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TIMONEY**

DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

SYNTHETIC TURF BOWLING GREEN AT SEAN WALSH PARK, TALLAGHT, DUBLIN 24

Ecological Impact Assessment

Prepared for:

South Dublin County Council



Comhairle Contae South Dublin
Átha Cliath Theas County Council

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Core House, Pouladuff Road, Cork, T12 D773, Ireland

T: +353 21 496 4133 | E: info@ftco.ie

CORK | DUBLIN | CARLOW

www.fehilytimoney.ie

ECOLOGICAL IMPACT ASSESSMENT

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Abstract: Fehily Timoney and Company is pleased to submit this Ecological Impact Assessment Report to South Dublin County Council for the proposed Synthetic Turf Bowling Green at Sean Walsh Park, Tallaght, Dublin 24.

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1. INTRODUCTION

This assessment is an Ecological Impact Assessment (EIA) which examines the potential effects of a proposed Synthetic Turf Bowling Green at Sean Walsh Park, Tallaght, Dublin 24, hereafter referred to as the 'Proposed Development' with the associated lands referred to as the 'Proposed Site'.

Fehily Timoney and Company (FT) was commissioned by South Dublin County Council (SDCC) to prepare a report this EIA for the Part 8 Planning Application for the proposed development.

This EIA has been prepared in accordance with CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. An EIA is not a statutory requirement, however, it is a best practice evaluation process. This EIA is provided to assist the Competent Authority (SDCC) with its decision-making in respect of the Proposed Development. An EIA is the process of identifying, quantifying and evaluating the potential effects of a Proposed Development on ecological features based on an objective assessment of the best information available (CIEEM, 2018). An ecological feature is defined as a species, habitat, or ecosystem that has the potential to be affected by a Proposed Development.

The purpose of this EIA is to:

- Establish an understanding of the baseline ecological conditions at the Proposed Development site;
- Identify flora, fauna (and/or their breeding and resting places) and habitats of ecological value, including those protected under the Wildlife Act (and under Flora Protection Order) or the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) which could be impacted by the Proposed Development;
- Evaluate the ecological significance of the receiving environment;
- Identify, quantify, and evaluate potential impacts the Proposed Development on habitats, species, and ecosystems;
- Consider measures to mitigate the potential significant negative effects(s) of the Proposed Development on the ecology of the receiving environment;
- Identify opportunities for biodiversity gain and enhancement.

1.1 Project Overview

The proposed development includes the following:

- The construction of a synthetic turf bowling green.
- Perimeter fencing.
- All utility works including surface water drainage and utility supplies.
- Perimeter footpath.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- All associated ancillary works



1.2 Purpose/Rationale for the Proposed Development

In accordance with the South Dublin County Development Plan 2022-2028, the zoning objective for the proposed development location is 'OS – *to preserve and provide for open space and recreational amenities*'. The proposed development will provide a bowling green to promote the sport and amenity use of Sean Walsh Park, enhancing the recreational and amenity of the lands.

1.3 Construction Phase of the Proposed Development

1.3.1 Overview of Proposed Construction Works

The principal construction works will involve the following:

1. Site preparation
2. Removal of vegetation overlapping with the proposed development footprint (See Section 1.3.1.1)
3. Site levelling works
4. Drainage Installation
5. Base Construction
6. Turf Surfacing

The construction sequence will begin with the clearing and grading of the site, followed by the installation of drainage for ensuring proper water runoff. A base layer will be installed to provide stability and will be topped with a fine grade levelling layer. A high-quality synthetic turf surface will be installed according to design specifications.

Typical plant that will be utilised on-site during construction involves:

- Tractors
- Excavators
- Dumpers
- Rollers

A temporary construction compound will be located to the western end of the bowling green over the construction phase.

1.3.1.1 *Removal of Vegetation*

The proposed development will require the removal of existing vegetation overlapping with the Proposed Development footprint.



A tree survey and visual assessment was undertaken on 22nd September 2025 and an arboricultural report (dated October 2025) was produced by Arbtech Ireland. The survey report detailed the constraints posed to the proposed development by existing trees. The works carried out for the proposed development will result in the loss of groups of and standalone trees (referred to as G001-G003, T2015-T2022 and T2024) comprising of rowan, beech, birch, ash, and grey willow. The ash tree (Reference T2021) was found to be unsustainable in the long term due to ash dieback and was recommended for removal for sound arboricultural practice.

1.3.2 Construction Programme

The construction phase will last for approximately 10 weeks.

Hours of construction will be restricted to the following:

- 07:00-19:00 on Monday to Friday
- 09:00-13:00 on Saturdays

No work will be undertaken on Sundays, bank holidays and public holidays.

Approximately 5 no. construction workers will be employed for the proposed development over varying stages of works.

1.3.3 Environmental Management during Construction

All works will be carried out in accordance with a prospective Construction and Environmental Management Plan (CEMP).

There will be no fuel storage or re-fuelling on-site during construction. Fuel management on-site will be determined and undertaken by the appointed contractor at tender stage. Fuelling operations will be undertaken on bunded areas and any storage will be undertaken using bunded tanks.

A prospective Surface Water Management Plan will also be adopted, with appropriate barrier controls to prevent any polluted surface water runoff from entering the receiving environment. Best practice guidance will be followed to and adhered to while undertaking works near waterbodies for preventing silt and sediment runoff.

The proposed development is not foreseen to produce a significant quantity of waste as significant excavations will not be required. Any waste generated will be managed at an appropriately authorised off-site waste management facility.

1.4 Operational Phase of the Proposed Development

1.4.1 Use and Maintenance of the Bowling Green

The bowling green, once operational, will be used for playing the sport of lawn bowls.

Maintenance activities to be undertaken over the operation of the proposed development will involve brushing, raking and sweeping of the artificial surfaces.



1.4.2 Drainage Strategy

The drainage strategy, in line with SDCC policy, will consider the use of Sustainable Drainage System (SuDS) approach. Accumulation of surface water on the pitch over the operational phase will be managed to attenuate stormwater and prevent excess flows and potential discharge of silt

Accumulation of surface water over the operational phase will be managed using a Sustainable Drainage Systems (SuDS) approach. Appropriate SuDS will be installed upon the contractor's assessment.



2. LEGISLATION AND POLICY

2.1 International Legislation

The following International Directives are of relevance to environmental assessment and planning in the Republic of Ireland.

2.1.1 Council Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC) (The Habitats Directive)

The Habitats Directive (Council Directive 92/43/EEC) is a legislative instrument of the European Union aimed at the conservation of natural habitats and wild fauna and flora. It provides the framework for the designation and protection of Natura 2000 sites ('European sites'), which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs – established under the Birds Directive). Article 6 of the Habitats Directive requires that any plan or project likely to have a significant effect on a European site must undergo an Appropriate Assessment to evaluate its potential impact and ensure that the integrity of the site is not adversely affected.

2.1.2 Council Directive on the Conservation of Wild Birds (2009/147/EC) (The Birds Directive)

The Council Directive on the Conservation of Wild Birds (2009/147/EC), also known as the Birds Directive, aims to conserve all wild bird species in the EU by establishing rules for their protection, conservation, management, and control, and provides a comprehensive framework for this purpose. The Directive covers birds, their eggs, nests, and habitats. It was first adopted by the European Council in 1979. The Directive instructs Member States to take measures to maintain populations of all bird species naturally occurring in the EU in a wild context. It also includes provisions for the establishment of a general scheme of protection of all wild birds and the management of hunting including the prohibition of large scale and non-selective means of bird killing. Additionally, the Directive requires the identification and classification of Special Protection Areas (SPAs) for certain bird species listed in Annex I of the Directive, which form part of the Natura 2000 network of designated and protected sites. The EU requires member states to submit reports to the European Commission every 6 years on the measures and impacts relevant to that state. The most recent amendment is Regulation (EU) 2019/1010.

2.1.3 Water Framework Directive (WFD)

The EU WFD 2000/60/EC aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The WFD was agreed by all individual EU member states in 2000, and its first cycle ran from 2009 – 2015. The Directive runs in 6-year cycles; the second cycle ran from 2016 – 2021, and the current (third) cycle runs from 2022-2027. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

2.1.4 Bern and Bonn Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.



2.1.5 Ramsar Convention

The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,995 ha.

2.2 **National Legislation**

2.2.1 European Communities (Birds and Natural Habitats) Regulations 2011

The European Communities (Birds and Natural Habitats) Regulations (S.I. 477/2011), as amended, is part of the legislation that transposes the Birds Directive (2009/147/EC) and the Habitats Directive (92/43/EEC) into Irish law. The Regulations and their amendments provide the legal framework for the protection, management, and control of wild birds and their habitats in Ireland, and place obligations on all public authorities to have regard to the requirements of the Habitats Directive beyond the realms of planning related consents issues under the Planning and Development Act 2000, as amended. The Regulations also provide for the protection of species of European importance.

2.2.2 Wildlife Act 1976

The Wildlife Act 1976, as amended (collectively referred to as the Wildlife Acts), is the principal national legislation that aims to protect and conserve wild fauna and flora, regulate the exploitation of game resources, and afford protection to all wild species of fauna. The Wildlife Acts address various aspects of wildlife protection and conservation, including the regulation of hunting, the protection of habitats, and the enforcement of wildlife regulations.

The Wildlife Acts protect species from injury, disturbance and damage to breeding and resting sites. All species listed in the Wildlife Acts must, therefore, be a material consideration in the planning process.

The Flora (Protection) Order, (2022) gives legal protection to certain species of wild flora, i.e., vascular plants, mosses, liverworts, lichens and stoneworts. Under the Order, it is an offence to uproot, damage, alter, or interfere with any species listed species listed within the Order, or to damage or alter their supporting habitats.

Sites of national importance for nature conservation are afforded protection under planning policy and the Wildlife Acts. NHAs are sites that are designated under statute for the protection of flora, fauna, habitats and geological interest. Proposed NHAs (pNHAs) are published sites identified as of similar conservation interest but have not been statutorily proposed or designated.

2.2.3 Fisheries (Consolidation) Act 1959

Section 171 of the Fisheries (Consolidation) Act 1959 creates the offence of throwing, emptying, permitting or causing to fall onto any waters deleterious matter. Deleterious matter is defined as not only any substance that is liable to injure fish but is also liable to damage their spawning grounds or the food of any fish or to injure fish in their value as human food or to impair the usefulness of the bed and soil of any waters as spawning grounds or other capacity to produce the food of fish.



2.2.4 Local Government (Water Pollution) Act

The Local Government (Water Pollution) Act 1977 is an Irish legislative instrument that aims to protect and improve water quality in Ireland. The act provides for the regulation of wastewater treatment and discharge, as well as the management of water resources. Under Section 3 of the Local Government (Water Pollution) Act, 1977 (as amended by Sections 3 and 24 of the 1990 Act) it is an offence to cause or permit any polluting matter to enter waters.

