FEHILY TIMONEY

DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

# PROPOSED 3G PITCH DEVELOPMENT AT GREENHILLS PARK

## Ecological Impact Assessment

**Prepared for:**

**South Dublin County Council**

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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 3G Pitch Development at Greenhills Park, Greenhills, Dublin 12.

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# 1. INTRODUCTION

This assessment is an Ecological Impact Assessment (EcIA) which examines the potential effects of a proposed installation of a 3G Pitch and a single-storey pavilion building, and the realignment of an existing footpath, within the confines of Greenhills Park in Greenhills, Dublin 12, hereafter referred to as the 'Proposed Development' with the associated lands referred to as the 'Proposed Site'. This EcIA has been prepared in accordance with CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. An EcIA is not a statutory requirement, however, it is a best practice evaluation process. This EcIA is provided to assist the Competent Authority with its decision-making in respect of the Proposed Development. An EcIA 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 EcIA 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 Acts (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 of the Proposed Development on habitats, species, and ecosystems;
- Consider measures to mitigate the potential significant negative effect(s) of the Proposed Development on the ecology of the receiving environment;

Identify opportunities for biodiversity gain and enhancement.

## 1.1 Project Description for Proposed 3G Pitch at Greenhills park

### 1.1.1 Overview of the Proposed Development:

SDCC is preparing a Part 8 Application for the development of a new artificial grass pitch and associated ancillary infrastructure, at Greenhill Parks in Co. Dublin. The proposals for this development are:

- The construction of a synthetic grass 3G all-weather sports pitch.
- The pitch will be surrounded by rebound panel fencing and a low kickboard.
- 13-metre-high ball-stop fencing at the rear of each goal
- 6 no. floodlighting columns
- 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.
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies
- Realignment of existing footpath over a length of 112 metres
- All related hard and soft landscape works including connecting footpaths and associated planting

- Storage Areas
- CCTV

The footprint of the proposed pitch site is 1.45 hectares (ha). The proposed pitch will be lit by floodlighting along the pitch perimeter. The proposed pavilion (108.56 $m^2$) will provide for changing and storage facilities with individual access.

The proposed development will involve the removal of eight existing trees[1] and an amendment (amounting to 112 m) to the existing footpath to the east of the proposed pitch. Trees will be felled using a chainsaw and stumps will be removed using a stump grinder, with resulting mulch used within the park.

Tree planting will be carried out at the park towards the end of the construction and installation works.

### 1.1.2 Purpose/Rationale of 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 3G pitch for all-weather sports activities for local clubs, enhancing the recreational and amenity of the lands.

### 1.1.3 Construction Phase of the Proposed Development

#### *1.1.3.1 Overview of Proposed Construction Works*

The principal construction works will involve felling of the existing trees within the proposed pitch boundary and removal of stumps through the use of chainsaws and stump grinders, followed by the construction of an artificial pitch with 3G Artificial Turf. A section of the existing pathway to the east of the proposed development site will be removed, followed by the re-installation of a new section of tarmacadam pathway (totalling 112 m in length) to allow for the reconnection of pedestrian routeways.

This will then be followed by the installation of the 3G pitch. The pitch will be surrounded by rebound panel fencing and a low kickboard. The proposed development will also provide for ball stop nets and floodlighting columns in accordance with a detailed lighting design.

The proposed pavilion unit will be fabricated at an off-site industrial facility. Construction activities relating to the installation of this unit are as follows:

- Stripping of top-soil.
- Excavation of ground to formation level to accommodate laying of modular unit base. The typical foundation dig for the proposed modular units would be approximately 0.8 – 1m in depth.
- Laying of the modular unit base.
- Craneage of the modular unit.
- Placement/installation of modular unit on-site.
- Installation of external finishes.

[1] Trees referenced as 1PHA, 15V7, 1PHB, 1PHC, 1PHD, 1PHE, 15V6, and 15V5 within *the Schedule of Tree Data Greenhills Park Co. Dublin* (South Dublin County Council, August 2025)

- Minor trenching for and laying of foul water and water supply pipelines, in accordance with Electricity Supply Board and Uisce Éireann required depths and standards. Proposed connections for foul water and water supply will be along the eastern perimeter of the proposed pitch, connecting into existing services at Saint James Road to the south of Greenhills Park.
- Minor backfilling/reprofiling works.
- Fit out / ancillary works / mechanical and electrical works.

Installation of drainage infrastructure (See Drainage Strategy in Section 1.1.4.5 of this report) will be carried out.

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 proposed development site over the construction phase. Approximately 10 no. construction workers will be employed for the proposed development over varying stages of works.

The planting of trees will be carried out towards the end stages of the construction and installation works.

#### *1.1.3.2 Construction Hours*

The construction phase will involve standard working hours, i.e., 08:00 to 18:00 on Monday to Friday.

#### *1.1.3.3 Environmental Management during Construction*

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

Fuel management on-site will be determined and undertaken by the appointed contractor at tender stage. Fuelling operations, if required, will be undertaken on bunded areas and any storage will be undertaken using bunded tanks.

A prospective Surface Water Plan will also be adopted, with appropriate barrier controls to prevent any polluted surface water runoff from entering the receiving environment.

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.

### 1.1.4 Operational Phase of the Proposed Development

#### *1.1.4.1 Use and Maintenance of the 3G Pitch*

The pitch will be used for all-weather sports activities for local clubs. Maintenance activities to be undertaken for the pitch over the operation of the proposed development will involve brushing, raking and sweeping of the artificial surfaces.

#### *1.1.4.2 Use of Pavilion*

The pavilion unit will be used by users of the 3G pitch, including local sports clubs, for changing and storage facilities. The pavilion unit will provide sanitary facilities for users.

#### *1.1.4.3 Utilities*

Water supply and foul water connections will be provided for sanitary facilities at the pavilion unit. The unit will be connected to the existing mains situated at Saint James Road, to the south of Greenhills Park.

#### *1.1.4.4 Energy*

The modular unit will be designed to achieve an A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards. Specifics of how this will be achieved will be explored with a Mechanical and Electrical (M&E) Engineer, once appointed post planning. Photovoltaic (PV) solar panels may potentially be used, subject to evaluation by the appointed M&E Engineer.

#### *1.1.4.5 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. A lateral drainage system will be used, which involves directing surface water into a carrier drainage system before discharging through a silt trap chamber and a soakaway (to be agreed on-site). Where appropriate, additional SuDS features such as swales may be incorporated into the drainage strategy.

# 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 impact assessment 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 Zone of Influence

*CIEEM guidelines on* EcIA recognises the requirement for a proportionate approach to the ecological assessment for a proposed project, noting that *"the level of detail required in an EcIA will inevitably be proportionate to the scale of the development and complexity of its potential impacts*". In this regard the guidelines prescribe that the zone of influence (ZoI) of the proposed project should be established i.e. the area(s) over which ecological features may be affected by the biophysical changes caused by the proposed project and associated activities. The guidelines also state that *"ecologists undertaking EcIAs should determine whether an ecological feature within the zone of influence of a development should be 'scoped out' (excluded) and justify the reasons for doing so".*

Each ecological feature will have different zones of influence, depending on its ecological characteristics and sensitivity to an environmental change.

Consideration is given to the following in determining the spatial and temporal scale of potential biophysical changes in the environment which might occur as a result of the development:

- The characteristics, size and location of the Proposed Development; and,
- whether there could be landscape[2] or ecological connectivity[3] to any ecological receptor.

[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] Ecological 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.

