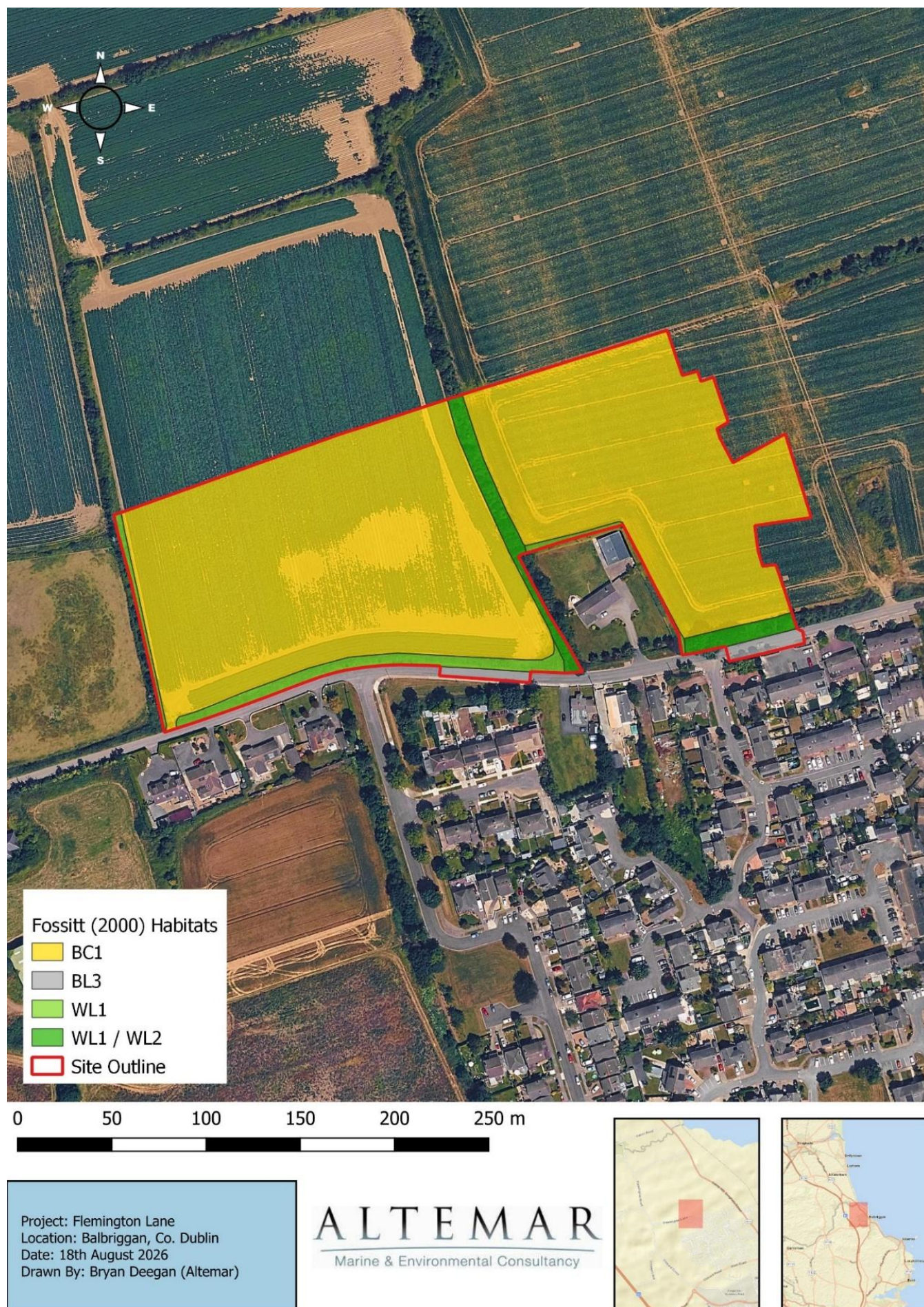


Figure 16. Fossitt (2000) Habitat map of proposed development site

BC1 – Arable Crops

The majority of the site is comprised of BC1 – Arable Crops. This habitat consists of fields dominated by barley (*Hordeum vulgare*) (western field) and corn (*Zea mays*) (eastern field). These habitats were actively farmed across the site surveys undertaken by Altamar. Opportunistic flora species growing in the margins / isolated pockets of this habitat included red clover (*Trifolium pratense*), groundsel (*Senecio vulgaris*), wild lettuce (*Lactuca serriola*), creeping buttercup (*Ranunculus repens*), meadow vetchling (*Lathyrus pratensis*), great-hoary willowherb (*Epilobium parviflorum*), chamomile (*Chamaemelum nobile*), fumitory (*Fumaria muralis*), and coltsfoot (*Tussilago farfara*). No flora species of conservation significance were recorded within these habitats.



Plate 1. Barley field (western field)

BL3 – Buildings and Artificial Surfaces

Small strips along the southern boundary of the site are comprised of public roads and pavements along Flemington Lane. No flora species of conservation significance were recorded within this habitat.

WL1 - Hedgerows

Low-quality WL1 – Hedgerows were recorded along the southern and western boundaries of the site. These habitats are typical of field boundaries and displayed evidence of heavy management. These habitats were dominated by bramble (*Rubus fruticosus*), and also included ivy (*Hedera helix*), Hawthorn (*Crataegus monogyna*), Ash (*Fraxinus excelsior*), and elder (*Sambucus nigra*). One particular hedgerow (along boundary of adjacent house) was dominated by non-native Cypress (*Cupressus spp.*).

WL1 / WL2 – Hedgerows / Treelines

Higher-quality WL1 / WL2 – Hedgerow / Treeline habitats were recorded along the southeastern boundary, and dissecting through, the proposed development site. This habitat is comprised of Ash (*Fraxinus excelsior*), bramble (*Rubus fruticosus*), elderberry (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), Sycamore (*Acer pseudoplatanus*), and Alexander's (*Smyrniolus olusatrum*).



Plate 2. *WL1 (dominated by Cypress)*



Plate 3. *WL1 along western boundary (dominated by bramble)*



Plate 4. WL1/WL2 within centre of site

Evaluation of Habitats

The proposed development site consists primarily of arable crops with boundary hedgerows / treelines. No habitats of conservation importance were noted on site.

Plant Species

The plant species encountered at the various locations on site are detailed above. No rare or plant species of conservation value were noted during the field assessment. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site.

Invasive Plant species

No invasive plant species that could hinder removal of soil from the site during groundworks, such as Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were within the proposed development site. Japanese Knotweed (*Reynoutria japonica*) was recorded along a hedgerow approx. 320m east of the proposed development site (see Figure 17). Japanese knotweed (*Reynoutria japonica*) is a First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024).



Figure 17. Japanese Knotweed location (outside proposed development site)

Terrestrial Mammals (non-volant)

No badgers or badger activity was noted on site. No resting or breeding places of mammals of conservation importance were noted on site.

Bats

Common Pipistrelle (*Pipistrellus pipistrellus*) and Lesser Noctule (*Nyctalus leisleri*) foraging was noted on site, particularly along the treeline / hedgerow dissecting the centre of the site. Soprano Pipistrelle (*Pipistrellus pygmaeus*) foraging was recorded within the wider lands (east of the site). Trees of bat roosting potential are noted on site. However, no confirmed bat roosts were noted onsite. It should be noted that no bats were recorded emerging from structures proximate to the site. See Appendix I for full details.

Amphibians/Reptiles

No amphibian or reptile activity was noted within the survey area.

Birds

Breeding birds

A series of breeding bird surveys were carried out onsite during the 2026 breeding season by Altamar (see Appendix II for full details). Results are demonstrated in Figure 18. 10 green-listed bird species of conservation concern were recorded breeding within the survey area; blackbird, blackcap, blue tit, chaffinch, goldfinch, hooded crow, magpie, song thrush, woodpigeon and wren. Two amber-listed bird species of conservation concern were recorded breeding within the survey area; house sparrow and starling. One red-listed bird species of conservation concern was recorded breeding within the survey area (outside proposed development site); yellowhammer. Two hotspots of breeding activity were identified along southern boundary treelines / hedgerows (outside proposed development site).

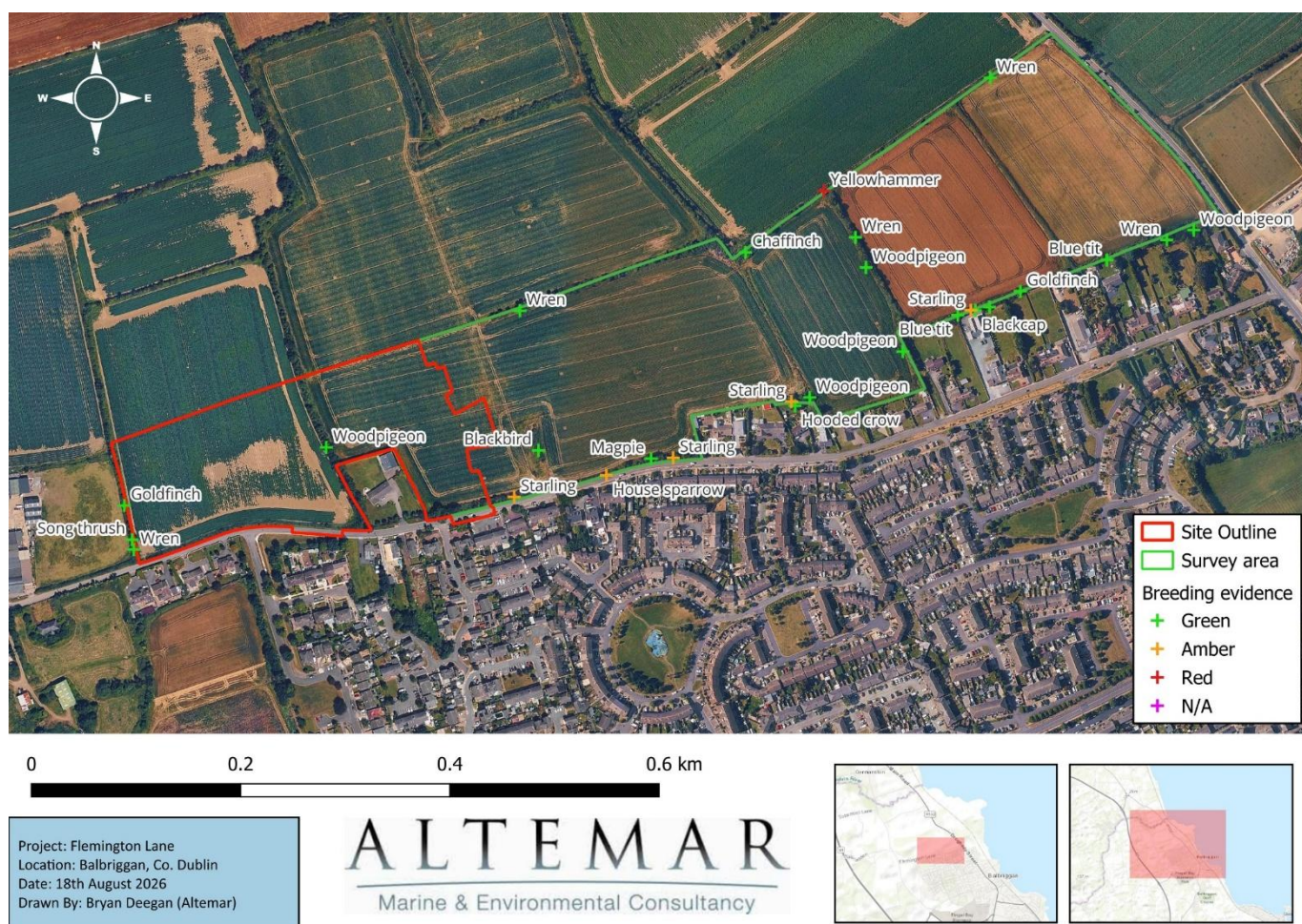


Figure 18. Breeding Bird Locations

Wintering Birds

A series of wintering bird surveys were carried out onsite during the 2025/2026 wintering period by Altamar (see Appendix III for full details).

As outlined in Appendix 4.III: 'A total of 26 species were recorded within, above and adjacent to the subject survey area across 12 surveys. 17 green, six amber and three red-listed species of conservation concern were recorded either within, over or immediately adjacent to the survey area. Two species listed as Special Conservation Interests (SCIs) of the North-West Irish Sea SPA were recorded: black-headed gull and herring gull.'

Bird species recorded onsite during the 2025/2026 wintering period are demonstrated in Table 5.

Table 5: Species recorded within, above and/or immediately adjacent to survey area during 2025/2026 wintering bird surveys

Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Black-headed Gull	BH	<i>Larus ridibundus</i>	Amber
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Buzzard	BZ	<i>Buteo buteo</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Coal tit	CT	<i>Periparus ater</i>	Green
Dunnock	D.	<i>Prunella modularis</i>	Green
Feral Pigeon	FP	<i>Columba livia f. domestica</i>	Green
Great tit	GT	<i>Parus major</i>	Green
Herring Gull	HG	<i>Larus argentatus</i>	Amber
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Jackdaw	JD	<i>Corvus monedula</i>	Green
Linnet	LI	<i>Linaria cannabina</i>	Amber
Magpie	MG	<i>Pica pica</i>	Green
Meadow Pipit	MP	<i>Anthus pratensis</i>	Red
Pied wagtail	PW	<i>Motacilla alba yarrellii</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Skylark	S.	<i>Alauda arvensis</i>	Amber
Snipe	SN	<i>Gallinago gallinago</i>	Red
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Stonechat	SC	<i>Saxicola rubicola</i>	Green
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red

4.3 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 (O16X) was assessed. Species that possess a specific designation, such as Invasive Species or Protected Species recorded within the 2km² grid (O16X) that encompass the site are seen in Table 6.

Table 6. National Biodiversity Data Centre Records within 2km² grid (O16X)

22-spot Ladybird (<i>Psyllobora vigintiduopunctata</i>), 7-spot Ladybird (<i>Coccinella septempunctata</i>), Acanthocardia, Alexanders (<i>Smyrnum olusatrum</i>), Angle Shades (<i>Phlogophora meticulosa</i>), Arctic Skua (<i>Stercorarius parasiticus</i>), Arctic Tern (<i>Sterna paradisaea</i>), Badger (<i>Meles meles</i>), Balearic Shearwater (<i>Puffinus mauretanicus</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Bittersweet (<i>Solanum dulcamara</i>), Black Guillemot (<i>Cepphus grylle</i>), Black Redstart (<i>Phoenicurus ochruros</i>), Black Tern (<i>Chlidonias niger</i>), Blackbird (<i>Turdus merula</i>), Blackcap (<i>Sylvia atricapilla</i>), Black-headed Gull (<i>Chroicocephalus ridibundus</i>), Black-tailed Godwit (<i>Limosa limosa</i>), Blue Mussel (<i>Mytilus edulis</i>), Blue Tit (<i>Cyanistes caeruleus</i>), Bombus lucorum agg., Brent Goose (<i>Branta bernicla</i>), Buff-tailed Bumblebee (<i>Bombus terrestris</i>), Bullfinch (<i>Pyrrhula pyrrhula</i>), Bush Vetch (<i>Vicia sepium</i>), Buzzard (<i>Buteo buteo</i>), Carabus granulatus, Carrion Crow (<i>Corvus corone</i>), Chaffinch (<i>Fringilla coelebs</i>), Chiffchaff (<i>Phylloscopus collybita</i>), Coal Tit (<i>Periparus ater</i>), Collared Dove (<i>Streptopelia decaocto</i>), Comma (<i>Polygonia c-album</i>), Common Bird's-foot-trefoil (<i>Lotus corniculatus</i>), Common Blue (<i>Polyommatus icarus</i>), Common Carder Bee (<i>Bombus pascuorum</i>), Common Dolphin (<i>Delphinus delphis</i>), Common Guillemot (<i>Uria aalge</i>), Common Gull (<i>Larus canus</i>), Common Pipistrelle (<i>Pipistrellus pipistrellus sensu stricto</i>), Common Porpoise (<i>Phocoena phocoena</i>), Common Redpoll (<i>Acanthis flammea</i>), Common Sandpiper (<i>Actitis hypoleucos</i>), Common Scoter (<i>Melanitta nigra</i>), Common Tern (<i>Sterna hirundo</i>), Common whelk (<i>Buccinum undatum</i>), Cormorant (<i>Phalacrocorax carbo</i>), Cowslip (<i>Primula veris</i>), Cuckoo (<i>Cuculus canorus</i>), Curlew (<i>Numenius arquata</i>), Dead-man's fingers (<i>Alcyonium digitatum</i>), Dingy Footman (<i>Eilema griseola</i>), Dunlin (<i>Calidris alpina</i>), Dunnock (<i>Prunella modularis</i>), Early Bumblebee (<i>Bombus pratorum</i>), Eider (<i>Somateria mollissima</i>), Electra Pilosa, Field Pansy (<i>Viola arvensis</i>), Fieldfare (<i>Turdus pilaris</i>), Fulmar (<i>Fulmarus glacialis</i>), Gannet (<i>Morus bassanus</i>), Goldcrest (<i>Regulus regulus</i>), Golden Plover (<i>Pluvialis apricaria</i>), Goldfinch (<i>Carduelis carduelis</i>), Great Black-backed Gull (<i>Larus marinus</i>), Great Crested Grebe (<i>Podiceps cristatus</i>), Great Northern Diver (<i>Gavia immer</i>), Great Skua (<i>Stercorarius skua</i>), Great Tit (<i>Parus major</i>), Green Shore Crab (<i>Carcinus maenas</i>), Greenfinch (<i>Chloris chloris</i>), Greenshank (<i>Tringa nebularia</i>), Grey Heron (<i>Ardea cinerea</i>), Grey Plover (<i>Pluvialis squatarola</i>), Grey Seal (<i>Halichoerus grypus</i>), Grey Wagtail (<i>Motacilla cinerea</i>), Greylag Goose (<i>Anser anser</i>), Gutweed (<i>Ulva intestinalis</i>), Hawthorn Shieldbug (<i>Acanthosoma haemorrhoidale</i>), Hedgehog (<i>Erinaceus europaeus</i>), Hen Harrier (<i>Circus cyaneus</i>), Herring Gull (<i>Larus argentatus</i>), Hooded Crow (<i>Corvus cornix</i>), House Martin (<i>Delichon urbicum</i>), House Sparrow (<i>Passer domesticus</i>), Iceland Gull (<i>Larus glaucoideus</i>), Irish Hare (<i>Lepus timidus subsp. hibernicus</i>), Jackdaw (<i>Coloeus monedula</i>), Kestrel (<i>Falco tinnunculus</i>), Kidney Vetch (<i>Anthyllis vulneraria</i>), Kingfisher (<i>Alcedo atthis</i>), Kittiwake (<i>Rissa tridactyla</i>), Knot (<i>Calidris canutus</i>), Lapland Bunting (<i>Calcarius lapponicus</i>), Lapwing (<i>Vanellus vanellus</i>), Large White (<i>Pieris brassicae</i>), Leisler's Bat (<i>Nyctalus leisleri</i>), Lesser Black-backed Gull (<i>Larus fuscus</i>), Lesser Celandine (<i>Ficaria verna</i>), Lesser Redpoll (<i>Acanthis cabaret</i>), Lesser Spotted Dogfish (<i>Scyliorhinus canicula</i>), Light Brown Apple Moth (<i>Epiphyas postvittana</i>), Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Linnet (<i>Linaria cannabina</i>), Lion's Mane Jellyfish (<i>Cyanea capillata</i>), Little Egret (<i>Egretta garzetta</i>), Little Gull (<i>Hydrocoloeus minutus</i>), Little Tern (<i>Sternula albifrons</i>), Long-tailed Duck (<i>Clangula hyemalis</i>), Long-tailed Skua (<i>Stercorarius longicaudus</i>), Long-tailed Tit (<i>Aegithalos caudatus</i>), Lyme-grass (<i>Leymus arenarius</i>), Magpie (<i>Pica pica</i>), Mallard (<i>Anas platyrhynchos</i>), Manx Shearwater (<i>Puffinus puffinus</i>), Meadow Pipit (<i>Anthus pratensis</i>), Mediterranean Gull (<i>Ichthyaeetus melanocephalus</i>), Merlin (<i>Falco columbarius</i>), Migrant Hawker (<i>Aeshna mixta</i>), Mistle Thrush (<i>Turdus viscivorus</i>), Moon jellyfish (<i>Aurelia aurita</i>), Mute Swan (<i>Cygnus olor</i>), Orange-tip (<i>Anthocharis cardamines</i>), Osprey (<i>Pandion haliaetus</i>), Oystercatcher (<i>Haematopus ostralegus</i>), Pacific Diver (<i>Gavia pacifica</i>), Pale Straw Pearl (<i>Udea lutealis</i>), Peacock (<i>Aglais io</i>), Peregrine (<i>Falco peregrinus</i>), Pheasant (<i>Phasianus colchicus</i>), Pied Wagtail (<i>Motacilla alba yarrellii</i>), Pied Wagtail (<i>Motacilla alba</i>), Pink-footed Goose (<i>Anser brachyrhynchus</i>), Pod Razor Shell (<i>Ensis siliqua</i>), Pomarine Skua (<i>Stercorarius pomarinus</i>), Primrose (<i>Primula vulgaris</i>), Purple Sandpiper (<i>Calidris maritima</i>), Rabbit (<i>Oryctolagus cuniculus</i>), Raja, Raven (<i>Corvus corax</i>), Razorbill (<i>Alca torda</i>), Red Admiral (<i>Vanessa atalanta</i>), Red-breasted Merganser (<i>Mergus serrator</i>), Redshank (<i>Tringa totanus</i>), Red-tailed Bumblebee (<i>Bombus lapidarius</i>), Red-throated Diver (<i>Gavia stellata</i>), Redwing (<i>Turdus iliacus</i>), Reed Bunting (<i>Emberiza schoeniclus</i>), Ringed Plover (<i>Charadrius hiaticula</i>), Robin (<i>Erithacus rubecula</i>), Rock Dove (<i>Columba livia</i>), Rock Pipit (<i>Anthus petrosus</i>), Rock Samphire (<i>Crithmum maritimum</i>), Rook (<i>Corvus frugilegus</i>), Roseate Tern (<i>Sterna dougallii</i>), Ruff (<i>Calidris pugnax</i>), Salticus scenicus, Sand Gaper (<i>Mya arenaria</i>), Sand Martin (<i>Riparia riparia</i>), Sand Star (<i>Astropecten irregularis</i>), Sanderling (<i>Calidris alba</i>), Sandwich Tern (<i>Thalasseus sandvicensis</i>), Sea Beet (<i>Beta vulgaris subsp. maritima</i>), Sea Sandwort (<i>Honckenya peploides</i>), Sedge Warbler (<i>Acrocephalus schoenobaenus</i>), Selandria serva, Shag (<i>Gulosus aristotelis</i>), Shelduck (<i>Tadorna tadorna</i>), Short-eared Owl (<i>Asio flammeus</i>), Shoveler (<i>Spatula clypeata</i>), Silver Y (<i>Autographa gamma</i>), Silver-ground Carpet (<i>Xanthorhoe montanata</i>), Siskin (<i>Spinus spinus</i>), Skylark (<i>Alauda arvensis</i>), Small Garden Bumblebee (<i>Bombus hortorum</i>), Small Tortoiseshell (<i>Aglais urticae</i>), Snipe (<i>Gallinago gallinago</i>), Snow Bunting (<i>Plectrophenax nivalis</i>), Song Thrush (<i>Turdus philomelos</i>), Sooty Shearwater (<i>Ardena grisea</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Sparrowhawk (<i>Accipiter nisus</i>), Speckled Wood (<i>Pararge aegeria</i>), Spoonbill (<i>Platalea leucorodia</i>), Spotted Redshank (<i>Tringa erythropus</i>), Spotted Sandpiper (<i>Actitis macularius</i>), Starling (<i>Sturnus vulgaris</i>), Stock Dove (<i>Columba oenas</i>), Stonechat (<i>Saxicola rubicola</i>), Storm Petrel (<i>Hydrobates pelagicus</i>), Straw Grass-veneer (<i>Agriophila straminella</i>), Surf Scoter (<i>Melanitta perspicillata</i>), Swallow (<i>Hirundo rustica</i>), Swift (<i>Apus apus</i>), Syngnathus, Teal (<i>Anas crecca</i>), Tree Bumblebee (<i>Bombus hypnorum</i>), Tree Sparrow (<i>Passer montanus</i>), Tufted Duck (<i>Aythya fuligula</i>), Turnstone (<i>Arenaria interpres</i>), wite (<i>Linaria flavirostris</i>), Velvet Scoter (<i>Melanitta fusca</i>), Vertebrata lanosa, Waxwing (<i>Bombicilla garrulus</i>), Wheatear (<i>Oenanthe oenanthe</i>), Whimbrel (<i>Numenius phaeopus</i>), White-tailed Bumblebee (<i>Bombus lucorum</i>), Whitethroat (<i>Curruca communis</i>), Whooper Swan (<i>Cygnus cygnus</i>), Wigeon (<i>Mareca penelope</i>), Wild Radish (<i>Raphanus raphanistrum subsp. raphanistrum</i>), Willow Warbler (<i>Phylloscopus trochilus</i>), Woodcock (<i>Scolopax rusticola</i>), Woodpigeon (<i>Columba palumbus</i>), Wren (<i>Troglodytes troglodytes</i>), Yellowhammer (<i>Emberiza citrinella</i>)

5. 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.