2.2.5 National Biodiversity Action Plan 2023-2030

The National Parks and Wildlife Service prepared the 4th National Biodiversity Action Plan (NBAP). Ireland's 4th NBAP sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.

2.3 Local Policy

2.3.1 South Dublin County Development Plan 2022-2028

South Dublin CDP, under NCBH5 Objective 2 "To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals."

South Dublin CDP, under NCBH10 Objective 1 "To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011)".

South Dublin CDP, under NCBH11 Objective 3 "To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area".



3. METHODOLOGY

The approach to this EIA comprises analysis of available desktop resources, as well as of data collected during a field study. Conclusions are drawn as to whether (and to what extent) site conditions are likely to change as a result of the Proposed Development, and whether these changes represent significant ecological effects.

3.1 Study Area and Zone of Influence

As per CIEEM guidelines (2018)¹, the study area for the Proposed Development has been defined having regard to the spatial and temporal scale of potential biophysical changes in the environment which might occur as a result of the development and throughout its lifetime. Consideration is given to whether there could be landscape² or ecological connectivity³ to any sensitive ecological receptor. As such the study area extends beyond the footprint of the works and considers potential direct and indirect links to sensitive ecological receptors and associated ecological structure and function.

“Zones of Influence” (ZoI) for individual ecological receptors refers to the zone within which potential effects are anticipated. ZoIs differ depending on the sensitivities of particular habitats and species and were assigned in accordance with best available guidance as identified below and through adoption of a precautionary approach.

The ZoI for this Proposed Development was identified through a review of the nature, size and location of the Proposed Development, the sensitivities of the ecological features, known impacts and effects likely to arise as a result of the type of Proposed Development and the potential for in combination effects.

CIEEM (2018) defines ZoI as:

“... the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities.”

Each ecological feature will have different ZoI, depending on its ecological characteristics (CIEEM, 2018); best practice guidance and professional judgement were used to define the ZoI for each ecological feature.

The ‘Source-Pathway-Receptor’ (S-P-R) model was used to determine effects on ecological features, aided by the EPA’s mapping tool (<https://gis.epa.ie/EPAMaps/AAGeoTool>). In order for an impact to be established, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism is sufficient to conclude that a potential effect is not of any relevance or significance.

¹ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester

² Landscape connectivity is a combined product of structural and functional connectivity, i.e. the effect of physical landscape structure and the actual species use of the landscape.

³ Connectivity is defined as a measure of the functional availability of the habitats needed for a particular species to move through a given area. Examples include the flight lines used by bats to travel between roosts and foraging areas or the corridors of appropriate habitat needed by some slow colonising species if they are to spread.



In particular, the following was considered in relation to Zol and ecological features:

- Impacts on habitats - the potential for biophysical change by disturbance/damage/ degradation is taken as the footprint of the works (including site clearance) plus 10m beyond (based on Ryan Hanley, 2014)⁴.
- For potential for impacts on surface waters, regard is had to IFI (2020) guidelines⁵ which states that "*The recommended [riparian] buffer zone width for larger river channels (>10m) is 35m to 60m and for smaller channels (<10m) is 20m or greater*"; and
- For Groundwater Dependent Terrestrial Ecosystems (GWDTE) regard was had to 'Guidance on Assessing the Impacts of Developments on Groundwater Dependent Terrestrial Ecosystems, SEPA (2024) which notes a 250m potential zone of influence from ground works;
- The NRA (2008) Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes notes a 150m potential disturbance zone for otter for breeding holts and 20m for non-breeding active holts. As such the study area included the Proposed Development plus a 150m buffer to assess habitat suitability for otter and potential association with an SAC population.
- The potential disturbance zone for mammals is considered as 150m beyond the footprint of onsite activities having regard to NRA (2006) Guidelines for the Treatment of Badgers prior to the Construction of National Road Schemes, and NRA (2008) Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes;
- The Institute of Air Quality Management 'Guidance on the Assessment of dust from demolition and construction' (Holman et al, 2024)⁶ states that for sensitive ecological receptors, sensitivity to dust is 'High' up to 20m from the source and reduces to 'Medium' over 50m from the source. Holman et al, 2024 also stipulates that trackout⁷ may occur up to 50 m from sites of a scale similar to the proposed development. As such the Zol for dust effects is taken as 50m.
- The potential disturbance zone for birds is considered as 500m beyond the footprint of onsite activities having regard to Cutts et al (2013)⁸ and NatureScot (2022)⁹;
- For bats, regard was had to Bat Conservation trust (2020)¹⁰ core sustenance zone guidance.

⁴ Ryan Hanley (2014) Stage 1: Appropriate Assessment Screening Methodology for the Maintenance of Arterial Drainage Schemes. Prepared by Ryan Hanley Consulting Engineers on behalf of the Office of Public Works

⁵ Inland Fisheries Ireland (2020) A Guide to the Protection of Watercourses through the use of Buffer Zones, Sustainable Drainage Systems, Instream Rehabilitation, Climate / Flood Risk and Recreational Planning.

⁶ Holman et al (2014). IAQM Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, London.

⁷ The movement of dust and dirt from a construction/demolition site onto the public road network.

⁸ Cutts N, Hemingway K and Spencer J (2013). The Waterbird Disturbance Mitigation Toolkit Informing Estuarine Planning and Construction Projects. Produced by the Institute of Estuarine and Coastal Studies (IECS). Version 3.2.

⁹ Goodship, N.M. and Furness, R.W. 2022. Disturbance Distances Review: An updated literature review of disturbance distances of selected bird species. A report from MacArthur Green to NatureScot.

¹⁰ BCT (2020) Core Sustenance Zones and habitats of importance for designing Biodiversity Net Gain for bats. Bat Conservation Trust, London. <https://www.bats.org.uk/resources/guidance-for-professionals/bat-species-core-sustenance-zones-and-habitats-for-biodiversity-net-gain>



3.2 Desktop study

A desk study was carried out to collate and review available information, datasets and documentation sources pertaining to the site's natural environment. For this study, the 'Search Area' consisted of the 2km grid square O02Y; datasets were accessed in August 2025 (and updated in December 2025). Based on the nature and scale of the Proposed Development, as well as the largely urban setting of the surrounding landscape, this was considered a reasonable and robust search area. Records greater than 10 years old were discounted during the desktop survey, as well as records identified as Regionally Extinct in national red lists. This is due to these records being considered outdated and no longer relevant to the assessment. These sources included:

- OSI Aerial photography and 1:50000 mapping;
- National Parks and Wildlife Service (NPWS) Floral Protection Order (FPO) map viewer - Bryophytes (<https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=71f8df33693f48edbb70369d7fb26b7e>);
- NPWS FPO map viewer - Vascular Plants (<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=a41ef4e10227499d8de17a8abe42bd1e>);
- NPWS Habitats Directive - Article 17 GIS and Metadata map viewer (<https://storymaps.arcgis.com/collections/1a721520030d404f899d658d5b6e159a>);
- NPWS Birds Directive - Article 12 GIS and Metadata map viewer (<https://www.npws.ie/maps-and-data/habitat-and-species-data/article-12-data>);
- Geological Survey Ireland (GSI) area maps (<https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>);
- EPA website datasets (soil, surface water quality, ground water quality, designated sites) (<https://gis.epa.ie/EPAMaps/>);
- National Biodiversity Data Centre (NBDC) maps ([Maps - Biodiversity Maps](#));
- Inland Fisheries Ireland Data hub (<https://opendata-ifigeo.hub.arcgis.com/>);
- European Breeding Bird Atlas (<https://ebba2.info/>);
- Map of Irish Wetlands (<https://www.wetlandsurveys.ie/miw-intro>);
- Botanical Society of Britain and Ireland 10 square hectads (<https://bsbi.org/maps>);
- NPWS Red Lists ([Red Lists | National Parks & Wildlife Service](#)); and
- South Dublin County Development Plan ([Adopted Plan - SDCC](#))



3.3 Field Study

Ecological walkover surveys were conducted on 15th July 2025 by two qualified FT ecologists, Shannon O'Donnell and Conor Murphy. The walkover comprised surveys for habitats, non-volant mammals, and a preliminary bat roost/commuting/foraging habitat survey, and were carried out within the Proposed Development boundary as well as the south-western portion of Sean Walsh Park (see Figure 2-1), hereafter referred to as the 'Study Area'.

The following was considered when choosing the Study Area size and location:

- the location and nature of the Proposed Development;
- the separation from the park to the north-east via a school and public road;
- the improved nature of the park to the south (i.e. GA2 Amenity Grassland); and
- the predominantly urban setting of the surrounding landscape.



Figure 3-1: The Study Area for ecological walkover surveys

The habitat mapping exercise adhered to 'Best Practice Guidance for Habitat Survey and Mapping' (Smith et al., 2011) published by the Heritage Council. The FieldMaps GIS app was used for mapping habitats. Scientific and common names for plants follow Stace (2010). In addition to habitat identification, each habitat was assessed for its ecological significance, based on CIEEM, 2018. Habitats were appraised and evaluated according to their occurrence as protected habitats under Annex I of the EU Habitats Directive (92/43/EEC) and for their ecological value.



During the walkover, the Study Area was surveyed for the presence of mammal species; including badgers (*Meles meles*), otters (*Lutra lutra*), pine marten (*Martes martes*), and red squirrel (*Sciurus vulgaris*) in accordance with the NRA (2009) guidelines¹¹.

During the site walkover the ecologist visually assessed the landscape features within the site of the Study Area for potential use as bat roosting habitats and commuting and foraging habitats. This occurred in accordance with the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) (Collins, 2023), which identifies a grading protocol for assessing bat structures, trees and commuting and foraging habitats. Trees within the study area were assessed via a ground level inspection of the exterior of each tree to identify potential roost features that could be used for roosting bats. Due to the low value of the habitats within and adjacent to the proposed development no further bat surveys were undertaken.

3.3.1 Limitations

No limitations were encountered during the desk study or field surveys.

3.4 Ecological Evaluation Process

Ecological features are evaluated following NRA (2009) guidelines (see **Table 3-1**) which set out the importance of the resource/receptor in a geographic site-based context.

Table 3-1: Ecological Evaluation Criteria

Importance	Ecological Valuation
International Importance	<p>European Site including SAC, Site of Community Importance (SCI) or SPA</p> <p>Features essential to maintaining the coherence of the European Network¹².</p> <p>Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.</p> <p>Resident or regularly occurring populations (assessed to be important at the national level)¹³ of the following:</p> <ul style="list-style-type: none">Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/orSpecies of animal and plants listed in Annex II and/or IV of the Habitats Directive. <p>Ramsar Site (Convention on Wetland of International Importance Especially Waterfowl Habitat, 1971).</p> <p>World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).</p> <p>Biosphere Reserve (UNESCO Man & The Biosphere Programme).</p> <p>Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).</p>

¹¹ National Roads Authority. (2009). Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes. Accessible: <https://www.tii.ie/media/4nthqz3a/ecological-surveying-techniques-for-protected-flora-and-fauna-during-the-planning-of-national-road-schemes.pdf>. Accessed: August 2024.

