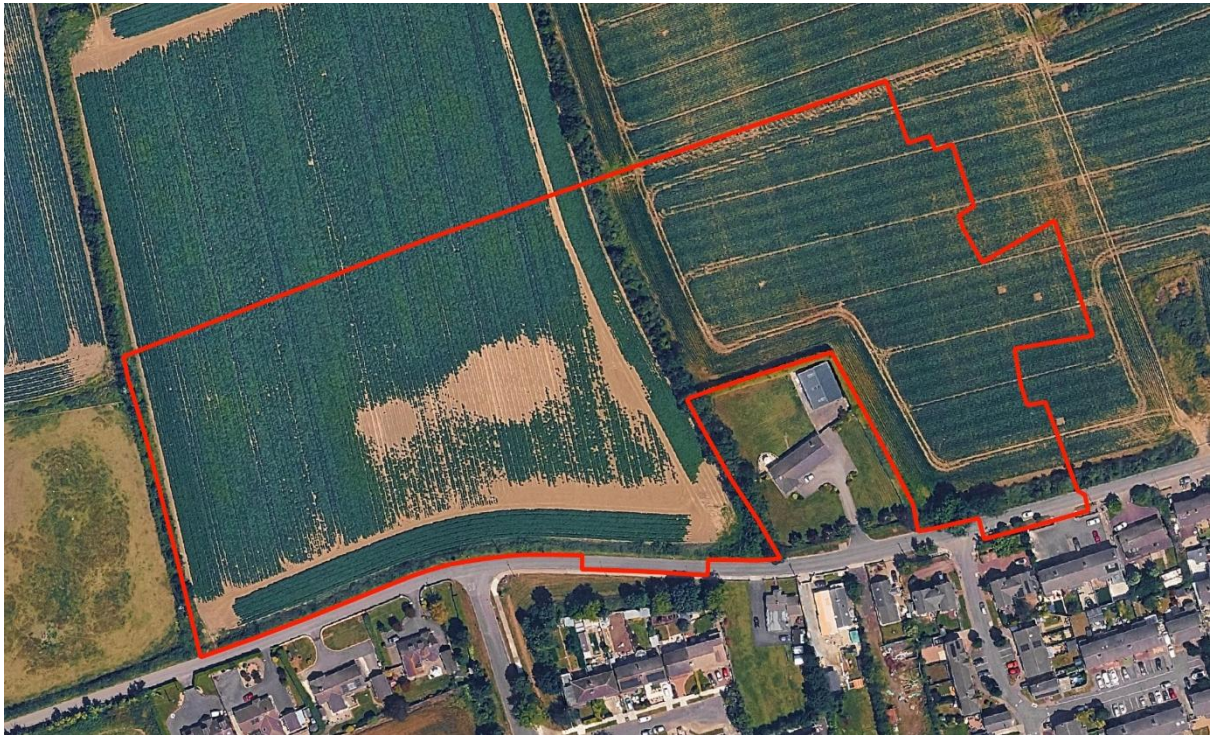


Appropriate Assessment Screening for a Proposed Large-scale Residential Development at Flemington Lane, Balbriggan, Co. Dublin.



28th August 2026

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On behalf of: Lagan Homes Ltd.

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1. Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altamar Ltd.** on behalf of Lagan Homes. The project relates to a proposed large-scale residential development at Flemington Lane, Balbriggan, Co. Dublin.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

1.1. 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 is the managing director of Altamar. Bryan is an environmental scientist and marine biologist with +30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. 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). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

2. Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive. Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)¹:

“Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
 - *Structure and function, and the respective role of the site's ecological assets;*
 - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
 - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
 - *Role of the site within the biographical region and in the coherence of the European network; and,*
 - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation.”*

¹ European Commission. (2007). Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

3. Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
- Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
- Identification and description of individual in combination effects likely to result from the proposed project;
- Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
Conclusions

2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
- Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

4. Stage 1 Screening Assessment

4.1. Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

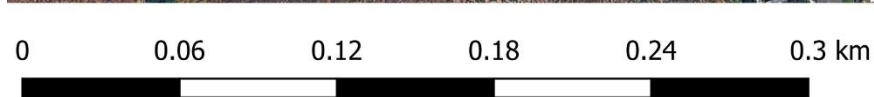
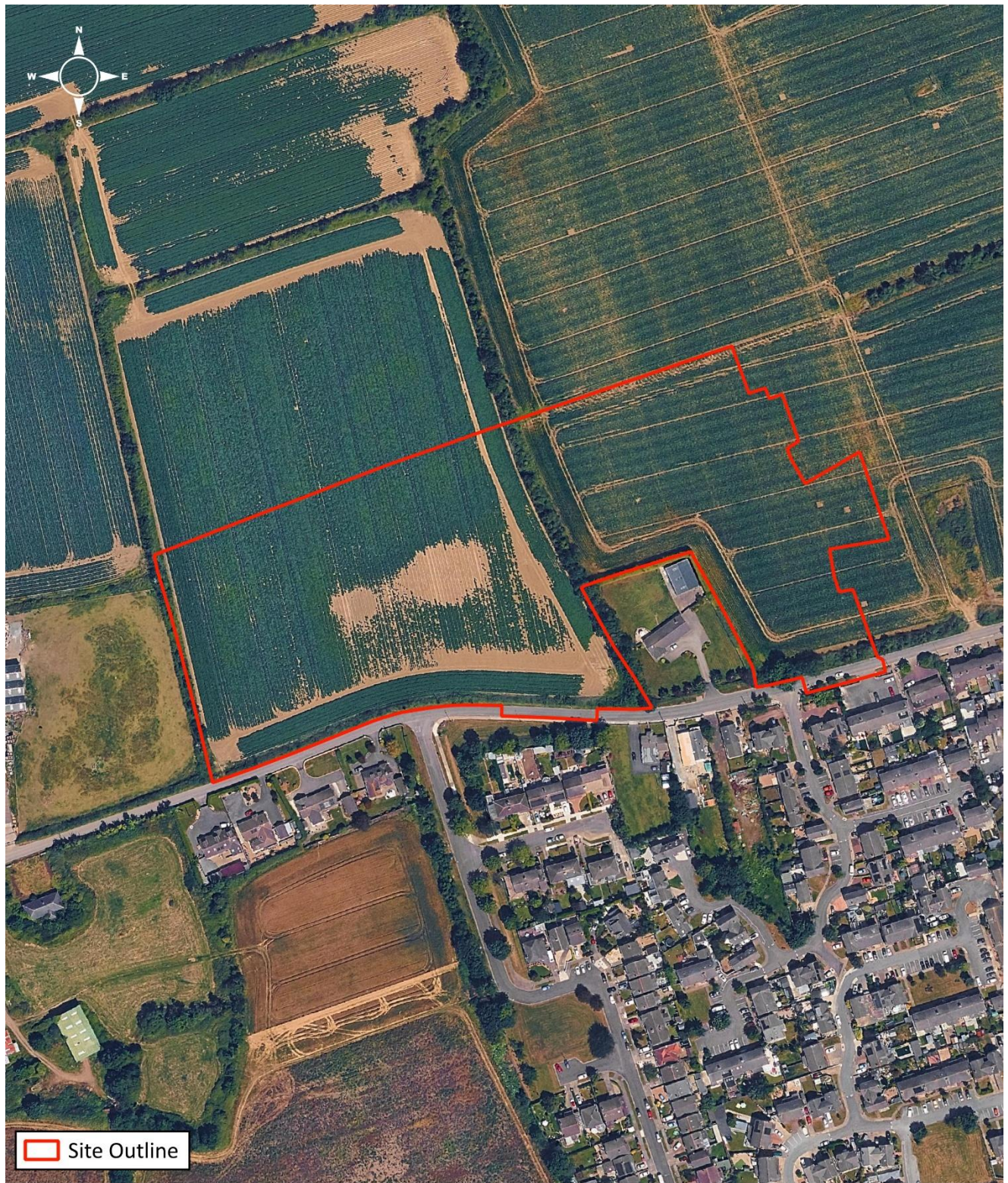
4.2. Project Description