5.1 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 the site's internal habitats. The removal of these habitats will result in a loss of species of low biodiversity importance.

Designated Conservation Sites

The proposed development site is not within a designated conservation site. The nearest designated conservation site is the North-West Irish Sea SPA (1.3 km). There is no direct hydrological pathway to any designated conservation site. During construction, there is the potential for an indirect hydrological pathway to North-West Irish Sea SPA via surface water drainage. The existing sewer network along Flemington Lane (adjacent to proposed development site) outfalls to the Clonard Brook Stream, which in turn outfalls to the marine environment north of Balbriggan Beach. Given the scale of the proposed development and the minimum distance to the nearest designated conservation site (1.3 km to North-West Irish Sea SPA), any silt, dust, or pollutants that may enter the surface water network will settle, be dispersed, or diluted to negligible levels within the surface water network prior to reaching the marine environment. The construction of the proposed development will comply with Water Pollution Acts. However, the measures to comply with Water Pollution Acts are not necessary for the protection of designated conservation sites. In the absence of mitigation, no likely significant effects on downstream Designated Conservation Sites are foreseen via surface water drainage.

Impacts: Negligible / International / Neutral Impact / Not significant / short-term.

Biodiversity

In the absence of mitigation, 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 (non-volant)

No protected terrestrial mammals were noted on site. No badger setts / otter holts or evidence of badger / otter activity was 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.

Flora

No protected flora was noted on site. Site clearance will remove the flora species on site. Japanese Knotweed, listed under the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No. 374/2024), was recorded along a hedgerow of an adjacent field, located at a minimum of 320m from the proposed development site (see Figure 17). The proposed development site is located outside of the minimum 7m buffer zone recommended for construction works in areas infested with Japanese Knotweed.

Impacts: Low adverse / site / Negative Impact / Not Significant / Short term.

Mitigation is needed in the form of a pre-construction inspection for invasive species onsite.

Bat Fauna

No bats were noted emerging from onsite trees or proximate structures / buildings. No bats were noted roosting on site. The fringes of the site experienced lightspill from adjacent streetlights along Flemington Lane. In the absence of mitigation, the development has the potential to displace bats from foraging at the site during construction. Despite this, based on the small number of common species found using the site, the displacement from this development will not have any significant effect on local bat populations. Lighting during construction has the potential to impact on bat foraging.

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

Mitigation is needed in the form of light-spill control during construction.

Aquatic Biodiversity

Due to the lack of any watercourse within the site boundary, and the lack of a direct hydrological pathway to any watercourse, there is little potential for downstream effects on aquatic biodiversity from silt or petrochemicals. No amphibians were recorded onsite. Standard controls will be in place.

Impacts: Negligible / local / Negative Impact Not significant / short term.

Bird Fauna

Several bird species of conservation importance have been noted on site. The proposed project will result in a loss of foraging habitat for bird species, including: black-headed gull, herring gull, yellowhammer, and meadow pipit (see Appendices II & III). Birds will be displaced from the proposed development site during construction. It is important to note that similar agricultural fields are located immediately north of the site (which extend to Gormanstown). In the event that birds are displaced from the site during construction, these species would be expected to utilise suitable foraging and nesting habitats within the immediate locality of the site. The majority of the central treeline / hedgerow will be retained and protected onsite.

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

Mitigation is needed in the form of control site clearance and the provision of compensatory nesting habitat.

5.2 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.

Designated Conservation Sites

The proposed development includes a sustainable drainage strategy. The proposed Project must comply with drainage requirements and the Water Pollution Acts. Standard compliance mitigation measures will be in place to prevent downstream impacts. No mitigation measures are required to protect designated sites during operation. No significant impacts on designated sites are likely during operation.

Impacts: Negligible / International & National / Neutral Impact / Not significant / Long-term.

Biodiversity

Biodiversity value of the site will improve as landscaping matures.

Terrestrial mammalian species (non-volant)

No protected terrestrial mammals were noted on site. The removal of onsite vegetation will reduce available foraging / commuting habitats for local (non-volant) terrestrial mammalian species.

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

Flora

No protected flora was noted on site. A residential development will replace monocultural agricultural land. Landscaping will create areas for native trees. The majority of the central treeline / hedgerow will be retained and protected onsite.

Impacts: Negligible / Site / Neutral 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. The proposed development will result in the loss of foraging area for common species of bat within the site outline. Despite this, based on the small number of common species found using the site, the displacement from this development will not have any significant effect on local bat populations. No confirmed bat roosts or potential bat roosts will be lost due to this development and the species expected to occur onsite should persist within the peripheries. The retention of trees, particularly within the central hedgerow, will ensure that bat foraging / commuting corridors to wider lands remains intact. In the absence of mitigation, increased lighting onsite during operation could impact on bat foraging / commuting activity onsite. Despite this, based on the small number of common species found using the site, the displacement from this development will not have any significant effect on local bat populations. In addition, the bat species recorded onsite are considered synanthropic bats and are frequently recorded foraging and commuting in association with urban and other highly modified areas

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

Mitigation is required in relation to external lighting.

Aquatic Biodiversity

Standard measures will be in place in relation to surface water discharges. No additional mitigation is required.

Impacts: Negligible / site / Neutral 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 which would be clearly visible to bird species and would not pose a significant collision risk. The presence of buildings on site, landscaping, and retention of the central treeline / hedgerow will provide nesting and foraging potential for passerine bird species. The removal of arable cropland will reduce foraging habitat for herring gull and black-headed gull species recorded onsite. However, as outlined in Appendix III, no significant numbers of these species were recorded onsite, and wider lands surrounding the site will provide similar foraging opportunities for these species.

Impacts: Minor adverse / site / Negative Impact / Not significant / Long term.

6. 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 7.

Table 7. Mitigation Measures		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
Proximate Biodiversity	- Habitat Degradation - Dust deposition - Pollution - Silt ingress	- A project ecologist will be appointed to oversee works from prior to commencement of works on site to the completion of all landscape and lighting elements. - Local silt traps established throughout site. - Mitigation measures on site include dust control. - Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into adjacent habitats. - Fuel, oil and chemical storage will be sited within a bunded area. - Bunds will be kept clean and spills within the bund area will be cleaned immediately. Any water-filled excavations that require pumping will not directly discharge to the public network. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality. - During the construction works, silt traps will be put in place in the vicinity of adjacent vegetation to prevent sediment entering adjacent habitats. - Petrochemical interception and bunds in refuelling area. - 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 clearance and drainage works during construction. - Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area. - 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. Air & Dust Dust may enter adjacent habitats with potential impacts on local biodiversity. Mitigation measures will be carried out reduce dust emissions to a level that avoids the possibility of adverse effects on local biodiversity. The main activities that may give rise to dust emissions during construction include the following: - Excavation of material; - Materials handling and storage; - Movement of vehicles (particularly HGV's) and mobile plant. - Contaminated surface runoff <i>Mitigation measures to be in place:</i> - Consultation will be carried with an ecologist throughout the demolition and construction phases; - Trucks leaving the site with excavated material will be covered so as to avoid dust emissions along the haulage routes. - Speed limits on site (15kmh) to reduce dust generation and mobilisation.

Table 7. Mitigation Measures		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		<i>Site Management</i> - Regular inspections of the site and boundary should be carried out to monitor dust, records and notes on these inspections should be logged. - Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. - Make the complaints log available to the local authority when asked. - Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book. <i>Monitoring</i> - Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces within 100 m of site boundary, integrity of the silt control measures, with cleaning and / or repair to be provided if necessary. <i>Preparing and Maintaining the Site</i> - Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. - Fully enclose specific operations where there is a high potential for dust production and the site is active for an extensive period. - Avoid site runoff of water or mud. - Keep site fencing, barriers and scaffolding clean using wet methods. - Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. - Cover, seed or fence stockpiles to prevent wind whipping. - Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic. - Any road that has the potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions. <i>Operations</i> - Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. - Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. - Use enclosed chutes and conveyors and covered skips. - Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. - Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Table 7. Mitigation Measures		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
		<i>Waste</i> - Avoid bonfires and burning of waste materials. <i>Measures Specific to Earthworks</i> - Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. - Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable. - Only remove the cover in small areas during work and not all at once. - During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust. - The Contractor will be required to consult with an ecologist prior to the beginning of works to identify any additional measures that may be appropriate and/or required. <i>Storage/Use of Materials, Plant & Equipment</i> - 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; - Smaller quantities of fuel may be carried/stored in clearly labelled metal Jeri cans. Green for diesel and red for petrol and mixes. The Jeri cans shall be in good condition and have secure lockable lids. The Jeri cans shall be stored in a drip tray when not in use. - Drip trays will be turned upside down if not in use to prevent the collection of rainwater; - 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; - No plant used shall cause a public nuisance due to fumes, noise, and leakage or by causing an obstruction.
Birds (National Protection)	- Removal nesting habitat. - Destruction and/or disturbance to nests (injury/death). - Predation.	- Tree, hedgerow and scrub removal shall, where practicable, be undertaken outside the main bird nesting season (1 March to 31 August), in accordance with Section 40 of the Wildlife Act 1976 (as amended). Where removal is required during this period, vegetation shall be inspected by a suitably qualified ecologist prior to works. Active nests shall be protected and works delayed until nesting has ceased. - Existing treelines / hedgerows identified for retention within the landscape plan shall be protected during construction. The landscape plan provides for the retention and enhancement of the central treeline / hedgerow. - Additional native hedge planting, proposed trees, shrubs and groundcover planting will provide additional nesting, shelter and foraging opportunities for breeding birds within the completed development. - Bird boxes may be installed at suitable locations throughout the site, subject to the approval of the project ecologist, to provide additional nesting opportunities. - Construction activities shall be managed to minimise disturbance to retained breeding bird habitat, particularly in the vicinity of identified breeding hotspots.

Table 7. Mitigation Measures		
Sensitive Receptors	Potential Impacts	Designed-in Mitigation
Bats (International Protection)	- Removal roosting/foraging habitat. - Lighting Impacts	<u>Construction:</u> - Lighting at all construction stages will be done sensitively on site with no direct lighting of site boundaries. - External lighting onsite will comply with bat lighting guidelines (Marnell <i>et al.</i>, 2022). - Prior to site clearance, the ecologist and arborist will assess the site works and oversee habitat protection measures. - Lighting on site during construction will be subject to approval of the ecologist and will not involve the lighting of treelines and hedgerows. <u>Operation:</u> - A project ecologist will be appointed to oversee completion of all landscape and lighting works. - Lighting will be carried out as per lighting design
Invasive Species	Spread of invasive species distribution	A pre-construction invasive species survey will be conducted within the proposed development site.
Mammals	- Death/injury - Destruction of resting/breeding places.	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.

6.1 Monitoring

During construction, best available technology (BAT) mitigation measures will be used on site and be monitored by an appointed project ecologist. The appointed project ecologist will be in place prior to works commencing on site and will oversee works until all works are completed on site.

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

With the successful implementation of standard mitigation measures to limit impacts on surrounding biodiversity, including ecological mitigation/supervision, no significant effects are foreseen from the construction or operation of the proposed project on ecology. Residual effects of the proposed project will be localised to the immediate vicinity of the proposed works. In relation to bird species, there will be a short-term loss of nesting habitat until landscaping matures.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential effects on biodiversity through the application of standard construction and operational phase controls.

7. Cumulative Impacts

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

Table 8. Planning applications proximate to the subject site

Ref:	Location	Description
LRD0048/S3E (ABP-321437-24)	Townlands of Clonard or Folkstown Great and Clogheder, Balbriggan, Co. Dublin	Large-scale residential development (LRD): Construction of 197 dwellings with all associated site works (Phase 4).
LRD0069/S3E	South of Flemington Lane, within the townlands of 'Clonard or Folkstown Great', and 'Flemingtown', Balbriggan, Co. Dublin	The development will consist of the construction of 815 no. dwellings (610 no. houses, 194 apartments & 11 no. later living dwellings), a portion of the C-Ring Road, open space, community building/retail floorspace and 2 no. creches as follows: A) Demolition of existing single storey dwelling (c. 154 sq. m) and agricultural outbuilding (c. 366 sq. m) located to the south of Flemington Lane; B) Provision of portion of 'C-Ring Road' from Flemington Lane [to include junctions and ancillary footpaths, cycle paths, lighting, bus stops, boundary wall to adjoining owner, and tie in to existing roads/agricultural access points] to link into the existing R122 roundabout with vehicular access also from the Boulevard Road, Hamlet Lane, & Flemington Lane along with associated amendments to the layout of the Local Road L1130 (also known as the Clonard Road including the creation of a cul de sac arrangement to the south of the C-Ring Road); the provision of car parking spaces (1,037 no.), bicycle parking spaces (1,144 no.) and all internal roads and footpaths and bicycle and bin stores, & substations; C) Provision of a community pavilion (2 storeys) comprising community floorspace of c. 730 sq. m (with flexible internal spaces) along with a retail unit (c. 419 sq. m) at ground floor of apartment Block F as well as 2 no. 2 storey creches c. 530 sq. m each with ancillary parking and open space areas; D) 610 no. terraced, semi-detached & detached houses comprising 318 no. 2-bedroom houses (2 storey), 254 no. 3-bedroom houses (2 storey) and 38 no. 4-bedroom houses [house types B1/F4/F5 with variants] 3 storeys; E) 194 no. apartments in 5 no. apartment buildings (52 no. studio apartments, 87 no. 1 bedroom apartments, 51 no. 2 bedroom apartments and 4 no. 3 bedroom apartments - all apartments with terrace or balcony on elevations) as follows: Block A [4 storeys & 64 no. apartments] comprising 47 no. 1 bedroom apartments and 17 no. 2 bedroom apartments; Block C, [Part 3-4 storeys & 18 no. apartments] comprising 10 no. 1 bedroom apartments, 6 no. 2 bedroom apartments & 2 no. 3 bedroom apartments; Block F [Part 4-5 storeys & 48 no. apartments] comprising 36 no. 1 bedroom apartments and 12 no. 2 bedroom apartments; Block G [Part 3-4 storeys & 40 no. apartments]; comprising 30 no. 1

Ref:	Location	Description
		bedroom apartments and 10 no. 2 bedroom apartments; Block H [part 3-4 storeys & 24 no. apartments] comprising 16 no. 1 bedroom apartments, 6 no. 2 bedroom apartments & 2 no. 3 bedroom apartments; F) 11 no. single storey 2 bedroom later living houses with associated communal open space; G) 5.26 hectares of open space comprising Class 1 Open Space (c. 2.39 hectares in the western separate parcel of land), Public open space c.2.87 hectares, hard and soft landscaping (including public lighting & boundary treatment, ESB substations, bicycle and bin stores) and communal/semi-private open space for the proposed apartment units; H) Provision of surface water attenuation measures, connection to water supply, provision of foul drainage infrastructure (and Uisce Eireann diversion) to Uisce Eireann specifications and all ancillary site development, construction, and landscaping works including reprofiling of the site where required; I) The proposals will replace the previously permitted LRD under planning reg. ref. LRD0006/S3 & ACP Ref: 319343-24.
F24A/0871	Sweetmans Yard, Folkstown Great, Balbriggan, Co. Dublin	Retention of change of use and subdivision to commercial / storage use. Retention of units and all associated works.
F23A/0634	Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996	Permission for development at the existing waste recovery facility located at Stephenstown Business Park, Stephenstown, Balbriggan, County Dublin, K32X996. The development will consist of: (i) An increase in the total annual waste intake to 95,500 tonnes per annum for recovery; (ii) Revision of operating hours to include public holidays; (iii) Ancillary works comprising a covered bicycle store (6 no. spaces) and reconfiguration of the existing car parking area (7 no. car spaces and 1 no. motorcycle space) to include an electric vehicle charging point and associated underground cable ducting. The development will comprise an activity requiring a review of the existing Industrial Emissions licence (EPA reference no. P1014-01).
F22A/0480	Stephenstown Industrial Estate, Balbriggan, Dublin	The development will principally comprise the construction of a two-storey warehouse unit with ancillary office and staff facilities and associated development as well as a single storey garage. The warehouse unit will have a maximum height of 14.78 metres with a gross floor area of 1,996 sq m including warehouse area (1,670 sq m), ancillary staff facilities (184 sq m) and ancillary office area (142 sq m). The garage will have a maximum height of 14.358 metres and a gross floor area of 500sq m. Final Grant 5th April 2023.
F22A/0033	Lands at Harvest Lodge, Folkstown Lane (Folkstown Little Td) and lands at Folkstown Great Td, Naul Road, Balbriggan, Co Dublin.	The development will consist of a distillery (total floor area of floor area 5659m2) which includes provision of an ancillary visitor centre, storage shed along with associated external plant. Final Grant 10th February 2023
F23A/0075	Bremore Pastures, Balbriggan, Co. Dublin	Permission for the construction of 4no. two storey terraced 3 bedroom dwellings, rear garden areas, boundary walls, connections to existing services and all associated site development works at Bremore Pastures, Balbriggan, County Dublin.
F22A/0670	(on lands of c. 6.29 ha.) relating to: 'Phase 3' to be known as 'Ladywell', within the townlands of, 'Clonard or	The development will consist of Phase 3C as well as roads, services and public open space relating to the overall Phase 3 Ladywell lands as follows: A) 75 no. dwellings comprising 68 no. houses consisting of 22 no. 2 bedroom dwellings (House Types E1, E2, E4, E6, E7, E8, E9, G1, G2, G3, G4, G5), 41 no. 3 bedroom dwellings (House Types D1, D2, F1, F2, F3, F4, F4A, F5, F5A, N1, N2, N3), 2 no. 4 bedroom detached dwellings (house type M1) - all 2-storey), & 3 no. 5 bedroom detached dwellings [House Type K1 - 2.5 storeys - 3 floors), (in a mixture of semi-detached, terraced, end of terrace and detached units); all with associated private open space; B) 7 no. 1 bedroom apartment units consisting of 3 no. 1

Ref:	Location	Description
	Folkstown Great', 'Clogheder' & 'Flemingtown Balbriggan, Co. Dublin	bedroom triplex units (T1, T2, T3] in a 3-storey building, 4 no. 1 bedroom Maisonettes [Apartment Types P1 & P2] in 2 no. 2-storey buildings, (all with private open space); provision of single storey cycle parking; bin stores; and ESB substations, solar panels on roofs; as well as 238 no. surface car parking spaces; C) Public Open Space of c. 1.34 hectares (Phase 3C -c. 0.38 ha), (with additional 0.48 hectares of incidental open space) as well as communal (c. 0.06 ha) and private open space; all associated landscaping and drainage works (including attenuation) with public lighting, planting and boundary treatments, including regrading/reprofiling of site where required; D) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremlere Pastures and Hastings Lawn, south of Flemington Lane, [proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550]; E) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the development of the remainder of Phase 3 lands (Phases 3A, 3B & 3D) including public lighting, SuDS drainage and services infrastructure, as well as vehicular and pedestrian connections to the 'Boulevard Road' and all associated landscaping and ancillary site development works; F) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
F22A/0526	Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemington, Balbriggan, Co. Dublin	Development (on lands of c. 6.70 ha) relating to: 'Phase 3' to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemington, Balbriggan, Co Dublin. (Phase 3 lands bounded generally by undeveloped lands to the north, undeveloped lands to the south, Boulevard Road to the east, and undeveloped lands to the west (to the rear of local road L1130). The proposal includes a separate site of Class 1 Public open Space of c. 0.65 hectares in the adjoining townland of Flemington to the north (accessed from Hamlet Lane, Bremlere Pastures Drive, Balbriggan). The development will consist of Phase 3B as well as roads, services and public space relating to the overall Phase 3 Ladywell lands as follows: A) 95 no. dwellings comprising 79 no. 2-storey houses consisting of 20 no 2 bedroom dwellings (House Types E1, E1A, E2, E4, E5, E6), 59 no. 3 bedroom dwellings (House Types D1, D1A, D2, D2A, F1, F1A, F2, F3, F4, F5, F6) all with associated private open space (in a mixture of semi-detached, terraced and detached units), 16 no. 1 bedroom Maisonettes (Apartment Types P1, P1A & P2, P2A), all with private open space; in 4 no. 2 storey building, single storey cycle parking; bin stores; and ESB substations, solar panels on roofs; as well as 305 no. surface car parking spaces; B) Public Open Space of c. 1.34 hectares, (with additional 0.48 hectares of incidental open space along riparian corridor) as well as communal and private open space; all associated landscaping and drainage works (including attenuation) with public lighting, planting and boundary treatments, including regrading/re-profiling of site where required; C) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremlere Pastures and Hastings Lawn, south of Flemington Lane, (proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550); D) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the development of the remainder of Phase 3 lands (Phases 3A, 3C & 3D) including public lighting, SuDS drainage and services infrastructure, as well as vehicular and pedestrian connections to the "Boulevard Road" and all associated landscaping and ancillary site development works; E) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
F21A/0055	Phase 3 to be known as 'Ladywell' within the townlands of Clonard or Folkstown Great, Clogheder & Flemington,	The development will consist of Phase 3A as well as roads, services and public space relating to the overall Phase 3 Ladywell Masterplan lands as follows: A) 99 no. dwellings comprising 73 no. 2-storey houses consisting of 24 no. 2 bedroom dwellings [House Types E1, E2, E3, E4], 44 no. 3 bedroom dwellings (House Types B1, B2,B3, D1, D3, F1, F2, F3, F4, F5] & 5 no. 4 bedroom dwellings [House Types M1 & M2]), all with private open space; 16 no. duplex apartments (8 no. 2 bedroom [Types X1, X3] and 8 no. 3 bedroom units [Types X2, X4] in a 3 storey duplex building (including terraces at first floor level, single storey refuse storage building and cycle parking); 6 no. 1 bedroom 'triplex' apartments [Types T1, T2, T3] with balconies at first and second storey levels in 2 no. 3 storey buildings along with a

Ref:	Location	Description
	Balbriggan, Co. Dublin	single storey bicycle store & 4 no. 1 bedroom 'maisonette' apartments in 2 no 2 storey buildings (Types P1 & P2]) & bin stores as well as 172 no. car parking spaces; B) Public Open Space of c. 1 hectare, (with additional 0.27 hectares of open space along riparian corridor) as well as communal and private open space; all associated landscaping and drainage works (including attenuation) with public lighting, planting and boundary treatments, including regrading/re-profiling of site (and ditches] where required; C) Provision of Class 1 Public Open Space (c. 0.65 hectares), with play equipment (accessed from Hamlet Lane) located to the west of Bremore Pastures and Hastings Lawn, south of Flemington Lane, (proposal includes alterations to part of the Class 1 public park and associated works approved under Reg. Ref. F15A/0550]; D) Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the future development of Phase 3 lands (Phases 3B-3D) including public lighting, Suds drainage and services infrastructure, as well as vehicular and pedestrian connections to the 'Boulevard Road' and all associated landscaping and ancillary site development works; E) Signalised upgrade of the junction of Boulevard Road and the Clonard Road (R122) as well as pedestrian crossings along Boulevard Road;
ABP 313210-22 SHD		On the 23rd of March 2023, ACP granted a 10-year permission to the Land Development Agency for development comprising inter alia the construction of 817 no. residential units (377 no. houses, 440 no. apartments), childcare facilities and associated site works, subject to 30 no. standard conditions.
FCC Planning Reg. Ref. F21A/0576 & ABP Ref: 312529-22	Castlelands, Balbriggan	An application for the Advance Infrastructure was submitted to FCC in October 2021 under FCC Reg. Ref. F21A/0576. A decision to grant permission was made by FCC 14th December 2021 and confirmed by ACP on the 8th of November 2022.
F24A.1069E ACP-322977-25	Stephenstown Industrial Estate	Demolition of existing 2 no. storey building on site (c. 1,070 sqm), the construction of a 2 no. storey discount retail store with off-licence use (c. 2,448 sqm gross floor area) c. 1,356 sqm net retail floor area.
An Coimisiún Pleanála - Case reference: PL06F.304673 Planning Authority Case Reference: F19A/0131	Balbriggan Community College, Pine Ridge, Chapel St., Balbriggan, Co. Dublin.	Demolition of existing school and construction of new 3 storey Post Primary School & single storey Special Education Needs Unit. Granted 20/09/2019
An Coimisiún Pleanála - Case reference: OA29N.319866	Located off the coast of Counties Dublin, Meath and Louth	Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm.
An Coimisiún Pleanála - Case reference: NA29N.320164	Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth	DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch. ACP Decision Make Railway Order with conditions. Date signed 19/08/2025.