¹² See Article 3 and 10 of the Habitats Directive.

¹³ It is suggested that, in general, 1% of the national population of such species qualifies as internationally important. However, a smaller population may qualify as internationally important where the population forms a critical part of the wider population or the species is at a critical phase of its life cycle.



Importance	Ecological Valuation
	<p>Biogenetic Reserve under the Council of Europe.</p> <p>Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).¹⁴</p>
National Importance	<p>Site designated or proposed as a Natural Heritage Area (NHA).</p> <p>Statutory Nature Reserve.</p> <p>Refuge for Fauna and Flora protected under the Wildlife Acts.</p> <p>National Park.</p> <p>Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA).</p> <p>Resident or regularly occurring populations (assessed to be important at the national level)¹⁵ of the following:</p> <ul style="list-style-type: none"> • Species protected under the Wildlife Acts; and/or • Species listed on the relevant Red Data list. <p>Site containing 'viable areas'¹⁶ of the habitat types listed in Annex I of the Habitats Directive.</p>
County Importance	<p>Area subject to a Tree Preservation Order.</p> <p>Area of High Amenity¹⁷ or equivalent, designated under the County Development Plan.</p> <p>Resident or regularly occurring populations (assessed to be important at the County level)¹⁸ of the following:</p> <ul style="list-style-type: none"> • Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; • Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; • Species protected under the Wildlife Acts; and/or • Species listed on the relevant Red Data list. <p>Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance.</p> <p>County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local BAP, if this has been prepared.</p>

¹⁴ Note that such waters are designated based on these waters' capabilities of supporting salmon, char and whitefish *Coregonus*.

¹⁵ It is suggested that, in general, 1% of the national population of such species qualifies as nationally important. However, a smaller population may qualify as internationally important where the population forms a critical part of the wider population or the species is at a critical phase of its life cycle.

¹⁶ A 'viable area' is defined as an area of habitat that, given the particular characteristic of that habitat, was of a sufficient size and shape, such that its integrity (in terms of species composition, and ecological process and function) would be maintained in the face of stochastic change (e.g. as a result of climate change)

¹⁷ It should be noted that whilst areas such as Areas of High Amenity and areas subject to a Tree Preservation Order are often designated on the basis of their ecological value, they may also be designated for other reasons such as their amenity or recreational value. Therefore, it should not be automatically assessed that such sites are of county importance from an ecological perspective.

¹⁸ It is suggested that, in general, 1% of the County population of such species qualifies as a County important population. However, a smaller population may qualify as County important where the population forms a critical part of the wider population or the species is at a critical phase of its life cycle.



Importance	Ecological Valuation
	<p>Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county.</p> <p>Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.</p>
Local Importance (Higher Value)	<p>Locally important populations of priority species or habitats or natural heritage features identified in the Local Biodiversity Action Plan (LBAP) if this has been prepared.</p> <p>Resident or regularly occurring populations (assessed to be important at the Local level)¹⁹ of the following:</p> <ul style="list-style-type: none"> Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; Species protected under the Wildlife Acts; and/or Species listed on the relevant Red Data list. <p>Sites containing semi-natural habitat types with the high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality.</p> <p>Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.</p>
Local Importance (Lower Value)	<p>Sites containing small areas of semi-natural habitat that are of some local importance for wildlife.</p> <p>Sites or features containing non-native species that are of some importance in maintaining habitat links.</p>

In accordance with NRA (2009), only features deemed to be 'Locally Important (higher value)' or higher, were identified as key ecological receptors.

3.5 Process for Assessing Impact Significance

Once the value of the identified key ecological receptors (species, habitats, features and resources) was determined, the next step was to assess the potential effect or impact of the Proposed Development on the identified key ecological receptors. This was carried out with regard to the criteria outlined in various impact assessment guidelines (NRA, 2009; CIEEM, 2018 and revisions). The impacts were assessed under the following parameters: such as magnitude, extent, duration and reversibility. The EPA (2022) evaluation criteria are utilised in this EIA. These criteria are included in the Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022). Section 5 outlines the impacts identified from the Proposed Development.

¹⁹ It is suggested that, in general, 1% of the Local population of such species qualifies as a locally important population. However, a smaller population may qualify as locally important where the population forms a critical part of the wider population or the species is at a critical phase of its life cycle.



Where impacts are assessed to be significant, mitigation measures have been incorporated into the Proposed Development design to remove or reduce these impacts. The residual impacts after mitigation are also assessed.

The cumulative impact of the Proposed Development is assessed by discussing the impact of the Proposed Development in terms of other developments that have planning permission, that are under construction, or are in existence in the area. The cumulative impacts in the greater area are also considered (see Section 5.3 for further details).



4. BASELINE ENVIRONMENT

The overall development is 0.1 hectare (ha) in extent and is located within the northern end of Sean Walsh Park. The existing site is an area of grassland and is bordered to the north by a basketball court (Old Bawn Community School Basketball Court). The proposed development site is bounded by a footpath to the south which abuts the Whitestown Stream/Jobstown Stream.

The Proposed Development site is bounded by a path at the southern boundary and grassy verge at the northern boundary. The site is generally level without severe contours, ranging between approximately 95.4 to 96.06 metres²⁰.

4.1 Sites of International and National Importance

4.1.1 Special Area of Conservation and Special Protected Areas (SAC'S and SPA'S)

An Appropriate Assessment (AA) Screening report has been prepared for the Proposed Development which concluded that given the scale and nature of the activities there are no likely significant effects identified to any European sites, either alone or in combination with other plans or projects, and AA is therefore not required. The AA Screening report accompanies this EclIA.

4.1.2 Natural Heritage Areas and Proposed Natural Heritage Areas (NHAs and pNHAs)

Dodder Valley pNHA (000991) is located approximately 1.2km south-west of the Proposed Development. According to the Site Synopsis (2009) for the pNHA, comprises “woodland scrub...Along the banks there are wild flower meadows with a good diversity of plant species... Forty-eight bird species have been recorded recently in the area, including Little Grebe, Kingfisher, Dipper and Grey Wagtail. Part of the river bank supports a SandMartin colony of up to 100 pairs. The site represents the last remaining stretch of natural river bank vegetation on the River Dodder in the built-up Greater Dublin Area”. The Jobstown Stream (EPA code: 09J02, order: 2) is located 10 m to the south of the Proposed Development and via this stream there is potential connectivity between the Proposed Development and pNHA. The Jobstown Stream is located within the dust deposition Zol.

There are no NHAs or other pNHAs with ecological connectivity/within the Zol of the Proposed Development.

4.2 Habitats

The following habitats were observed during the site walkover conducted on the 15th July 2025 within the study area: Dry Meadows and Grassy Verges (GS2), Wet Grassland/ Scrub Mosaic (GS4/WS1), Other Artificial Lakes and Ponds (FL8), Reed and Large Sedge Swamps (FS1), Buildings and Artificial Surfaces (BL3), Flower Beds and Borders (BC4), Amenity Grassland (GA2), Eroding/upland Rivers (FW1), Treelines (WL2) and Drainage Ditch (FW4). The habitat map of the Study Area is presented in Figure 3-7.

²⁰ Defined under Global Vertical Datum



4.2.1 Dry Meadows and Grassy verges (GS2)

The majority of the Proposed Development comprises Dry meadows and grassy verges (GS2). Dry meadows and grassy verges (GS2) is located throughout the study area and is dominated by grass species such as Yorkshire Fog (*Holcus lanatus*) and Perennial Rye-grass (*Lolium perenne*). Broadleaved herbs such as Silverweed (*Potentilla anserina*), Docks (*Rumex* sp.), Creeping Buttercup (*Ranunculus repens*), and Red Clover (*Trifolium pratense*) are abundant-frequent. Other broadleaved herbs present include Black medick (*Medicago lupulina*), Common vetch (*Vicia sativa*), Common Knapweed (*Centaurea nigra*), Ribwort Plantain (*Plantago lanceolata*), Bush Vetch (*Vicia sepium*), Selfheal (*Prunella vulgaris*), Marsh Woundwort (*Stachys palustris*) and Meadowsweet (*Filipendula ulmaria*) are occasional-rare.

Several trees are located within the Proposed Development. For more information on these trees see the Arboricultural Report (dated October 2025), which accompanies the Part 8 application.



Figure 4-1: Dry Meadows and Grassy Verges (GS2) of the Proposed Site

4.2.2 Scattered Trees and Parkland (WD5)

Within the Proposed Development and immediately south of the access track along the southern boundary of the Proposed development are lines of immature trees which have been planted within Dry meadows and grassy verges (GS2)/grass verges. For more information on the trees associated with the Proposed Development, see the Arboricultural Report (dated October 2025) which accompanies the Part 8 application.



Figure 4-2: Scattered Trees and Parkland (WD5) leading to the Proposed Development

4.2.3 Wet Grassland (GS4)

Wet Grassland (GS4) was dominated by grasses such as Yorkshire Fog and Perennial Rye-grass, Rushes (*Juncus* sp.) are also present. Broadleaved herbs such as Hedge Bindweed (*Calystegia sepium*), Common Nettle (*Urtica dioica*), Creeping Thistle (*Cirsium arvense*) are abundant-frequent, Great Willowherb (*Epilobium hirsutum*), Docks (*Rumex* sp.), Creeping Buttercup, Marsh Woundwort (*Stachys palustris*), Red Clover (*Trifolium*) and Rosebay Willowherb are occasional. A portion of the study area has been left unmown, and as a result is beginning to succeed to scrub. Scrub consisted of Willow (*Salix* sp.), Butterfly Bush and Brambles (*Rubus fruticosus*).



Figure 4-3: Wet Grassland (GS4) with scrub encroachment

4.2.4 Other Artificial Lakes and Ponds (FL8)

Two ponds are located within the study area, the northern-most has a small island (ca. 100m²) colonised by Leyland Cypress (*Cupressus macrocarpa x Xanthocyparis nootkatensis* = *Cuprocyparis leylandi*) and Butterfly Bush (*Buddleja davidii*).



Figure 4-4: Southern-most pond with Reed and Large Sedge Swamp (FS1)



4.2.5 Reed and Large Sedge Swamps (FS1)

A fringe of Reed and Large Sedge Swamps is present along the northern and eastern edges of the southern pond. This habitat is dominated by Common Reed (*Phragmites australis*).



Figure 4-5: Reed and Large Sedge Swamp (FS1)

4.2.6 Eroding/Upland Rivers (FW1)

The Jobstown Stream flows along the eastern section of the study area in a south-north direction before veering east. The southern-most pond is located upstream of this stream.

The Jobstown Stream flows through the northern portion of the study area, through the northern-most lake, which is located downstream of the Proposed Development.