As such the scale of the EcIA extends beyond the footprint of the works and associated development boundary for the Proposed Development and considers potential for direct and indirect links to ecological receptors and associated ecological structure and function. From this, the key ecological receptors (KERs)[4] are identified and are considered further in terms of their Zones of Influence (ZoI) i.e. the pathway for an effect on the KER (as determined through source-pathway-receptor model[5]) and the sensitivity of the KER to the effect as informed by best available guidance and/or data. In this regard, the following is noted:

- Due to the scale of the Proposed Development, a disturbance zone of 50m has been adopted for birds species.
- 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;
- for bats, regard was had to Bat Conservation trust (2020)[6] core sustenance zone guidance. A 15-m noise disturbance ZoI was adopted for bats based on UK Bat Mitigation Guidelines (Reason & Wray, 2023)[7].
- 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 groundworks;
- For potential for impacts on surface waters, regard is had to IFI (2020) guidelines[8] 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".
- The Institute of Air Quality Management 'Guidance on the Assessment of dust from demolition and construction' (Holman et al, 2024)[9] 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 trackout[10] may occur up to 50 m from sites of a scale similar to the proposed development. As such the ZoI for dust effects is taken as 50m.

[4] According to the National Roads Authority guidelines (NRA 2009), key ecological receptors are features of sufficient value to be material in the decision-making process for which potential effects are likely. According to the NRA Guidelines, key ecological receptors are therefore defined as features of Local (Higher Value), County, National, or International Importance.
[5] Based on the guidance provided in the Office of the Planning Regulator: Office of the Planning Regulator (OPR) (2021) Practice Note PN01 Appropriate Assessment Screening for Development Management and Office of the Planning Regulator (OPR) (2021) Practice Note PN02 Environmental Impact Assessment Screening.
[6] 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
[8] 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.
[8] 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.
[9] Holman et al (2014). IAQM Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, London.
[10] The movement of dust and dirt from a construction/demolition site onto the public road network.

## 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 squares O13A and O12E. 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)
- 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)
- Botanical Society of Britain and Ireland 10 square hectads (https://bsbi.org/maps)

## 3.3 Field Study

Ecological walkover surveys were conducted on 16th July 2025 by two qualified Fehily Timoney and Company (FT) ecologists, Shannon O'Donnell and Conor Murphy. The walkovers comprised surveys for habitats, non-volant mammals, avifauna and suitability for bats, and were carried out within the boundary of Greenhills Park (see Figure 2–1). Although the Proposed Development is located at the western end of Greenhills Park, surveys were extended throughout the whole park in order to obtain a more comprehensive understanding of the floral and faunal assemblages present in the park.

Methodologies for each survey type are presented in the following subsections.

### 3.3.1 Habitats

The habitats were identified and classified according to Level 3 of 'A Guide to Habitats in Ireland' (Fossitt, 2000). The flora species present in each habitat type, and their relative abundance, was recorded using the DAFOR scale.

The habitat mapping exercise had regard to the 'Best Practice Guidance for Habitat Survey and Mapping' (Smith et al., 2011). The FieldMaps GIS app was used for mapping habitats. Scientific and common names for plants follow Stace (2010).


**Figure 3–1: Study area for ecological walkover surveys**

### 3.3.2 Mammals

During the mammal survey, all field sightings and field signs observed were recorded using FieldMaps, such as tracks, trails, droppings, resting places or other marking signs. Survey techniques followed the following best practice guidance:

- NRA (2009) 'Ecological Surveying Techniques for Protected Flora and Fauna During the Planning of National Road Schemes';
- NRA, (2006). Guidelines for the Treatment of Badgers prior to the Construction of National Road Schemes;
- NRA, (2008). Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes;
- JNCC (2004) 'Common Standards Monitoring Guidance for Mammals';
- Scottish Badgers (2018). Surveying for Badgers: Good Practice Guidelines. Version 1; and
- Reid (2013) National Otter Survey of Ireland 2010/12. Irish Wildlife Manuals No. 76

### 3.3.3 Bats

A preliminary bat roost/ habitat survey was carried out in accordance with Collins (2023)[11].

Bats use different habitats at different times of year. Collins (2023) specifies that 'surveys should always be tailored to the predicted, specific impacts of the proposed activities'. As such, the following surveys were carried out on 15th January 2025:

- Daytime Bat Walkover (DBW) - of the proposed projects and associated ZoI to observe, assess and record any habitats suitable for bats to roost, identify and record any structures, trees and other features that could be suitable for bats to roost in and any habitats that could be suitable for bats to commute, forage or swarm in/at.
- Ground level tree assessment (GLTA) - detailed inspection during daylight hours of the exterior of trees that are within the ZoI of the proposed projects from the ground level to look for features that bats could use for roosting (potential roost features - PRFs).

### 3.3.4 Avifauna

A walked transect was carried out on the 16/07/2025 to record bird activity within the Study Area. All birds observed and heard from within the Study Area were recorded.

## 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 | European Site including SAC, Site of Community Importance (SCI) or SPA<br>Features essential to maintaining the coherence of the European Network[12].<br>Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.<br>Resident or regularly occurring populations (assessed to be important at the national level)[13] of the following:<br>• Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or<br>• Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.<br>Ramsar Site (Convention on Wetland of International Importance Especially Waterfowl Habitat, 1971). |

[11] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6
[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 |
|---|---|
| | World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).<br>Biosphere Reserve (UNESCO Man & The Biosphere Programme).<br>Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).<br>Biogenetic Reserve under the Council of Europe.<br>Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).[14] |
| National Importance | Site designated or proposed as a Natural Heritage Area (NHA).<br>Statutory Nature Reserve.<br>Refuge for Fauna and Flora protected under the Wildlife Acts.<br>National Park.<br>Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA).<br>Resident or regularly occurring populations (assessed to be important at the national level)[15] of the following:<br>• Species protected under the Wildlife Acts; and/or<br>• Species listed on the relevant Red Data list.<br>Site containing 'viable areas'[16] of the habitat types listed in Annex I of the Habitats Directive. |
| County Importance | Area subject to a Tree Preservation Order.<br>Area of High Amenity[17], or equivalent, designated under the County Development Plan.<br>Resident or regularly occurring populations (assessed to be important at the County level)[18] of the following:<br>• Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;<br>• Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;<br>• Species protected under the Wildlife Acts; and/or<br>• Species listed on the relevant Red Data list. |

[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 |
|---|---|
| | 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.<br>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.<br>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.<br>Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level. |
| Local Importance (Higher Value) | 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.<br>Resident or regularly occurring populations (assessed to be important at the Local level)[19] of the following:<br>• Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;<br>• Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;<br>• Species protected under the Wildlife Acts; and/or<br>• Species listed on the relevant Red Data list.<br>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.<br>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 vale. |
| Local Importance (Lower Value) | Sites containing small areas of semi-natural habitat that are of some local importance for wildlife.<br>Sites or features containing non-native species that are of some importance in maintaining habitat links. |

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 was determined, the next step was to assess the potential impacts resulting from the Proposed Development, their effects on KERs, and whether these effects will be significant.

[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.

Impact significance was determined in accordance with guidance provided by CIEEM (2024). Based on the type of effect (i.e. whether it is positive or negative), its extent, magnitude, duration, frequency/timing, reversibility and the conservation importance of the KER, professional judgement is applied as to whether the effect is significant, and at what geographical scale. Justification is provided for all conclusions.

# 4. BASELINE ENVIRONMENT

## 4.1 Sites of International and National Importance

### 4.1.1 Special Area of Conservation and Special Protected Areas (SACs and SPAs)

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 EcIA.