4.2.1 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.



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

ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site outline



Figure 2. Site Location

4.2.2 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.

4.2.3 Site Specific 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.”

4.3. Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) *“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km).”*

The proposed development site is located within a semi-rural environment. Agricultural fields are located to the north, and urban development is located immediately to the south. The nearest European sites are the North-West Irish Sea SPA (1.3km) and River Nanny Estuary and Shore SPA (3.5km). There is no direct hydrological pathway between the subject site and any European Sites. The nearest watercourse is the Clonard Brook Stream located approximately 180m to the south of the subject site (Figure 7). No open watercourse 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.

There is an indirect hydrological pathway to European Sites located within the marine environment via the proposed foul and surface water drainage strategy. 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. Given the scale of the proposed development and the minimum distance to the nearest European 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 and the Clonard Brook Stream prior to reaching the marine environment. The construction and operation 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 European sites. In the absence of mitigation, no likely significant effects on downstream European Sites are foreseen via surface water drainage.

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. Standard measures in compliance with the Water Pollution Acts will be in place during both construction and operation phases. No specific measures for the protection of any European sites are required.

As outlined in the wintering bird assessment (Appendix I) *‘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.’

The Zol of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite the lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZOI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All European sites within 15km are listed in Table 1. The qualifying interests / special conservation interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there are no direct or indirect pathways to these sites.

SACs and SPAs within 15km of the works site are demonstrated in Figures 5 and 6. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 7-9.

Table 1. Natura 2000 sites within 15km of the subject site

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 2. Initial screening of European sites

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE001957	Boyne Coast and Estuary SAC	Out	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Potential Impacts The proposed development is located over 9.5 km from the SAC. There is no direct pathway to this SAC. There is a weak indirect hydrological pathway to this SAC via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SAC (9.5 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the qualifying interests of this SAC are foreseen via the weak indirect pathways of foul and surface water drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE003000	Rockabill to Dalkey Island SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Reefs [1170] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impacts The proposed development is located over 9.5 km from the SAC. There is no direct pathway to this SAC. There is a weak indirect hydrological pathway to this SAC via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SAC (9.5 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the qualifying interests of this SAC are foreseen via the weak indirect pathways of foul and surface water drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000208	Rogerstown Estuary SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Potential Impacts The proposed development is located over 12.6 km from the SAC. There is no direct pathway to this SAC. There is a weak indirect hydrological pathway to this SAC via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SAC (12.6 km) across a marine environment, any silt

European Site Code	Name	Screened IN/OUT	Details/Reason
			or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the qualifying interests of this SAC are foreseen via the weak indirect pathways of foul and surface water drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE002299	River Boyne and River Blackwater SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Alkaline fens [7230] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] <i>Lampetra fluviatilis</i> (River Lamprey) [1099] <i>Salmo salar</i> (Salmon) [1106] <i>Lutra lutra</i> (Otter) [1355] Potential Impacts The proposed development is located over 12.8 km from the SAC. There is no direct pathway to this SAC. There is a weak indirect hydrological pathway to this SAC via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SAC (12.8 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the qualifying interests of this SAC are foreseen via the weak indirect pathways of foul and surface water drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
Special Protection Areas			
IE004236	North-West Irish Sea SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall

European Site Code	Name	Screened IN/OUT	Details/Reason
			maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Little Gull (<i>Hydrocoloeus minutus</i>) [A862] Little Tern (<i>Sternula albifrons</i>) [A885] Potential Impacts The subject site is located a minimum distance of approximately 1.3km from this SPA, with a fluvial distance of 2.5km. There is no direct hydrological pathway between the sites. There is an indirect hydrological pathway to this SPA via the proposed foul and surface water drainage design. 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. Given the scale of the proposed development and the minimum hydrological distance to this SPA (2.5 km), 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 and the Clonard Brook Stream prior to reaching the marine environment. The construction and operation 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 European sites. In the absence of mitigation, no likely significant effects on this SPA are foreseen via surface water drainage. Foul wastewater will be directed to an existing public foul drainage network. Foul wastewater will be treated under licence along the public sewer network. Standard measures in compliance with the Water Pollution Acts will be in place during both construction and

European Site Code	Name	Screened IN/OUT	Details/Reason
			operation phases. No specific measures for the protection of this SPA are required. The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (1.3 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. Standard measures in compliance with the Water Pollution Acts will be in place during both construction and operation phases. No specific mitigation measures are deemed necessary to limit the effects of the proposed development on Natura 2000 sites. No significant effects likely.
IE004158	River Nanny Estuary and Shore SPA	Out	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Herring Gull (<i>Larus argentatus</i>) [A184] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located a minimum distance of 3.5km from this SPA. There is no direct pathway to this SPA. There is a weak indirect hydrological pathway to this SPA via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SPA (3.5 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant

European Site Code	Name	Screened IN/OUT	Details/Reason
			effects on the conservation objectives of this SPA are foreseen via the weak indirect pathways of foul and surface water drainage. The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (3.5 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects likely.
IE004122	Skerries Islands SPA	Out	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Purple Sandpiper (<i>Calidris maritima</i>) [A148] Turnstone (<i>Arenaria interpres</i>) [A169] Herring Gull (<i>Larus argentatus</i>) [A184] Potential Impacts The proposed development site is located a minimum distance of 8.3km from this SPA. There is no direct pathway to this SPA. There is a weak indirect hydrological pathway to this SPA via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SPA (8.3 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the conservation objectives of this SPA are foreseen via the weak indirect pathways of foul and surface water drainage. The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were

European Site Code	Name	Screened IN/OUT	Details/Reason
			carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (8.3 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects likely.
IE004014	Rockabill SPA	Out	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Purple Sandpiper (<i>Calidris maritima</i>) [A148] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Potential Impacts The proposed development site is located a minimum distance of 10 km from this SPA. There is no direct pathway to this SPA. There is a weak indirect hydrological pathway to this SPA via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SPA (10 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the conservation objectives of this SPA are foreseen via the weak indirect pathways of foul and surface water drainage. The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (10 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant

European Site Code	Name	Screened IN/OUT	Details/Reason
			noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects likely.
IE004080	Boyne Estuary SPA	Out	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Shelduck (<i>Tadorna tadorna</i>) [A048] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Lapwing (<i>Vanellus vanellus</i>) [A142] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Little Tern (<i>Sternula albifrons</i>) [A885] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located a minimum distance of 11.4 km from this SPA. There is no direct pathway to this SPA. There is a weak indirect hydrological pathway to this SPA via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SPA (11.4 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the conservation objectives of this SPA are foreseen via the weak indirect pathways of foul and surface water drainage. The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were

European Site Code	Name	Screened IN/OUT	Details/Reason
			carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (11.4 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects likely.
IE004015	Rogerstown Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Special Conservation Interests Greylag Goose (<i>Anser anser</i>) [A043] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Shoveler (<i>Spatula clypeata</i>) [A857] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located a minimum distance of 12.6 km from this SPA. There is no direct pathway to this SPA. There is a weak indirect hydrological pathway to this SPA via foul and surface water drainage. Foul wastewater will be treated along the existing public foul infrastructure under licence. After attenuation on-site, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the Clonard Brook Stream and, ultimately, the marine environment. In the absence of mitigation, given the substantial distance to this SPA (12.6 km) across a marine environment, any silt or pollutants that may enter the surface water drainage network during construction and operation will settle, be dispersed, or diluted to negligible levels within the drainage network, watercourse network, and marine environment. No likely significant effects on the conservation objectives of this SPA are foreseen via the weak indirect pathways of foul and surface water drainage.

European Site Code	Name	Screened IN/OUT	Details/Reason
			The habitats on site are not suitable to form an ex-situ site for birds from proximate SPA's. A number of wintering bird assessments were carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to this SPA (12.6 km), no significant noise or vibration impacts on the SCIs of this SPA are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects likely.

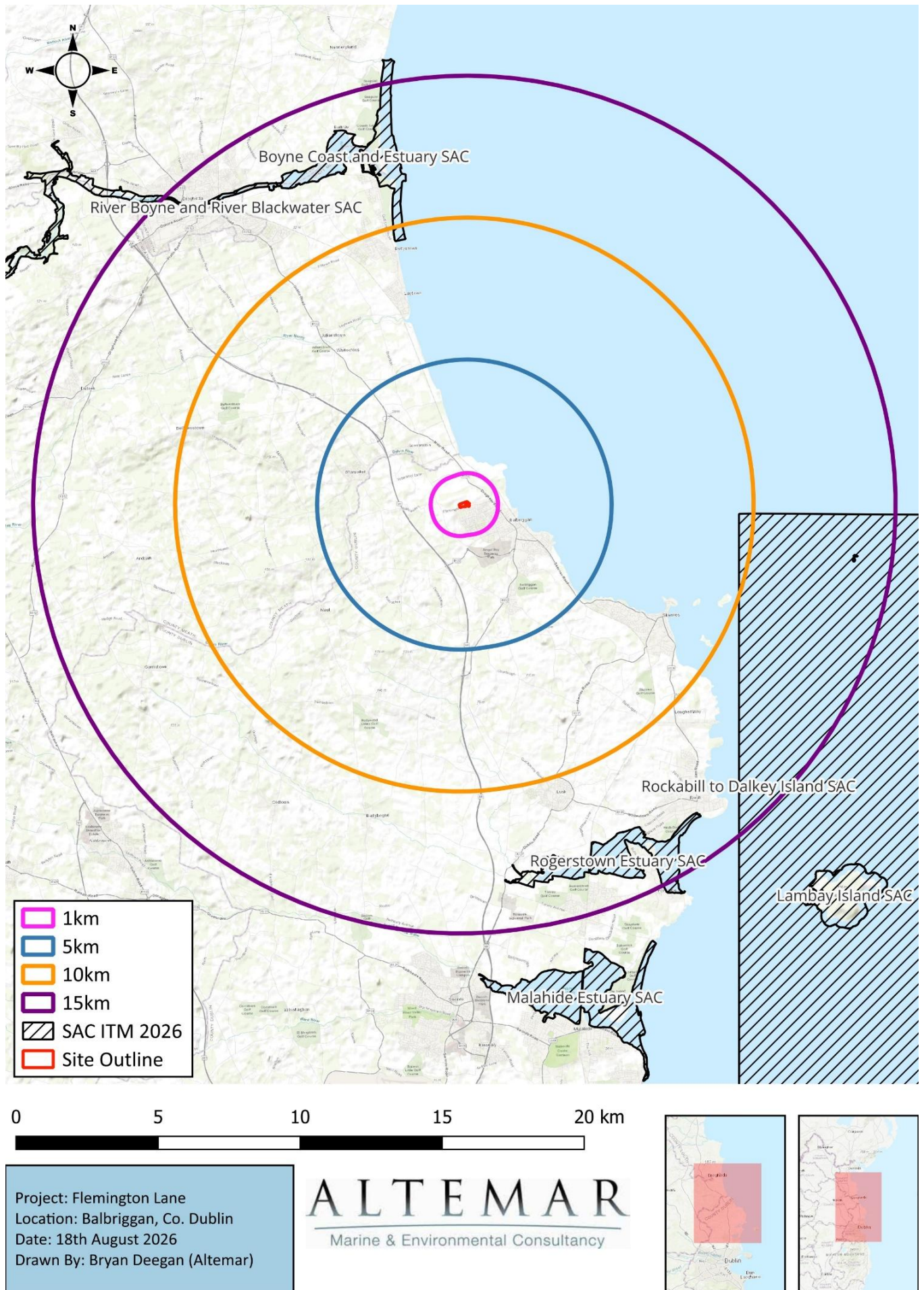
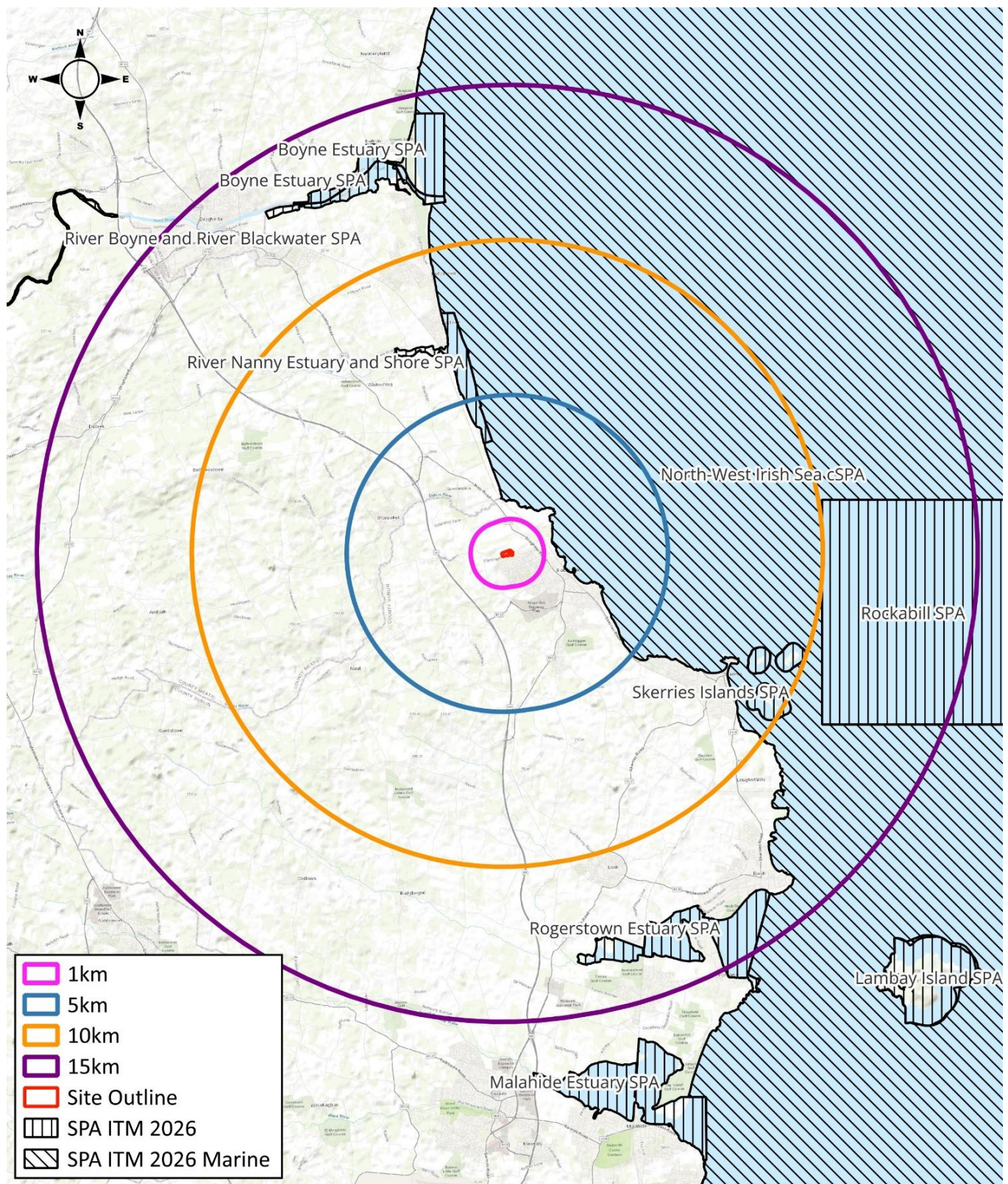