4.2.7 Treelines (WL2)

Treelines are present along one side/both sides of the Jobstown Stream. Treelines of the study area consist mainly of Willow, Alder (*Alnus glutinosa*) and Sycamore (*Acer pseudoplatanus*). Ash (*Fraxinus excelsior*), Elder (*Sambucus nigra*), Rowan (*Sorbus aucuparia*), Hawthorn (*Crataegus monogyna*), Ivy (*Hedera helix*), and Brambles are also present. Treelines along the Jobstown Stream vary, ranging from 4- 8 m in height, gappy to continuous and dense.



Figure 4-6: Treeline (WL2) adjoining Jobstown Stream

4.2.8 Drainage Ditch (FW4)

A drainage ditch is present along the treeline to the south of the study area. This joins the Jobstown Stream.

4.2.9 Buildings and Artificial Surfaces (BL3)

Portions of the Study Area comprises artificial surfaces such as the car park, pathways, and an area of hard standing to the north.

4.2.10 Flower Beds and Borders (BC4)

Around the carpark, there are several flower beds, likely planted with 'wildflower seed bombs', and contain species like Teasel (*Dipsacus fullonum*), Oxeye Daisy (*Leucanthemum vulgare*) and Poppy (*Papaver rhoeas*).

4.2.11 Amenity Grassland (GA2)

To the east of the Study Area is a portion of highly improved amenity grassland. The grass sward is mown short and is dominated by grasses such as Perennial Rye Grass.





4.3 Flora

4.3.1 Protected or Rare Flora

The NBDC has records of Green-flowered Helleborine (*Epipactis phyllanthes*), and Yellow Archangel (*Lamiastrum galeobdolon*) within the 2km grid square (O02Y) of the Search Area.

No rare or protected species were identified within the Study Area.

4.3.2 Invasive or Non-native Flora

NDBC records were studied for records of invasive/ non-native flora species within the 2km grid square of the Search Area (O02Y). Species recorded include American Skunk-cabbage (*Lysichiton americanus*), Butterfly-bush, Giant Knotweed (*Fallopia sachalinensis*), Japanese Knotweed (*Fallopia japonica*), Sycamore (*Acer pseudoplatanus*) and Three-cornered Garlic (*Allium triquetrum*).

No Third Schedule Invasive species subject to restrictions under Regulations 49 and 50 were recorded within the study Area.

Himalayan Honeysuckle (*Leycesteria Formosa*), Butterfly Bush and Winter Heliotrope (*Petasites pyrenaicus*) were recorded within the Study Area during the ecological site walkover. Winter Heliotrope and Himalayan Honeysuckle are confined to single areas within the north-eastern portion of the Study Area, whereas Butterfly Bush is located throughout the Study Area and is located within the footprint of the Proposed Development.

4.4 Fauna

4.4.1 Avifauna

Bird records for NBDC 2km grid square O02Y were checked as part of the desktop survey of this site. Within these 2km grid squares, a total of 22. species have been recorded within the last 10 years. Two of these species are red listed: Goldeneye and Swift. Species recorded are shown in Table 4—1.

Table 4-1: Avian Species recorded within 2km grid square O02Y

BTO code	Common name	Latin name	BoCCI Status	Annex I
BH	Black-headed Gull	<i>Chroicocephalus ridibundus</i>	Amber	No
CM	Common Gull	<i>Larus canus</i>	Amber	No
CO	Coot	<i>Fulica atra</i>	Amber	No
CA	Cormorant	<i>Phalacrocorax carbo</i>	Amber	No
GN	Goldeneye	<i>Bucephala clangula</i>	Red	No
GB	Great Black-backed Gull	<i>Larus marinus</i>	Green	No
HG	Herring Gull	<i>Larus argentatus</i>	Amber	No
HM	House Martin	<i>Delichon urbicum</i>	Amber	No
HS	House Sparrow	<i>Passer domesticus</i>	Amber	No



BTO code	Common name	Latin name	BoCCI Status	Annex I
KF	Kingfisher	<i>Alcedo atthis</i>	Amber	Yes
LB	Lesser Black-backed Gull	<i>Larus fuscus</i>	Amber	No
ET	Little Egret	<i>Egretta garzetta</i>	Green	Yes
LG	Little Grebe	<i>Tachybaptus ruficollis</i>	Green	No
MA	Mallard	<i>Anas platyrhynchos</i>	Amber	No
MS	Mute Swan	<i>Cygnus olor</i>	Amber	No
SM	Sand Martin	<i>Riparia riparia</i>	Amber	No
SG	Starling	<i>Sturnus vulgaris</i>	Amber	No
SL	Swallow	<i>Hirundo rustica</i>	Amber	No
SI	Swift	<i>Apus apus</i>	Red	No
TU	Tufted Duck	<i>Aythya fuligula</i>	Amber	No
WA	Water Rail	<i>Rallus aquaticus</i>	Green	No
WP	Woodpigeon	<i>Columba palumbus</i>	Green	No

During the ecological site walkover carried out on the 15th July 2025, Coot (*Fulica atra*), Grey Heron (*Ardea cinerea*), Mallard (*Anas platyrhynchos*) and Moorhen (*Gallinula chloropus*) were recorded using the ponds, streams and reed swamp.

4.4.2 Mammals (Excluding bats)

NBDC records for the 2km grid square of the Search Area (O02Y) included records of Hedgehog (*Erinaceus europaeus*).

During the ecological walkover carried out on 15th July 2025, no signs of mammals (mammal tracks, burrows, couchs, slides, latrines etc) were identified within the Study Area.

4.4.3 Bats

The NBDC landscape suitability maps for bats, based on Lundy et al., (2011) were assessed. This map divides the country into 1km grid squares and ranks the habitat within the squares according to its suitability for various bat species and provides a visual map of the broad scale geographic patterns of occurrence and local roosting habitat requirements for Irish bat species. The Study Area is located within an area that carries an overall bat suitability score of 24.67 (out of 100). The species with the highest individual suitability scores for the area include common pipistrelle *Pipistrellus pipistrellus* (40) and Leisler's bat *Nyctalus leisleri* (40).

NBDC records for the 2km grid square O02Y of the Search Area contain one bat record, namely Daubenton's Bat (*Myotis daubentonii*).

During the preliminary bat survey carried out on 15th January, it was found that the Treelines throughout the Study Area, which are associated with Jobstown Stream was of low suitability foraging and commuting habitat. Potential bat roost habitat was not identified within or adjacent to the Proposed Development, however potential roost habitat was identified within the treelines associated with the segment of the Jobstown Stream located ca. 30 m to the south of the Proposed Development (travels in a south -north direction).



4.4.4 Other Fauna

NBDC records for the 2km grid square of the Search Area (O02Y) were studied. See Table 4—2 for full detailed list of species recorded.

Table 4-2: Other fauna recorded within 2km grid square O02Y

Species name	Title of dataset	Designation
Common Frog (Rana temporaria)	Amphibians and reptiles of Ireland	EU Habitats Directive - Annex V Protected Species: Wildlife Acts
Harlequin Ladybird (Harmonia axyridis)	Ladybirds of Ireland	High Impact Invasive Species Regulation S.I. 477 (Ireland)
Moss Carder Bee (Bombus muscorum)	Bees of Ireland	Threatened Species: Near threatened
Red-tailed Bumblebee (Bombus lapidarius)	Bees of Ireland	Threatened Species: Near threatened
Willughby's Leafcutter Bee (Megachile willughbiella)	Bees of Ireland	Threatened Species: Near threatened

During the field survey, Common Frog was recorded within the Study Area.

4.5 Ecological Evaluation

Based on a review of the existing environment described in the baseline, an evaluation of KERs identified are provided in Table 4—3, Table 4—4 and Table 4—5. Justification is provided for the omission and inclusion of KERs. Only features deemed to be of Local Importance (Higher Value) or above will be carried through to impact assessment.

In accordance with the conclusions made in Section 4.1, European Sites and NHAs have been scoped out for further assessment.

Table 4-3: Evaluation of Nationally important sites

Site	Evaluation	Rationale	KER (Y/N)
Dodder Valley pNHA (000991)	National Importance	The Jobstown Stream is located 10 m to the south of the Proposed Development and via this stream there is potential connectivity between the Proposed Development and pNHA. The Jobstown Stream is located within the dust deposition Zol.	Yes



Table 4-4: Evaluation of habitats within the study area

Habitat	Evaluation	Rationale	KER (Y/N)
Dry Meadows and Grassy verges (GS2)	Local Importance (Lower Value)	This habitat has low diversity of flora, typically containing very common species. A number of trees are located within this habitat in the area of the Proposed Development, these trees are immature.	No
Scattered Trees and Parkland (WD5)	Local Importance (Lower Value)	This habitat is located at the edge of Dry Meadows and Grassy verges (GS2) and are improved verges with contain a treeline of immature trees. This treeline may be used by commuting bats. A section of the treeline which is located within the Proposed Development are to be cleared.	Yes
Wet Grassland	Local Importance (Lower Value)	While this habitat is likely important to local birds and mammals, it is not located within the Zol of the Proposed Development.	No
Other Artificial Lakes and Ponds	Local Importance (Higher Value)	This habitat is important to fish, local birds and amphibians. The Jobstown Stream is located 10m south of the Proposed Development and is located within the dust disturbance Zol and connects to this habitat downstream.	Yes
Reed and Large Sedge Swamps (FS1)	Local Importance (Higher Value)	While this habitat is important to local birds, it is not located within the Zol of the Proposed Development.	No
Flower Beds and Borders (BC4)	Local Importance (Lower Value)	This habitat is man made, relatively small and located outside the Zol of the Proposed Development.	No
Amenity Grassland (GA2)	Local Importance (Lower Value)	This habitat has low diversity of flora, and contains very common species.	No
Eroding/Upland Rivers (FW1)	Local Importance (Higher Value)	This habitat acts as an ecological corridor and is important for local wildlife, this habitat is located within the dust deposition Zol and noise Zol.	Yes
Treelines (WL2)	Local Importance (Higher Value)	Important to local wildlife (invertebrates, birds, mammals) and can act as ecological corridors. This habitat is located within the dust deposition Zol	Yes
Drainage Ditch	Local Importance (Lower Value)	This habitat has low diversity of flora, typically containing very common species. Additionally, it is located outside of the Zol of the Proposed Development.	No



Table 4-5: Evaluation of flora and fauna within the footprint of the study area

Species	Evaluation	Rationale	Selections as Key Ecological Receptor (KER)
Avifauna	Local Importance (Higher Value)	The treelines, streams, ponds provide suitable nesting and foraging habitat for several bird species present in the area. Their supporting habitats are located within the dust deposition and noise Zol for the proposed development.	Yes
Mammals	Local Importance (Lower Value)	The habitat located within the footprint of the Proposed Development comprise dry meadows and scattered trees and parkland and are suboptimal for mammal species. Additionally, no signs of mammals were recorded during field surveys.	No
Bats	Local Importance (Higher Value)	The treelines are commuting and foraging habitat for local bat species. There is potential for disturbance from construction lighting.	Yes
Other Fauna	Local Importance (Lower Value)	While Common Frog was recorded within the Study Area, the habitats located within the footprint of the Proposed Development comprise disturbed dry meadows and grassy verges and treelines, and are suboptimal for this and other fauna species. However, the ponds of the Study area (one of which is connected to the Proposed Development by the Jobstown Stream) may support spawning Common Frog.	Yes
Protected Flora	Local Importance (Lower Value)	Species listed under the Floral Protection Order were not found within the Study Area, and given the improved nature (mainly GS2) of the habitats within the footprint of the Proposed Development, it is highly unlikely that they would support protected flora species.	No



5. IMPACT ASSESSMENT

5.1 Construction Phase

5.1.1 Dodder Valley pNHA (000991)

The Jobstown Stream is located 10 m to the south of the Proposed Development and via this stream there is potential connectivity between the Proposed Development and pNHA. This pNHA is located ca. 2.3 km (instream distance) from the source of dust deposition upstream. This pNHA is not to be designated for any aquatic/semi-aquatic habitat however it is recorded as support birds Kingfisher, Dipper and Grey Wagtail which require waterbodies with a minimum of 'good' status. Given the scale of the Proposed Development (0.1 ha) and nature of proposed works (vegetation clearance and site levelling works), the amount of dust deposition will be limited. The resulting effects are classified as negligible, temporary, negative effect on a local level, reversible.