As part of the assessment of the impact of the proposed development, account has also been taken of cumulative projects, i.e. developments that are currently permitted or under construction within the surrounding area, but whose environmental impact are not yet fully realised within the existing environmental baseline. Following a review of projects located in proximity to the proposed development it was determined that no significant projects are proposed or currently under construction that could potentially cause cumulative effects on designated conservation sites.

Given this, it is considered that cumulative impacts 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 designated conservation sites will be seen as a result of the proposed development alone or in combination with other projects.

An AA screening was also carried out for this development. It concluded that *'Given the low sensitivity of the receiving environment, the absence of significant residual effects, and the implementation of mitigation across surrounding developments, it is considered that in combination 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 designated conservation sites will be seen as a result of the proposed development alone or in combination with other projects.'*

No significant effects are likely from cumulative impacts.

8. Residual Impacts and Conclusion

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential effects on the terrestrial, mammalian, avian and aquatic sensitive receptors through the application of the standard construction and operational phase controls outlined in this report. No significant effects on biodiversity are likely. Residual effects on biodiversity are considered to be: Low adverse / site / Negative Impact / Not significant / long term.

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Appendix I. Bat Fauna Survey for a Proposed Large-scale Residential Development at Flemington Lane, Balbriggan, Co. Dublin



28th August 2026

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

On behalf of: Lagan Homes Ltd.

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

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

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SUMMARY

Structure:	The survey area consists primarily of arable fields, hedgerows, and drainage ditches.
Location:	Lands at Flemington Lane, Balbriggan, Co. Dublin
Bat species present:	None Roosting. Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Common pipistrelle (<i>Pipistrellus pipistrellus</i>), and Lesser Noctule (<i>Nyctalus leisleri</i>) foraging recorded onsite.
Proposed work:	Residential development.
Impact 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 there are no confirmed bat roosts onsite. The proposed development will change the local environment as some vegetation will be removed and new structures are to be erected. Lighting in the residential development has been designed to comply with bat lighting guidelines. Foraging would be expected to continue along linear vegetative features onsite. The proposed development will not significantly impact on flightlines. Mitigation measures are proposed. The overall impact following the implementation of mitigation will be a <u>Minor adverse / Local / Negative Impact / Not significant / long term impact.</u>
Surveys by:	Jack Doyle (Altemar)
Survey dates:	21 st September 2025, 29 th June 2026.

1. Description of the Proposed Project

1.1 Development Description

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and childcare facility with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be single storey part one story and part two story.

Three new vehicular accesses off Flemington Lane are proposed to serve the development. The proposal also provides for public open space including a Multi-Use Games Area (MUGA), communal open space associated with apartments, landscaping, boundary treatments, public lighting, car parking, motorcycle parking, bicycle parking and structures, an active travel hub and cycle route, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

The proposed site outline, location, and general arrangement plan are shown in Figures 1 & 2.

1.2 Lighting

The lighting strategy for the proposed development has been prepared by Sabre Electrical Services Ltd. The development will be illuminated by a new public lighting system designed to meet to the requirements of EN13201-2:2015 for residential roads and junctions. The residential streets are designed to Lighting Class P4, Flemington Lane is designed to Lighting Class P3, and access junctions are designed to Lighting Class C5. The majority of columns are mounted at 6.0m height, with two lower-height columns at 5.0m, and lanterns are installed with zero tilt. The lighting calculations indicated an average horizontal illuminance of approximately 5.24 lux across the main residential area, and 9.17 lux within the junction area.

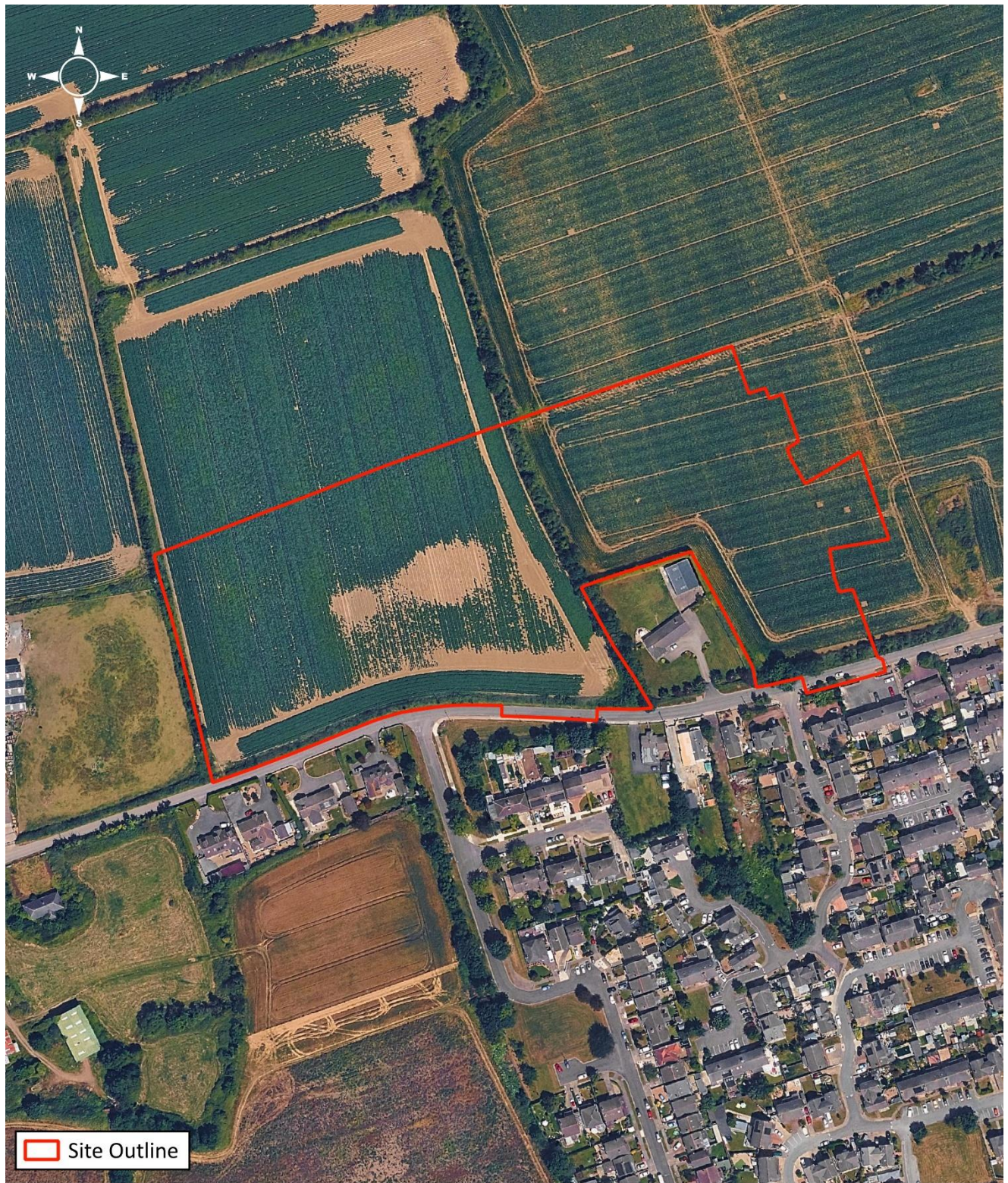
The proposed lighting layout is demonstrated in Figure 3. The proposed lighting luminaires are demonstrated in Figure 4.

1.3 Arborist

An Arboricultural Report has been prepared by CM Arbor to accompany this planning application. This report details the following arboricultural impact of the proposed development:

'The proposed development will require the removal of 4 trees and 1 hedgerow, and the partial removal of 5 hedgerows. In total, the removal of hedgerows is approximately 412 linear metres.'

The Tree Removals Plans and Tree Protection Plans are demonstrated in Figures 5-8.



0 0.06 0.12 0.18 0.24 0.3 km

Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site Outline



Luminaire A Data

Supplier	C U Phosco
Type	E950-28-L33-740-C0825-20W
Lamp(s)	
Lamp Flux (klm)	2.50
File Name	E950-28-L33-740-C0825-20W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	753.4, 174.0, 25.7
No. in Project	18



Luminaire B Data

Supplier	C U Phosco
Type	E950-28-P4A-740-C0600-15W
Lamp(s)	740N
Lamp Flux (klm)	2.17
File Name	E950-28-P4A-740-C0600-15W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	659.3, 183.1, 0.3
No. in Project	14



Luminaire C Data

Supplier	C U Phosco
Type	E950-28-P4A-740-SE0575-25W
Lamp(s)	740SA
Lamp Flux (klm)	3.77
File Name	E950-28-P4A-740-SE0575-25W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	530.9, 57.5, 4.1
No. in Project	9



Luminaire D Data

Supplier	C U Phosco
Type	E950-28-R3A-740-B2-C0250-7W
Lamp(s)	740N
Lamp Flux (klm)	0.83
File Name	E950-28-R3A-740-B2-C0250-7W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	748.7, 23.8, 0.4
No. in Project	10



Luminaire E Data

Supplier	C U Phosco
Type	E950-28-L33-740-SE575-25W
Lamp(s)	
Lamp Flux (klm)	3.60
File Name	E950-28-L33-740-SE575-25W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	753.4, 174.0, 25.7
No. in Project	3



Luminaire F Data

Supplier	C U Phosco
Type	E950-28-R3A-740-B2-C0350-9W
Lamp(s)	740N
Lamp Flux (klm)	1.14
File Name	E950-28-R3A-740-B2-C0350-9W.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	748.7, 23.8, 0.4
No. in Project	5