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

Grand Canal pNHA (002104) is located approximately 2.6km north-west of the proposed site. Dodder Valley pNHA (000991) is located approximately 2.1km south of the proposed site. Both are beyond the zone of influence of the proposed 3G Pitch.

There are no NHAs within the ZoI of the Proposed Development.

## 4.2 Habitats

The following habitats were observed during the site walkover conducted on 16th July 2025 of the Study Area: Amenity Grassland (Fossitt habitat code: GA2), Dry Meadows and Grassy Verges (GS2), Scattered Trees and Parkland (WD5), Scrub (WS1), Hedgerows (WL1), Treelines (WL2), Mixed Broadleaved Woodland (WD1), Stone Walls (BL1) and Building and Artificial Surfaces (BL3).

The habitat map of the Study Area is presented in Figure 4–10.

### 4.2.1 Amenity Grassland (GA2)

The majority of the study area comprises amenity grassland which is very improved and mown short. Species diversity is low, and the grass sward is dominated by Perennial Rye Grass (*Lolium perenne*).

**Figure 4–1: Amenity Grassland (GA2)**

### 4.2.2 Dry Meadows and Grassy verges (GS2)

There are two areas of the park left unmown which has led to a slightly higher species diversity. These areas have been classified as Dry Meadows and Grassy Verges. This habitat is dominated by Perennial Rye-grass, Yorkshire Fog (*Holcus lanatus*) and Fescue (*Festuca* sp.). Timothy (Phleum pratense) and Bent (Agrostis sp.) are also frequent. Broadleaved herbs such as Creeping Buttercup (*Ranunculus repens*), Docks (*Rumex* sp.), White Clover (*Trifolium repens*), Black Medick (*Medicago lupulina*) and Spear Thistle (*Cirsium vulgare*) are frequent-occasional.

**Figure 4–2: Dry Meadows and Grassy Verges (GS2)**

### 4.2.3 Scattered Trees and Parkland (WD5)

A small area to the south of the Study Area has been planted with Cherry (*Prunus* sp.) and Beech (*Fagus sylvatica*) and contains a line of several Norway Maple (*Acer platanoides*) (see Figure 4–3). The Cherry and Beech trees are young, though the Norway Maple along the south-western Study Area boundary are more mature. No ivy, loose bark or signs of damage are present on these trees.

The grass sward in this area is the same as that present in the Amenity Grassland area.

In addition, throughout the park, Cherry, Beech and Elm (*Ulmus* sp.) trees are planted along pathways. These trees are spaced too far apart and do not have the understory required to be considered treelines (see Figure 4–4) and are thus included in this habitat.

Figure 4–3: Scattered Trees and Parkland (WD5)

Figure 4–4: Trees along pathways

### 4.2.4 Scrub (WS1)

Adjoining the area of scattered trees and parkland is a small area dominated by Nettles (*Urtica dioca*), behind which, overgrown Firethorn (*Pyracantha coccinea*) is present. Additionally, this area is being used to dispose of lawn clippings.

**Figure 4–5: Scrub (WS1)**

### 4.2.5 Hedgerows (WL1)

Hedgerows are located along portions of the Study Area boundary (see Figure 3-2). These are approximately 2m tall, maintained and are of low species diversity. Hedgerows are dominated by Beech. Brambles (*Rubus fruticosus*), Sycamore (*Acer pseudoplatanus*), Ivy (*Hedera helix*), Cherry, Ash (*Fraxinus excelsior*) are also present though occasional.

One hedgerow, located to the north-east of the Study Area, is composed solely of Cherry Laurel (*Prunus laurocerasus*). This hedgerow is regularly maintained and cut tight.

**Figure 4–6: Hedgerows (WL1)**

### 4.2.6 Treelines (WL2)

A treeline is located along the south-eastern boundary of the Study Area (Figure 3-4), and contains Crack Willow (*Salix fragilis*), Hawthorn (*Crataegus monogyna*), Field Maple (*Acer campestre*) and Cherry (*Prunus* sp.).

A second treeline within the eastern portion of the study area also contained Elder (*Sambucus nigra*), Ivy, Sycamore, Ash, and Alder (*Alnus glutinosa*).

Treelines are approximately 8-10m in height and continuous in nature, without signs of disease or maintenance.

**Figure 4–7: Treelines (WL2)**

### 4.2.7 Mixed Broadleaved Woodland (WD1)

Along the southern boundary of the Study Area there is a 'Mini-Woodland' (Figure 3-5) planted by the Temple Manor & Wilkins Residents Association together with Dodder Action, Stepping Stone Forests and South Dublin County Council. This linear area of woodland is even-aged, approximately 4-6m in height, and has high species diversity. Willow (Salix sp.), Downy Birch (Betula pubescens), Hawthorn, Alder and Briar (Rosa sp.) are abundant. Cherry, Rowan (Sorbus aucuparia), Pedunculate Oak (Quercus robur), Hedge Bindweed (Calystegia sepium), Broom (*Cytisus scoparius*) are frequent-occasional. Ground flora consists of Nettles and grasses.

**Figure 4–8: Mixed Broadleaved Woodland (WD1)**

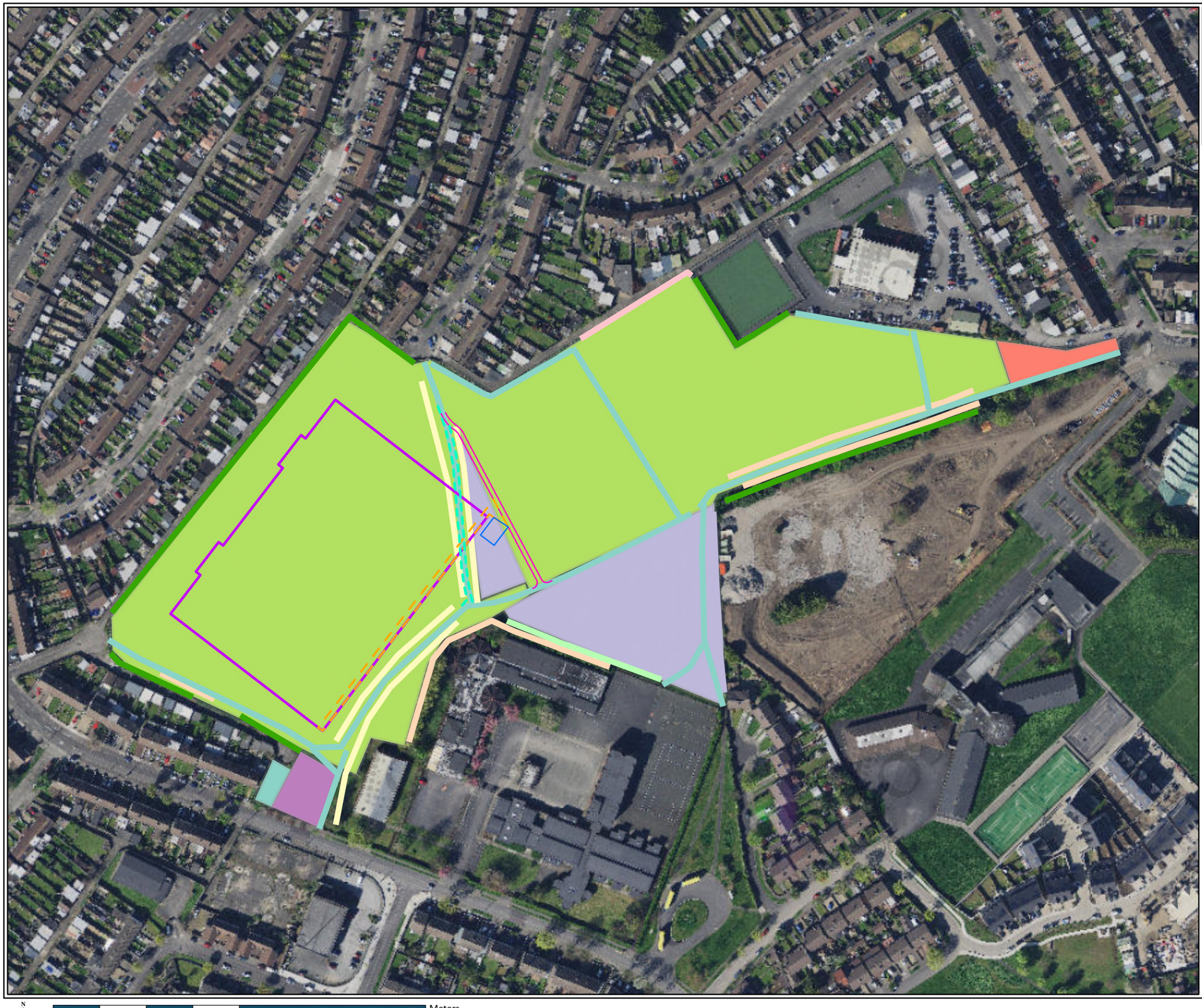
### 4.2.8 Stone Walls and Other Stonework (BL1)