5.1.2 Scattered Trees and Parkland (WD5)

This treelines located within this habitat are immature but may be used by commuting bats which use the the adjacent Treelines (WL2) and associated Jonstown Stream. A section of the treeline which is located within the footprint of the Proposed Development are to be removed. This is considered a slight, permanent, negative effect, on a local level, reversible.

5.1.3 Other Artificial Lakes and Ponds (FL8)

The Jobstown Stream is located 10 m to the south of the Proposed Development and via this stream there is potential connectivity between the Proposed Development and Other Artificial Lakes and Ponds (FL8). This habitat is located ca. 600 m (instream distance) from the source of dust deposition upstream. Given the scale of the Proposed Development (0.1 ha) and nature of proposed works (vegetation clearance and site levelling works), the amount of dust deposition will be limited. The resulting effects are classified as negligible, temporary, negative effect on a local level, reversible.

5.1.4 Eroding/Upland Rivers (FW1)

The Jobstown Stream is located 10 m to the south of the Proposed Development and is located within the dust deposition Zol. This habitat acts as an ecological corridor and is important for local wildlife. A Treeline (WL2) is located between the proposed development and the Jobstown Stream, this treeline will filter/buffer much of the dust entering this waterbody. Given the scale of the Proposed Development (0.1 ha) and nature of proposed works (vegetation clearance and site levelling works), the amount of dust deposition will be limited. The resulting effects are classified as negligible, temporary, negative effect on a local level, reversible.

5.1.5 Treelines (WL2)

Treelines (WL2) are located ca. 10 m from the southern Boundary and are associated with the margins of the Jobstown Stream. At this distance this habitat is located within the dust deposition zone. The resulting effects are classified as slight, temporary, negative effect on a local level, reversible.



5.1.6 Avifauna

Potential foraging and breeding habitat are located within and adjacent to the Proposed Development. The Proposed Development is located beside a path and built lands (buildings and car parks) which are a source of noise and disturbance. Given the location of the Proposed Development and the scale and nature of the Proposed Development, the resulting disturbance during the construction phase to breeding birds is deemed to be slight, temporary, negative effect on a local level, reversible.

The Proposed Development will require the permanent removal of a section of immature treeline (forms part of Scattered Trees and Parkland (WD5)) which may provide some breeding habitat for birds. The loss of this habitat represents a loss of nesting and breeding habitat for birds. In particular, if works were to take place during the breeding season, disturbance to these species could be significant at a local level in the absence of mitigation measures (e.g. disturbance during the nesting season between 1st March and 31st August). Therefore, the impact of habitat loss is considered slight, temporary, negative effect on a local level, reversible.

5.1.7 Bats

The Proposed Development is located beside a path and built lands (buildings and car parks) which are a source of light disturbance. There is potential for lighting used during the construction phase to disturb local bats using the adjacent Treelines (WL2) and Jobstown Stream. Given the location of the Proposed Development, the effects of light disturbance are deemed to be slight, temporary, negative effect on a local level, reversible.

The Proposed Development will require the permanent removal of a section of immature treeline (forms part of Scattered Trees and Parkland (WD5)) which may provide some foraging/commuting habitat for bats. Given the immaturity of the treeline and the presence of more important commuting/foraging habitat adjacent to this immature treeline, the effect of this fragmentation will have a negligible, permanent, negative effect on a local level, reversible.

5.1.8 Other Fauna

The ponds of the Study area may support spawning Common Frog. The Jobstown Stream is located 10 m to the south of the Proposed Development and via this stream there is potential connectivity between the Proposed Development and pond habitat. This habitat is located ca. 600 m (instream distance) from the source of dust deposition upstream. Given the scale of the Proposed Development (0.1 ha) and nature of proposed works (vegetation clearance and site levelling works), the amount of dust deposition will be limited. The resulting effects on Common Frog are classified as negligible, temporary, negative effect on a local level, reversible.

5.2 Operational Phase

5.2.1 Dodder Valley pNHA (000991)

During the operational phase of the synthetic turf bowling green, surface water will be attenuated on site using SuDs and there will be no run-off into the Jonstown Stream. The Proposed Development will not provide a source for impacts to surrounding habitats. There will be no effect on Dodder Valley pNHA (000991).

5.2.2 Scattered Trees and Parkland (WD5)

During the operational phase there will be no further removal of trees to surrounding habitats. The Proposed Development will not provide a source for impacts. There will be no effect on Scattered Trees and Parkland (WD5).



5.2.3 Other Artificial Lakes and Ponds (FL8)

During the operational phase the Proposed Development will not provide a source for impacts to surrounding habitats. There will be no effect on Other Artificial Lakes and Ponds (FL8).

5.2.4 Eroding/Upland Rivers (FW1)

During the operational phase the Proposed Development will not provide a source for impacts to surrounding habitats. There will be no effect on Eroding/Upland Rivers (FW1).

5.2.5 Treelines (WL2)

During the operational phase the Proposed Development will not provide a source for impacts to surrounding habitats. There will be no effect on Treelines (WL2).

5.2.6 Avifauna

During the operational phase there will be an increase in the use of the Proposed Development area. The proposed development is located adjacent to a paths, buildings and car park, birds using the surrounding area will be habituated to the noise and human disturbance already present within area. The disturbance provide by the operational phase is deemed to be slight, permanent, negative effect on a local level.

5.2.7 Bats

During the operational phase no effects are envisaged on local bats.

5.2.8 Other Fauna

During the operational phase no effects are envisaged on Common Frog.

5.3 Cumulative Effects

A planning search was carried out (within the past five years) using the SDCC Planning Application Database. A search of developments within 1 km of the proposed development area was carried out in August 2025 (and updated in December 2025). A distance of 1 km was selected as a robust distance, which exceeds the largest emissions ZOI from the Proposed Development.

The majority of applications include extensions to single houses, conversions of attics/sheds, alterations to existing roofs, and 'change of use' to existing properties. None of these projects have any notable environmental effects which might act cumulatively with the Proposed Development.

A list of remaining applications is provided in Appendix 1, with descriptions, and assessment of potential cumulative effects.

5.3.1 Conclusion – Cumulative Effects

No plans or projects were found within the 1km search area that have the potential to interact with the Proposed Development, and to result in significant effects to any of the KERs identified.



6. MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

No significant effects have been identified. Effects that will occur largely relate to the construction phase - these relate to loss of habitat, disturbance, and hydrological interactions. The following mitigation measures are to be implemented in order to minimise the potential impacts on the existing ecology which are discussed below.

6.1 Tree removal

For every tree removed as part of the Proposed Development, at least one tree is to be replanted with 3 native tree species. Trees are to be planted within the Study area and strategically positioned to extend hedgerows/treelines within the study area and fill the gaps of fragmented hedgerows/treelines. The location of tree planting is to be determined by a suitably qualified ecologist. Trees will be managed appropriately to ensure continued good health.

6.2 Avifauna

6.2.1 Disturbance, Destruction of Nests and Mortality

Vegetation clearance shall be carried out outside the bird breeding season (i.e. outside of 01st March to 31st August). If this is not possible, the trees will need to be subjected to a pre-clearance nest check. In the event that active nests are present, clearance can only proceed under a derogation licence awarded by the NPWS.

6.2.2 Habitat Loss

See Section 6.1 above.

6.3 Bats

6.3.1 Lighting Disturbance

During the construction phase, where artificial lighting is required, lighting on site will be cowed away from the southern boundary. At the end of each working day, all lighting will be switched. This shall be done to reduce the potential disturbance to bats utilising the site.

6.3.2 Habitat Loss

See Section 6.1 above.



7. BIODIVERSITY ENHANCEMENT

The following biodiversity enhancement measures will be implemented within the applicant site. These measures are not mitigation and are not provided to reduce potential effects from the Proposed Development. They are instead proposed to enhance the existing biodiversity of the Stud Area.

7.1.1 Bird Boxes

A selection of 5 different nest boxes will be placed on trees within the study area. Potential locations will be determined by a suitably qualified ecologist to ensure nest boxes are installed in appropriate locations.

7.1.2 Bat Boxes

Five bat boxes will be placed within the treelines adjoining the Jobstown Stream (area within the study area). This will help to provide further roosting habitat for bats. The appropriate locations for bat boxes will be selected on-site by a suitably qualified ecologist to ensure they are sheltered from prevailing winds and exposed to the sun for part of the day. Bat boxes will be placed at least 4m above ground with a clear flight path free from overhanging branches and away from artificial light sources.

Marnell, Kelleher & Mullen 2022 recommend woodcrete (cement and sawdust) bat boxes over wooden boxes as they are more durable and need less maintenance, as well as a mixture of bat box types per tree should to cater for seasonal and species requirements. A combination of crevice type boxes (for Pipistrelle spp. and Leisler's bat) and cavity type boxes (for Myotis spp. and brown-long eared bat), or those designed for both crevice and cavity dwellers.



Figure 7-1: Schwegler woodcrete bat box for cavity and crevice dwelling bats



8. RESIDUAL IMPACTS

Following the full implementation mitigation measures set out in Section 6, the residual impacts on biodiversity will be imperceptible.

Following the implementation of enhancement measures set out in Section 7, the residual impacts on biodiversity will be negligible, long-term, positive effect at a local level.



9. CONCLUSION

The Proposed Development has been assessed for its potential to result in significant effects to KERs. The impact assessment has examined survey data gathered in 2025, as well as desktop data to inform conclusions as to the types of effects likely to occur, and their significance.

No significant effects will occur during the construction or operation phases of the Proposed Development. Minor impacts may potentially occur from the removal of trees at the south-eastern end of the Proposed Development.