Figure 5. SACs within 15km of the subject site



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

ALTEMAR
 Marine & Environmental Consultancy

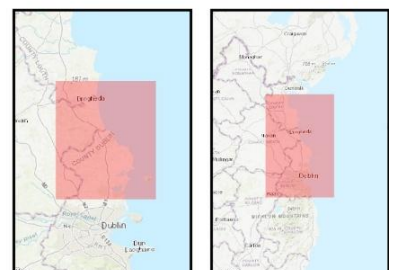


Figure 6. SPAs within 15km of the subject site

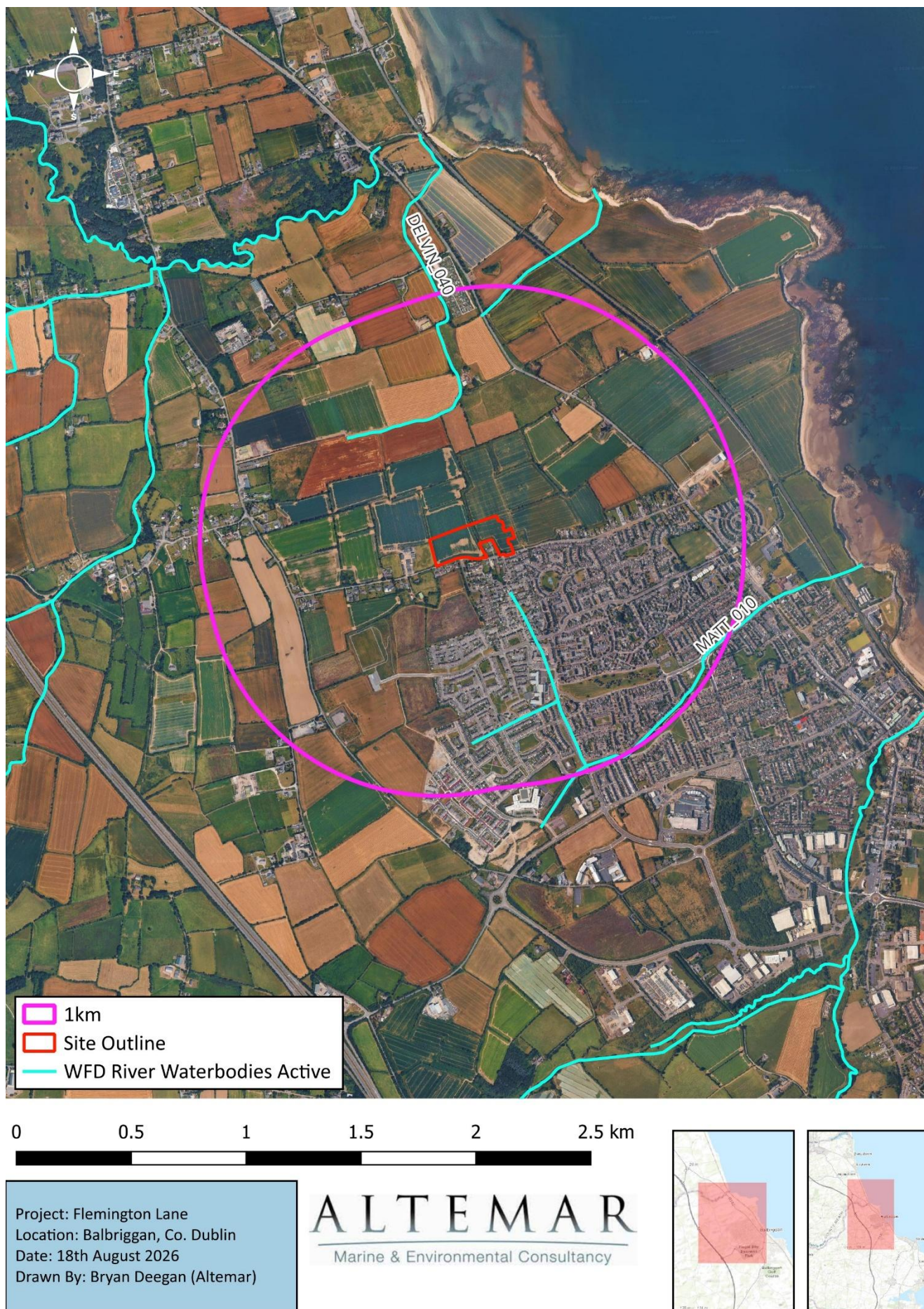


Figure 7. Watercourses surrounding the subject site