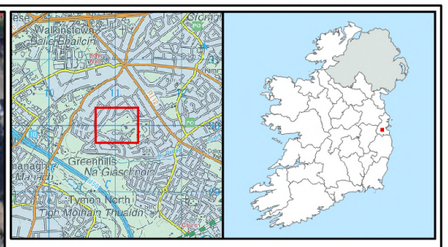
A stone wall is present along the south-eastern boundary of the Study Area. This wall is approximately 4-5m in height, and is covered in Ivy.

### 4.2.9 Buildings and Artificial Surfaces (BL3)

Pathways are located throughout the Study Area, along the boundaries of the park and crossing the Amenity Grassland. Additionally, the eastern-most portion of the study area contains a playground.

Path: R:\Map Production\2025\P25-173\Workspaces\P25-173_EIA_Screening\P25-173_EIA_Figures.aprx






**Legend**

- 3G Pitch
- Pathway
- Pavillion
- Proposed Path Realignment
- Path to be Removed
- BL3 - Buildings and artificial surfaces
- GA2 - Amenity grassland (improved)
- GS2 - Dry meadows and grassy verges
- WD5 - Scattered trees and parkland
- WS1 - Scrub
- BL1 - Stone walls and other stonework
- BL3 - Buildings and artificial surfaces
- GS2 - Dry meadows and grassy verges
- WD1 - (Mixed) broadleaved woodland
- WD5 - Scattered trees and parkland
- WL1 - Hedgerows
- WL2 - Treelines

| | | | |
|---|---|---|---|
| **TITLE:** Habitats Map | | | |
| **PROJECT:** Environmental Consultancy Services for 3G Pitch in Greenhills Park, Co. Dublin | | | |
| **FIGURE NO:** | 4.1 | | |
| **CLIENT:** | South Dublin County Council | | |
| **SCALE:** | 1:2,000 | **REVISION:** | 0 |
| **DATE:** | 11/09/2025 | **PAGE SIZE:** | A3 |

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## 4.3 Flora

### 4.3.1 Protected or Rare Flora

National Biodiversity Data Centre (NBDC) has records of Greater Knapweed (*Centaurea scabiosa*), Blue Fleabane (*Erigeron acris*) and Pale Flax (*Linum bienne*) within the 2km grid squares O12E and O13A of the Search Area.

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

### 4.3.2 Invasive or Non-native Flora

NDBC records were studied for records of invasive/ non-native flora species within the 2km grid squares of the Search Area (O12E and O13A). Species recorded include Butterfly-bush (Buddleja davidii), Cherry Laurel (Prunus laurocerasus), Giant-rhubarb (Gunnera tinctoria), Himalayan Balsam (Impatiens glandulifera), Japanese Rose (Rosa rugosa), Spanish Bluebell (Hyacinthoides hispanica), Sycamore (Acer pseudoplatanus), Three-cornered Garlic (Allium triquetrum) and Japanese Knotweed (Fallopia japonica x sachalinensis = F. x bohemica).

No Third Schedule Invasive species subject to restrictions under Regulations 49 and 50 of S.I. 477/2011 were recorded within the Study Area. Cherry Laurel, Green Alkanet (*Pentaglottis sempervirens*), Darwins Barberry (*Berberis darwinii*) and Butterfly Bush were recorded within the Study Area. No invasive/non-native species were recorded within the footprint of the proposed development; however, Butterfly Bush and Green Alkanet are located within hedgerows which adjoin access paths to the development site.

## 4.4 Fauna

### 4.4.1 Avifauna

Bird records for NBDC 2km grid squares O12E and O13A were checked as part of the desktop survey of this site (see Table 4-1). Within these 2 km grid squares a total of 26 no. species have been recorded on the NBDC database in the last 10 years. A total of two red-listed species were recorded: Pochard and Scaup.

The majority of the species (E.g. Coot, Kingfisher, Little Egret, etc) recorded within the Search Area rely on freshwater or coastal habitats which are not found within the Study Area, and as such, the presence of these species on site can be ruled out.

**Table 4-1: Avian Species Recorded within 2km gridsquares O12E and O13A**

| BTO code | Common name | Latin name | BoCCI Status | Annex I |
|---|---|---|---|---|
| BH | Black-headed Gull | *Chroicocephalus ridibundus* | Amber | No |
| CM | Common Gull | *Larus canus* | Amber | No |
| CO | Coot | *Fulica atra* | Amber | No |
| CA | Cormorant | *Phalacrocorax carbo* | Amber | No |
| GD | Goosander | *Mergus merganser* | Amber | No |
| GB | Great Black-backed Gull | *Larus marinus* | Green | No |
| GJ | Greylag Goose | *Anser anser* | Amber | No |
| HG | Herring Gull | *Larus argentatus* | Amber | No |

| BTO code | Common name | Latin name | BoCCI Status | Annex I |
|---|---|---|---|---|
| HS | House Sparrow | *Passer domesticus* | Amber | No |
| KF | Kingfisher | *Alcedo atthis* | Amber | Yes |
| LB | Lesser Black-backed Gull | *Larus fuscus* | Amber | No |
| LI | Linnet | *Carduelis cannabina* | Amber | No |
| ET | Little Egret | *Egretta garzetta* | Green | Yes |
| LG | Little Grebe | *Tachybaptus ruficollis* | Green | No |
| MA | Mallard | *Anas platyrhynchos* | Amber | No |
| MS | Mute Swan | *Cygnus olor* | Amber | No |
| PE | Peregrine | *Falco peregrinus* | Green | Yes |
| PO | Pochard | *Aythya ferina* | Red | No |
| SP | Scaup | *Aythya marila* | Red | No |
| S. | Skylark | *Alauda arvensis* | Amber | No |
| SG | Starling | *Sturnus vulgaris* | Amber | No |
| SL | Swallow | *Hirundo rustica* | Amber | No |
| T. | Teal | *Anas crecca* | Amber | No |
| TU | Tufted Duck | *Aythya fuligula* | Amber | No |
| W. | Wheatear | *Oenanthe oenanthe* | Amber | No |

During the Bird Survey carried out on the 16th July 2025, the following species were recorded:

**Table 4-2: Avian species recorded during the Bird Survey 16/07/2025**

| BTO code | Common name | Latin name | BoCCI Status | Annex I |
|---|---|---|---|---|
| B. | Blackbird | *Turdus merula* | Green | No |
| BH | Black-headed Gull | *Chroicocephalus ridibundus* | Amber | No |
| BT | Blue Tit | *Cyanistes caeruleus* | Green | No |
| CM | Common Gull | *Larus canus* | Amber | No |
| GO | Goldfinch | *Carduelis carduelis* | Green | No |
| GT | Great Tit | *Parus major* | Green | No |
| GR | Greenfinch | *Carduelis chloris* | Amber | No |
| GK | Greenshank | *Tringa nebularia* | Green | No |
| GL | Pied Wagtail | *Motacilla alba* | Green | No |
| HG | Herring Gull | *Larus argentatus* | Amber | No |
| HC | Hooded Crow | *Corvus cornix* | Green | No |

| BTO code | Common name | Latin name | BoCCI Status | Annex I |
|---|---|---|---|---|
| HM | House Martin | *Delichon urbicum* | Amber | No |
| JD | Jackdaw | *Corvus monedula* | Green | No |
| MG | Magpie | *Pica pica* | Green | No |
| RO | Rook | *Corvus frugilegus* | Green | No |
| R. | Robin | *Erithacus rubecula* | Green | No |
| SG | Starling | *Sturnus vulgaris* | Amber | No |
| SI | Swift | *Apus apus* | Red | No |
| WP | Woodpigeon | *Columba palumbus* | Green | No |
| WR | Wren | *Troglodytes troglodytes* | Green | No |

A total of 20 no. species were observed during the site visit undertaken on 16/07/2025. Of these, one species is red listed: Swift. Most activity was recorded within the south-western portion of the study area, on the Amenity Grassland, or within the Scrub and Treeline.

Black-headed Gull, Common Gull, Herring Gull and Starlings are species found both within the NBDC 2km grid square records and within the Study Area during survey.

### 4.4.2 Mammals (Excluding bats)

National Biodiversity Data Centre (NBDC) datasets for 2km grid squares O12E and O13A were studied. Mammal species recorded within these 2km grid squares include Badger (Meles meles), Hedgehog (*Erinaceus europaeus*) and European Otter (*Lutra lutra*).

During the ecological walkover carried out on 16th July 2025, no signs of mammals (mammal tracks, burrows, 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).

A review of the NBDC records was carried out. There are no records of any bat species within the 2km grid squares O12E and O13A.

During the ecological walkover carried out on 16th July 2025 no potential bat roost features were identified within the zone of influence of the proposed 3G Pitch.

Treelines located along the southern and western boundaries of the Study Area have low bat habitat suitability. This is due to there being limited connectivity to the wider landscape.

### 4.4.4 Other Fauna

NBDC records for the 2km grid squares of the Search Area (O12E and O13A) were studied. See Table 4-4 for full detailed list of species recorded.

**Table 4-3: Other fauna recorded within 10k grid squares O12E and O13A**

| Species name | Title of dataset | Conservation Status |
|---|---|---|
| Common Frog (Rana temporaria) | Amphibians and reptiles of Ireland | EU Habitats Directive – Annex V<br>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 |

The Study Area does not contain any wetland habitats, and as such is sub-optimal for Common Frog. Dry Meadows and Grassy Verges, Hedgerows, Treelines, and Mixed Broadleaved Woodland may provide suitable habitat for ladybird and bee species.

## 4.5 Ecological Evaluation

Based on a review of the existing environment described in the baseline as described, an evaluation of KERs identified are provided in 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, designated sites have been scoped out of further assessment.

**Table 4-4: Evaluation of habitats within the footprint of Greenhills Park**

| Habitat | Evaluation | Rationale | KER (Y/N) |
|---|---|---|---|
| Dry Meadows and Grassy verges (GS2) | Local Importance (Lower Value) | This habitat is located within the footprint of the proposed development. This habitat has low diversity of flora, containing very common species. | No |
| Amenity Grassland (GA2) | Local Importance (Lower Value) | This habitat is located within the footprint of the Proposed Development. This habitat has low diversity of flora, containing very common species. | No |
| Hedgerows (WL1) | Local Importance (Higher Value) | This habitat is located outside of the footprint of the Proposed Development. This habitat has low diversity of flora, containing very common species, however, this habitat may still act as an ecological corridor for local wildlife (invertebrates, birds, mammals). | Yes |
| Treelines (WL2) | Local Importance (Higher Value) | This habitat is located outside of the footprint of the Proposed Development. Important to local wildlife (invertebrates, birds, mammals) and can act as ecological corridors. | Yes |
| Scrub (WS1) | Local Importance (Higher Value) | This habitat is located outside of the footprint of the Proposed Development. This habitat may be important to local wildlife (invertebrates, birds, mammals). | Yes |
| Scattered Trees and Parkland (WD5) | Local Importance (Lower Value) | This habitat is located within the footprint of the Proposed Development. This habitat has low species diversity, is artificial/ man made in nature, and is not well connected to the wider landscape. | No |
| Mixed Broadleaved Woodland (WD1) | Local Importance (Higher Value) | This habitat is located outside of the footprint of the Proposed Development. This habitat may be important to local wildlife (invertebrates, birds, mammals), and can act as an ecological corridor. | Yes |

**Table 4-5: Evaluation of flora and fauna within the footprint of Greenhills Park**

| Species | Evaluation | Rationale | KER (Y/N) |
|---|---|---|---|
| Avifauna | Local Importance (Higher Value) | A total of 20 no. species were observed during the site visit undertaken on 16/07/2025. Of these, one species is red listed: Swift. Most activity was recorded within the south-western portion of the study area, on the Amenity Grassland, or within the Scrub and Treeline. All bird species are protected under the Wildlife Acts. | Yes |
| Mammals | Local Importance (Higher value) | The Desktop Study showed results of otter, hedgehog and badger within the Search Area of the Proposed Development. No evidence of | Yes |

| Species | Evaluation | Rationale | KER (Y/N) |
|---|---|---|---|
| | | mammals was recorded during field surveys, in addition, the Study Area does not contain any wetland habitats and it thus unsuitable for Otter. Both badger and hedgehog area protected under the Wildlife Act | |
| Bats | Local Importance (Higher Value) | The treelines and hedgerows within the ZoI of the Proposed Development are classified as low potential for commuting and foraging habitat for bats. All bat species are protected under the Wildlife Acts. | Yes |
| Other Fauna | Local Importance (Lower value) | The Desktop Study showed results of Common Frog within the Search Area of the Proposed Development. The Study Area does not contain any wetland habitats, making it sub-optimal for Common Frog. In addition, no evidence of other fauna was recorded during field surveys. | No |
| 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 GA2) of the habitats within the ZOI 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 Habitats

The Proposed Development will require the permanent removal of 8 no. trees. These trees form part of the Scattered Trees and Parkland Habitat. Additionally, portions of the Amenity Grassland and Dry Meadows and Grassy Verges will be cleared. None of the habitats within the footprint of the Proposed Development are KERs.

No significant effects on KER habitats are envisaged during the construction phase.

### 5.1.2 Avifauna

The Proposed Development will require the permanent removal of 8 no. trees which form part of the Scattered Trees and Parkland Habitat. This habitat provides suitable habitat for nesting and breeding birds. The area currently occupied by Scattered Trees and Parkland will be replaced by Buildings and Artificial Surfaces, in the form of a 3G Pitch. The loss of this habitat represents a loss of nesting and breeding habitat for birds. The proposed tree planting of this Proposed Development will replace this loss of habitat, therefore there will be no significant effects to birds as a result of habitat loss.