Mitigation measures have been proposed in the form of tree planting, timing of clearance activity and construction phase lighting. The implementation of these measures will result in the identified effects being negated or reduced to imperceptible.

Enhancement measures have been proposed in the form bat boxes and bird nesting boxes to improve the biodiversity of the study area. The implementation of these measures will result in negligible, long-term, positive effects at a local level.



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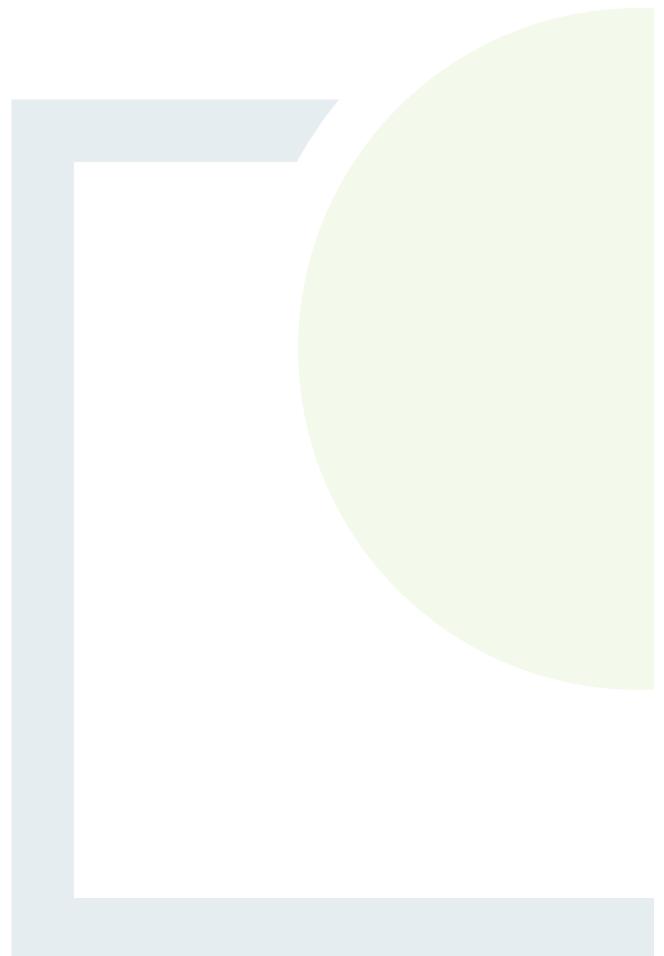
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DESIGNING AND DELIVERING
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APPENDIX 1

Planning Search



Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD22A/0035	Decision Following A.I.	<p>(a) Construction of a 4 storey nursing home building consisting of: (i) 106 bedrooms (with ensuite); (ii) associated residents welfare facilities; (iii) administration areas and staff facilities; (iv) multi-function space and pharmacy proposed at ground level; (b) construction of 60 one bed independent living units in 3 blocks as follows: (1) Block A, a 4 storey building comprising 11 one-bed units; (2) Block B, a part 4/part 5 storey building comprising 35 one-bed units; and (3) Block C, a 5 storey building comprising 14 one-bed unit. Each unit will be provided with a private open space in the form of a balcony terrace (6sq.m.) (c) The development will include communal open space and landscaping (including new tree planting and tree retention), 30 car park spaces (including 3 limited mobility parking spaces; 3 EV parking and 1 car sharing spaces); and 52 bicycle parking spaces (d) The development will be served by a new pedestrian and vehicular access from Old Greenhills Road through existing boundary wall. Material from the removed wall will be repurposed within the landscape areas; and (e) The development includes landscaping, boundary treatments (including wells and railings to southern and western boundaries), and ESB Substation SuDs drainage, road infrastructure and all ancillary site works necessary to facilitate the development.</p>	<p>The ECI accompanying this application states that the use of artificial lighting (without mitigation) may result in moderate negative effects to bats.</p> <p>In addition, the ECI describes how this application, in addition to similar applications in the area, may have a negative impact to water quality through additional loading to Ringsend Wastewater Treatment Plant.</p>	<p>Mitigation is prescribed for artificial lighting.</p> <p>In addition, the ECI states that both the incorporation of SuDS attenuation measures and the planned upgrade works to Ringsend Wastewater Treatment Plant will result in no negative effects to water quality.</p>	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD20A/0201	Additional Information	A telecommunications field technician apprenticeship training area, comprising of a compound, 35m by 25m enclosed by a 3m perimeter fence. The area will contain a number of street cabinets, underground access chambers, underground ducting, half height training poles and a storage unit.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD218/0005	Unregistered application	The construction of a synthetic grass 3G all-weather sports pitch approx. 92m X 52m, to be surrounded with a 5-metre-high weldmesh type fence with an additional 1.4m ball-stop fence on the northern side. 6 floodlighting columns to allow evening use. Installation of CCTV Cameras for monitoring by An Garda Siochána and South Dublin County Council. The planting of new trees in Sean Walsh Park. All necessary landscape works including storage areas, footpaths and planting. All ancillary works. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required.	No impacts were identified within the EClA submitted as part of this application and mitigation provided to rule out significant effects on biodiversity.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (http://consult.sdblincoco.ie) during the period from 20th May 2021 to 2nd July 2021. Due to Covid-19 restrictions, persons wishing to inspect printed plans and particulars of the proposed development must make an appointment by emailing planningdept@sdblincoco.ie or by phoning (01) 4149000. After making an appointment, printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 20th May 2021 to 18th June 2021.</p> <p>Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 5pm on 2nd July 2021 and may be submitted either via:</p> <p>Online Submissions: http://consult.sdblincoco.ie or Post to: A/Senior Executive Officer, Environment Water and Climate Change, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD218/0004	Unregistered application	<ul style="list-style-type: none"> Killinarden Park upgrade, total site area approx. 20ha and Greenway with landscaped pedestrian/cycle route within Killinarden Park and between Killinarden Park and Sean Walsh Park, total site area approx. 4.50ha. The works will comprise: Strategic walk/cycleway with bat sensitive lighting along Whitestown Stream; new and enhanced entrances, including new road crossings at Killinarden Heights , Whitestown Drive, Whitestown Way and Killinarden Way/Killinarden Estate (with a revised carriageway arrangement); feature areas at primary and secondary accesses; a Primary Oval footpath and walking/exercise circuit 1km in length; existing secondary footpath network retained and resurfaced where required; and a new footbridge crossing the Whitestown Stream within the park. Replacement and new park perimeter walls/railings where required and retention of existing private walls/railings. Linear play trails; seating; two natural play areas; outdoor fitness and calisthenics equipment; a Multi-use Games and Skate Area; upgrade of existing grass sports pitches to include re-levelling where required. 	<p>The ECI accompanying this application states that proposed lighting to be installed as part of the park upgrade will result in a minor negative effect on local bat populations.</p>	<p>While this application may result in a minor negative effect on bat populations due to lighting, it will also result in positive effects due to an increase in foraging and potentially roosting habitat for bats.</p> <p>In addition, no artificial lighting is proposed for the operation phase of the Proposed Development.</p>	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<ul style="list-style-type: none"> Biodiversity and landscape improvements including a community orchard; wildflower meadows; surface water swale; willow; native woodland; informal tree groups; Signature Trees; and retention of existing tree groups and scrub where shown. Installation of CCTV Cameras for monitoring by An Garda Siochána and South Dublin County Council. All ancillary works. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. 			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<ul style="list-style-type: none"> The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (http://consult.sdblincoco.ie) during the period from 6th May 2021 to 17th June 2021. Due to Covid-19 restrictions, persons wishing to inspect printed plans and particulars of the proposed development must make an appointment by emailing planningdept@sdblincoco.ie or by phoning (01) 4149000. After making an appointment, printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 6th May 2021 to 3rd June 2021. Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 5pm on 17th June 2021 and may be submitted either via: Online Submissions: http://consult.sdblincoco.ie or Post to: A/Senior Executive Officer, Project Delivery Unit, Corporate Performance and Change Management, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5. NOTE: Please make submission by one medium only. 			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		All submissions should include name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.			
SD208/0007	Unregistered application	<p>Construction of 133 affordable rental apartments with a community facility (c.12,918sq.m) in three blocks ranging from three to eight storeys with associated balconies/ terrace for each apartment and roof mounted solar panels linked by a single storey podium.</p> <ul style="list-style-type: none"> Block A (west- c. 5,162sq.m) accommodates 2 studios, 31 1-bed apartments and 28 2-bed apartments. Block B (east – c 5,903sq.m) accommodates 1 studio, 33 1-bed apartments, 35 2-bed apartments, 1 3-bed apartment and the community facility. Block C (south – 255sq.m) accommodates 2 3-bed, 3 storey maisonette apartments. 	<p>The EIA Screening for this application states that, following implementation of measures (such as removal of trees outside of the breeding bird season, pre-removal surveys and section felling), it can be concluded that the proposed development will not result in any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.</p>	<p>No potential interactions</p> <p>N</p>	