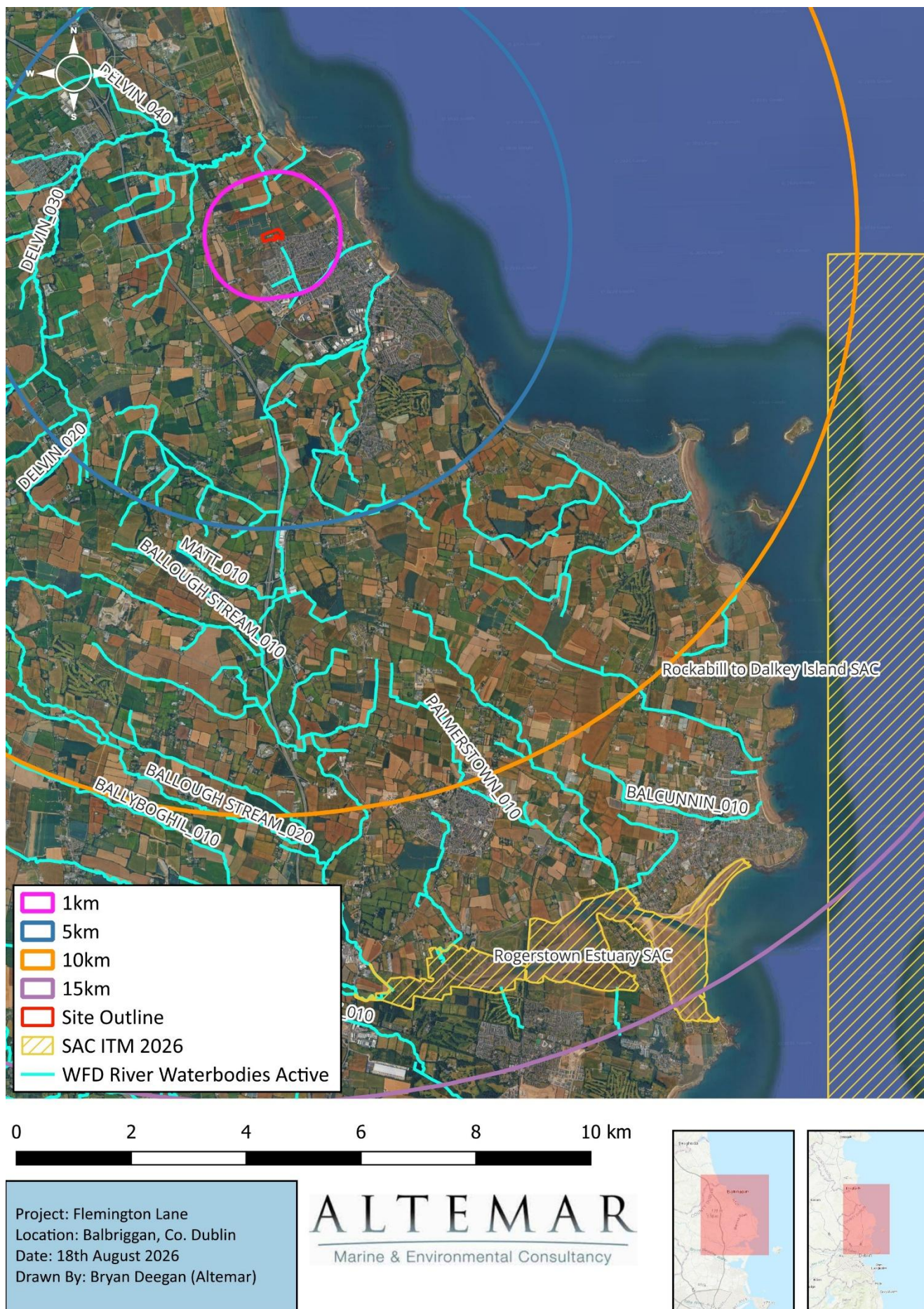


Figure 8. Watercourses and SACs proximate to the subject site

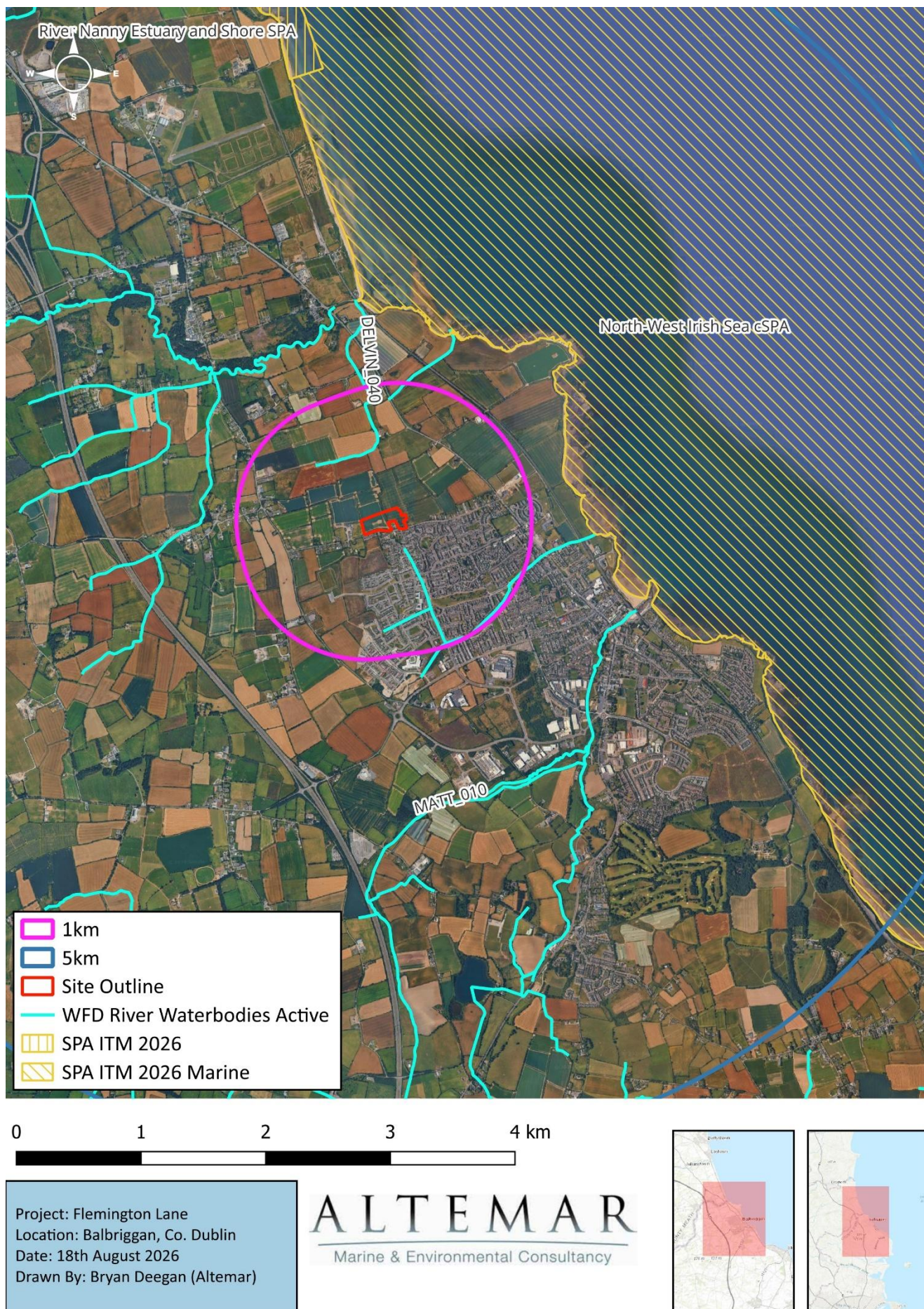


Figure 9. Watercourses and SPAs proximate to the subject site

4.4. In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. 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 3. In combination effects considered