Treeline nesting species may be affected by direct death or injury as a result of the proposed works if undertaken during the breeding season (between 1st March and 31st August), affecting local bird populations.

This is considered to be temporary, medium magnitude, reversible negative effect, and is significant at a local scale.

### 5.1.3 Mammals

The habitats located within the footprint of the Proposed Development (Scattered Trees and Parkland, Amenity Grassland and Dry Meadows) are sub-optimal for mammal species. In addition, no signs of mammals were recorded within the Study Area during the site visit undertaken on 16/07/2025.

No significant effects on mammals are envisaged during the construction phase.

### 5.1.4 Bats

The 8 no. trees to be removed form part of the Scattered Trees and Parkland Habitat. This habitat is not suitable for foraging, commuting or roosting bats.

No significant effects on KER Bats are envisaged during the construction phase.

## 5.2 Operational Phase

### 5.2.1 Habitats

No effects on habitats are envisaged post-construction of the development.

### 5.2.2 Avifauna

No effects on avifauna are envisaged post-construction of the development.

### 5.2.3 Mammals

No significant effects on mammals are envisaged post-construction of the development.

### 5.2.4 Bats

Lighting proposed as part of the Proposed Development may result in disturbance to local bat populations if using the treelines or hedgerows within the park.

This is considered a permanent, low magnitude, negative effect, and is significant at a local scale.

## 5.3 Cumulative Effects

A planning search was carried out (within the past five years) using the South Dublin County Council Planning Application Database. A search of developments within 1 km of the proposed development location was carried out. A distance of 1 km was selected as a robust distance, which exceeds the largest emissions ZoI from the Proposed Development.

The majority of projects include single and double story extensions to single dwelling houses and conversions of attics and garden sheds, and 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 2, 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 AND ENHANCEMENT MEASURES

Significant effects identified relate to the construction and operational phases - these relate to loss of habitat, mortality and light disturbance. 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 Avifauna

### 6.1.1 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).

## 6.2 Bats

### 6.2.1 Lighting

The lighting arrangement for the Proposed Development is to be designed in accordance with relevant guidelines in relation to lighting impacts to bats.

# 7. CONCLUSION

The Proposed Development has been assessed for its potential to result in significant effects to Key Ecological Receptors (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.

It was found that significant effects can potentially occur from the removal of trees at the eastern end of the Proposed Development. The KERs potentially affected include Treelines, avifauna and bats.

Mitigation, compensation and enhancement measures have been proposed in the form of tree planting, timing of clearance activity and the provision of bird nesting boxes and bee boxes. The implementation of these measures will result in the identified effects being negated or reduced to an insignificant effect.

No other effects were identified, from the Proposed Development alone, nor cumulatively with other plans or projects.

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FEHILY TIMONEY

DESIGNING AND DELIVERING
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# APPENDIX 1

## Tree Survey Schedule and Tree Impacts Plan

# Schedule of Tree Data

Greenhills Park
Co. Dublin

August 2025

**List of Abbreviations Used in Schedule of Tree Data Below:**

m = Metre

cm = Centimetre

CBH= Circumference at Breast Height

NA = Not Applicable

TS = Twin Stems

MS = Multi Stems

ERC = Estimated remaining contribution in years (<10, 10+, 20+, 40+)

GL = Ground level

**Age Class:**

Y = Young: A tree which has been planted in the last 10 years or is less than 1/3 expected height of the species in question

M = Middle aged: A tree which is between 1/3 and 2/3's the expected height of the species in question

Mat = Mature: A tree that has reached the expected height of the species in question, but is still increasing in size

OM =Over Mature: A tree at the end of its life cycle and the crown is starting to break up and decrease in size

V= Veteran: A tree showing signs of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

**Health Status:**

L = low vigour

Md = Moderate vigour

N = Normal vigour

**Condition Class :**

U=Those trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

A = Trees of high quality with an estimated remaining life expectancy of at least 40 years

B = Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

C= Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

The above categories (A, B and C) will be further subdivided with regard to the nature of their values or qualities. A tree may be awarded one or more value categories as below, but such attributes do note infer any additional value and it may be possible for a tree may qualify for one or more of the categories as below.

No. in table refers to Arbortrack reference no. Maintenance tasks are recorded in arbortrack.

Filed work carried out on the 22nd August 2025

**Sub-categories:**

**1-mainly Arboricultural Values:**

A = Good: Typically, a good quality specimen, which is considered to make a substantial Arboricultural contribution

B = Fair: Typically including trees regarded as being of moderate quality.

C= Poor: Typically including generally poor-quality trees that may be of only limited value.

**2- mainly Landscape Values:**

A = Good: A tree which provides definitive screening or softening effect to the locality in relation to views in or out of the site, and/or is of a high aesthetic value.

B = Fair: A tree which provides moderate screening or softening effect to the locality in relation to views in or out of the site, and/or is of a medium aesthetic value.

C = Poor: A tree which provides low screening or softening effect to the locality in relation to views in or out of the site, and/or is of a low aesthetic value.

**3-Cultural Values:**

A = Good: A tree which provides high conservation, historical or commemorative values.

B = Fair: A tree which provides medium conservation, historical or commemorative values.

C = Poor: A tree which provides low conservation, historical or commemorative values.