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<ul style="list-style-type: none"> Podium (c.1598sq.m) accommodates 39 car parking spaces which includes 3 universal access spaces, 246 secure bicycle spaces, ESB substation and switch room, plant rooms, bins and other maintenance stores. Ancillary site development works include the provision of pedestrian zip link/greenway, access roadway, footpaths, 24 bicycle spaces, hard and soft landscaping, new boundary treatments and a landscaped courtyard at podium level on SDCC lands west of the new link road connecting Fourth Avenue and Belgard Square North, Tallaght, Dublin 24. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU, and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. 			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>Persons wishing to inspect drawings of the proposed development should contact the Planning Department by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during normal working hours during the period from 6th of August, 2020 to the 4th of September 2020. The plans are available online on the Council's Public Consultation Portal website, http://consult.sdblincoco.ie during the period from 6th of August 2020 to the 18th of September 2020. Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, may be made in writing up to 16:30 by hand/post and up to 23:59 for online submission on the 18th of September, 2020 and may be submitted either via: Online Submissions: http://consult.sdblincoco.ie or Post to: Senior Executive Officer, Housing, Social & Community Development, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD21A/0223	Decision Following A.I.	Construction of a new 125sq.m (9.0m high) single storey side extension to existing facility for the storage of materials ancillary to the existing business currently operating on site with minor internal modifications and associated site development and ancillary works.	The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD238/0004	Unregistered application	The development will consist of a new Heritage Centre for Tallaght with a gross floor area of c. 870 sq.m. The development comprises of: (i) Construction of a new two-storey structure which will accommodate gallery and exhibition spaces, multi-purpose room, reception, external terrace, and all of the required supporting spaces including storage, welfare facilities, services and bin storage; (ii) Removal of existing boundary fence, removal existing bottle-bank and bike lockers, removal of 39 no. existing surface car-parking spaces to facilitate development; (iii) All associated site works to include hard and soft landscaping including courtyard garden, planting, 20 no of bicycle parking spaces, lighting, signage and all associated site and development works.	The EIA Screening Report for this application states that the new Heritage Centre 'will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance'.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD21A/0130	Decision	Creation of an outdoor dining area; erection of a pergola retractable roofing system over the outdoor dining area and removable glazed screens and doors to the perimeter; erection of an extension to accommodate a new entrance lobby; forming a new entrance into the existing premises at an existing window opening and construction of a flat roof canopy over with signage; construction of new accessible external steps and ramps and all other associated site works.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD21A/0034	Decision Following A.I.	(i) Retention permission is sought for the mezzanine floor, stairwell and associated meeting room; (ii) (a) change of use of Unit F1 from cafe to car rental office and erection of partition walls to create a reception area, staff offices, staff mess area, wc, store room and staff canteen at ground floor; (b) upgrade works including replacement of mezzanine floor and stairwell; (c) installation of company signage to front of unit; and (ii) change of use from commercial car park to car rental and car share facility at basement level comprising of the following: (a) removal of 3 car parking spaces to provide for single storey car rental kiosk (28.82sq.m) comprising reception area; (b) redesignation of 30 commercial car parking spaces as car rental spaces (3 car club, 3 staff, 12 return and 12 rental spaces); (c) removal of 7 car parking spaces to provide circulation route, and car washing area (69.18sq.m) comprising 2 power washers,	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		1 wash pad connected to the existing petrol interceptor in the car park and car drying area. The car wash will connect to the mains water connection; (d) erection of company signage over entrance to car park from Belgrave Square North; and (e) drainage and all associated site development and ancillary works necessary to facilitate development.			
SD208/0006	Unregistered application	New North Stand proposed capacity of 2,500 to include covered universal accessible seating above pitch level, with an overall footprint area of 1,700sq.m, and all associated enclosed ancillary floor area of 860sq.m, comprising: ground floor undercroft units 564sq.m, concessions, toilets and plant / service areas at ground and first floor levels 296sq.m. Existing West Stand: Refurbishment and alterations to existing West stand & associated accommodation to upgrade accommodation at ground and first floors & modification of central seating area. (NOTE: No increase of floor area or building volume) Ground floor level: Internal alterations to the existing building to existing shop & office accommodation, internal fit-out of existing kitchen area and other internal minor alterations to layouts and all ancillary internal alterations to provide storage, office accommodation, media areas, changing rooms, toilets, staff/canteen areas, throughout.	The 'Ecological Survey and Appropriate Assessment Screening Report' concludes that this application will not result in any significant effects to any Natura Sites. The report states that no additional lighting is to be added, and that 'No habitats or features of potential use to bats will be lost or removed' as part of this development. as part of this application. In addition, habitats located within the proposed development area are limited to Buildings and artificial surfaces (BL3), Amenity grassland (GA2), Recolonising bare ground (ED3).	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>First floor level: Fit-out of existing Kitchen, lobby & storage to existing multipurpose room.</p> <p>Alteration & refurbishment of existing bar. Existing South Stand : Alterations to existing universal accessible seating, to provide enhanced raised and covered universal accessible seating above pitch level, with improved access and sightlines to pitch. No adjustment to the existing South stand capacity. The overall site area being 41,221sq.m, and the footprint area relating to this application being 3,896sq.m with the Stadium capacity to increase from Circa 8,000 to 10,000. Site development works comprising; new/altered turnstile access provision and exit gates to new North stand, no alterations to car parking, provision of 50 cycle parking spaces, hard surfaced area to new North Stand and associated public lighting. No alterations to existing stadium floodlighting. The development also incorporates, alterations to boundary treatments including associated demolitions and adjustments to ground levels, mainly at proposed new North Stand location, all associated signage, hard and soft landscaping, services above and below ground, including new foul connection and all ancillary associated site development works. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Persons wishing to inspect drawings of the proposed development should contact the Planning Department by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during normal working hours during the period from 01st of July 2020 to the 29th July 2020.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>The plans and particulars can be viewed on the Council's Public Consultation Portal website http://consult.sdblincoco.ie during the period from 01st of July 2020 to the 13th August 2020</p> <p>Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 4:30pm on the 13th August 2020 and may be submitted either via:</p> <p>Online Submissions: http://consult.sdblincoco.ie</p> <p>or Post to: Senior Executive Officer, Economic, Enterprise & Tourism Development Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p>			
SD22A/0015	Decision Following A.I.	Detached two storey house with new vehicular entrance to side of 54 Fernwood Avenue as per previously granted application SD16A/155	The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD23A/0277	Final Grant	<p>Construction of a finished goods warehouse (including freezer room) at the south side of the existing Blenders manufacturing facility. The proposed extension will have a gross floor area of 3,900 sq.m and a maximum height of 20.5m. Also, ancillary works including: PV panels to new proposed warehouse roofs, 3 no. additional loading dock levellers, Relocation of existing carparking (no change in numbers) including provision of 4 no. EV charging spaces and 2 no. accessible parking spaces, 35 no. cycle parking spaces., New HGV staging area to accommodate 4 trucks., Construction of new sprinkler tank (10m high) and pump room (3m high) to the south west of the site along with retaining wall., Provision of internal connections to the main Blenders building., Fire escape door to western elevation of main Blenders building. All associated site works including landscaping, drainage infrastructure and a new path to east of site.</p>	<p>The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.</p>	No potential interactions	N
SD22A/0047	Decision Following A.I.	<p>Two-storey, 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.</p>	<p>The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.</p>	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD20A/0185	Decision Following A.I.	Construction of a new 3 storey, 4 bedroom dwelling to include dormer roof to rear, off street parking, new blockwork flat roofed shed/home office to rear of garden, new pedestrian access to side of rear garden, reconfiguration of vehicular entrances to existing dwelling and proposed dwelling and all ancillary site works.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD19A/0394	Decision	Mixed use commercial extension (9,956sq.m gross floor space) to the southern side of The Square Shopping Centre and a new public plaza and all associated site and development works including new signage; Level 1 - no changes; Level 2 - removal of southern mall entrance lobby and construction of new extension to existing Level 2 mall to include 6 retail units (2,611sq.m), a food hall/market hall area for multiple restaurant/food and beverage type uses with associated seating areas (2,041sq.m), a restaurant/cafe unit (67sq.m) and associated ancillary accommodation and circulation (1,534sq.m) and plant rooms (176sq.m) and introduction of new internal service corridor; Level 2 extension is replacing surface parking spaces (140) to the south of the shopping centre and an existing parking area (34 spaces) to the east of the proposed extension is to be reconfigured;	The Planners Report states 'An Environmental Impact Assessment Screening Report has been prepared by BMA planning and submitted with the application. The report has concluded that the proposal would not require a mandatory EIA as it does not surpass the relevant thresholds and criteria. The report also concludes that no significant negative effects on the environment have been identified during the construction operational phase of the proposed development'.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>creation of Level 3 entrance and creation of new public plaza to replace roof car park (111 spaces) and the new outdoor public plaza (0.74ha) will be used for multi-purpose events, civic and recreational uses and retail and food and beverage concessions involving temporary moveable structures erected on a seasonal basis; the creation of the new Level 3 entrance involves replacement of existing retail unit at Level 3 (Unit 307A) with mall area to include flexible kiosk type retail concession areas; 2 buildings accommodating 9 restaurant/bar units (3,324sq.m) and ancillary accommodation (175sq.m) and associated outdoor seating areas in the new plaza on south facing terraces; Level 4 - ancillary accommodation and service areas (28sq.m) on roof of 2 restaurants buildings within provision for screened plant areas and solar panels; the proposed extension has a maximum building height of 18 metres above existing ground levels; the extension is to replace and supersede the Plot B development previously permitted under Reg. Ref. SD13A/0192 (Bod Ref. PL06S.243280) which included a gross floor space of 5,684sq.m; the permitted northern extension (Plot A) remains unchanged. Permission is sought to amend Condition 3(a) of the Reg. Ref. SD13A/0132 (Bord Ref. PL06S.243280) to facilitate the construction of the proposed southern extension prior to the permitted northern extension (Plot A) subject to a phasing programme to be agreed.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD208/0005		<p>Development of public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght including:</p> <ul style="list-style-type: none"> • Proposed new public space at Innovation Square; • Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m; • Proposed new Belgard Square North/Airton East West pedestrian link street; • Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street; • Redevelopment of County Hall Pedestrian Link • Redevelopment and reprofiling of levels within Chamber Square; • Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark. • All ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries. <p>The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU.</p>	<p>The EIA Screening Report states 'No significant negative effects on the environment have been identified during the construction operational phase of the proposed development'.</p>	<p>No potential interactions</p>	<p>N</p>

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required. Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Persons wishing to inspect drawings of the proposed development should contact the Planning Department by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during office hours from 30th July 2020 to 27th August 2020. The plans are available online on the Council's Public Consultation Portal website, http://consult.sdblincoco.ie during the period from 30th July 2020 to 10th September 2020.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, may be made in writing up to 5.00pm on the 10th September 2020 and may be submitted either via: Online Submissions: http://consult.sdblincoco.ie or Post to: A/Senior Executive Officer, Project Delivery Unit, Corporate Performance and Change Management, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5. NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.</p>			
SD24A/0196W	Final Grant	The proposed development, Innovate Health, Centre of Excellence in Brain Health and Dementia, which will consist of: The demolition (in part) of the existing concrete beams adjoining the neighbouring unit and relocation of existing underground services. A five-storey building with part six-storey elements and set-back accommodation and plant rooms. (c. 6,590m ²).	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>The building functions comprise a reception area, café/restaurant, central atrium, radiology department, treatment, assessment and consultation rooms, research facilities, associated offices and meeting rooms and associated staff facilities, plant and storage rooms. Roof terrace at Level 05 at the south end of the building. Extract flues above roof level for laboratory ventilation. The removal of 14 car park spaces in the existing adjacent TUH car park to facilitate a new Entrance Park consisting of hard and soft landscaping and lighting. New footpath, signage, loading bay and accessible parking space off Fourth Avenue. New footpath, signage, set down area and two accessible parking spaces off the internal hospital campus road to the west. Extended footpath to the west of the adjacent car park and new pedestrian crossing to enhance pedestrian access to the existing multi-storey car park. New pedestrian crossing to connect the new Entrance Park with the main entrance to Tallaght University Hospital. Secure enclosed staff bike store to the North and visitor bike racks in the Entrance Park. Bin store to east side of building. Boundary fencing, walls and gates to east of site. The new facility will employ an extension to Tallaght University's Hospital current waste license. All associated ancillary site development and drainage works.</p>			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD24A/0186	Final Grant	Development on a site of c. 0.008 ha located West of the SSR Building of the TU Dublin Tallaght Campus. The development shall consist of the construction of a M&E plant area (28m2) comprising an enclosed pump house and external water tank with 2.4m high screen fencing surround.	The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD25A/0073W	AI Requested	Permission sought for the construction of a 2-story, 3-Bedroom detached house with new vehicular access/egress to Alderwood Avenue to the side of existing dwelling	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
LRD24A/0008		The amendments to the permitted development will consist of: 1. Reduction in the overall height and internal and external re-configuration of permitted development resulting in the omission of 1 no. floor in Block A and C, and 2 no. floors of Block B to comply with Condition 2 of the permitted development. This will result in an overall reduction in units in the permitted development by 55 no. units from 252 no. units to 197 no. units; 2. Omission of 41 no. studio apartments which will be replaced with 15 no. 1-beds, 13 no. 2-beds and 2 no. 3-bed units including any associated elevational changes to balconies and window openings; 3. Revised layout at ground floor to remove podium courtyard, parking and service area which will be replaced with a new underground car park, entrance and service area; 4.	The EIA Screening Report states that 'no significant impacts on any habitats or species are anticipated'.	No potential interactions	N