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 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,	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;

Ref:	Location	Description
	Balbriggan, County Dublin, K32X996	(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 Folkstown Great', 'Clogheder' & 'Flemingtown Balbriggan, Co. Dublin	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 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 Bremore Pastures and Hastings Lawn, south of Flemingtown 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 & Flemingtown, 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 & Flemingtown, 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 Flemingtown to the north (accessed from Hamlet Lane, Bremore 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

Ref:	Location	Description
		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 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 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, Cloghader & Flemington, Balbriggan, Co. Dublin	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 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

Ref:	Location	Description
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.

A review of permitted developments, and developments that are currently under construction, within the vicinity of the proposed development site was undertaken to identify potential in-combination effects. The wider area beyond the site boundary is suburban / agricultural and consists primarily of artificial surfaces and highly modified habitats. Green spaces are limited and fragmented and are subject to high levels of continuous disturbance from noise, traffic, agricultural practices, and human presence. The baseline ecological value of the wider area is therefore low. Surface waterbodies such as the Clonard Brook Stream are the only ecological receptors of greater value to biodiversity in the area and are sensitive to potential impacts arising from local developments.

The reviewed developments are of a similar nature and are subject to standard planning controls and procedures, including the implementation of SuDS measures and construction phase pollution control measures. With these measures, along with the proposed SuDS measures within the proposed development, residual effects on biodiversity are predicted to be neutral and not significant.

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 in-combination effects are likely in relation to the proposed development.

4.5. Conclusions

The proposed development site is located within a semi-rural environment. Agricultural fields are located to the north, and urban development is located immediately to the south. The nearest European sites are the North-West Irish Sea SPA (1.3km) and River Nanny Estuary and Shore SPA (3.5km). There is no direct hydrological pathway between the subject site and any European Sites. The nearest watercourse is the Clonard Brook Stream located approximately 180m to the south of the subject site (Figure 7). There is no direct hydrological pathway from the proposed development site to this watercourse.

There is an indirect hydrological pathway to European Sites located within the marine environment via the proposed foul and surface water drainage strategy. 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. Given the scale of the proposed development and the minimum distance to the nearest European 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 and the Clonard Brook Stream prior to reaching the marine environment. The construction and operation of the proposed development will comply with Water Pollution Acts. However, the measures to comply with Water Pollutions Acts are not necessary for the protection of European sites. In the absence of mitigation, no likely significant effects on downstream European Sites are foreseen via surface water drainage. No specific measures for the protection of any European sites are required.

Foul water will discharge to the existing foul drainage network on Flemington Lane, which in turn ultimately discharges to Barnageeragh Wastewater Treatment Plant (WWTP). Foul wastewater will be treated under licence at Barnageeragh WwTP via the public sewer network. Standard measures in compliance with the Water Pollution Acts will be in place during both construction and operation phases. No specific measures for the protection of any European sites are required.

A number of wintering bird assessments were carried out onsite in 2025 & 2026 (Appendix I). Results from these surveys demonstrate that the site is not of significance to wintering birds and is not an ex-situ site for wintering birds of proximate SPAs. Further, given the minimum distance to the nearest SPA (1.3 km to North-West Irish Sea SPA), no significant noise or vibration impacts on the conservation objectives of proximate SPAs are foreseen. In the absence of mitigation measures, no significant noise/vibration impacts or impacts on foraging activity on bird species protected as SCIs of proximate SPAs are likely.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

5. Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and ERSI/Google satellite imagery.

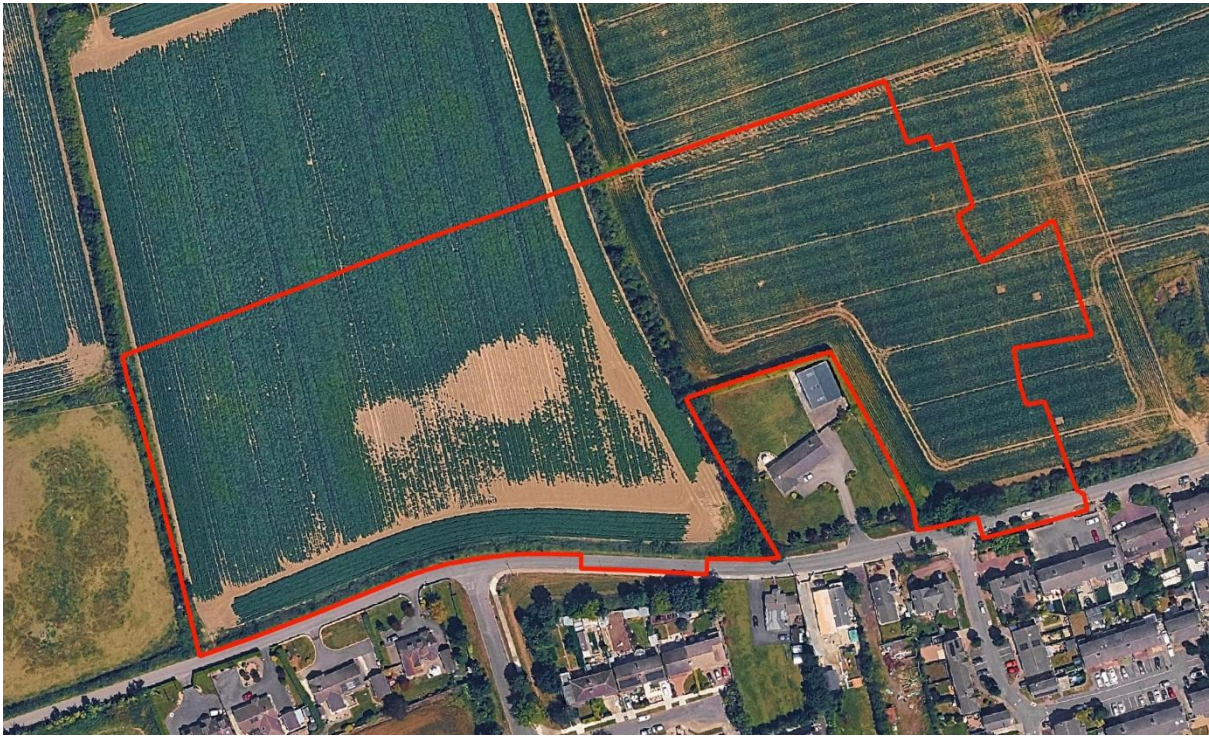
6. Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a Large-scale residential development at Flemington Lane, Balbriggan, Co. Dublin.
Name and Location of European Sites Within 15km	Boyne Coast and Estuary SAC Rockabill to Dalkey Island SAC Rogerstown Estuary SAC River Boyne and River Blackwater SAC North-West Irish Sea SPA River Nanny Estuary and Shore SPA Skerries Islands SPA Rockabill SPA Boyne Estuary SPA Rogerstown Estuary SPA
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.
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
Assessment of Significant Effects	
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altamar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