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PH2 | Field Male *Acer campestre* | 8-10 | 2.8 | 2.9 | 2.9 | 2.9 | 210mm | N | M | B1,2 | 40+ | Part of a group of 3 |
| 1PH3 | Field Male *Acer campestre* | 8-10 | 2.8 | 2.9 | 2.9 | 2.9 | 270mm | N | M | B1,2 | 40+ | Part of a group of 3 |
| 1PH4 | Field Male *Acer campestre* | 8-10 | 2.8 | 2.9 | 2.9 | 2.9 | 300mm | N | M | B1,2 | 40+ | Part of a group of 3 |
| 1PH5 | Beech *Fagus Sylvatica* | 8-10 | 2.2 | 2.1 | 2.3 | 1.9 | 260mm | N | Y | B1,2 | 40+ | Part of a line of trees |
| 1PH6 | Beech *Fagus Sylvatica* | 8-10 | 2.1 | 2.2 | 1.8 | 2.1 | 320mm | N | Y | B1,2 | 40+ | Part of a line of trees |
| 1PH7 | Beech *Fagus Sylvatica* | 8-10 | 3.8 | 3.9 | 3.6 | 3.8 | 370mm | N | Y | B1,2 | 40+ | Part of a line of trees, leader lost resulting in a bushy form |
| 1PH8 | Beech *Fagus Sylvatica* | 8-10 | 3.3 | 3.5 | 3.8 | 3.7 | 320mm | N | Y | B1,2 | 40+ | Part of a line of trees |
| 15VC | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15VD | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 60mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15VA | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 60mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years, mechanical damage at base |
| 15VB | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 60mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years, mechanical damage at base |
| 15V9 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 1PH9 | Beech *Fagus Sylvatica* | 8-10 | 2.3 | 2.1 | 2.2 | 2.1 | 310mm | N | Y | C1,2 | 20+ | Part of a line of trees, substantial bark damage at base, 1.5mx0.20m occlusion at edge |
| 1PHA | Beech *Fagus Sylvatica* | 8-10 | 2.4 | 2.5 | 2.6 | 2.5 | 260mm | N | Y | C1,2 | 40+ | Part of a line of trees, included bark in main union, small amount of dead wood in crown. Remove for purposes of development |
| 15V8 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 60mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15V7 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 70mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years. Remove for purposes of development |
| 1PHB | Beech *Fagus Sylvatica* | 8-10 | 2.4 | 2.5 | 2.6 | 2.5 | 260mm | N | Y | B1,2 | 40+ | Part of a line of trees, minor mechanical damage at base. Remove for purposes of development |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PHC | Beech *Fagus Sylvatica* | 8-10 | 2.4 | 2.6 | 2.6 | 2.5 | 310mm | N | Y | B1,2 | 40+ | Part of a line of trees, DBH taken below branch flare at 0.4m above GL. Remove for purposes of development |
| 1PHD | Beech *Fagus Sylvatica* | 8-10 | 2.4 | 2.5 | 2.4 | 2.4 | 230mm | N | Y | B1,2 | 40+ | Part of a line of trees. Remove for purposes of development |
| 1PHE | Beech *Fagus Sylvatica* | 8-10 | 2.7 | 2.8 | 2.6 | 2.8 | 240mm | N | Y | B1,2 | 40+ | Part of a line of trees, missing leader resulting in bushy form. Remove for purposes of development |
| 1PHF | Beech *Fagus Sylvatica* | 8-10 | 2.2 | 2.1 | 2.3 | 2.2 | 240mm | N | Y | B1,2 | 40+ | Part of a line of trees |
| 15V6 | Cherry *Prunus* 'Avium' | 2-3 | 0.6 | 0.6 | 0.6 | 0.6 | 50mm | L | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years, mechanical damage at base. Remove for purposes of development |
| 15V5 | Cherry *Prunus* 'Avium' | 2-3 | 0.6 | 0.7 | 0.6 | 0.7 | 60mm | Md | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years RPA=0.72m. Remove for purposes of development |
| 15V4 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years, mechanical damage at base |
| 1PHG | Beech *Fagus Sylvatica* | 8-10 | 1.4 | 1.3 | 1.3 | 1.5 | 230mm | Md | Y | C1,2 | 40+ | Part of a line of trees |
| 1PHH | Elm *Ulmus* spp. | 8-10 | 3.4 | 3.5 | 3.6 | 3.5 | 470mm | N | Y | C1,2 | 40+ | Part of a line of trees, DBH taken below branch flare, included bark on main union west side – remove branch |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PHI | Elm *Ulmus* spp. | 12-14 | 3.5 | 3.5 | 3.6 | 3.5 | 360mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PHJ | Elm *Ulmus* spp. | 12-14 | 3.5 | 4.2 | 3.6 | 3.5 | 330mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PHK | Elm *Ulmus* spp. | 12-14 | 3.7 | 3.9 | 3.9 | 3.5 | 340mm | N | Mat | B1,2 | 20+ | Part of a line of trees, broken branch north side – remove branch |
| 1PHL | Elm *Ulmus* spp. | 12-14 | 3.9 | 3.7 | 3.7 | 4.2 | 330mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PHM | Elm *Ulmus* spp. | 8-10 | 3.8 | 4.5 | 4.6 | 4.5 | 280mm | L | Mat | C1,2 | 20+ | Part of a line of trees, minor deadwood in crown– remove deadwood |
| 1PHN | Elm *Ulmus* spp. | 12-14 | 3.8 | 4.2 | 4.3 | 4.2 | 400mm | N | Mat | B1,2 | 20+ | Part of a line of trees, suckering at base– remove suckers |
| 1PHP | Elm *Ulmus* spp. | 12-14 | 4.6 | 4.5 | 4.6 | 4.5 | 370mm | N | Mat | B1,2 | 20+ | Part of a line of trees, minor dead wood in crown– remove deadwood |
| 1PHQ | Elm *Ulmus* spp. | 12-14 | 3.8 | 4.5 | 4.6 | 4.5 | 430mm | N | Mat | B1,2 | 20+ | Part of a line of trees, suckering at base– remove suckers |
| 1PHR | Elm *Ulmus* spp. | 12-14 | 3.9 | 4.5 | 4.3 | 4.2 | 360mm | N | Mat | B1,2 | 20+ | Part of a line of trees, minor deadwood in crown– remove deadwood |
| 1PHS | Elm *Ulmus* spp. | 12-14 | 3.5 | 3.2 | 3.6 | 3.2 | 330mm | N | Mat | B1,2 | 20+ | Part of a line of trees, minor deadwood in crown– remove deadwood |
| 1PHT | Elm *Ulmus* spp. | 12-14 | 3.8 | 3.5 | 3.6 | 3.5 | 360mm | N | Mat | B1,2 | 20+ | Part of a line of trees, crossing branches – structural pruning |
| 1PHU | Elm *Ulmus* spp. | 12-14 | 3.8 | 4.5 | 3.9 | 4.2 | 460mm | N | Mat | B1,2 | 20+ | Part of a line of trees, dbh taken below branch flare, suckering at base– remove suckers |
| 1PHV | Elm *Ulmus* spp. | 12-14 | 3.8 | 4.5 | 4.6 | 4.5 | 360mm | N | Mat | B1,2 | 20+ | Part of a line of trees, minor deadwood in crown– remove deadwood |
| 1PHW | Elm *Ulmus* spp. | 12-14 | 3.2 | 3.5 | 3.3 | 3.5 | 380mm | N | Mat | B1,2 | 20+ | Part of a line of trees, remove suckers, minor deadwood in crown– remove deadwood |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PHX | Elm *Ulmus* spp. | 12-14 | 2.8 | 2.5 | 2.6 | 2.5 | 350mm | N | Mat | B1,2 | 20+ | Part of a line of trees, suckering at base– remove suckers |
| 1PHY | Elm *Ulmus* spp. | 12-14 | 3.8 | 3.5 | 3.6 | 3.5 | 300mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PHZ | Elm *Ulmus* spp. | 10-12 | 1.8 | 1.5 | 1.6 | 1.5 | 180, 160, 130mm | Md | Sm | C1,2 | 20+ | Part of a line of trees |
| 1PJ0 | Elm *Ulmus* spp. | 10-12 | 3.8 | 3.5 | 3.6 | 3.5 | 180, 150, 130, 130, 100mm | N | Sm | C1,2 | 20+ | Part of a line of trees |
| 1PJ1 | Elm *Ulmus* spp. | 12-14 | 1.9 | 2.2 | 2.3 | 2.2 | 290mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ2 | Elm *Ulmus* spp. | 12-14 | 2.2 | 2.3 | 2.2 | 2.2 | 250mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ3 | Elm *Ulmus* spp. | 12-14 | 2.5 | 2.3 | 2.4 | 2.4 | 310mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ4 | Elm *Ulmus* spp. | 12-14 | 3.2 | 3.5 | 3.2 | 3.5 | 330mm | N | Mat | B1,2 | 20+ | Part of a line of trees, suckering at base– remove suckers RPA=3.96m |
| 1PJ5 | Elm *Ulmus* spp. | 12-14 | 2.6 | 2.5 | 3.1 | 2.6 | 270mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ6 | Elm *Ulmus* spp. | 12-14 | 3.3 | 3.2 | 3.1 | 3.3 | 260mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ7 | Elm *Ulmus* spp. | 12-14 | 3.1 | 3.1 | 3.1 | 2.9 | 280mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJ8 | Elm *Ulmus* spp. | 12-14 | 3.5 | 3.4 | 3.3 | 3.1 | 290mm | N | Mat | B1,2 | 20+ | Part of a line of trees, broken limb – remove limb |
| 1PJ9 | Elm *Ulmus* spp. | 12-14 | 3.9 | 4.2 | 4.3 | 4.2 | 460mm | N | Mat | B1,2 | 20+ | Part of a line of trees |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PJ9 | Elm *Ulmus* spp. | 12-14 | 3.2 | 3.2 | 3.3 | 3.2 | 340mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 1PJA | Elm *Ulmus* spp. | 12-14 | 3.3 | 3.4 | 3.3 | 3.4 | 340mm | N | Mat | B1,2 | 20+ | Part of a line of trees |
| 15V3 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15V1 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15V0 | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15UZ | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15UY | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15UX | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |
| 15UW | Cherry *Prunus* 'Avium' | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Part of a line of trees, newly planted in past 3 years |