Figure 4. Proposed Lighting Luminaires

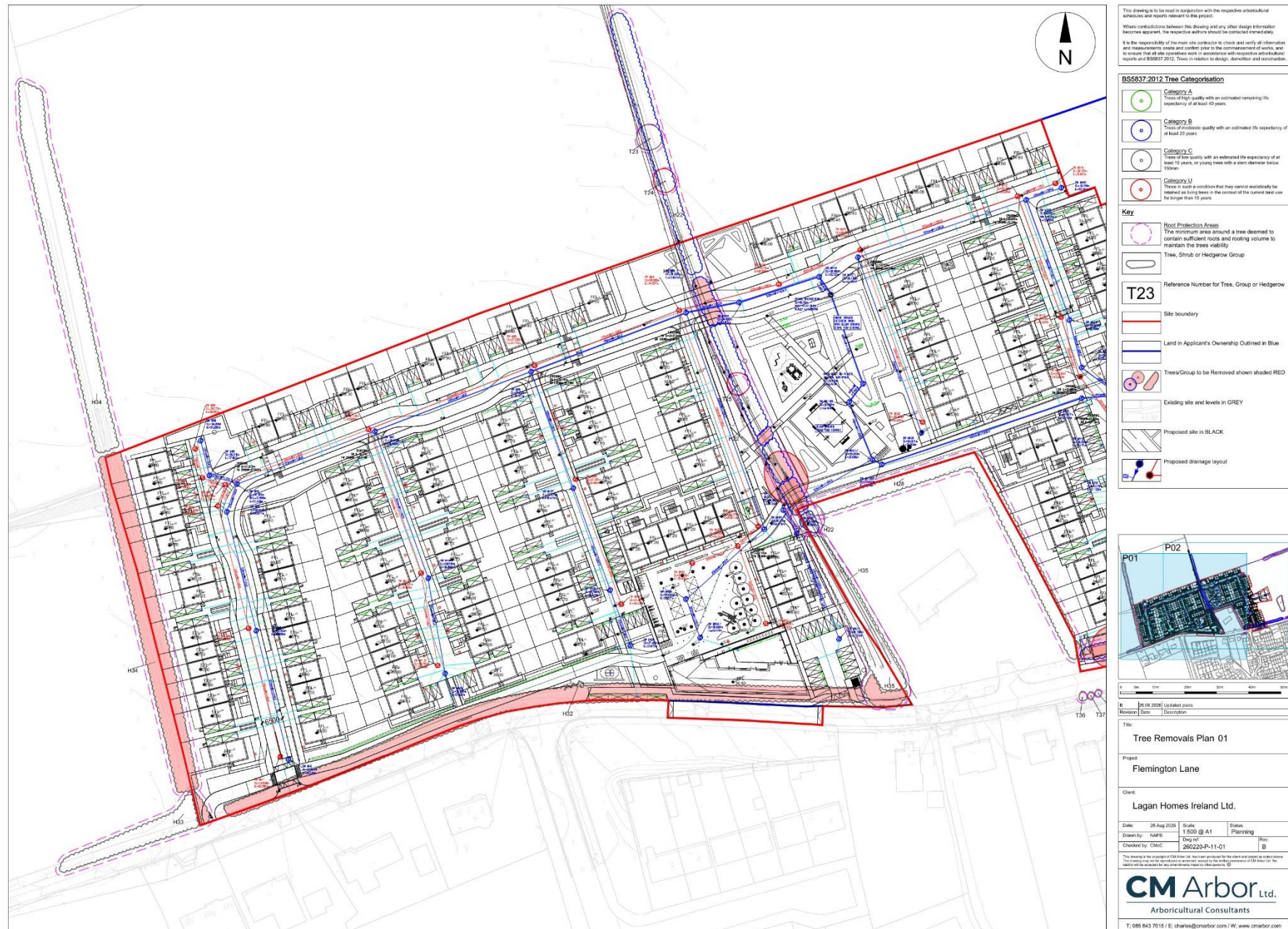


Figure 5. Tree Removals Plan – Sheet 1

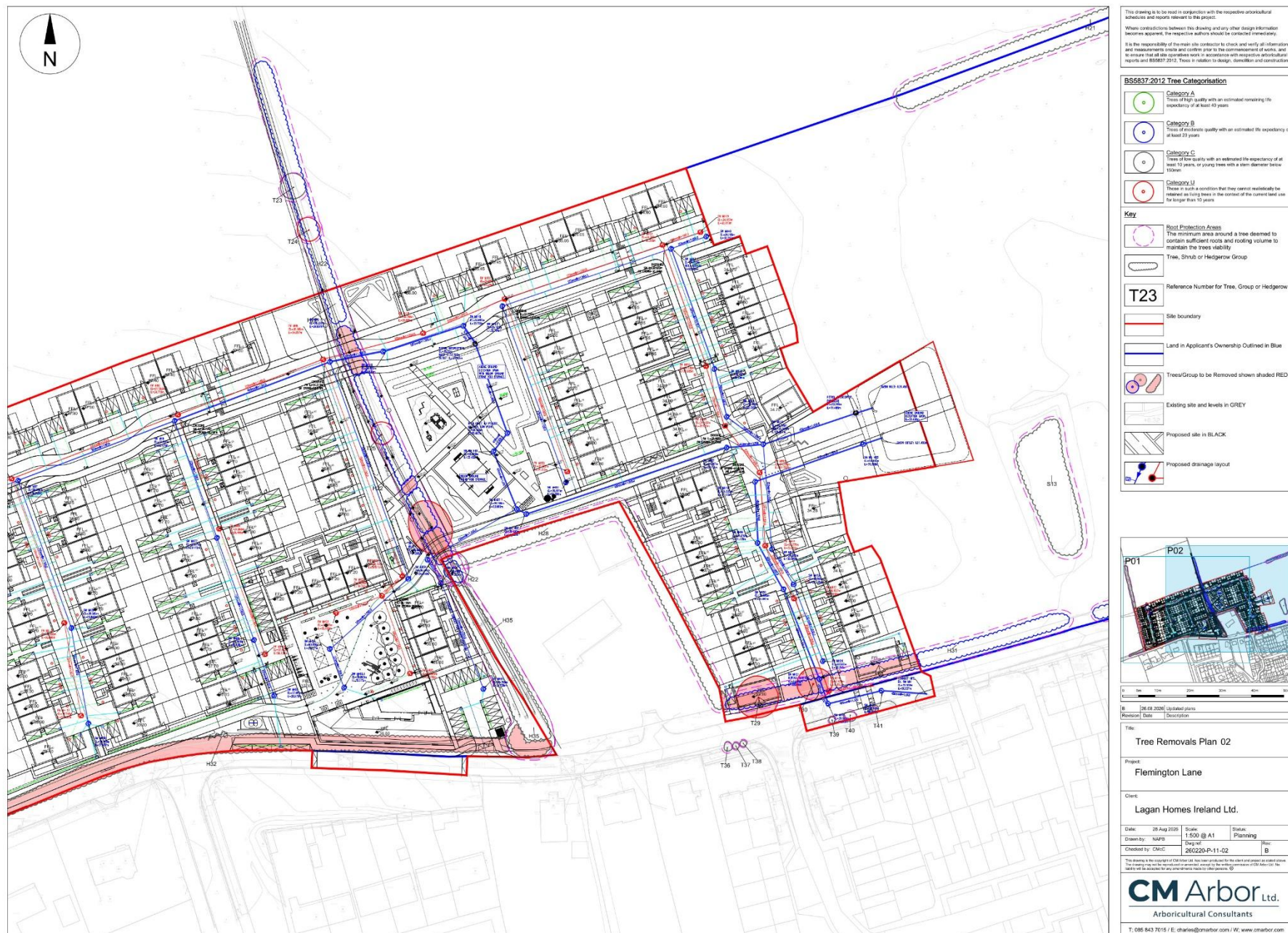


Figure 6. Tree Removals Plan – Sheet 2

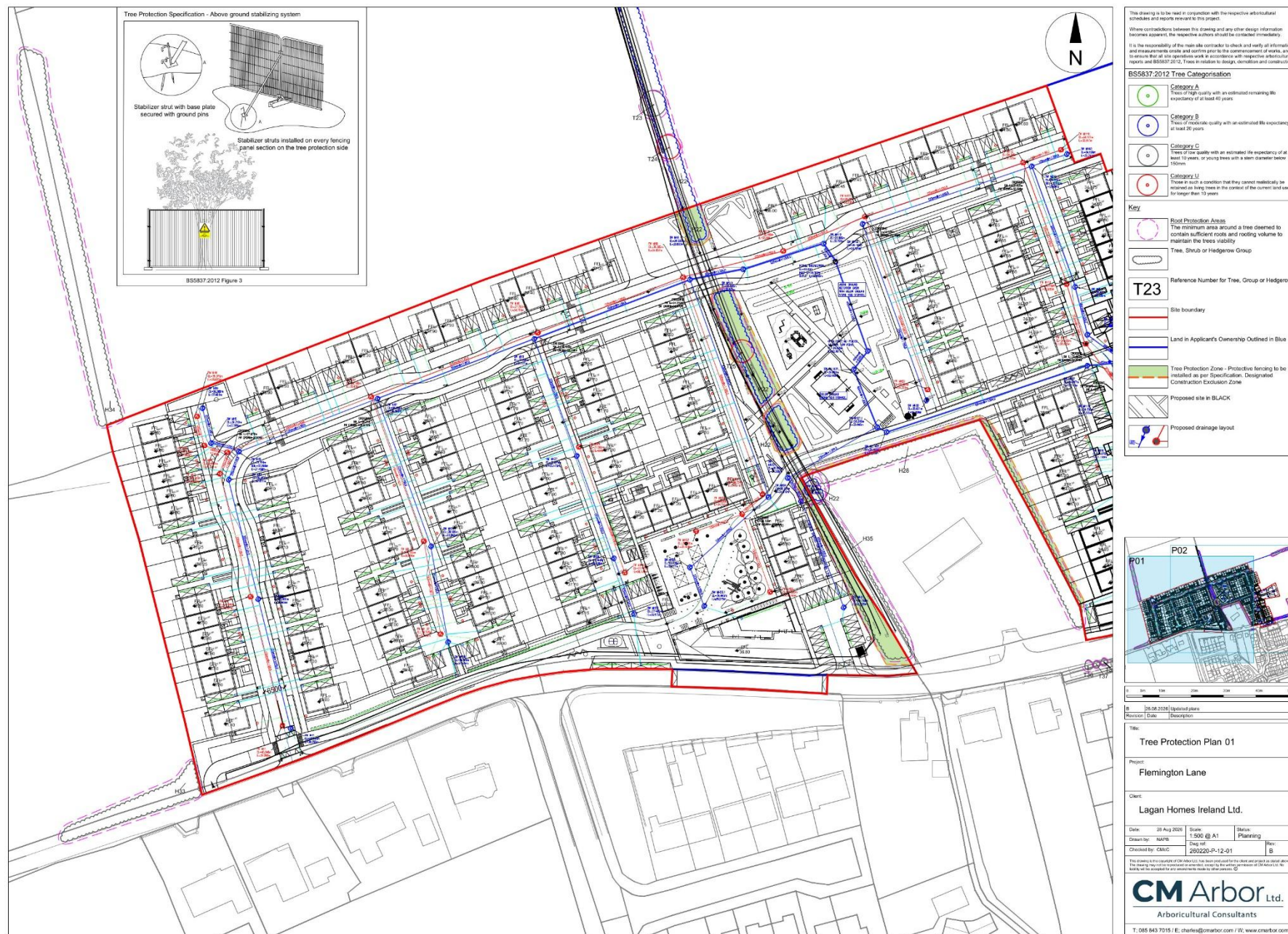


Figure 7. Tree Protection Plan – Sheet 1

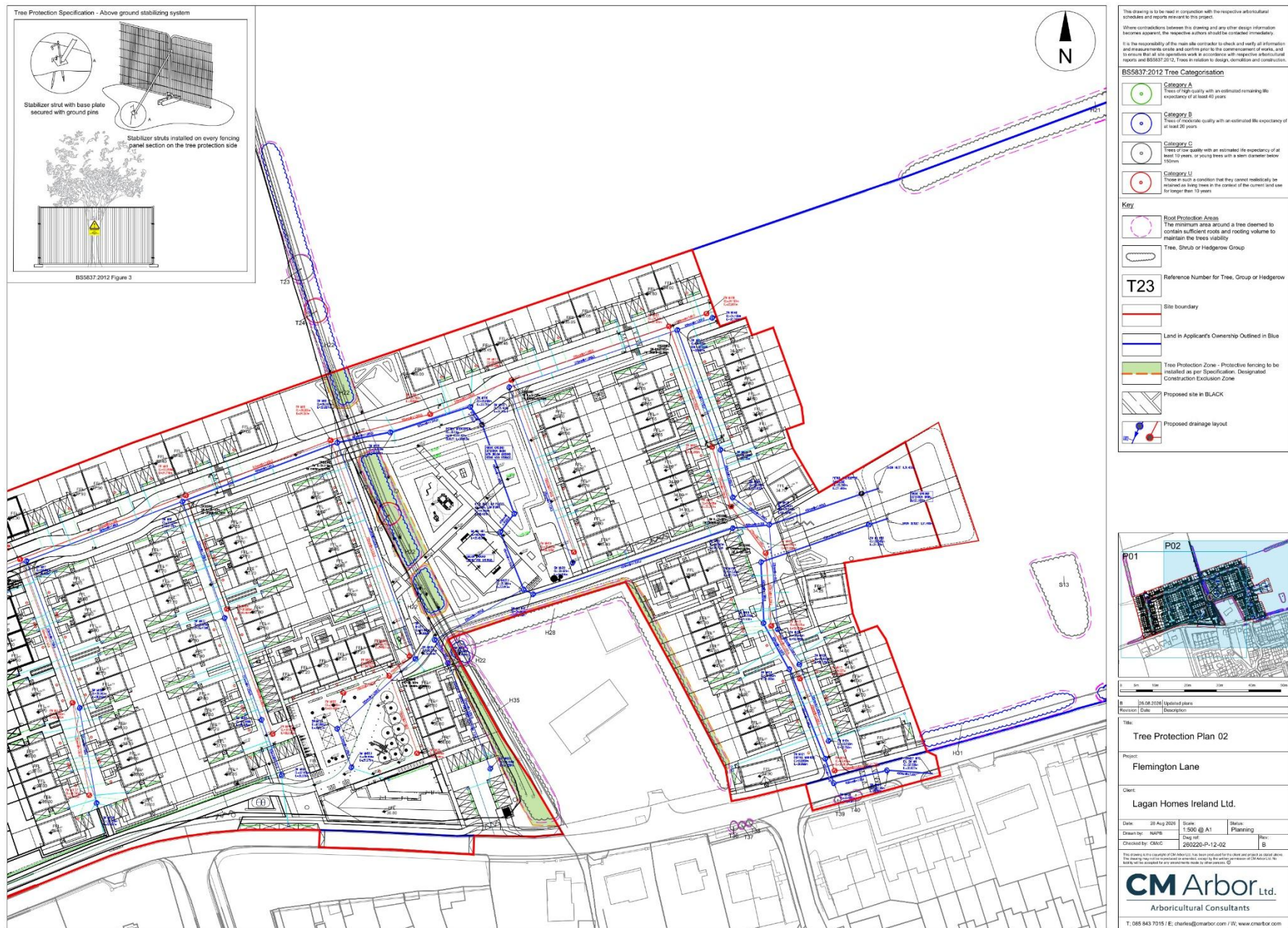


Figure 8. Tree Protection Plan – Sheet 2

2. Bat Survey

2.1 Competency of Assessor

This report has been reviewed 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).

This report and surveys have been carried out by Jack Doyle (MSc Sustainable Environments). Jack is an experienced environmental project manager, joining Altamar in March 2021. Jack has led and carried out a wide range of flora and fauna surveys across Ireland and produced ecological assessments on residential, commercial, and infrastructure projects. Jack is skilled in breeding & wintering ornithological surveys, roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and habitat identification.

2.2 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.

2.3 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 outline 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.'

2.3.1 Desk Study

A pre-survey bat data search was carried out by Altamar. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC), Bat Conservation Ireland (BCI), in addition to aerial, 6-inch maps and satellite imagery.

2.3.2 Trees / Structures – Potential Bat Roost Inspection

A ground level roost assessment was carried out and used to examine any trees / structures 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.

2.3.3 Emergent Surveys

Emergent surveys were carried out on the 21st September 2025 & 29th June 2026. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. The surveyor was positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

2.3.4 Detector Surveys

Following an emergent survey, a bat detector survey was carried out on the 21st September 2025 & 29th June 2026. Detector surveys were carried out onsite using an *Echo meter touch 2 Pro* handheld detector to determine bat activity. Bats are identified by their ultrasonic calls coupled with behavioural and flight observations. All areas of the site were surveyed for bat activity during the detector surveys.

2.3.5 Survey Constraints

All surveys were conducted within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during all surveys.

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.

2.4 Survey Results

2.4.1 Desk Study

The review of existing bat records (sourced from Bat Conservation Ireland’s National Bat Records Database) within a 2km² grid (Reference grid O16X) encompassing the study area reveals that three 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, of which five species were found: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Lesser Noctule (*Nyctalus leisleri*), Brown Long-eared Bat (*Plecotus auritus*), and Daubenton’s Bat (*Myotis daubentonii*). The location of these records is demonstrated in Figures 9-11.

Table 1. Bat species recorded within a 2km² grid (Reference grid O16X) encompassing the study area

Species name	Record count	Date of last record	Title of dataset	Designation
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	1	21/07/2023	National Bat Database of Ireland	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Lesser Noctule (<i>Nyctalus leisleri</i>)	1	21/07/2023	National Bat Database of Ireland	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	1	21/07/2023	National Bat Database of Ireland	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts

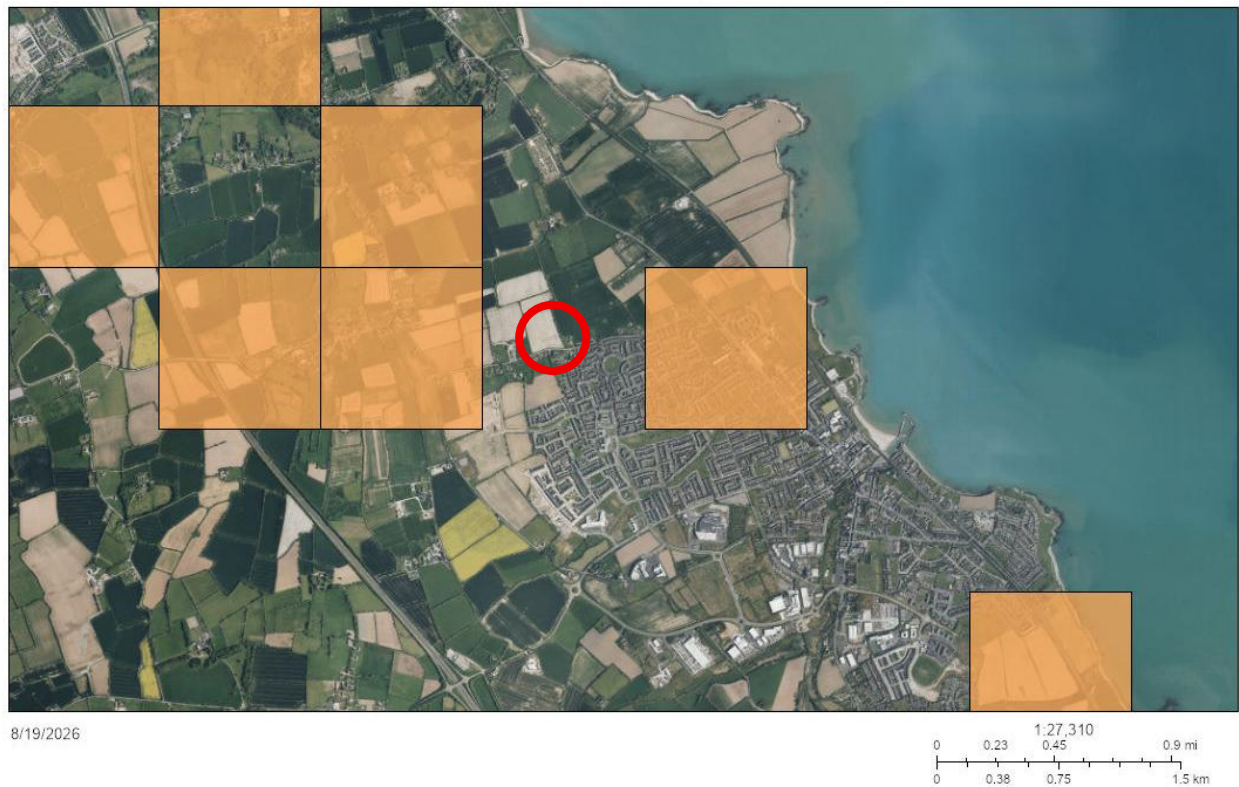


Figure 9. Common pipistrelle and soprano pipistrelle (orange) (Source: NBDC's online viewer) (approx. site location circled in red).



Figure 10. Lesser Noctule (*Nyctalus leisleri*) (purple), Brown Long-eared Bat (*Plecotus auritus*) (yellow), and both species (orange) (Source: NBDC's online viewer) (approx. site location circled in red).



Figure 11. *Daubenton's Bat (Myotis daubentonii)* (purple) (Source: NBDC's online viewer) (approx. site location circled in red).

2.4.2 Trees – Potential Bat Roost Inspection

A number of trees of negligible bat roosting potential were identified onsite, including ivy-clad ash trees along the treeline / hedgerow dissecting the site and the southeastern boundary of the site (Plates 1 & 2). These trees were inspected for evidence of bat roosts. No evidence of bats or bat roosts were noted in the trees onsite.

2.4.3 Buildings - Potential Bat Roost Inspection

No buildings or structures of bat roosting potential were noted onsite.

2.4.4 Emergent / Detector Surveys

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.

21st September 2025

No bats were recorded emerging from any onsite tree or proximate structure. Minor Common Pipistrelle (*Pipistrellus pipistrellus*) (2 no. individuals) and Lesser Noctule (*Nyctalus leisleri*) (1 no. individual) foraging was recorded along linear vegetative features onsite, particularly along the central hedgerow / treeline (Figure 12). The fringes of the site experienced lightspill from adjacent streetlights along Flemington Lane.

29th June 2026

No bats were recorded emerging from any onsite tree or proximate structure. Minor Common Pipistrelle (*Pipistrellus pipistrellus*) (2 no. individuals), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Lesser Noctule (*Nyctalus leisleri*) (1 no. individual) foraging was recorded along linear vegetative features onsite, particularly along the central hedgerow / treeline (Figure 12). The fringes of the site experienced lightspill from adjacent streetlights along Flemington Lane.



Plate 1. Ivy Clad Ash Trees



Plate 2. Ivy Clad Ash Tree



0 100 200 300 400 500 m

Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 12. Bat activity recorded across both surveys

2.5 Evaluation of Results

The bat surveys comply with bat survey guidance documentation including Marnell et al (2022) and Collins (2016). No bats were recorded emerging from any onsite tree or proximate structure. Common Pipistrelle (*Pipistrellus pipistrellus*), Lesser Noctule (*Nyctalus leisleri*), and Soprano Pipistrelle (*Pipistrellus pygmaeus*) foraging activity was recorded onsite across the 2025 & 2026 surveys. The fringes of the site experienced lightspill from adjacent streetlights along Flemington Lane. Linear vegetative treelines and hedgerows within / along the boundaries of the site provide suitable foraging and commuting habitats for bats onsite. No foraging activity was recorded within the centre of onsite fields.

3. Potential Impact of the development on Bats

No bats were noted emerging from onsite trees / proximate structures. No bats were noted roosting on site. Three relatively common species of bats were noted foraging on site across the 2025 & 2026 surveys. The fringes of the site experienced lightspill from adjacent streetlights along Flemington Lane. The proposed development will change the local environment as some vegetation will be removed and new lights and structures are to be erected. In the absence of mitigation, the development has the potential to displace bats from foraging at the site during construction and operation. Despite this, based on the small number of common species found using the site, the displacement from this development will not have any significant effect on local bat populations. In addition, the bat species recorded onsite are considered synanthropic bats and are frequently recorded foraging and commuting in association with urban and other highly modified areas. No confirmed bat roosts or potential bat roosts will be lost due to this development and the species expected to occur onsite should persist within the peripheries. In the absence of mitigation, increased lighting onsite during construction and operation could impact on bat foraging / commuting activity along linear vegetative features and disrupt habitat connectivity to surrounding fields.

4. 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.’*

The specific mitigation and enhancement measure outlined below will be implemented:

Construction:

- Lighting at all construction stages will be done sensitively on site with no direct lighting of site boundaries.
- External lighting onsite will comply with bat lighting guidelines (Marnell *et al.*, 2022).
- Prior to site clearance, the ecologist and arborist will assess the site works and oversee habitat protection measures.
- Lighting on site during construction will be subject to approval of the ecologist and will not involve the lighting of treelines and hedgerows.

Operation:

- A project ecologist will be appointed to oversee completion of all landscape and lighting works.
- Lighting will be carried out as per lighting design.

5. Predicted Residual Impact of Proposed Development on Bats

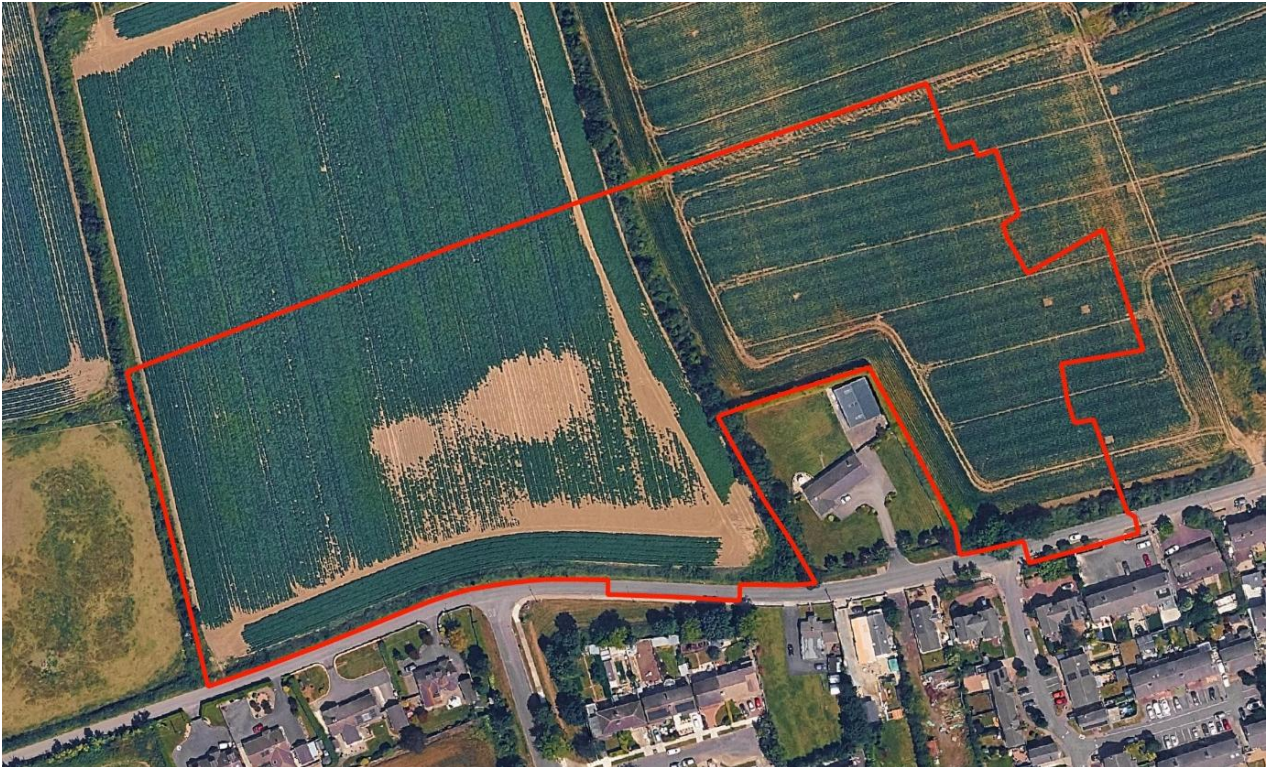
The surveys found no evidence of roosting bats on site. The proposed development will not result in the loss of any bat roost as there are no confirmed bat roosts onsite. The proposed development will change the local environment as some vegetation will be removed and new structures are to be erected. Lighting in the residential development has been designed to comply with bat lighting guidelines. Foraging would be expected to continue along linear vegetative features onsite. The proposed development will not significantly impact on flightlines. Mitigation measures are proposed.

The overall impact following the implementation of mitigation will be a Minor adverse / Local / Negative Impact / Not significant / long term impact.

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Appendix II - Breeding Bird Assessment for a Proposed Large-scale Residential Development at Flemington Lane, Balbriggan, Co. Dublin.



28th August 2026

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

On behalf of: Lagan Homes Ltd.

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Directors: Bryan Deegan and Sara Corcoran

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Summary

Structure/features:	The survey area consists primarily of arable fields, hedgerows, and drainage ditches.
Location:	Lands at Flemington Lane, Balbriggan, Co. Dublin
Bird species breeding (survey area):	Blackbird, blackcap, blue tit, chaffinch, goldfinch, hooded crow, house sparrow, magpie, song thrush, starling, woodpigeon, wren, yellowhammer.
Proposed work:	Residential development.
Impact on breeding birds:	Low adverse / Site / Negative impact / Not significant / Long-term
Surveys by:	Frank Spellman and David Culleton (Altemar)
Survey dates:	11 th April 2026, 23 rd April 2026, and 26 th May 2026.

Competency of Assessor

Since its inception in 2001, Altamar 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.

This report and surveys have been prepared by Frank Spellman. Frank has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. Frank has been leading ornithologist on numerous development projects within Ireland carrying out full wintering bird and breeding bird assessments.

Surveys were also carried out by David Culleton. David has extensive experience in carrying out a wide range of fauna surveys as an employee for environmental consultancies and organisations in Ireland. He is an experienced ecologist, including extensive work in Appropriate Assessment (AA) and Environmental Impact Assessment (EIA). He has a strong background in both terrestrial and aquatic ecology, invasive species management, and GIS (ArcGIS & QGIS). Skilled in field surveys, ecological reporting, and biodiversity protection.

Legislative Context

The Wildlife Act 1976 protects wild birds in Ireland.

Based on this legislation it is an offence to wilfully interfere with or destroy wild birds and their nests and eggs (other than the wild species mentioned in the Third Schedule of this Act). Under this legislation it is an offence for any person who *“wilfully takes or removes the eggs or nest of a protected wild bird otherwise than under and in accordance with such a licence, wilfully destroys, injures or mutilates the eggs or nest of a protected wild bird, wilfully disturbs a protected wild bird on or near a nest containing eggs or unflown young.”*

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

Council Directive 2009/147/EC 2010 on the conservation of wild birds provides for the conservation of wild birds by, among other things, classifying important ornithological sites as Special Protection Areas. The Directive relates to the conservation of all species of naturally occurring birds in the wild state, their eggs, nests and habitats in the European territory of the Member States. The Directive prohibits in particular:

- deliberate killing or capture by any method;
- deliberate destruction of, or damage to, their nests and eggs or removal of their nests;
- taking their eggs in the wild and keeping these eggs even if empty;
- deliberate disturbance of these birds particularly during the period of breeding and rearing, in so far as disturbance would be significant having regard to the objectives of this Directive;
- keeping birds of species, the hunting and capture of which is prohibited.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule:

- deliberately captures or kills any specimen of these species in the wild,
- deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration,
- deliberately takes or destroys eggs of those species from the wild,
- damages or destroys a breeding site or resting place of such an animal, or
- keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive,
- shall be guilty of an offence.

Project Description

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and childcare facility with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be single storey part one story and part two story.

Three new vehicular accesses off Flemington Lane are proposed to serve the development. The proposal also provides for public open space including a Multi-Use Games Area (MUGA), communal open space associated with apartments, landscaping, boundary treatments, public lighting, car parking, motorcycle parking, bicycle parking and structures, an active travel hub and cycle route, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

The proposed site outline, location, and general arrangement plan are shown in Figures 1 & 2.



Figure 1. Site Outline

Breeding Bird Survey

This report presents the results of three site visits by Altamar on 11th April 2026, 23rd April 2026, and 26th May 2026. A breeding bird transect survey was carried out on each occasion.

Survey Methodology

This Breeding bird survey was carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features and habitats such as scrub, grassland, arable crops, treelines, mature trees, hedgerows, and amenity grassland were present within the survey area. A single transect following the full perimeter of the survey area was carried out on each occasion, covering all areas and features available for breeding activity within and immediately adjacent to the survey area. General transect direction was alternated between surveys to account for potential activity level variations throughout morning hours. Each survey was carried out by a single surveyor.

The survey was carried out over 2.5 – 3.5 hours on 3 occasions, beginning at dawn and ending once all areas/features had been surveyed. Care was taken not to double count any observations. Weather conditions were optimal on each occasion.

Survey Results

Habitats of Breeding Bird Potential

A desk and ground level breeding habitat assessment was carried out and used to examine the structures and vegetation on site for features that could provide breeding habitat. Potential nesting features include scrub, treelines, mature conifer/deciduous canopies, ivy, grassland, reeds, artificial structures etc. All vegetated areas and man-made structures on site were assessed for breeding bird potential.

Areas of high breeding bird potential included hedgerows, treelines, mature trees, and scrub throughout the survey area and its boundaries. Grassland and arable crops were heavily used by locals for walking/dog-walking and were unlikely to be used by breeding birds.

Breeding Activity Survey

A total of 24 species were recorded within the survey area across three surveys. Of these species, house martin, house sparrow, skylark, starling, and swallow are amber listed Bird of Conservation Concern in Ireland (BoCCI). Meadow pipit and yellowhammer were also recorded on site and are red listed BoCCI. The remaining species are all green listed BoCCI.

A total of 13 species were recorded breeding or displaying behaviour indicative of breeding within the survey area (Table 1). Two breeding species are amber-listed BoCCI and one breeding species (yellowhammer) is red-listed BoCCI. The remainder of breeding species are green-listed BoCCI. Locations of breeding evidence recorded are demonstrated in Figure 3. No breeding activity of any amber or red -listed BoCCI species was recorded within the proposed development site (Figure 3).

Breeding activity was found throughout the survey area. A number of areas held higher concentration of breeding activity. Hotspots for breeding included hedgerows and treelines in the southern boundary of the site outline adjacent to the road. Breeding hotspots are demonstrated in Figure 4.

Table 1. Species confirmed breeding within the survey area.

Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Blackcap	BC	<i>Sylvia atricapilla</i>	Green
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Goldfinch	GO	<i>Carduelis carduelis</i>	Green
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Magpie	MG	<i>Pica pica</i>	Green
Song Thrush	ST	<i>Turdus philomelos</i>	Green
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red

Table 2. Total species recorded within the survey area.

Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Blackcap	BC	<i>Sylvia atricapilla</i>	Green
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Coal Tit	CT	<i>Parus ater</i>	Green
Collared Dove	CD	<i>Streptopelia decaocto</i>	Green
Dunnoek	D.	<i>Prunella modularis</i>	Green
Goldfinch	GO	<i>Carduelis carduelis</i>	Green
Great Tit	GT	<i>Parus major</i>	Green
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Martin	HM	<i>Delichon urbicum</i>	Amber
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Jackdaw	JD	<i>Corvus monedula</i>	Green
Magpie	MG	<i>Pica pica</i>	Green
Meadow Pipit	MP	<i>Anthus pratensis</i>	Red
Redpoll	LR	<i>Acanthis flammea</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Skylark	S.	<i>Alauda arvensis</i>	Amber
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Swallow	SL	<i>Hirundo rustica</i>	Amber
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red



0 0.2 0.4 0.6 km

Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

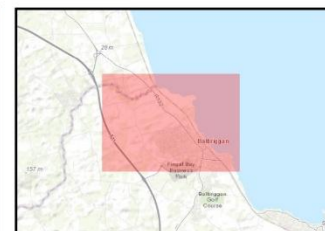


Figure 3. Breeding locations.



0 0.2 0.4 0.6 km

Project: Flemington Lane
 Location: Balbriggan, Co. Dublin
 Date: 18th August 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

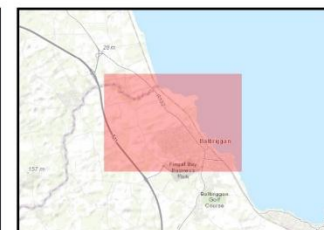


Figure 4. Breeding hotspots.

Breeding Bird Assessment Findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km² grid (Reference grid O16X) encompassing the study area reveals that 146 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: Bird species recorded within the 2km² grid (O16X)

Species name	Record count	Date of last record	Title of dataset
Arctic Skua (<i>Stercorarius parasiticus</i>)	25	02/10/2010	eBIRD Bird Records for Ireland
Arctic Tern (<i>Sterna paradisaea</i>)	9	22/05/2024	eBIRD Bird Records for Ireland
Balearic Shearwater (<i>Puffinus mauretanicus</i>)	3	18/09/2008	eBIRD Bird Records for Ireland
Bar-tailed Godwit (<i>Limosa lapponica</i>)	16	27/12/2024	eBIRD Bird Records for Ireland
Black Guillemot (<i>Cepphus grylle</i>)	41	01/11/2024	eBIRD Bird Records for Ireland
Black Redstart (<i>Phoenicurus ochruros</i>)	1	20/12/1986	eBIRD Bird Records for Ireland
Black Tern (<i>Chlidonias niger</i>)	1	05/09/2008	eBIRD Bird Records for Ireland
Blackbird (<i>Turdus merula</i>)	119	13/07/2025	Birds of Ireland
Blackcap (<i>Sylvia atricapilla</i>)	5	14/10/2023	eBIRD Bird Records for Ireland
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	101	24/12/2024	eBIRD Bird Records for Ireland
Black-tailed Godwit (<i>Limosa limosa</i>)	15	28/10/2024	eBIRD Bird Records for Ireland
Blue Tit (<i>Cyanistes caeruleus</i>)	81	27/12/2024	eBIRD Bird Records for Ireland
Brent Goose (<i>Branta bernicla</i>)	56	27/12/2024	eBIRD Bird Records for Ireland
Bullfinch (<i>Pyrrhula pyrrhula</i>)	36	27/12/2024	eBIRD Bird Records for Ireland
Buzzard (<i>Buteo buteo</i>)	87	27/12/2024	eBIRD Bird Records for Ireland
Carrion Crow (<i>Corvus corone</i>)	1	20/11/2020	eBIRD Bird Records for Ireland
Chaffinch (<i>Fringilla coelebs</i>)	112	27/12/2024	eBIRD Bird Records for Ireland
Chiffchaff (<i>Phylloscopus collybita</i>)	8	12/10/2024	eBIRD Bird Records for Ireland
Coal Tit (<i>Periparus ater</i>)	6	07/11/2023	eBIRD Bird Records for Ireland
Collared Dove (<i>Streptopelia decaocto</i>)	45	21/11/2024	eBIRD Bird Records for Ireland
Common Guillemot (<i>Uria aalge</i>)	50	01/12/2024	eBIRD Bird Records for Ireland
Common Gull (<i>Larus canus</i>)	59	24/12/2024	eBIRD Bird Records for Ireland
Common Redpoll (<i>Acanthis flammea</i>)	13	13/11/2024	eBIRD Bird Records for Ireland
Common Sandpiper (<i>Actitis hypoleucos</i>)	7	07/08/2024	eBIRD Bird Records for Ireland
Common Scoter (<i>Melanitta nigra</i>)	71	27/12/2024	eBIRD Bird Records for Ireland
Common Tern (<i>Sterna hirundo</i>)	26	07/08/2024	eBIRD Bird Records for Ireland
Cormorant (<i>Phalacrocorax carbo</i>)	118	27/12/2024	eBIRD Bird Records for Ireland
Cuckoo (<i>Cuculus canorus</i>)	3	31/12/2011	Bird Atlas 2007 - 2011
Curlew (<i>Numenius arquata</i>)	112	27/12/2024	eBIRD Bird Records for Ireland
Dunlin (<i>Calidris alpina</i>)	42	21/11/2024	eBIRD Bird Records for Ireland
Dunnock (<i>Prunella modularis</i>)	103	27/12/2024	eBIRD Bird Records for Ireland
Eider (<i>Somateria mollissima</i>)	7	07/11/2023	eBIRD Bird Records for Ireland
Fieldfare (<i>Turdus pilaris</i>)	14	21/11/2024	eBIRD Bird Records for Ireland
Fulmar (<i>Fulmarus glacialis</i>)	1	29/05/2021	eBIRD Bird Records for Ireland
Gannet (<i>Morus bassanus</i>)	46	13/11/2024	eBIRD Bird Records for Ireland
Goldcrest (<i>Regulus regulus</i>)	29	01/11/2024	eBIRD Bird Records for Ireland
Golden Plover (<i>Pluvialis apricaria</i>)	23	01/12/2024	eBIRD Bird Records for Ireland
Goldfinch (<i>Carduelis carduelis</i>)	84	27/12/2024	eBIRD Bird Records for Ireland
Great Black-backed Gull (<i>Larus marinus</i>)	106	27/12/2024	eBIRD Bird Records for Ireland
Great Crested Grebe (<i>Podiceps cristatus</i>)	51	27/12/2024	eBIRD Bird Records for Ireland
Great Northern Diver (<i>Gavia immer</i>)	35	01/12/2024	eBIRD Bird Records for Ireland
Great Skua (<i>Stercorarius skua</i>)	1	05/09/2008	eBIRD Bird Records for Ireland
Great Tit (<i>Parus major</i>)	45	27/12/2024	eBIRD Bird Records for Ireland
Greenfinch (<i>Chloris chloris</i>)	33	01/12/2024	eBIRD Bird Records for Ireland
Greenshank (<i>Tringa nebularia</i>)	72	27/12/2024	eBIRD Bird Records for Ireland
Grey Heron (<i>Ardea cinerea</i>)	94	27/12/2024	eBIRD Bird Records for Ireland
Grey Plover (<i>Pluvialis squatarola</i>)	36	21/11/2024	eBIRD Bird Records for Ireland
Grey Wagtail (<i>Motacilla cinerea</i>)	27	08/11/2024	eBIRD Bird Records for Ireland
Greylag Goose (<i>Anser anser</i>)	1	31/12/2011	Bird Atlas 2007 - 2011

Hen Harrier (<i>Circus cyaneus</i>)	3	30/09/2021	eBIRD Bird Records for Ireland
Herring Gull (<i>Larus argentatus</i>)	153	08/08/2025	Birds of Ireland
Hooded Crow (<i>Corvus cornix</i>)	138	27/12/2024	eBIRD Bird Records for Ireland
House Martin (<i>Delichon urbicum</i>)	15	29/08/2024	eBIRD Bird Records for Ireland
House Sparrow (<i>Passer domesticus</i>)	98	08/08/2025	Birds of Ireland
Iceland Gull (<i>Larus glaucoideus</i>)	1	08/12/2008	eBIRD Bird Records for Ireland
Jackdaw (<i>Coloeus monedula</i>)	69	01/12/2024	eBIRD Bird Records for Ireland
Kestrel (<i>Falco tinnunculus</i>)	18	21/11/2024	eBIRD Bird Records for Ireland
Kingfisher (<i>Alcedo atthis</i>)	1	16/09/2023	eBIRD Bird Records for Ireland
Kittiwake (<i>Rissa tridactyla</i>)	27	13/11/2024	eBIRD Bird Records for Ireland
Knot (<i>Calidris canutus</i>)	12	08/11/2024	eBIRD Bird Records for Ireland
Lapland Bunting (<i>Calcarius lapponicus</i>)	14	05/11/2023	eBIRD Bird Records for Ireland
Lapwing (<i>Vanellus vanellus</i>)	40	27/12/2024	eBIRD Bird Records for Ireland
Lesser Black-backed Gull (<i>Larus fuscus</i>)	26	01/12/2024	eBIRD Bird Records for Ireland
Lesser Redpoll (<i>Acanthis cabaret</i>)	1	31/12/2011	Bird Atlas 2007 - 2011
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)	1	31/12/2011	Bird Atlas 2007 - 2011
Linnet (<i>Linaria cannabina</i>)	114	27/12/2024	eBIRD Bird Records for Ireland
Little Egret (<i>Egretta garzetta</i>)	53	24/12/2024	eBIRD Bird Records for Ireland
Little Gull (<i>Hydrocoloeus minutus</i>)	5	03/08/2009	eBIRD Bird Records for Ireland
Little Tern (<i>Sternula albifrons</i>)	6	16/07/2023	eBIRD Bird Records for Ireland
Long-tailed Duck (<i>Clangula hyemalis</i>)	1	18/12/2010	eBIRD Bird Records for Ireland
Long-tailed Skua (<i>Stercorarius longicaudus</i>)	1	10/09/2007	eBIRD Bird Records for Ireland
Long-tailed Tit (<i>Aegithalos caudatus</i>)	13	24/02/2024	eBIRD Bird Records for Ireland
Magpie (<i>Pica pica</i>)	84	27/12/2024	eBIRD Bird Records for Ireland
Mallard (<i>Anas platyrhynchos</i>)	6	27/12/2024	eBIRD Bird Records for Ireland
Manx Shearwater (<i>Puffinus puffinus</i>)	25	12/07/2024	eBIRD Bird Records for Ireland
Meadow Pipit (<i>Anthus pratensis</i>)	96	27/12/2024	eBIRD Bird Records for Ireland
Mediterranean Gull (<i>Ichthyaeus melanocephalus</i>)	31	08/11/2024	eBIRD Bird Records for Ireland
Merlin (<i>Falco columbarius</i>)	18	15/12/2024	eBIRD Bird Records for Ireland
Mistle Thrush (<i>Turdus viscivorus</i>)	33	27/12/2024	eBIRD Bird Records for Ireland
Mute Swan (<i>Cygnus olor</i>)	1	18/07/2024	eBIRD Bird Records for Ireland
Osprey (<i>Pandion haliaetus</i>)	1	21/04/2007	eBIRD Bird Records for Ireland
Oystercatcher (<i>Haematopus ostralegus</i>)	116	27/12/2024	eBIRD Bird Records for Ireland
Pacific Diver (<i>Gavia pacifica</i>)	1	31/08/2017	eBIRD Bird Records for Ireland
Peregrine (<i>Falco peregrinus</i>)	7	12/10/2024	eBIRD Bird Records for Ireland
Pheasant (<i>Phasianus colchicus</i>)	19	13/11/2024	eBIRD Bird Records for Ireland
Pied Wagtail (<i>Motacilla alba yarrellii</i>)	3	10/01/2018	Birds of Ireland
Pied Wagtail (<i>Motacilla alba</i>)	86	27/12/2024	eBIRD Bird Records for Ireland
Pink-footed Goose (<i>Anser brachyrhynchus</i>)	15	28/10/2024	eBIRD Bird Records for Ireland
Pomarine Skua (<i>Stercorarius pomarinus</i>)	1	13/06/2007	eBIRD Bird Records for Ireland
Purple Sandpiper (<i>Calidris maritima</i>)	32	15/12/2024	eBIRD Bird Records for Ireland
Raven (<i>Corvus corax</i>)	13	13/11/2024	eBIRD Bird Records for Ireland
Razorbill (<i>Alca torda</i>)	27	01/11/2024	eBIRD Bird Records for Ireland
Red-breasted Merganser (<i>Mergus serrator</i>)	6	28/10/2024	eBIRD Bird Records for Ireland
Redshank (<i>Tringa totanus</i>)	99	27/12/2024	eBIRD Bird Records for Ireland
Red-throated Diver (<i>Gavia stellata</i>)	59	24/12/2024	eBIRD Bird Records for Ireland
Redwing (<i>Turdus iliacus</i>)	24	21/11/2024	eBIRD Bird Records for Ireland
Reed Bunting (<i>Emberiza schoeniclus</i>)	49	27/12/2024	eBIRD Bird Records for Ireland
Ringed Plover (<i>Charadrius hiaticula</i>)	48	21/11/2024	eBIRD Bird Records for Ireland
Robin (<i>Erithacus rubecula</i>)	124	27/12/2024	eBIRD Bird Records for Ireland
Rock Dove (<i>Columba livia</i>)	37	27/12/2024	eBIRD Bird Records for Ireland
Rock Pipit (<i>Anthus petrosus</i>)	24	13/11/2024	eBIRD Bird Records for Ireland
Rook (<i>Corvus frugilegus</i>)	110	27/12/2024	eBIRD Bird Records for Ireland
Roseate Tern (<i>Sterna dougallii</i>)	11	19/07/2024	eBIRD Bird Records for Ireland
Ruff (<i>Calidris pugnax</i>)	3	19/12/2010	eBIRD Bird Records for Ireland
Sand Martin (<i>Riparia riparia</i>)	21	29/08/2024	eBIRD Bird Records for Ireland
Sanderling (<i>Calidris alba</i>)	12	11/11/2023	eBIRD Bird Records for Ireland
Sandwich Tern (<i>Thalasseus sandvicensis</i>)	42	01/11/2024	eBIRD Bird Records for Ireland
Sedge Warbler (<i>Acrocephalus schoenobaenus</i>)	1	31/07/2021	eBIRD Bird Records for Ireland
Shag (<i>Gulosus aristotelis</i>)	67	27/12/2024	eBIRD Bird Records for Ireland
Shelduck (<i>Tadorna tadorna</i>)	3	28/10/2024	eBIRD Bird Records for Ireland
Short-eared Owl (<i>Asio flammeus</i>)	21	29/10/2024	eBIRD Bird Records for Ireland

Shoveler (<i>Spatula clypeata</i>)	1	10/11/2023	eBIRD Bird Records for Ireland
Siskin (<i>Spinus spinus</i>)	3	30/10/2024	eBIRD Bird Records for Ireland
Skylark (<i>Alauda arvensis</i>)	108	27/12/2024	eBIRD Bird Records for Ireland
Snipe (<i>Gallinago gallinago</i>)	28	21/11/2024	eBIRD Bird Records for Ireland
Snow Bunting (<i>Plectrophenax nivalis</i>)	11	26/02/2022	eBIRD Bird Records for Ireland
Song Thrush (<i>Turdus philomelos</i>)	77	27/12/2024	eBIRD Bird Records for Ireland
Sooty Shearwater (<i>Ardenna grisea</i>)	3	05/09/2008	eBIRD Bird Records for Ireland
Sparrowhawk (<i>Accipiter nisus</i>)	38	30/08/2025	Birds of Ireland
Spoonbill (<i>Platalea leucorodia</i>)	1	14/06/2007	eBIRD Bird Records for Ireland
Spotted Redshank (<i>Tringa erythropus</i>)	1	22/08/2017	Birds of Ireland
Spotted Sandpiper (<i>Actitis macularius</i>)	2	06/12/2020	eBIRD Bird Records for Ireland
Starling (<i>Sturnus vulgaris</i>)	113	08/08/2025	Birds of Ireland
Stock Dove (<i>Columba oenas</i>)	27	30/10/2024	eBIRD Bird Records for Ireland
Stonechat (<i>Saxicola rubicola</i>)	52	27/12/2024	eBIRD Bird Records for Ireland
Storm Petrel (<i>Hydrobates pelagicus</i>)	6	02/07/2008	eBIRD Bird Records for Ireland
Surf Scoter (<i>Melanitta perspicillata</i>)	3	02/12/2023	eBIRD Bird Records for Ireland
Swallow (<i>Hirundo rustica</i>)	33	12/10/2024	eBIRD Bird Records for Ireland
Swift (<i>Apus apus</i>)	6	19/07/2024	eBIRD Bird Records for Ireland
Teal (<i>Anas crecca</i>)	6	13/11/2024	eBIRD Bird Records for Ireland
Tree Sparrow (<i>Passer montanus</i>)	70	27/12/2024	eBIRD Bird Records for Ireland
Tufted Duck (<i>Aythya fuligula</i>)	1	13/11/2024	eBIRD Bird Records for Ireland
Turnstone (<i>Arenaria interpres</i>)	83	15/12/2024	eBIRD Bird Records for Ireland
Twite (<i>Linaria flavirostris</i>)	2	03/11/2019	eBIRD Bird Records for Ireland
Velvet Scoter (<i>Melanitta fusca</i>)	5	05/11/2023	eBIRD Bird Records for Ireland
Waxwing (<i>Bombicilla garrulus</i>)	1	24/02/2024	eBIRD Bird Records for Ireland
Wheatear (<i>Oenanthe oenanthe</i>)	10	12/10/2024	eBIRD Bird Records for Ireland
Whimbrel (<i>Numenius phaeopus</i>)	14	12/07/2024	eBIRD Bird Records for Ireland
Whitethroat (<i>Curruca communis</i>)	6	07/08/2024	eBIRD Bird Records for Ireland
Whooper Swan (<i>Cygnus cygnus</i>)	2	12/10/2024	eBIRD Bird Records for Ireland
Wigeon (<i>Mareca penelope</i>)	4	30/10/2023	eBIRD Bird Records for Ireland
Willow Warbler (<i>Phylloscopus trochilus</i>)	4	29/07/2023	eBIRD Bird Records for Ireland
Woodcock (<i>Scolopax rusticola</i>)	3	10/01/2009	eBIRD Bird Records for Ireland
Woodpigeon (<i>Columba palumbus</i>)	103	08/08/2025	Birds of Ireland
Wren (<i>Troglodytes troglodytes</i>)	121	27/12/2024	eBIRD Bird Records for Ireland
Yellowhammer (<i>Emberiza citrinella</i>)	90	27/12/2024	eBIRD Bird Records for Ireland

Mitigation

The survey area supports breeding birds, with breeding activity primarily associated along hedgerows, treelines, mature trees, and scrub. Construction works could potentially result in the disturbance, or loss, of nesting and foraging habitat. The following mitigation measures relevant to birds, as well as those outlined within the accompanying EIA, shall be implemented to minimise any potential negative impact on biodiversity:

- Tree, hedgerow and scrub removal shall, where practicable, be undertaken outside the main bird nesting season (1 March to 31 August), in accordance with Section 40 of the Wildlife Act 1976 (as amended). Where removal is required during this period, vegetation shall be inspected by a suitably qualified ecologist prior to works. Active nests shall be protected and works delayed until nesting has ceased.
- Existing treelines / hedgerows identified for retention within the landscape plan shall be protected during construction. The landscape plan provides for the retention and enhancement of the central treeline / hedgerow.
- Additional native hedge planting, proposed trees, shrubs and groundcover planting will provide additional nesting, shelter and foraging opportunities for breeding birds within the completed development.
- Bird boxes may be installed at suitable locations throughout the site, subject to the approval of the project ecologist, to provide additional nesting opportunities.
- Construction activities shall be managed to minimise disturbance to retained breeding bird habitat, particularly in the vicinity of identified breeding hotspots.

Conclusion

Three breeding bird surveys were undertaken in April-May 2026 by Altermar. A breeding bird transect survey was carried out on each occasion. The surveys comply with bird survey guidance documentation including BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) following CIEEM guidelines. Weather conditions were favourable on each occasion.

A total of 24 bird species were recorded within the survey area, with 13 species showing breeding or behaviour indicative of breeding. Five amber-listed species were recorded: house martin, house sparrow, skylark, starling, and swallow. Two red-listed species, meadow pipit and yellowhammer, were also recorded within the wider survey area. Yellowhammer was not recorded within the site outline, and therefore the proposed development is not considered to directly affect recorded yellowhammer breeding territory. The remaining breeding species were green listed.

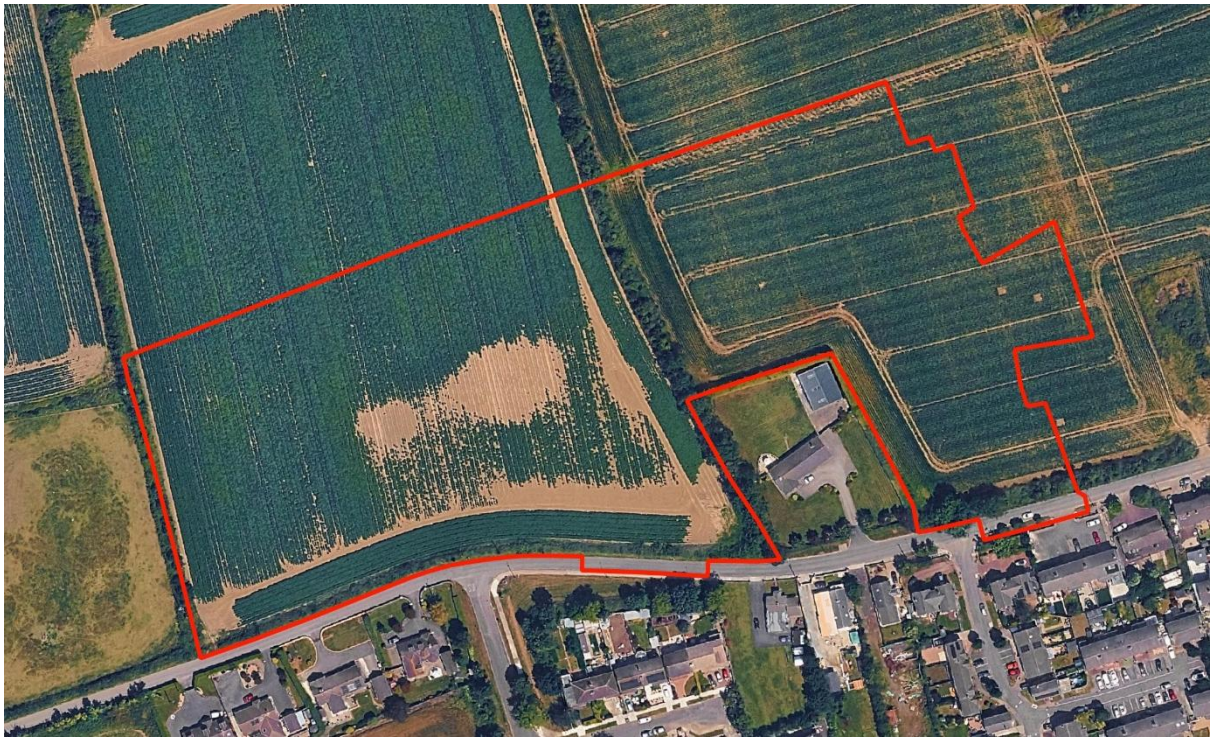
Breeding activity was concentrated primarily along hedgerows and treelines on the southern site boundary. The proposed development will result in some loss and alteration of existing breeding bird habitat. However, the landscape plan provides for the retention and enhancement of the central hedgerow / treeline, together with additional hedge planting, proposed trees and other planting. These measures will maintain and enhance nesting and foraging opportunities for breeding birds within the completed development.