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		Relocation of permitted creche to the ground floor corner of Blocks B and C and inclusion of an associated outdoor play area resulting in the omission of apartment no. 40 and relocation of tenant amenities/ community space to Block A to comply with Condition 2 of the permitted development; 5. Inclusion of plant equipment at roof level; and, 6. Inclusion of a blue roof drainage system at roof level of all permitted apartment blocks. 7. The development also includes all site development works necessary above and below ground necessary to facilitate the development.			
SD24A/0893W	CAI Requested	Demolition of the existing former Ulster Bank building and the construction of two new buildings: a mixed-use building (Block A) and a residential building (Block B). Block A is a proposed 3-storey accessed by Old Blessington Road (Main Street) and will consist of 1no. retail unit (76.5 sqm) at the ground-floor and 4 no. apartment units (4 No. 1-bed units). Block B is a proposed 5-storey located to the rear of the site, accessed by a side lane connected to Old Blessington Road, consisting of 22 no. apartment units (8 No. 1-bed units, 4 No. 2-bed units, and 10 No. 3-bed units). The vehicular and pedestrian entrance is accessed by a side lane connected to Old Blessington Road.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		The development will also include associated private and communal open spaces, landscaping, bicycle storage, bin storage, retail storage, and all associated site works.			
SD24A/0228	Appeal decided	Demolition of side garage and building 2 dwelling houses on site (1 semi-detached, 1 detached) internal front garden alteration to existing vehicular access to public roadway to serve existing house. Forming new vehicular access on the eastern boundary to serve the 2 new houses, and all ancillary works.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD24A/0117	Final Grant	Planning permission sought for a new two storey end of terraced dwelling to the side of the existing two storey dwelling with concrete roof tiled & external finishes to match existing; new driveway with new vehicular access with dished footpath & associate site works.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD23A/0230	Final Grant	Development of a welfare facility to accommodate a future bus layover which was approved as part of the D24 Neighbourhood Cycle Network Scheme. The proposed development consists of a bus driver welfare facility comprising of two toilet units circa 6 m ² each, hard standing area, and associated infrastructure. The proposed development is approximately 0.05 hectares (ha) in size.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD24A/0013	Final Grant	<p>Provision of a 9.7sq.m extension to the north-western corner of the building to facilitate additional staff room space; the installation of a new high level window along the western elevation of the building; the replacement of the existing sliding entrance door with a new automatic swing door along the southern elevation of the building; the removal of the existing wall in the external bin storage area/corral to facilitate an increase in area by 17sq.m and the provision of close boarded timber fencing; the removal of a door on both the northern and eastern elevation of the building. The proposed development will also include: the removal of 1 No. Parking space; the replacement of 3 No. car parking spaces with 2 No. Electric Vehicle Charging spaces; the provision of 3 No. additional pedestrian entrances along the southern boundary of the site onto the pedestrian walkway connecting Belgard Square East to the R113; bicycle parking; the rearrangement of the external seating area; signage; and all associated site development works.</p>	<p>The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development.</p>	<p>No potential interactions</p>	N
SD25A/0143W		<ul style="list-style-type: none"> Part change of use at ground floor level from office use to warehouse / logistics use (with a Gross Floor Area (GFA) of 944 sq.m) and light industry- manufacturing / food processing use (GFA of 1,860 sq.m), including ancillary staff welfare facilities, with the remainder of the existing floorspace (GFA of 712 sq.m) unchanged from the existing office use; 	<p>The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.</p>	<p>No potential interactions</p>	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<ul style="list-style-type: none"> Proposed extension to the rear / south elevation of the existing building (with a GFA of 861 sq.m), comprising one level with a height of 7.47m, to provide an additional ancillary store to the proposed light industry- manufacturing / food processing use; Proposed two storey extension (GFA of 13 sq.m) to the north elevation to provide an additional lift shaft and proposed extensions to the northern and west elevations to provide additional lobby / entrance areas (12 sq.m); Provision of additional floorspace at first floor level (within the existing building envelope) to provide an additional 1,040 sq.m (GFA) of office floor space, ancillary staff welfare facilities, ancillary innovation and testing rooms, storage and plant rooms, and an additional 163 sq.m (GFA) of a mezzanine storage area; Associated internal reconfigurations and installation of new internal partition walls, and associated alterations to the elevations including materials and fenestration arrangement, additional loading bays and roller shutter doors; 			

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		<ul style="list-style-type: none"> Provision of associated signage including an internally illuminated sign adjacent to the security entrance gate, a directional sign, internally illuminated signage over the entrance doors to the unit and 2 no. signs over entrance canopies; Reconfigured car parking to provide 72 no. car parking spaces (a reduction from 134), widening of the internal service road, provision of new pedestrian footpaths from the estate road, internal segregated pedestrian footpaths and crossing, and the provision of a security fence and gate; The proposal includes dock leveller, landscaping, bicycle store, external store with WC/garden store/bin store, plant compound, PV panels to new rear extension roof and bicycle store roof, surface water drainage, including detention pond and swale, and all associated works. The proposed development results in an overall increase of 2,089 sq.m in the total GFA of the unit from 3,516 sq.m to 5,605 sq.m, comprising office, warehouse / logistics, light industry manufacturing / food processing uses, and ancillary staff welfare facilities, innovation and testing rooms, storage and plant rooms. 			

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD24A/0278W	Final Grant	The development consists the installation of 2no. new water tanks and an associated enclosure to the north of the existing office building, the relocation of a previously granted bicycle shelter under planning reference SD21A/0123, from the east of the site to the south-west, and all associated site works at PM Group, Kearney House, Belgard Square, Dublin, D24 XFW2.	The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD25A/0077W	Final Grant	Permission for development at McDonald's restaurant, Belgard Square East, Belgard Road, Tallaght, Dublin 24, D24 HW74. The development will consist of proposed new revised signage to the south, east and west elevations, upgrade works to the existing sky sign including new flat display panel sign, and all associated works necessary to facilitate the development.	The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.	No potential interactions	N
SD23A/0231	Final Grant	Located on a section of Belgard Square South. The development includes the closure of the slip road from Belgard Square South onto the N81. This development is proposed to accommodate the increase in the volume of buses in the area as a result of the changes proposed under BusConnects. The volume of buses is set to increase from 22 to 49 buses per hour. It forms part of Government efforts to improve public transport and address climate change nationally, supporting national strategies such as the National Development Plan 2021 - 2030 and the Climate Action Plan 2023.	The EIAR for this application states that two minor constraints to the project were identified - hedgehog and breeding birds – mitigation is prescribed for these. In addition, mitigation is prescribed for lighting, to prevent effects to commuting and foraging bats. The report concludes, providing that mitigation	No potential interactions	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, ECI) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
		<p>The layover facility will be comprised of bus parking for 10 buses and welfare facilities for drivers. The development consists of two separate parking areas with 7 bus bays in the south layover and 3 in the layby to the north of Belgard Square South. There will be one entrance point into the layover area located on the southern side of Belgard Square South. This layover area will have 2 egress points with a right turn ban in place. There will be a layby located on the northern side of Belgard Square South, across from the layover area. The layover area includes a bus driver welfare facility comprising of two toilet units. The proposed Development includes the closure of the hard shoulder on the northern side of the N81 to accommodate the realignment of the cycle track along the N81. The proposed development includes all the associated works to facilitate the bus layover and welfare facility. This includes drainage works, utility diversions, public lighting, fencing and landscaping. The overall area of the site is approximately 0.7 ha.</p>	<p>prescribed is adhered to, that no likely significant effects on biodiversity are anticipated.</p>		
SD25A/0020W	AI Requested	<p>Application for planning permission for a development at this site at Inis Thira, Oldman, Tallaght, Co. Dublin. The application is for a new 4-bedroom two-storey detached dwelling on an existing vacant site, along with all associated site development, facilitating works.</p>	<p>The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.</p>	<p>No potential interactions</p>	N

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EcIA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD25A/0053W	AI Requested	<p>Irish Residential Properties REIT PLC intends to apply for Planning Permission for development on a c.0.34 ha site formally known as "Bruce House", Main Road, Tallaght, Dublin 24. The development will consist of the construction of a 6-storey residential building (c.2,792 sqm) comprising enclosed bicycle parking spaces, plant, bin stores, and an ESB substation at the ground floor level and 38 no. apartment units at the ground to fifth floor levels, including 4 no. 1-bedroom units, 34 no. 2-bedroom units, with private balconies/terraces. The development will also include the provision of car and bicycle parking spaces in the existing basement level of the adjoining mixed-use Priorsgate scheme to the south and west. Vehicle and pedestrian access to the site is provided from Old Blessington Road below. The development will include the removal of the existing boundary treatment between the Priorsgate development and the subject site to facilitate a pedestrian connection between the existing and proposed residential scheme. The development will also include piped infrastructure and ducting; roof plant including lift overrun; changes in level; attenuation areas; site landscaping; communal open space including a children's play space (c. 99 sqm) and all associated site development and excavation works above and below ground.</p>	<p>The planners report states that there is no real likelihood of significant effects on the environment arising from the proposed development.</p>	<p>No potential interactions</p>	<p>N</p>

Planning Reference	Status	Overview	Environmental Assessments (AASR, NIS, EIAR, EClA) Competent Authority Determinations (Screening for AA, AA, Planning decision)	Characteristics of the potential interactions between the identified project and the Proposed Development (consider sources and pathways)	Potential for in-combination effects (Y/N)
SD248/0007	Unregistered application	<p>A proposed Sports Changing Rooms Pavilion at Sean Walsh Park, in the townland of Tallaght. In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:</p> <ul style="list-style-type: none"> • One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access. • 1 No. Storage facility for equipment with a Plant room. • Ancillary landscaping works adjacent to the pavilion building. • All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies. • CCTV. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required 	<p>The EIA Screening Report states 'Overall, the proposed development is unlikely to result in significant adverse effects on the receiving environment given the limited nature, scale and extent of the proposed development, the nature of the receiving environment, and given the development is consistent and harmonious with existing land use at and around the site and the land use zoning objective for the area'.</p>	No potential interactions	N



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