7. References

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
4. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
5. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;
http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
7. NPWS (2025). The Status of EU Protected Habitats and Species in Ireland. Volume 1: Summary Overview
8. NPWS (2012) Conservation Objectives: River Nanny Estuary and Shore SPA 004158. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2013) Conservation Objectives: Rockabill SPA 004014. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2013) Conservation Objectives: Boyne Estuary SPA 004080. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2023) Conservation Objectives: North-West Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
13. NPWS (2024) Conservation Objectives: Skerries Islands SPA 004122. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
14. NPWS (2012) Conservation Objectives: Boyne Coast and Estuary SAC 001957. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2021) Conservation Objectives: River Boyne and River Blackwater SAC 002299. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.

Appendix I. 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 (Altemar)
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



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

ALTEMAR

Marine & Environmental Consultancy

Figure 2. Site Location

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.

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

Bryan Deegan, the managing director of Altamar, 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.

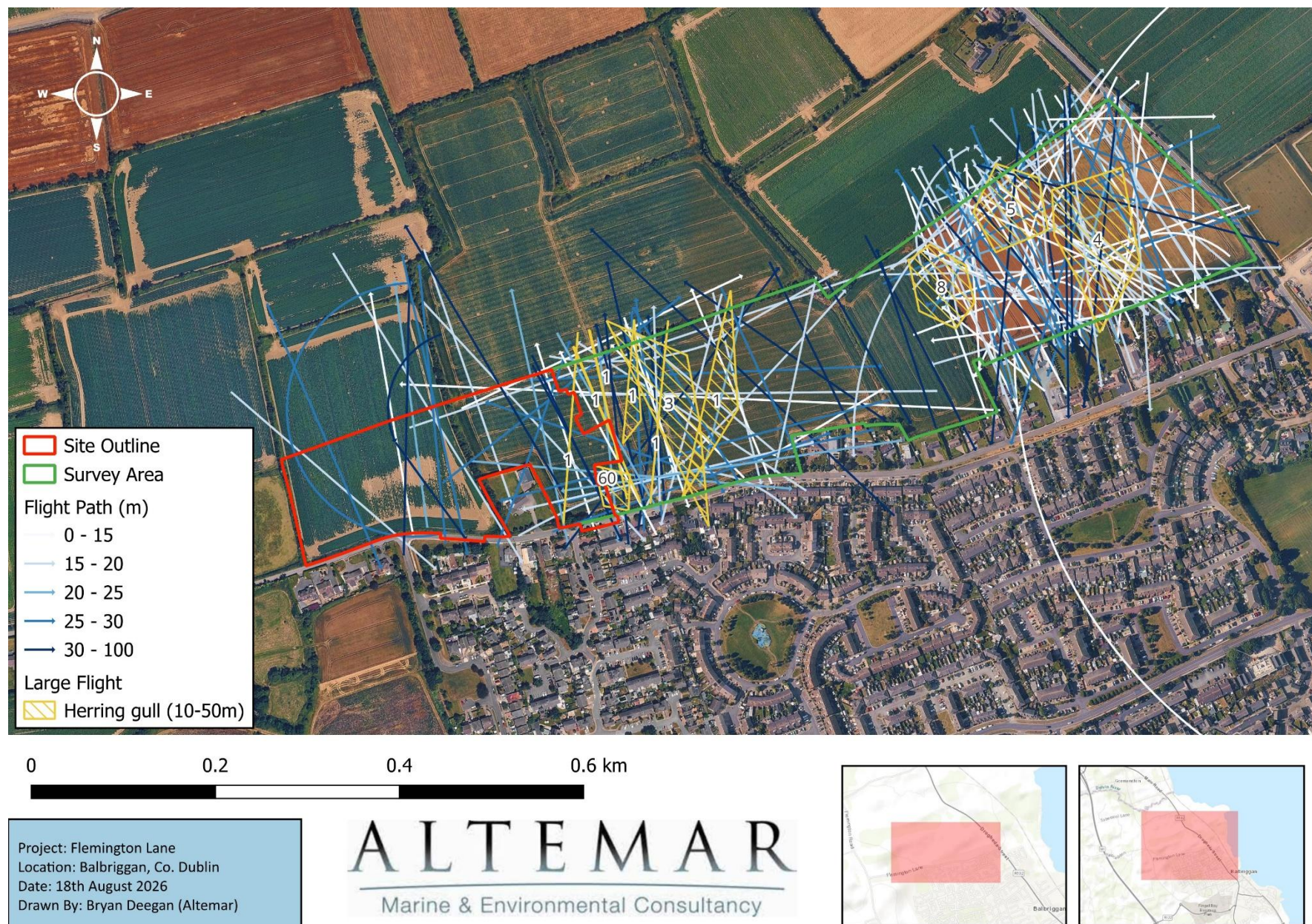


Figure 3. Herring Gull flight paths

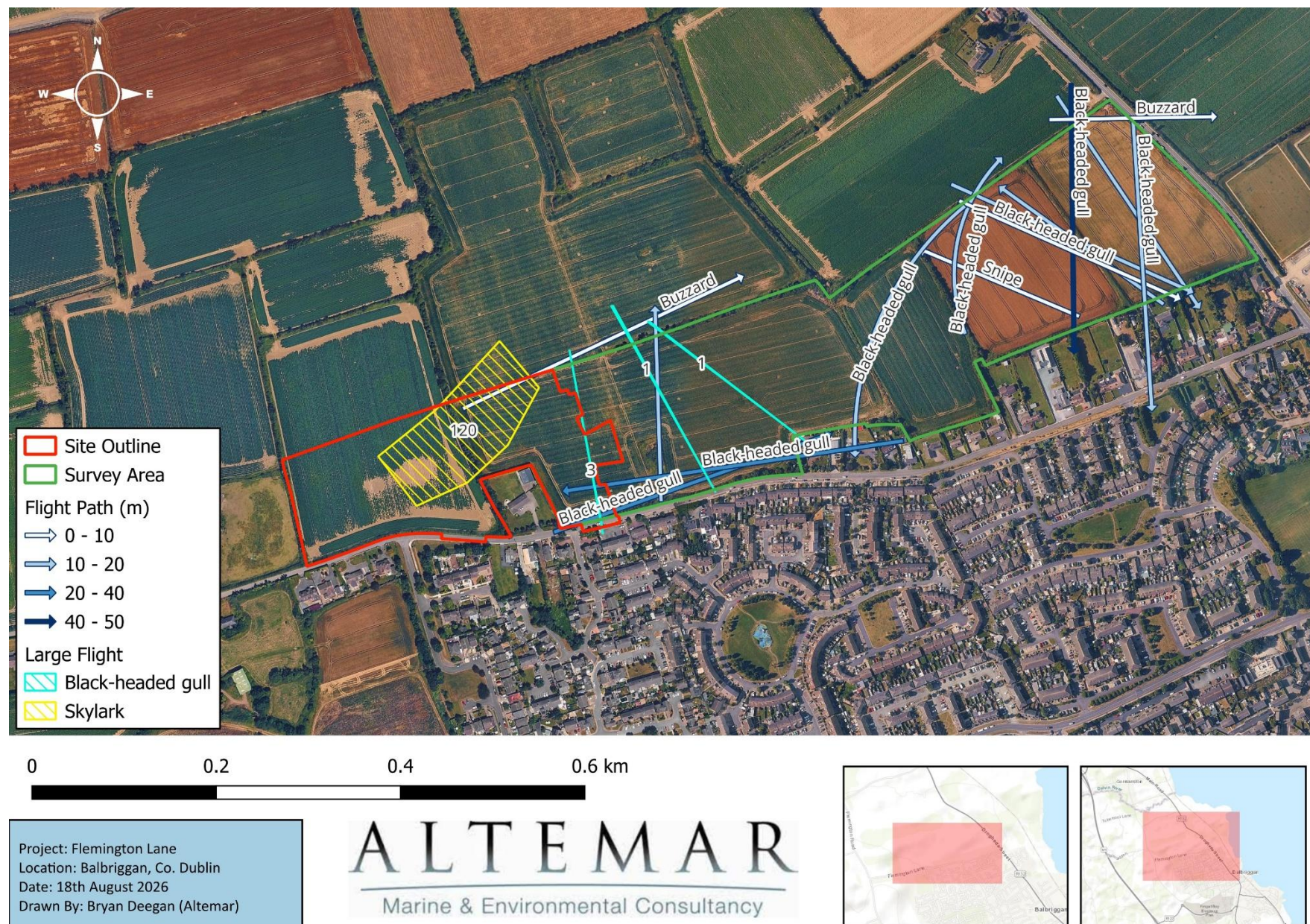


Figure 4. Flight paths of Buzzard, Black-headed gull, Snipe, and Skylark