Subject to implementation of the proposed mitigation measures, the development is predicted to have a **low adverse / site / Negative impact / Not significant / Long-term** impact on breeding birds.

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Appendix III - Wintering Bird Assessment at Flemington Lane, Balbriggan, Co.
Dublin



18th August 2026

Prepared by: Bryan Deegan of Altemar Ltd.

On behalf of: Lagan Homes Ltd.

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Summary

Structure/features:	The survey area consists primarily of arable fields, hedgerows, and drainage ditches.
Location:	Lands at Flemington Lane, Balbriggan, Co. Dublin
Bird species present:	Blackbird, black-headed gull, blue tit, buzzard, chaffinch, coal tit, dunnock, feral pigeon, great tit, herring gull, hooded crow, house sparrow, jackdaw, linnet, magpie, meadow pipit, pied wagtail, robin, rook, skylark, snipe, starling, stonechat, woodpigeon, wren, yellowhammer.
Proposed work:	Residential development.
Surveys by:	David Culleton (Altamar)
Survey dates:	4 th /26 th /27 th November 2025, 2 nd /12 th December 2025, 7 th /22 nd /28 th January 2026, 11 th /28 th February 2026, 3 rd /24 th March 2026.



Figure 1. Site Outline



Figure 2. Site Location

Competency of Assessor

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments.

Bryan Deegan (MCIEEM, BSc Applied Marine Biology, MSc Environmental Science)

Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with over 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently lead project ecologist for Project Pembroke and was contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. 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).

David Culleton (B.Sc. Zoology, M.Sc. Conservation Behaviour).

The surveys were carried out by David Culleton. David has extensive experience in carrying out a wide range of fauna surveys as an employee for environmental consultancies and organisations in Ireland. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. David has been the lead ecologist on numerous development projects within Ireland, including carrying out full wintering bird and breeding bird assessments.

Legislative Context

The Wildlife Act 1976 protects wild birds in Ireland. Based on this legislation it is an offence to wilfully interfere with or destroy wild birds and their nests and eggs (other than the wild species mentioned in the Third Schedule of this Act). Under this legislation it is an offence for any person who "*wilfully takes or removes the eggs or nest of a protected wild bird otherwise than under and in accordance with such a licence, wilfully destroys, injures or mutilates the eggs or nest of a protected wild bird, wilfully disturbs a protected wild bird on or near a nest containing eggs or unflown young.*"

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

Council Directive 2009/147/EC 2010 on the conservation of wild birds provides for the conservation of wild birds by, among other things, classifying important ornithological sites as Special Protection Areas. The Directive relates to the conservation of all species of naturally occurring birds in the wild state, their eggs, nests and habitats in the European territory of the Member States. The Directive prohibits in particular:

- deliberate killing or capture by any method;
- deliberate destruction of, or damage to, their nests and eggs or removal of their nests;
- taking their eggs in the wild and keeping these eggs even if empty;
- deliberate disturbance of these birds particularly during the period of breeding and rearing, in so far as disturbance would be significant having regard to the objectives of this Directive;
- keeping birds of species the hunting and capture of which is prohibited.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule:

- deliberately captures or kills any specimen of these species in the wild,
- deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration,
- deliberately takes or destroys eggs of those species from the wild,
- damages or destroys a breeding site or resting place of such an animal, or
- keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive, shall be guilty of an offence.

Wintering Bird Surveys

This report presents the methodology and results of 12 visits to lands at Flemington Lane by Altamar Ltd. between November 2025 and March 2026.

Survey Methodology

Wintering bird surveys were carried out over the entire wintering bird season on lands at Flemington Lane, Balbriggan in order to gather baseline data to assist in assessing the potential impacts on wintering birds from proposed developments on the site, in particular those listed as Special Conservation Interests (SCIs) of SPAs within 15 km and other amber/red-listed birds of conservation concern in Ireland (BoCCI). Potential impacts on wintering bird species include disturbance, destruction of foraging areas, destruction of roosting areas and collision risk during construction and operation (cranes, buildings etc.). These wintering bird surveys were carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and I-WeBS Counter Manual: Guidelines for Irish Wetland Bird Survey counters (BWI & NPWS), following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features such as hedgerows, treelines, scrub, arable fields and drainage ditches were present within the survey area. A roving transect survey covering the perimeter, field boundaries and all internal features and open areas was carried out on each occasion, providing clear views of all areas within, over and immediately adjacent to the survey area. Vantage point from the Eastern and western boundaries were also used on each occasion, providing clear unobstructed views across the entire survey area. Any observed behaviour by wintering bird species and other relevant species (birds of prey, red-listed BoCCI etc.) observed within, over and immediately adjacent to the survey area were recorded. The presence and abundance of all other bird species (e.g. passerine) was also recorded. Each survey was carried out by a single surveyor.

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

Care was taken not to double count any observations. Surveys were initiated at varying times (morning/midday/afternoon) to account for birds transiting to/from foraging and roosting areas. Local temperatures varied from 1 – 13°C. Winds varied from 0 – 3 on the Beaufort scale. Weather conditions were suitable on all occasions.

Peak counts for the survey area were compared to 1% national and international population sizes of relevant species for which data was available. Foraging areas, flight paths, large flights and other observations were mapped according to field sheet records.

Survey Results / Discussion

Habitats of wintering bird potential

Desk and ground level wintering bird habitat assessments were carried and used to examine the features and vegetation on site that could provide wintering bird habitat. Potential features associated with foraging/roosting include arable fields, scrub, hedgerows and drainage ditches. All open areas, vegetated areas, and water-holding features within and immediately adjacent to the site were assessed for wintering bird potential.

Habitats of foraging value for wintering birds were present throughout the survey area. The survey area and its surroundings consisted primarily of arable fields, hedgerows, drainage ditches, and scrub. No buildings or structures were present within the survey area that may provide breeding habitat for gull species, although buildings/structures in the surrounding area may facilitate this. The proposed development site is in close proximity (1.3km) to the North-West Irish Sea SPA, and therefore there is a potential for SCIs of this SPA to utilise and/or fly over the site. The next closest SPA is 3.5km to the north of the site (River Nanny Estuary and Shore SPA). Other SPAs within 15 km are Skerries Islands SPA (8.3km), Rockabill SPA (10km), Rogerstown Estuary SPA (12.6km), and Boyne Estuary SPA (11.4km).

Wintering bird activity survey

A total of 26 species were recorded within, above and adjacent to the survey area across 12 surveys (see Appendix I for individual observations). 17 green, six amber and three red-listed species of conservation concern were recorded either within, over and adjacent to the overall survey area. Details regarding the status, behaviour and abundances of species recorded on/over/adjacent to the site relevant to the conservation interests of Special Protected Areas (SPAs) and red listed Birds of Conservation Concern in Ireland (BoCCI) are discussed below.

Black-headed gull (amber BoCCI) was observed in flight over the survey area on eight occasions. A total of 17 observations of black-headed gull were made of a total of 27 individuals. This species was primarily observed flying over, or adjacent to, the site. No particular pattern was noticed in flight movements. Multiple foraging opportunities exist for gulls in the form of arable fields, agricultural fields and urban/suburban environments in surrounding area. No foraging was observed within the survey area. Peak count was 10 individuals. This species is an SCI of the nearby North-West Irish Sea SPA. The peak number is below 1% of the international population (Table 2). Observations are demonstrated in Figure 4.

Buzzard (green BoCCI) was observed on three occasions. Peak count was 1 individual (Table 2). This species was primarily recorded in the north and west of the survey area. Perching on fence posts within the site and observations of this species on the ground within the survey area indicate the subject site constitutes foraging habitat for this species locally, although similarly suited foraging habitat exists throughout the surrounding area. This species is not an SCI for any nearby SPAs.

Herring gull (amber BoCCI) was observed in flight over the survey area during all twelve surveys. A total of 181 observations of herring gull were made of a total of 501 individuals. Foraging was recorded at the western area of the site. This species was also observed in flight over and adjacent to the survey area. No particular patterns in flights were noted. This species forages both in the site and in the surrounding area, and flights likely demonstrate movements between foraging/roosting areas. Peak count was 60 individuals. This species is an SCI of the nearby North-West Irish Sea SPA. The peak number is below 1% of the international population (Table 2). Observations are demonstrated in Figures 3 and 5.

Linnet (amber BoCCI) was observed on one occasion. This species was observed in flight over the field to the east of the survey area. The survey area is not likely to be of particular foraging significance to this species due to low occurrence and abundance, and widespread availability of similarly suited habitat in the surrounding area.

Meadow pipit (red BoCCI) was observed on one occasion adjacent to the site, to the east. Peak count was 8 individuals (Table 2). This species was recorded foraging on grassland outside of the site to the east. The survey area is not suitable for meadow pipit foraging due to the lack of ground vegetation and managed nature of the site. However, suitable foraging habitat is widely available in the surrounding locality and wider area.

Skylark (amber BoCCI) was observed on one occasion, flying above the subject site. Peak count was 120 individuals (Table 2). The survey area is not likely to be of foraging significance to this species due to a lack of repeat observations of this species, despite the suitable foraging habitat present. This species is not an SCI for any nearby SPAs. Location of the skylark observation is demonstrated in Figure 4.

Snipe (red BoCCI) was observed on eight occasions outside of the site, to the east. Peak count was 3 individuals (table 2). Observations of this species consisted of flushed individuals throughout grassland to the east of the site. Suitable habitat for this species is abundant in the surrounding area, and so the subject site is not likely to be of significant importance to this species locally. Observations of this species are demonstrated in Figure 6.

Starling (amber BoCCI) was observed on one occasion, with 2 individuals present (Table 2). This species was recorded hovering above the arable crops 500m to the east of the site. The site is suitable as foraging habitat for this species, though no foraging was recorded and similar foraging habitat is widespread in the surrounding landscape.

Yellowhammer (red BoCCI) was observed on two occasions along a single hedgerow to the east of the site, outside of the boundary. Peak count was 3 individuals (Table 2). The survey area is not likely to be of particular foraging significance to this species due to low occurrence and abundance, and widespread availability of similarly suitable habitat in the surrounding area. The hedgerows surrounding the subject site may, however, be used by this species for breeding. This species is not an SCI for any nearby SPAs. Observations of this species are demonstrated in Figure 6.

All observations of relevant target species of this report are included in Appendix I of this report.

Table 1. Species recorded within, above and/or immediately adjacent to the survey area.

Common name	BTO	Latin name	BoCCI
Blackbird	B.	<i>Turdus merula</i>	Green
Black-headed Gull	BH	<i>Larus ridibundus</i>	Amber
Blue Tit	BT	<i>Cyanistes caeruleus</i>	Green
Buzzard	BZ	<i>Buteo buteo</i>	Green
Chaffinch	CH	<i>Fringilla coelebs</i>	Green
Coal tit	CT	<i>Periparus ater</i>	Green
Dunnock	D.	<i>Prunella modularis</i>	Green
Feral Pigeon	FP	<i>Columba livia f. domestica</i>	Green
Great tit	GT	<i>Parus major</i>	Green
Herring Gull	HG	<i>Larus argentatus</i>	Amber
Hooded Crow	HC	<i>Corvus cornix</i>	Green
House Sparrow	HS	<i>Passer domesticus</i>	Amber
Jackdaw	JD	<i>Corvus monedula</i>	Green
Linnet	LI	<i>Linaria cannabina</i>	Amber
Magpie	MG	<i>Pica pica</i>	Green
Meadow Pipit	MP	<i>Anthus pratensis</i>	Red
Pied wagtail	PW	<i>Motacilla alba yarrellii</i>	Green
Robin	R.	<i>Erithacus rubecula</i>	Green
Rook	RO	<i>Corvus frugilegus</i>	Green
Skylark	S.	<i>Alauda arvensis</i>	Amber
Snipe	SN	<i>Gallinago gallinago</i>	Red
Starling	SG	<i>Sturnus vulgaris</i>	Amber
Stonechat	SC	<i>Saxicola rubicola</i>	Green
Woodpigeon	WP	<i>Columba palumbus</i>	Green
Wren	WR	<i>Troglodytes troglodytes</i>	Green
Yellowhammer	Y.	<i>Emberiza citrinella</i>	Red

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

Species	Peak count (2025/26)	1% national	1% international
Blackbird	6		
Black-headed gull	10		>10,000 ¹
Blue Tit	2		
Buzzard	1		
Chaffinch	2		
Coal tit	2		
Dunnock	3		
Feral Pigeon	1		
Great tit	2		
Herring Gull	60		>1,000 ¹
Hooded Crow	15		
House Sparrow	1		
Jackdaw	85		
Linnet	1		
Magpie	3		
Meadow pipit	8		
Pied wagtail	1		
Robin	6		
Rook	31		
Skylark	120		
Snipe	3		> 10,000 ¹
Starling	2		
Stonechat	1		
Woodpigeon	72		
Wren	2		
Yellowhammer	3		

¹ AEWA. (2022). AEWA Conservation Status Review 8 (CSR8) Report on the conservation status of migratory waterbirds in the agreement area. Eighth Edition. Agreement on the Conservation of African-Eurasian Migratory Waterbirds, September 2022. *

*Out of caution, where discrepancies in international flyway estimates occurred between sources, the lowest estimate was utilised.

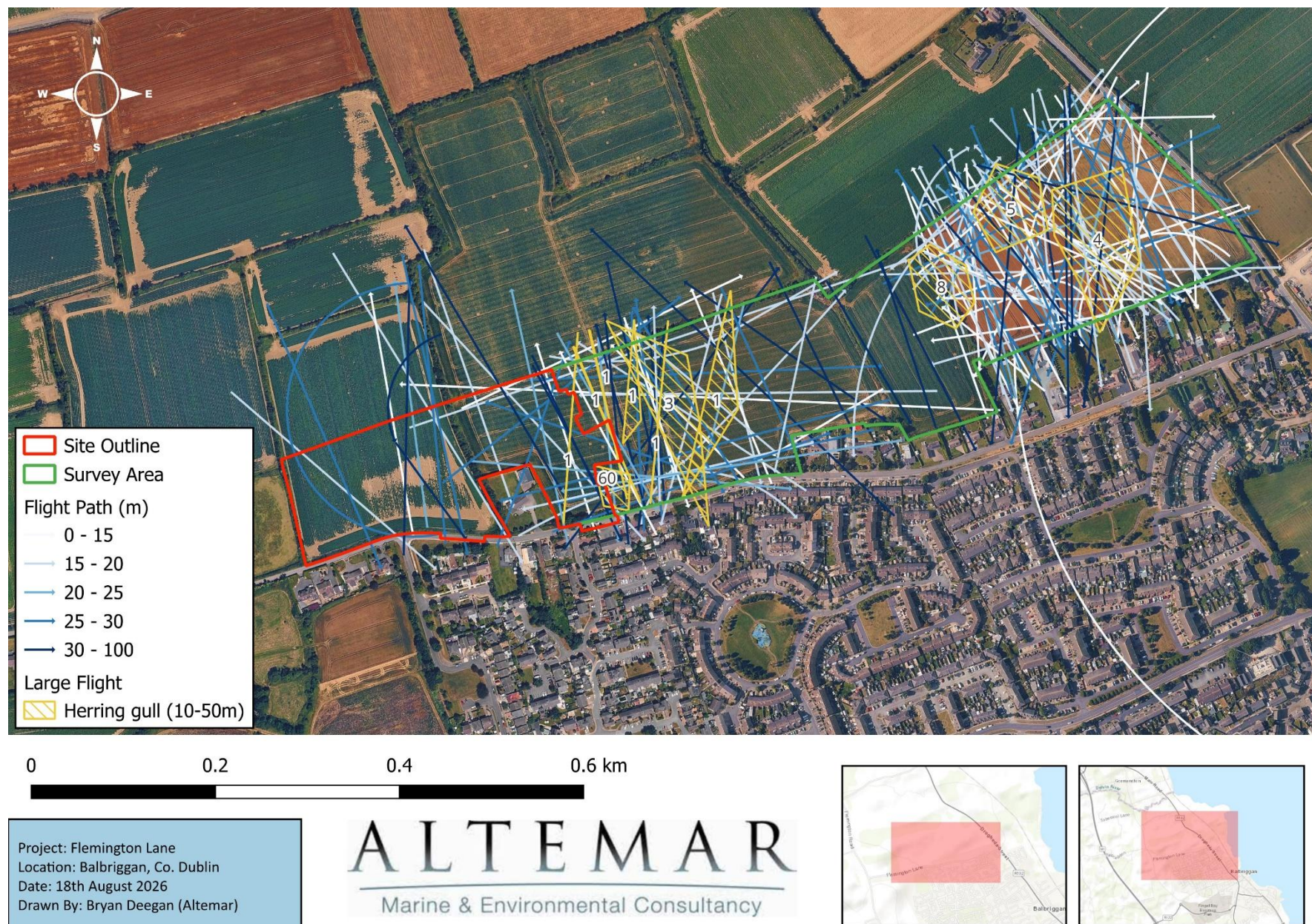


Figure 3. Herring Gull flight paths

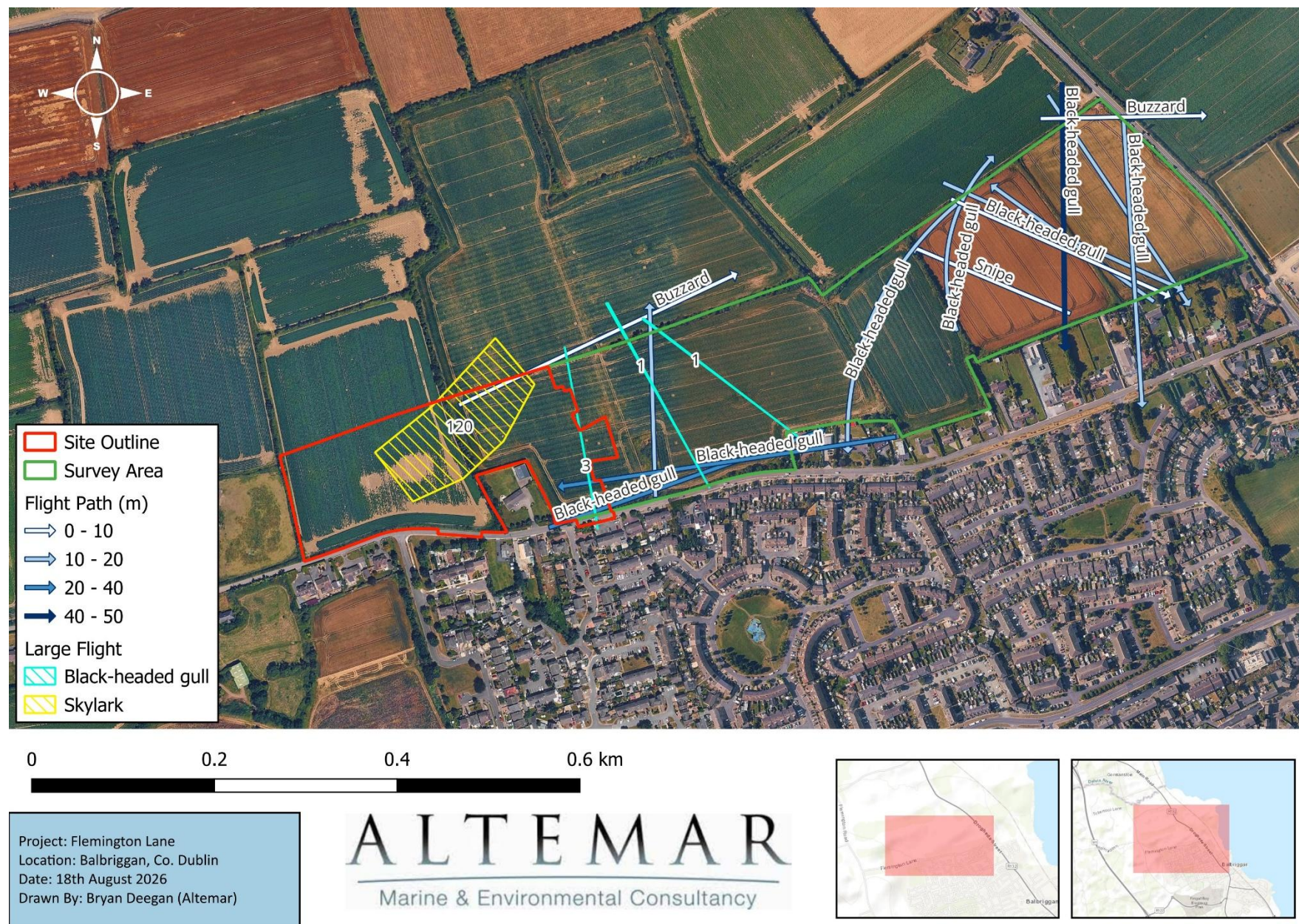


Figure 4. Flight paths of Buzzard, Black-headed gull, Snipe, and Skylark

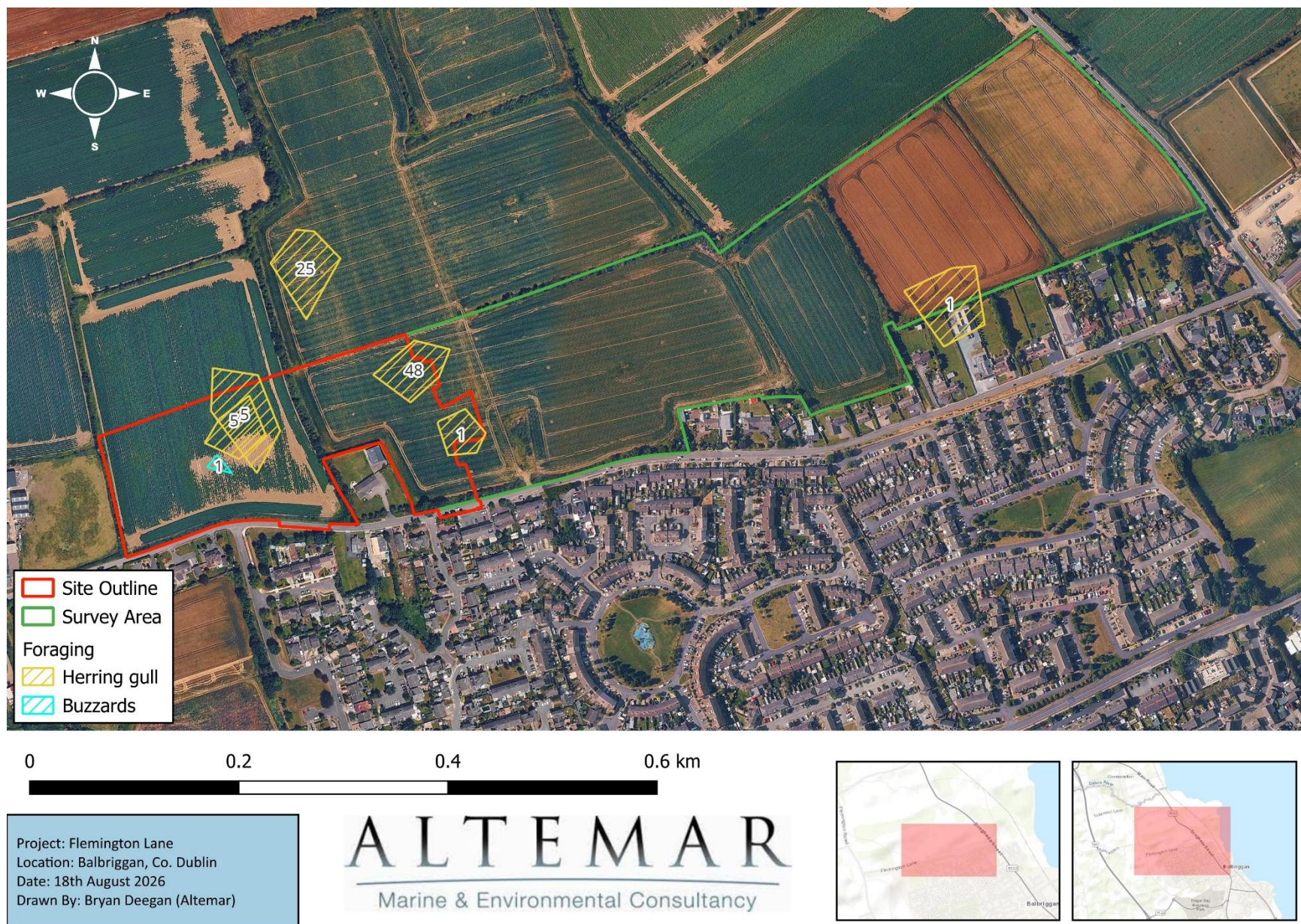


Figure 5. Foraging areas by all species observed (labelled by number of individuals)



Figure 6. Other individual observations (labelled by number of individuals)

Wintering Bird Assessment Findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km² grid (Reference grid O16X) encompassing the study area reveals that 146 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: NBDC bird records within 2 km² (grids O16X)

Species Name	Record Count	Date of Last Record	Dataset
Arctic Skua (<i>Stercorarius parasiticus</i>)	25	02/10/2010	eBIRD Bird Records for Ireland
Arctic Tern (<i>Sterna paradisaea</i>)	9	22/05/2024	eBIRD Bird Records for Ireland
Balearic Shearwater (<i>Puffinus mauretanicus</i>)	3	18/09/2008	eBIRD Bird Records for Ireland
Bar-tailed Godwit (<i>Limosa lapponica</i>)	16	27/12/2024	eBIRD Bird Records for Ireland
Black Guillemot (<i>Cephus grylle</i>)	41	01/11/2024	eBIRD Bird Records for Ireland
Black Redstart (<i>Phoenicurus ochruros</i>)	1	20/12/1986	eBIRD Bird Records for Ireland
Black Tern (<i>Chlidonias niger</i>)	1	05/09/2008	eBIRD Bird Records for Ireland
Blackbird (<i>Turdus merula</i>)	119	13/07/2025	Birds of Ireland
Blackcap (<i>Sylvia atricapilla</i>)	5	14/10/2023	eBIRD Bird Records for Ireland
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	101	24/12/2024	eBIRD Bird Records for Ireland
Black-tailed Godwit (<i>Limosa limosa</i>)	15	28/10/2024	eBIRD Bird Records for Ireland
Blue Tit (<i>Cyanistes caeruleus</i>)	81	27/12/2024	eBIRD Bird Records for Ireland
Brent Goose (<i>Branta bernicla</i>)	56	27/12/2024	eBIRD Bird Records for Ireland
Bullfinch (<i>Pyrrhula pyrrhula</i>)	36	27/12/2024	eBIRD Bird Records for Ireland
Buzzard (<i>Buteo buteo</i>)	87	27/12/2024	eBIRD Bird Records for Ireland
Carrion Crow (<i>Corvus corone</i>)	1	20/11/2020	eBIRD Bird Records for Ireland
Chaffinch (<i>Fringilla coelebs</i>)	112	27/12/2024	eBIRD Bird Records for Ireland
Chiffchaff (<i>Phylloscopus collybita</i>)	8	12/10/2024	eBIRD Bird Records for Ireland
Coal Tit (<i>Periparus ater</i>)	6	07/11/2023	eBIRD Bird Records for Ireland
Collared Dove (<i>Streptopelia decaocto</i>)	45	21/11/2024	eBIRD Bird Records for Ireland
Common Guillemot (<i>Uria aalge</i>)	50	01/12/2024	eBIRD Bird Records for Ireland
Common Gull (<i>Larus canus</i>)	59	24/12/2024	eBIRD Bird Records for Ireland
Common Redpoll (<i>Acanthis flammea</i>)	13	13/11/2024	eBIRD Bird Records for Ireland
Common Sandpiper (<i>Actitis hypoleucos</i>)	7	07/08/2024	eBIRD Bird Records for Ireland
Common Scoter (<i>Melanitta nigra</i>)	71	27/12/2024	eBIRD Bird Records for Ireland
Common Tern (<i>Sterna hirundo</i>)	26	07/08/2024	eBIRD Bird Records for Ireland
Cormorant (<i>Phalacrocorax carbo</i>)	118	27/12/2024	eBIRD Bird Records for Ireland
Cuckoo (<i>Cuculus canorus</i>)	3	31/12/2011	Bird Atlas 2007 - 2011
Curlew (<i>Numenius arquata</i>)	112	27/12/2024	eBIRD Bird Records for Ireland
Dunlin (<i>Calidris alpina</i>)	42	21/11/2024	eBIRD Bird Records for Ireland
Dunnock (<i>Prunella modularis</i>)	103	27/12/2024	eBIRD Bird Records for Ireland
Eider (<i>Somateria mollissima</i>)	7	07/11/2023	eBIRD Bird Records for Ireland
Fieldfare (<i>Turdus pilaris</i>)	14	21/11/2024	eBIRD Bird Records for Ireland
Fulmar (<i>Fulmarus glacialis</i>)	1	29/05/2021	eBIRD Bird Records for Ireland
Gannet (<i>Morus bassanus</i>)	46	13/11/2024	eBIRD Bird Records for Ireland
Goldcrest (<i>Regulus regulus</i>)	29	01/11/2024	eBIRD Bird Records for Ireland
Golden Plover (<i>Pluvialis apricaria</i>)	23	01/12/2024	eBIRD Bird Records for Ireland
Goldfinch (<i>Carduelis carduelis</i>)	84	27/12/2024	eBIRD Bird Records for Ireland
Great Black-backed Gull (<i>Larus marinus</i>)	106	27/12/2024	eBIRD Bird Records for Ireland
Great Crested Grebe (<i>Podiceps cristatus</i>)	51	27/12/2024	eBIRD Bird Records for Ireland
Great Northern Diver (<i>Gavia immer</i>)	35	01/12/2024	eBIRD Bird Records for Ireland
Great Skua (<i>Stercorarius skua</i>)	1	05/09/2008	eBIRD Bird Records for Ireland
Great Tit (<i>Parus major</i>)	45	27/12/2024	eBIRD Bird Records for Ireland
Greenfinch (<i>Chloris chloris</i>)	33	01/12/2024	eBIRD Bird Records for Ireland
Greenshank (<i>Tringa nebularia</i>)	72	27/12/2024	eBIRD Bird Records for Ireland
Grey Heron (<i>Ardea cinerea</i>)	94	27/12/2024	eBIRD Bird Records for Ireland
Grey Plover (<i>Pluvialis squatarola</i>)	36	21/11/2024	eBIRD Bird Records for Ireland
Grey Wagtail (<i>Motacilla cinerea</i>)	27	08/11/2024	eBIRD Bird Records for Ireland
Greylag Goose (<i>Anser anser</i>)	1	31/12/2011	Bird Atlas 2007 - 2011
Hen Harrier (<i>Circus cyaneus</i>)	3	30/09/2021	eBIRD Bird Records for Ireland
Herring Gull (<i>Larus argentatus</i>)	153	08/08/2025	Birds of Ireland
Hooded Crow (<i>Corvus cornix</i>)	138	27/12/2024	eBIRD Bird Records for Ireland

Species Name	Record Count	Date of Last Record	Dataset
House Martin (<i>Delichon urbicum</i>)	15	29/08/2024	eBIRD Bird Records for Ireland
House Sparrow (<i>Passer domesticus</i>)	98	08/08/2025	Birds of Ireland
Iceland Gull (<i>Larus glaucooides</i>)	1	08/12/2008	eBIRD Bird Records for Ireland
Jackdaw (<i>Coloeus monedula</i>)	69	01/12/2024	eBIRD Bird Records for Ireland
Kestrel (<i>Falco tinnunculus</i>)	18	21/11/2024	eBIRD Bird Records for Ireland
Kingfisher (<i>Alcedo atthis</i>)	1	16/09/2023	eBIRD Bird Records for Ireland
Kittiwake (<i>Rissa tridactyla</i>)	27	13/11/2024	eBIRD Bird Records for Ireland
Knot (<i>Calidris canutus</i>)	12	08/11/2024	eBIRD Bird Records for Ireland
Lapland Bunting (<i>Calcarius lapponicus</i>)	14	05/11/2023	eBIRD Bird Records for Ireland
Lapwing (<i>Vanellus vanellus</i>)	40	27/12/2024	eBIRD Bird Records for Ireland
Lesser Black-backed Gull (<i>Larus fuscus</i>)	26	01/12/2024	eBIRD Bird Records for Ireland
Lesser Redpoll (<i>Acanthis cabaret</i>)	1	31/12/2011	Bird Atlas 2007 - 2011
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)	1	31/12/2011	Bird Atlas 2007 - 2011
Linnet (<i>Linaria cannabina</i>)	114	27/12/2024	eBIRD Bird Records for Ireland
Little Egret (<i>Egretta garzetta</i>)	53	24/12/2024	eBIRD Bird Records for Ireland
Little Gull (<i>Hydrocoloeus minutus</i>)	5	03/08/2009	eBIRD Bird Records for Ireland
Little Tern (<i>Sternula albifrons</i>)	6	16/07/2023	eBIRD Bird Records for Ireland
Long-tailed Duck (<i>Clangula hyemalis</i>)	1	18/12/2010	eBIRD Bird Records for Ireland
Long-tailed Skua (<i>Stercorarius longicaudus</i>)	1	10/09/2007	eBIRD Bird Records for Ireland
Long-tailed Tit (<i>Aegithalos caudatus</i>)	13	24/02/2024	eBIRD Bird Records for Ireland
Magpie (<i>Pica pica</i>)	84	27/12/2024	eBIRD Bird Records for Ireland
Mallard (<i>Anas platyrhynchos</i>)	6	27/12/2024	eBIRD Bird Records for Ireland
Manx Shearwater (<i>Puffinus puffinus</i>)	25	12/07/2024	eBIRD Bird Records for Ireland
Meadow Pipit (<i>Anthus pratensis</i>)	96	27/12/2024	eBIRD Bird Records for Ireland
Mediterranean Gull (<i>Ichthyaeus melanocephalus</i>)	31	08/11/2024	eBIRD Bird Records for Ireland
Merlin (<i>Falco columbarius</i>)	18	15/12/2024	eBIRD Bird Records for Ireland
Mistle Thrush (<i>Turdus viscivorus</i>)	33	27/12/2024	eBIRD Bird Records for Ireland
Mute Swan (<i>Cygnus olor</i>)	1	18/07/2024	eBIRD Bird Records for Ireland
Osprey (<i>Pandion haliaetus</i>)	1	21/04/2007	eBIRD Bird Records for Ireland
Oystercatcher (<i>Haematopus ostralegus</i>)	116	27/12/2024	eBIRD Bird Records for Ireland
Pacific Diver (<i>Gavia pacifica</i>)	1	31/08/2017	eBIRD Bird Records for Ireland
Peregrine (<i>Falco peregrinus</i>)	7	12/10/2024	eBIRD Bird Records for Ireland
Pheasant (<i>Phasianus colchicus</i>)	19	13/11/2024	eBIRD Bird Records for Ireland
Pied Wagtail (<i>Motacilla alba yarrellii</i>)	3	10/01/2018	Birds of Ireland
Pied Wagtail (<i>Motacilla alba</i>)	86	27/12/2024	eBIRD Bird Records for Ireland
Pink-footed Goose (<i>Anser brachyrhynchus</i>)	15	28/10/2024	eBIRD Bird Records for Ireland
Pomarine Skua (<i>Stercorarius pomarinus</i>)	1	13/06/2007	eBIRD Bird Records for Ireland
Purple Sandpiper (<i>Calidris maritima</i>)	32	15/12/2024	eBIRD Bird Records for Ireland
Raven (<i>Corvus corax</i>)	13	13/11/2024	eBIRD Bird Records for Ireland
Razorbill (<i>Alca torda</i>)	27	01/11/2024	eBIRD Bird Records for Ireland
Red-breasted Merganser (<i>Mergus serrator</i>)	6	28/10/2024	eBIRD Bird Records for Ireland
Redshank (<i>Tringa totanus</i>)	99	27/12/2024	eBIRD Bird Records for Ireland
Red-throated Diver (<i>Gavia stellata</i>)	59	24/12/2024	eBIRD Bird Records for Ireland
Redwing (<i>Turdus iliacus</i>)	24	21/11/2024	eBIRD Bird Records for Ireland
Reed Bunting (<i>Emberiza schoeniclus</i>)	49	27/12/2024	eBIRD Bird Records for Ireland
Ringed Plover (<i>Charadrius hiaticula</i>)	48	21/11/2024	eBIRD Bird Records for Ireland
Robin (<i>Erithacus rubecula</i>)	124	27/12/2024	eBIRD Bird Records for Ireland
Rock Dove (<i>Columba livia</i>)	37	27/12/2024	eBIRD Bird Records for Ireland
Rock Pipit (<i>Anthus petrosus</i>)	24	13/11/2024	eBIRD Bird Records for Ireland
Rook (<i>Corvus frugilegus</i>)	110	27/12/2024	eBIRD Bird Records for Ireland
Roseate Tern (<i>Sterna dougallii</i>)	11	19/07/2024	eBIRD Bird Records for Ireland
Ruff (<i>Calidris pugnax</i>)	3	19/12/2010	eBIRD Bird Records for Ireland
Sand Martin (<i>Riparia riparia</i>)	21	29/08/2024	eBIRD Bird Records for Ireland
Sanderling (<i>Calidris alba</i>)	12	11/11/2023	eBIRD Bird Records for Ireland
Sandwich Tern (<i>Thalasseus sandvicensis</i>)	42	01/11/2024	eBIRD Bird Records for Ireland
Sedge Warbler (<i>Acrocephalus schoenobaenus</i>)	1	31/07/2021	eBIRD Bird Records for Ireland
Shag (<i>Gulosus aristotelis</i>)	67	27/12/2024	eBIRD Bird Records for Ireland
Shelduck (<i>Tadorna tadorna</i>)	3	28/10/2024	eBIRD Bird Records for Ireland
Short-eared Owl (<i>Asio flammeus</i>)	21	29/10/2024	eBIRD Bird Records for Ireland
Shoveler (<i>Spatula clypeata</i>)	1	10/11/2023	eBIRD Bird Records for Ireland
Siskin (<i>Spinus spinus</i>)	3	30/10/2024	eBIRD Bird Records for Ireland
Skylark (<i>Alauda arvensis</i>)	108	27/12/2024	eBIRD Bird Records for Ireland

Species Name	Record Count	Date of Last Record	Dataset
Snipe (<i>Gallinago gallinago</i>)	28	21/11/2024	eBIRD Bird Records for Ireland
Snow Bunting (<i>Plectrophenax nivalis</i>)	11	26/02/2022	eBIRD Bird Records for Ireland
Song Thrush (<i>Turdus philomelos</i>)	77	27/12/2024	eBIRD Bird Records for Ireland
Sooty Shearwater (<i>Ardenna grisea</i>)	3	05/09/2008	eBIRD Bird Records for Ireland
Sparrowhawk (<i>Accipiter nisus</i>)	38	30/08/2025	Birds of Ireland
Spoonbill (<i>Platalea leucorodia</i>)	1	14/06/2007	eBIRD Bird Records for Ireland
Spotted Redshank (<i>Tringa erythropus</i>)	1	22/08/2017	Birds of Ireland
Spotted Sandpiper (<i>Actitis macularius</i>)	2	06/12/2020	eBIRD Bird Records for Ireland
Starling (<i>Sturnus vulgaris</i>)	113	08/08/2025	Birds of Ireland
Stock Dove (<i>Columba oenas</i>)	27	30/10/2024	eBIRD Bird Records for Ireland
Stonechat (<i>Saxicola rubicola</i>)	52	27/12/2024	eBIRD Bird Records for Ireland
Storm Petrel (<i>Hydrobates pelagicus</i>)	6	02/07/2008	eBIRD Bird Records for Ireland
Surf Scoter (<i>Melanitta perspicillata</i>)	3	02/12/2023	eBIRD Bird Records for Ireland
Swallow (<i>Hirundo rustica</i>)	33	12/10/2024	eBIRD Bird Records for Ireland
Swift (<i>Apus apus</i>)	6	19/07/2024	eBIRD Bird Records for Ireland
Teal (<i>Anas crecca</i>)	6	13/11/2024	eBIRD Bird Records for Ireland
Tree Sparrow (<i>Passer montanus</i>)	70	27/12/2024	eBIRD Bird Records for Ireland
Tufted Duck (<i>Aythya fuligula</i>)	1	13/11/2024	eBIRD Bird Records for Ireland
Turnstone (<i>Arenaria interpres</i>)	83	15/12/2024	eBIRD Bird Records for Ireland
Twite (<i>Linaria flavirostris</i>)	2	03/11/2019	eBIRD Bird Records for Ireland
Velvet Scoter (<i>Melanitta fusca</i>)	5	05/11/2023	eBIRD Bird Records for Ireland
Waxwing (<i>Bombycilla garrulus</i>)	1	24/02/2024	eBIRD Bird Records for Ireland
Wheatear (<i>Oenanthe oenanthe</i>)	10	12/10/2024	eBIRD Bird Records for Ireland
Whimbrel (<i>Numenius phaeopus</i>)	14	12/07/2024	eBIRD Bird Records for Ireland
Whitethroat (<i>Curruca communis</i>)	6	07/08/2024	eBIRD Bird Records for Ireland
Whooper Swan (<i>Cygnus cygnus</i>)	2	12/10/2024	eBIRD Bird Records for Ireland
Wigeon (<i>Mareca penelope</i>)	4	30/10/2023	eBIRD Bird Records for Ireland
Willow Warbler (<i>Phylloscopus trochilus</i>)	4	29/07/2023	eBIRD Bird Records for Ireland
Woodcock (<i>Scolopax rusticola</i>)	3	10/01/2009	eBIRD Bird Records for Ireland
Woodpigeon (<i>Columba palumbus</i>)	103	08/08/2025	Birds of Ireland
Wren (<i>Troglodytes troglodytes</i>)	121	27/12/2024	eBIRD Bird Records for Ireland
Yellowhammer (<i>Emberiza citrinella</i>)	90	27/12/2024	eBIRD Bird Records for Ireland

Historical Surveys

I-WeBS

I-WeBS National and Site Trends Report 1994/95 – 2019/20 report presents national and site-specific trends of wetland birds in Ireland. This report was used to assess the trends of species recorded during wintering bird surveys at Flemington Lane in winter of 2025/26. The survey area is proximate to the Skerries Coast (OU904) I-WeBS site.

Of the species recorded during wintering bird surveys at Flemington Lane over the 2025/26 season, none were considered by I-WeBS.

The national wetland bird trend summary (Figure 7) provides long-term population trends for wintering species in Ireland. Trends for species nationally and Skerries Coast are included in Appendix IIIb and IIIc of this report.

National Summary

Species	Trend (%)			Long Term Trend
	National - 5 Year	National - 12 Year	National - 23 Year	
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	
Goldeneye	-32.5	-39.0	-66.9	
Lapwing	-6.5	-45.1	-63.9	
Grey Plover	-21.9	-42.8	-58.8	
Golden Plover	-17.5	-58.0	-54.1	
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	
Mallard	-11.3	-19.7	-19.1	
Wigeon	0.9	-17.0	-18.2	
Tufted Duck	-20.7	-28.9	-17.9	
Red-breasted Merganser	-12.9	5.2	-14.7	
Pintail	-0.8	-6.0	-13.7	
Great Crested Grebe	-39.5	-6.1	-10.8	
Shoveler	23.0	-21.3	-10.8	
Knot	0.0	-12.2	-9.8	
Bar-tailed Godwit	-32.6	-13.9	-5.1	
Ringed Plover	-4.3	-26.8	-1.1	
Grey Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	
Shelduck	6.3	-0.8	9.3	
Oystercatcher	-17.5	-31.1	10.8	
Mute Swan	4.6	9.6	13.8	
Teal	1.8	5.7	19.4	
Purple Sandpiper	-36.4	-37.6	23.5	
Gadwall	-26.5	4.3	24.4	
Little Grebe	6.1	16.7	38.2	
Greenshank	0.9	7.3	41.0	
Cormorant	38.5	8.4	42.9	
Sanderling	-23.8	-11.1	84.6	
Black-tailed Godwit	22.5	25.0	92.3	
Light-bellied Brent Goose	-11.2	1.2	93.3	
Little Egret	34.6	61.5	483.3	

Figure 7. I-WeBS National Trends Report.

Conclusion

This report aims to build on existing baseline data and provide information to assist in assessing the potential impact of proposed developments on lands at Flemington Lane, Balbriggan on wintering birds within/over/adjacent to the development area. This report presents the methodology and results of 12 visits to this location by Altamar Ltd. from November 2025 to March 2026.

A total of 26 species were recorded within, above and adjacent to the subject survey area across 12 surveys. 17 green, six amber and three red-listed species of conservation concern were recorded either within, over or immediately adjacent to the survey area. Two species listed as Special Conservation Interests (SCIs) of the North-West Irish Sea SPA were recorded: black-headed gull and herring gull.

Future developments on lands at Flemington Lane are predicted to reduce available foraging area for wintering birds locally. However, it is considered that the subject site is not of significance to species listed as SCIs of nearby SPA(s), in particular the North-West Irish Sea SPA. The reduction in foraging and potential roosting areas is not significant in the context of current use by wintering birds and the widespread and abundant habitats of comparable and superior suitability in the wider area. In addition, given that the site is located 1.3km to the west of the nearest SPA, no significant noise and vibration during construction will impact the SCI species within this designated site. Impacts on wintering bird species foraging and transiting between foraging/roosting sites are not likely in the absence of mitigation measures. No significant impact on species listed as SCIs of nearby SPAs, in particular the North-West Irish Sea SPA, or bird species of conservation interest, are predicted.

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Appendix IIIa – Individual survey observations of wintering bird, red-listed BoCCI and bird of prey.