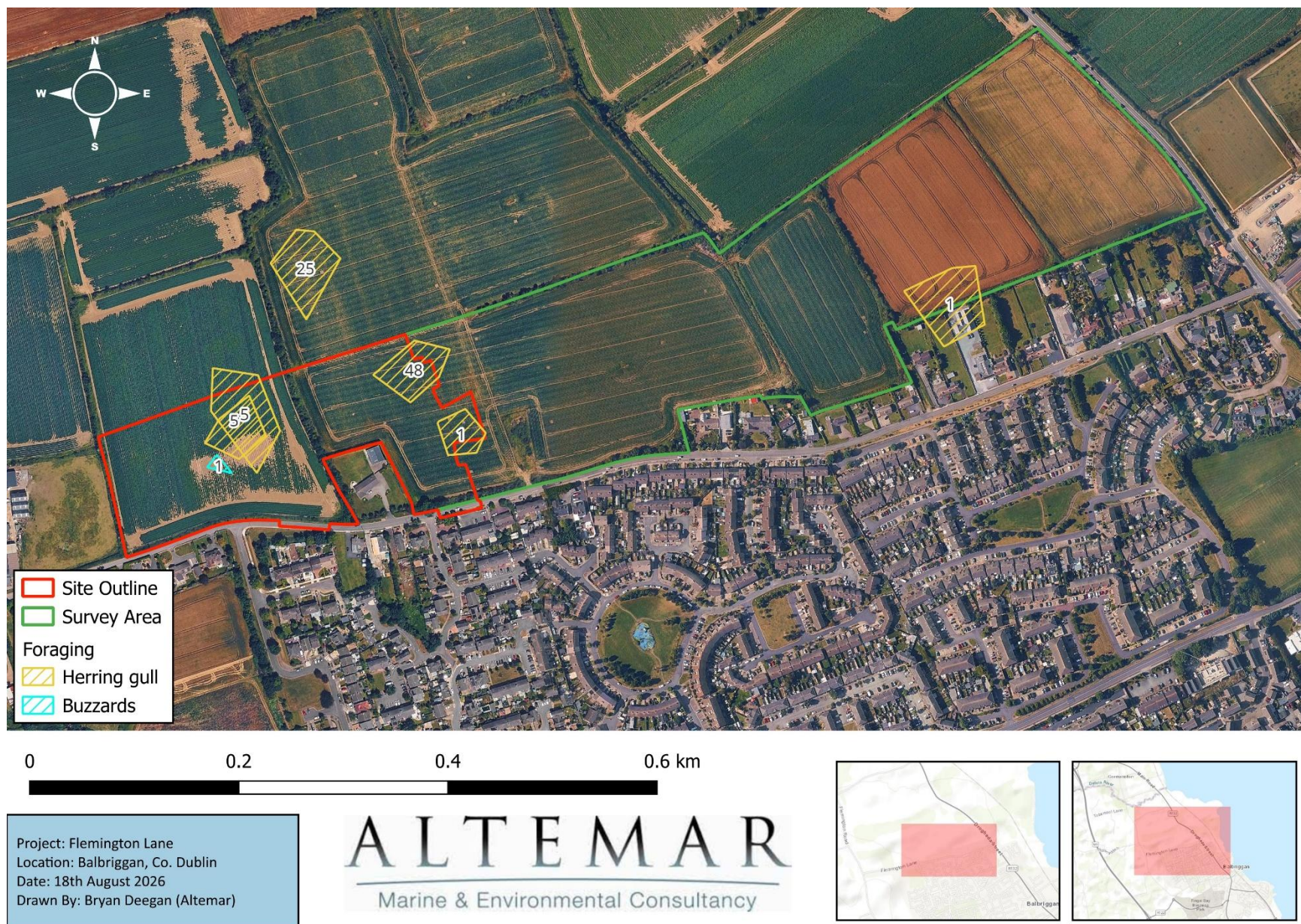


Figure 5. Foraging areas by all species observed (labelled by number of individuals)



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 ochrurus</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

Species Name	Record Count	Date of Last Record	Dataset
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 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>Calciarius 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

Species Name	Record Count	Date of Last Record	Dataset
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>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 A.II and A.III 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 A.I – 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
1	04/11/2025	15:38	Herring gull	4	Flight path	30	Flight across survey area

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
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
2	26/11/2025	11:19	Herring gull	1	Flight	35	North to south flight across survey area

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
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
4	02/12/2025	11:56	Herring gull	1	Flight	20	Slow flight from south to north

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
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
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

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
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
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

Survey	Date	Time	Species	No.	Behaviour	Height (m)	Details
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 A.II – 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 A.III – 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