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
5	12/12/2025	10:42	Black-headed gull	1	Flight	5	Slow flight from south to north
5	12/12/2025	10:59	Black-headed gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:22	Black-headed gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:25	Black-headed gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:27	Black-headed gull	1	Flight	10	Approached from east circled and flew west
5	12/12/2025	11:29	Black-headed gull	3	Flight	20	Large circling flight from north and eventually flew south
1	04/11/2025	14:47	Black-headed gull	2	Flight path	15	Flight across survey area
2	26/11/2025	10:33	Black-headed gull	1	Flight	15	East to west flight across survey area
5	12/12/2025	12:00	Black-headed gull	1	Flight	20	South to north flight across survey area
6	07/01/2026	14:00	Black-headed gull	2	Flight	15	South to north flight across survey area
8	28/01/2026	14:20	Black-headed gull	1	Flight	30	West to east flight across the site
9	11/02/2026	10:51	Black-headed gull	4	Flight	50	Northeast to southwest flight
9	11/02/2026	11:22	Black-headed gull	2	Flight path	10	Flying low over site
9	11/02/2026	11:22	Black-headed gull	3	Flight	20	Northeast to southeast flight
9	11/02/2026	12:11	Black-headed gull	1	Flight	20	South to north flight across survey area
11	03/03/2026	11:57	Black-headed gull	1	Flight	20	East to south flight across the site
12	24/03/2026	10:01	Black-headed gull	1	Flight	25	East to west flight across survey area
2	26/11/2025	11:15	Buzzard	1	Perched at west, flew east	10	Perched on fence post at edge of site before flying west
3	27/11/2025	11:51	Buzzard	1	Ground foraging		Single buzzard foraging on ground. Flew northeast away from site
9	11/02/2026	11:51	Buzzard	1	Flight	5	Flying from tree to tree
1	04/11/2025	14:43	Herring gull	1	Flight path	10	Flight across survey area
1	04/11/2025	15:32	Herring gull	48	Flight path		Foraging on cut corn field
1	04/11/2025	14:45	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	15:59	Herring gull	25	Flight path		Foraging on cut corn field
1	04/11/2025	14:51	Herring gull	2	Flight path	20	Fighting over bread
1	04/11/2025	14:55	Herring gull	1	Flight path	30	Flight across survey area
1	04/11/2025	14:57	Herring gull	1	Flight path	15	Flight across survey area
1	04/11/2025	14:59	Herring gull	1	Large flight	20	Flight across survey area
1	04/11/2025	15:03	Herring gull	4	Large flight	20	Flight across survey area
1	04/11/2025	15:03	Herring gull	2	Flight path	15	Flight across survey area
1	04/11/2025	15:04	Herring gull	8	Flight path	20	Flight across survey area
1	04/11/2025	15:06	Herring gull	1	Flight path	15	Flight across survey area
1	04/11/2025	15:09	Herring gull	3	Flight path	15	Flight across survey area
1	04/11/2025	15:12	Herring gull	1	Flight path	15	Flight across survey area
1	04/11/2025	15:36	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	15:37	Herring gull	2	Flight path	10	Flight across survey area

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
1	04/11/2025	15:38	Herring gull	4	Flight path	30	Flight across survey area
1	04/11/2025	15:39	Herring gull	1	Flight path	10	Flight across survey area
1	04/11/2025	15:42	Herring gull	1	Flight path	15	Flight across survey area
1	04/11/2025	16:00	Herring gull	2	Flight path	20	Flight across survey area
1	04/11/2025	16:08	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	16:13	Herring gull	10	Flight path	20	Flight across survey area
1	04/11/2025	16:15	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	16:19	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	16:35	Herring gull	6	Flight path	20	Flight across survey area
1	04/11/2025	16:35	Herring gull	4	Perched	20	Flight across survey area
2	26/11/2025	10:18	Herring gull	2	Flight	25	South to north flight across survey area
2	26/11/2025	10:19	Herring gull	2	Flight	15	South to north flight across survey area
9	11/02/2026	11:54	Herring Gull	1	HG	50	South to north flight across survey area
11	03/03/2026	11:35	Herring gull	3	On ground	0	3 individuals basking on ground
1	04/11/2025	14:49	Herring gull	1	Flight path	15	Flight across survey area
1	04/11/2025	15:33	Herring gull	1	Flight path	20	Flight across survey area
1	04/11/2025	15:46	Herring gull	19	Flight path	20	Flight across survey area & land to forage
2	26/11/2025	11:01	Herring gull	60	Group flight	10	Large group left centre of site and flew south
2	26/11/2025	11:04	Herring gull	60	Flight	10	Took off from centre of site and flew south
2	26/11/2025	10:26	Herring gull	1	Ground forage		
2	26/11/2025	10:59	Herring gull	1	Forage at the ground		
2	26/11/2025	10:13	Herring gull	1	Flight	20	South to north flight across survey area
2	26/11/2025	10:20	Herring gull	1	Flight	25	South to north flight across survey area
2	26/11/2025	10:21	Herring gull	2	Flight	20	South to north flight across survey area
2	26/11/2025	10:22	Herring gull	2	Flight	20	South to north flight across survey area
2	26/11/2025	10:23	Herring gull	1	Flight	15	South to north flight across survey area
2	26/11/2025	10:24	Herring gull	1	Flight	20	South to north flight across survey area
2	26/11/2025	10:25	Herring gull	1	Flight	30	South to north flight across survey area
2	26/11/2025	10:31	Herring gull	1	Flight	15	North to south flight across survey area
2	26/11/2025	10:32	Herring gull	1	Flight	20	North to south flight across survey area
2	26/11/2025	10:34	Herring gull	1	Flight	25	North to south flight across survey area
2	26/11/2025	10:36	Herring gull	2	Flight	30	East to west flight across survey area
2	26/11/2025	10:39	Herring gull	1	Flight	30	East to west flight across survey area
2	26/11/2025	10:41	Herring gull	1	Flight	20	South to north flight across survey area
2	26/11/2025	10:42	Herring gull	1	Flight	20	North to south flight across survey area
2	26/11/2025	10:43	Herring gull	2	Flight	15	North to south flight across survey area
2	26/11/2025	10:46	Herring gull	1	Flight	20	West to east flight across the site
2	26/11/2025	10:50	Herring gull	1	Flight	25	South to north flight across survey area
2	26/11/2025	10:53	Herring gull	1	Flight	10	East to west flight across survey area
2	26/11/2025	11:06	Herring gull	2	Flight	20	North to south flight across survey area
2	26/11/2025	11:08	Herring gull	1	Flight	15	South to north flight across survey area
2	26/11/2025	11:16	Herring gull	1	Flight	15	South to north flight across survey area

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
2	26/11/2025	11:19	Herring gull	1	Flight	35	North to south flight across survey area
2	26/11/2025	11:29	Herring gull	1	Flight	100	South to north flight across survey area
2	26/11/2025	11:32	Herring gull	1	Flight	60	South to north flight across survey area
2	26/11/2025	11:45	Herring gull	1	Flight	40	South to north flight across survey area
2	26/11/2025	11:50	Herring gull	1	Flight	30	South to north flight across survey area
2	26/11/2025	11:55	Herring gull	1	Flight	25	South to north flight across survey area
2	26/11/2025	11:56	Herring gull	2	Flight	35	South to north flight across survey area
2	26/11/2025	12:14	Herring gull	1	Flight	35	Southwest to northeast flight
3	27/11/2025	10:48	Herring gull	5	Group flying	25	Group flying in circles, eventually moved north
3	27/11/2025	10:50	Herring gull	1	Flight	30	South to north flight across survey area
3	27/11/2025	10:51	Herring gull	1	Flight	5	North to south flight across survey area
3	27/11/2025	10:53	Herring gull	1	Flight	10	South to north flight across survey area
3	27/11/2025	10:55	Herring gull	1	Flight	25	West to east flight across the site
3	27/11/2025	10:56	Herring gull	2	Flight	10	North to south flight across survey area
3	27/11/2025	11:02	Herring gull	1	Flight	20	North to south flight across survey area
3	27/11/2025	11:02	Herring gull	1	Flight	60	South to north flight across survey area
3	27/11/2025	11:03	Herring gull	9	Flight	30	North to south flight across survey area
3	27/11/2025	11:04	Herring gull	1	Flight	20	East to west flight across survey area
3	27/11/2025	11:05	Herring gull	1	Flight	25	South to north flight across survey area
3	27/11/2025	11:07	Herring gull	1	Flight	25	Northeast to southwest flightpath
3	27/11/2025	11:11	Herring gull	2	Flight	30	North to south flight across survey area
3	27/11/2025	11:12	Herring gull	3	Flight	20	North to south flight across survey area
3	27/11/2025	11:13	Herring gull	2	Flight	10	North to south flight across survey area
3	27/11/2025	11:21	Herring gull	1	Flight	30	South to north flight across survey area
3	27/11/2025	11:21	Herring gull	1	Flight	25	West to east flight across the site
3	27/11/2025	11:26	Herring gull	2	Flight	30	East to west flight across survey area
3	27/11/2025	11:28	Herring gull	3	Flight	25	North to south flight across survey area
3	27/11/2025	11:30	Herring gull	1	Flight	50	South to north flight across survey area
3	27/11/2025	11:37	Herring gull	1	Flight	15	East to southwest flight across site
3	27/11/2025	11:38	Herring gull	1	Flight	30	South the northwest flightpath
3	27/11/2025	11:39	Herring gull	1	Flight	25	North to south flight across survey area
3	27/11/2025	11:40	Herring gull	4	Flight	30	West to east flight across the site
3	27/11/2025	12:08	Herring gull	1	Flight	25	South to north flight across survey area
3	27/11/2025	12:30	Herring gull	1	Flight	15	South to north flight across survey area
3	27/11/2025	12:46	Herring gull	1	Flight	30	Southwest to northeast flight across site
4	02/12/2025	11:13	Herring gull	8	Flight in circles	20	Came from west, circled for minutes and flew sw
4	02/12/2025	11:34	Herring gull	1	Flight	25	Large slow flight around site
4	02/12/2025	11:35	Herring gull	1	Flight	15	Slow flight from south to north
4	02/12/2025	11:37	Herring gull	1	Flight	20	Slow flight from south to north
4	02/12/2025	11:37	Herring gull	2	Flight	30	Circling flight from east and heading south
4	02/12/2025	11:24	Herring gull	1	Flight	25	Slow flight from south to north
4	02/12/2025	11:39	Herring gull	1	Flight	10	Large circling flight from north and eventually flew south
4	02/12/2025	11:41	Herring gull	1	Flight	25	Slow flight from south to north
4	02/12/2025	11:45	Herring gull	2	Flight	30	Large circling flight from north and eventually flew south

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
4	02/12/2025	11:56	Herring gull	1	Flight	20	Slow flight from south to north
4	02/12/2025	11:59	Herring gull	1	Flight	20	Slow flight from south to north
4	02/12/2025	12:20	Herring gull	1	Flight	40	Slow flight from south to north
4	02/12/2025	12:20	Herring gull	1	Flight	15	Came from west and circled before flying south
4	02/12/2025	10:45	Herring gull	1	Flight	25	West to north flightpath
4	02/12/2025	10:47	Herring gull	1	Flight/forage	5	Flew in arc from south, turned northward before flying south
4	02/12/2025	10:48	Herring gull	1	Flight	20	South to north flight across survey area
4	02/12/2025	10:53	Herring gull	1	Flight	30	South to northwest flight path
4	02/12/2025	10:57	Herring gull	1	Flight	10	South to west flight across site
4	02/12/2025	10:58	Herring gull	1	Flight	15	South to west flight across site
4	02/12/2025	11:00	Herring gull	3	Flight	25	South to north flight across survey area
4	02/12/2025	11:04	Herring gull	1	Flight	10	South to west flight across site
4	02/12/2025	11:05	Herring gull	1	Flight	15	East to southwest flight across site
4	02/12/2025	11:06	Herring gull	1	Flight	20	North to south flight across survey area
4	02/12/2025	11:07	Herring gull	1	Flight	30	West to north flightpath
4	02/12/2025	11:11	Herring gull	1	Flight	15	South to north flight across survey area
5	12/12/2025	11:14	Herring gull	1	Flight	20	Northwest slow circling flight
5	12/12/2025	11:15	Herring gull	1	Flight	20	Large circling flight from north and eventually flew south
5	12/12/2025	11:16	Herring gull	1	Flight	10	Large circling flight from north and eventually flew south
5	12/12/2025	11:16	Herring gull	1	Flight	5	Slow flight from south to north
5	12/12/2025	11:19	Herring gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:21	Herring gull	1	Flight	20	Slow flight from south to north
5	12/12/2025	11:21	Herring gull	2	Flight	10	Large circling flight from north and eventually flew south
5	12/12/2025	11:22	Herring gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:23	Herring gull	3	Flight	20	Slow flight from south to north
5	12/12/2025	11:25	Herring gull	1	Flight	20	Slow flight from south to north
5	12/12/2025	11:27	Herring gull	1	Flight	20	Slow flight from south to north
5	12/12/2025	11:29	Herring gull	1	Flight	20	Large circling flight from north and eventually flew south
5	12/12/2025	11:32	Herring gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:32	Herring gull	1	Flight	50	Came from west and circled and flew east
5	12/12/2025	11:33	Herring gull	2	Flight	30	Slow flight from south to north
5	12/12/2025	11:33	Herring gull	1	Flight	10	Slow flight from south to north
5	12/12/2025	11:34	Herring gull	1	Flight	5	Large circling flight from north and eventually flew south
5	12/12/2025	11:48	Herring gull	2	Flight	30	South to north flight across survey area
5	12/12/2025	12:12	Herring gull	1	Flight	20	West to north flightpath
5	12/12/2025	12:20	Herring gull	2	Flight	10	West to east flight across the site
6	07/01/2026	12:42	Herring gull	1	Flight	40	South to north flight across survey area
6	07/01/2026	12:57	Herring gull	1	Flight	30	South to north flight across survey area
6	07/01/2026	13:05	Herring gull	1	Flight	20	South to north flight across survey area
6	07/01/2026	13:11	Herring gull	1	Flight	40	South to north flight across survey area
6	07/01/2026	13:23	Herring gull	2	Flight	20	East to west flight across survey area
6	07/01/2026	13:20	Herring gull	1	Flight	30	North to south flight across survey area
6	07/01/2026	13:26	Herring gull	1	Flight	20	Southeast to northwest flight

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
6	07/01/2026	13:31	Herring gull	2	Flight	30	North to south flight across survey area
6	07/01/2026	13:40	Herring gull	1	Flight	25	South to north flight across survey area
6	07/01/2026	13:56	Herring gull	1	Flight	30	North to south flight across survey area
6	07/01/2026	14:13	Herring gull	2	Flight	20	North to south flight across survey area
6	07/01/2026	14:23	Herring gull	1	Flight	20	North to south flight across survey area
7	22/01/2026	10:30	Herring gull	1	Flight	30	North to south flight across survey area
7	22/01/2026	10:51	Herring gull	1	Flight	30	North to south flight across survey area
7	22/01/2026	11:31	Herring gull	2	Flight	40	South to north flight across survey area
7	22/01/2026	11:50	Herring gull	1	Flight	30	East to west flight across survey area
7	22/01/2026	12:10	Herring gull	2	Flight	30	South to north flight across survey area
8	28/01/2026	12:35	Herring gull	2	Flight	30	South to north flight across survey area
8	28/01/2026	12:50	Herring gull	2	Flight	20	North to south flight across survey area
8	28/01/2026	13:24	Herring gull	1	Flight	40	South to north flight across survey area
8	28/01/2026	13:39	Herring gull	2	Flight	30	West to east flight across the site
8	28/01/2026	13:55	Herring gull	1	Flight	25	North to south flight across survey area
8	28/01/2026	13:59	Herring gull	1	Flight	40	North to south flight across survey area
8	28/01/2026	14:12	Herring gull	1	Flight	30	South to north flight across survey area
8	28/01/2026	14:47	Herring gull	1	Flight	10	North to south flight across survey area
9	11/02/2026	10:36	Herring gull	1	Flight path	40	Northeast to southwest flight
9	11/02/2026	10:39	Herring gull	3	Flight path	50	Northeast to southwest flight
9	11/02/2026	10:43	Herring gull	1	Flight path	30	Northeast to southwest flight
9	11/02/2026	10:50	Herring gull	5	Flight	50	Northeast to southwest flight
9	11/02/2026	10:51	Herring gull	1	Flight	40	Northeast to southeast flight
10	28/02/2026	9:44	Herring gull	4	Large ranging flight	30	Large circular flight before heading south
10	28/02/2026	9:33	Herring gull	1	Flight	30	North to south flight across survey area
10	28/02/2026	10:38	Herring gull	2	Flight	40	North to south flight across survey area
11	03/03/2026	11:15	Herring gull	1	Flight	50	North to south flight across survey area
11	03/03/2026	11:16	Herring gull	3	Flight	40	North to south flight across survey area
11	03/03/2026	12:04	Herring gull	2	Flight	20	North to south flight across survey area
12	24/03/2026	10:47	Herring gull	5	Ground forage		Foraging in field
12	24/03/2026	9:08	Herring gull	1	Flight	10	South to north flight across survey area
12	24/03/2026	9:12	Herring gull	2	Flight	20	North to south flight across survey area
12	24/03/2026	11:13	Herring gull	1	Flight	40	North to south flight across survey area
12	24/03/2026	10:30	Herring gull	1	Flight	30	South to north flight across survey area
12	24/03/2026	9:36	Herring gull	2	Flight	40	North to south flight across survey area
12	24/03/2026	10:21	Herring gull	1	Flight	50	South to north flight across survey area
4	02/12/2025	11:11	Linnet	1	Flight	15	South to north flight across survey area
2	26/11/2025	10:20	Meadow pipit	8	Flight		Group flight in eastern field
9	11/02/2026	11:57	Skylark	120	Flight	40	Flying in circles above site
2	26/11/2025	10:48	Snipe	1	Ground and flight	0	Hidden and flew out when approached
3	27/11/2025	10:59	Snipe	2	Fearful flight		Flew northwest after fearful flight
4	02/12/2025	10:44	Snipe	1	Ground, flew north	0	Flushed out and flew north
4	02/12/2025	10:52	Snipe	2	Startled flight	0	Flushed out and flew south
6	07/01/2026	13:52	Snipe	2	Flushed	0	Flushed from field and flew south

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
7	22/01/2026	12:20	Snipe	2	Flushed out of grass	0	Flushed out and flew south
8	28/01/2026	12:54	Snipe	1	Flushed	0	Flushed out and flew south
8	28/01/2026	13:03	Snipe	1	Flushed	0	Flushed out and flew west
9	11/02/2026	10:44	Starling	2	Hovering flight	30	Hovering flight above eastern field
11	03/03/2026	9:34	Yellowhammer	2	Perch	5	Perching on hedgerow at east of site
12	24/03/2026	11:27	Yellowhammer	3	Perch	5	Perching on hedgerow at east of site

Appendix IIIb – I-WeBS trends for Skerries Coast (0U904).

Site Summary

Species	Trend (%)			Long Term Trend
	Skerries Coast - 5 Year	Skerries Coast - 12 Year	Skerries Coast - 23 Year	
Lapwing	-9.1	-42.0	-79.2	Large Decline
Turnstone	-50.6	-62.4	-49.1	Moderate Decline
Redshank	-32.2	-36.6	-4.9	Intermediate Decline
Oystercatcher	-42.3	-41.7	-1.7	
Curlew	-8.1	-12.5	19.7	Stable or Increasing
Sanderling	-53.9	-34.3	22.4	
Ringed Plover	12.2	-27.2	40.7	
Cormorant	0.0	36.6	96.5	
Light-bellied Brent Goose	-37.1	6.8	110.8	
Dunlin	175.0	120.0	144.4	

Appendix IIIc – I-WeBS Site Summary Table for 0U904 Skerries Coast.

“Peak counts for each species in each of the most recent 10 seasons are presented. Please note:

- The mean is based only on available survey data from the most recent 10-season period, i.e. for the period 2013/14 - 2022/23, using I-WeBS core counts.
- Blank columns indicate seasons when no counts were carried out, while blank cells show that a species was absent, where other counts are in the same column.
- Counts that are poor quality are excluded from these tables, with the exception of known underestimates of individual species.
- Where peak counts were recorded outside the midwinter period (Nov, Dec, Jan) these are marked with an asterisk (*). This may indicate that higher numbers occurred during passage periods, or may be due to a lack of counts in the midwinter months.
- The 'Peak Months' column indicates the months when the highest number of peak counts were recorded.”

SPECIES	1% NATIONAL	1% INTERNATIONAL	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	MEAN	PEAK MONTHS
Knot	160	5300			8				20				4	Jan, Dec
Sandwich Tern			21*	14*	178*	2*	34*	189*	7*	116*	3*	7*	64.4	Sep
Cormorant	110	1200	41*	28*	68*	77*	62*	26*	48*	39*	61*	58*	46.4	Sep, Oct
Purple Sandpiper	20	110	5*	3	28	2	8*	1*	2	14*	6	8	6.2	Mar
Wood Sandpiper					1*								0	Sep
Red-throated Diver	20	3000			1*	2*							0	Mar
Mute Swan	90	100			7*	2*				1*		3*	0.8	Sep, Oct
Dunlin	460	13300	6	350*	1*	7*	329	2	500	2	40	8	110.4	Jan, Nov
Red-breasted Merganser	25	860					6		3				0.6	Nov
Ringed Plover	120	540	150*	91	171*	169*	178*	142*	144	145*	171	216	163.6	Oct
Great Crested Grebe	30	6300	2*	16	2*	6*	6*	27*	22*	3	4*	7	12.6	Mar
Sanderling	85	2000	120*	90*	113	78*	40	30	48	43	119	95	67	Jan
Greenshank	20	3300	1*	5	5	4	2	5	1*	2*	4	7*	3.8	Nov
Herring Gull			422	331*	523*	458	343*	476*	502*	326	305*	325*	386.8	Sep, Dec

Great Northern Diver	20	50	1		27*				2*	1			0.6	Nov
Grey Plover	30	2000	3*		4						6	3*	1.8	Oct
Curlew	350	7600	97	253	276	250*	287*	102*	328*	260*	490	344	304.8	Jan
Roseate Tern			27*			10*							0	Sep, Oct
Little Grebe	20	4700								1*			0.2	Oct
Spotted Redshank										1*			0.2	Mar
Black-tailed Godwit	200	1100			25*								0	Sep
Shelduck	100	2500										2*	0.4	Feb, Mar
Redshank	240	2400	53*	64	71	51	55	28*	29*	35*	45*	51*	37.6	Dec
Little Egret	20	1100	3*	2*	3*	5	5*	3*	8*	7*	9*	6*	6.6	Mar, Sep, Oct, Dec
Bar-tailed Godwit	170	1500				30*	15*	1*		21	1	2*	5	Dec
Common Gull			25*	28	204*	36*	20	11*	29*	35	19*	18*	22.4	Sep
Turnstone	95	1400	198*	183	211*	98*	101*	101*	146*	136*	148*	80*	122.2	Oct
Great Black-backed Gull			128	145*	403*	145*	80*	101*	122*	99*	162*	31*	103	Sep, Oct
Curlew Sandpiper									2*				0	Sep
Oystercatcher	610	8200	429	366	476*	275	162	221	248*	202	250	220*	228.2	Jan, Oct
Black-headed Gull			799*	972*	682*	248*	580*	533	258*	595*	244*	612*	448.4	Sep
Common Tern			8*		300*	1*	9*	18*		12*			6	Sep
Teal	360	5000		1*		1*							0	Feb, Sep
Eider	55	9800				2*				1*	4*	3*	1.6	Mar
Snipe					1*	4	1	1	1	3		1	1.2	Jan, Dec

Unidentified gull				364*	382								0	Oct, Dec
Unidentified tern				110*	400*								0	Sep
Light-bellied Brent Goose	350	400	77	56*	260	328	138*	81*	84*	103	140	190*	119.6	Mar
Grey Heron	25	5000	7	10	14	4	7	10	8*	11*	13	7	9.8	Nov, Dec
Mallard	280	53000			6		4*					2*	0.4	Sep
Golden Plover	920	9300	4*	30*				80	300		21*		80.2	Oct, Dec
Whimbrel										1		2*	0.6	Sep, Dec
Shag			5	3*	20	2*	1*	1	1	3	40	79*	24.8	Jan
Lapwing	850	72300	148*	170	26	153*	91*	150	98	2	64	51	73	Jan, Feb
Lesser Black-backed Gull			1	99*	50*	1*	2*		1*	1*		1	0.6	Sep