| No. | Species | Ht | N | S | E | W | Dia (DBH) | Vigour | Age Class | Cond Class | ERC | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1PJE | Birch *Betula utilis* subsp.*jacquemontii* | 2-3 | 0.8 | 0.8 | 0.8 | 0.8 | 80mm | N | Y | C1,2 | 40+ | Growing at edge of hedgerow |
| 1PJF | Elm *Ulmus* spp. | 10-12 | 3.2 | 3.3 | 3.3 | 3.3 | 250, 200, 190, 180, 180mm | N | Mat | C1,2 | 10+ | Decay in central limb – remove central limb |
| H1 | Hornbeam *Carpinus betulus* | 2.0 | N/A | | | | N/A | N | Sm | C1,2 | 20+ | A nice uniform parkland hedge, some briar starting to grow in the hedge |

N

1PJF

Kissing Gate

1PH2

1PH4

1PH3

1PH6

1PH5

1PH7

1PH8

15VD

15VC

15VA

15VB

1PH9

15V9

15V8

1PHA

1PHB

15V7

1PHC

1PHD

1PHE

15V6

15V5

1PHG

15V4

1PHF

1PHH

1PHJ

1PHL

1PHK

1PHM

1PHN

1PHP

1PHQ

1PHT

1PHR

1PHS

1PHW

1PHU

1PHX

1PHV

1PHY

1PHZ

1PJ0

1PJ1

1PJ3

1PJ2

1PJ4

1PJ5

1PJ7

1PJ6

1PJ8

1PJ9

1PJA

Kissing Gate

1PJE

Vehicle Access Maintenance Gate

H1

15UX

15UW

15UZ

15UY

15V1

15V0

15V3

H1

Bridge

LP

## Legend

### Tree Protection

Existing Tree to be retained

0960

Crown spread

Tree tag reference number

Colour coded tree stem

RPA, Root protection area

Colour coding

- Category A: Trees of high quality
- Category B: Trees of moderate quality
- Category C: Trees of low quality
- Category U: Trees unsuitable/unsafe for retention

Trees to be removed

Tree Protective Fencing BS5837:2012

Proposed Pitch Area

SDCC
Comhairle Contae Átha Cliath Theas
South Dublin County Council

GREENHILLS PARK

TREE IMPACTS PLAN

| Drawn | Surveyed |
|---|---|
| NC | EOD |
| Scale | Checked |
| NTS | DW |
| Date | Drawing Number |
| AUG 25 | 3328-01 |

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# APPENDIX 2

Planning Search

| 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SD20A/0209 (South Dublin County Council) | Decision Following A.I. | Demolition of the existing retail unit and sheds to the rear; construction of a two storey, semi-detached property consisting of a ground floor café unit to later fit out and a first floor three bedroom apartment unit with balcony and 2 rooflights to the rear and one associated parking space; creation of an automated gated vehicular access to the street and all associated landscaping works and site works. | The planners report states that the proposed development will have no significant impacts on the receiving environment. | No potential interactions | N |
| SD19A/0362 (South Dublin County Council) | Officer Allocation | Construction of a new two-storey dwelling and associated site works. | The planners report states that the proposed development will have no significant impacts on the receiving environment. | No potential interactions | N |
| SD20A/0307 (South Dublin County Council) | Decision Following A.I. | Construction of a new industrial unit for storage and office purposes, the relocation of an existing fire escape door on existing Unit D1, and all associated site works. | The planners report states that the proposed development will have no significant impacts on the receiving environment. | No potential interactions | N |
| SD20A/0101 (South Dublin County Council) | Appeal decided | 24m high multi-operator telecommunications support structure carrying antennas and dishes, with associated ground level equipment cabinets and palisade fencing. | The planners report states that the proposed development will have no significant impacts on the receiving environment. | No potential interactions | N |
| SD20A/0189 (South Dublin County Council) | Appeal decided | Permission for: (i) car wash; (ii) car wash plant room; (iii) all associated revisions to site layout including relocation of existing services and (iv) all associated site development 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 |

| 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SHD3ABP-309658-21 (South Dublin County Council) | Decision | Demolition of an existing warehouse/factory building and ancillary outbuildings/structures and the construction of a residential development of 171 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, and all ancillary site development works. The proposed development will consist of 2 x studio apartments, 59 x 1-bedroom apartments, 103 x 2-bedroom apartments and 7 x 3-bedroom apartments contained in two apartment blocks ranging in height from 1 to 8 storeys. The proposed development provides for outdoor amenity areas, landscaping, under-podium car parking, bicycle racks, bin stores, ancillary plant, and roof mounted solar panels. Vehicular access to the proposed development will be provided via a relocated entrance from Ballymount Road Lower. | The EcIA submitted as part of this proposal concludes that noise/disturbance will be the most pronounced impact as a result of this development. | Noise and disturbance from this development may cause an accumulative impact with the proposed development. However, noise and disturbance from this proposal will mainly be associated with the construction phase, making it a temporary effect. | 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SD21A/0135 (South Dublin County Council) | Appeal decided | Demolition to the rear of Little John Centre; construction of a three to four storey development (on an overall site of 0.14ha) comprising 20 one bedroom Housing for Older People apartments (each with balcony/terrace); 1 vehicular access point via Cherry Grove; 8 car parking spaces; 20 bicycle parking spaces; bin storage; an ESB substation and all boundary treatment, site services, landscaping and site 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 |
| SD20A/0291 (South Dublin County Council) | Decision | Single storey CNG (compressed natural gas) compressor installation with a floor area of 19sq.m; covered shelter with a floor area of 30sq.m and a 2.6m high boundary wall around the site with all ancillary services and 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 |
| SD19A/0260 (South Dublin County Council) | Decision | Removal of existing shed; construction of a detached two storey, three bedroom dwelling with rooflights to front; reconfiguration and widening of existing vehicular access; new vehicular access to the new house and all 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/0044 (South Dublin County Council) | Appeal decided | Construction of a new two storey clubhouse (658sq.m); new external activity area (405sq.m); new boundary fencing for external activity area and all associated site works adjacent to existing all weather pitch. | 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SD22A/0460 (South Dublin County Council) | Appeal decided | The change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100mm parapet, reclad roof, internal alterations, refurbishment of the existing office space, solar panels at roof level, external plant at ground and roof levels and equipment to include 12 condenser modules, an emergency back-up generator and associated fuel storage tank, transformer, extension to the existing sub-station (c. 13sq.m), 2 sprinkler tanks and pumphouse, bin store, 22 parking spaces including 2 electrical vehicle charging points, bicycle parking shelter, landscaping, planting, new security fence, external lighting, CCTV, altered vehicular gates, permeable hard surfaces, alterations to internal foul sewerage and water supply networks, provision of SuDS compliant surface water drainage system and all associated site works. | The EIA Screening Report produced as part of this application states that any effects to biodiversity as a result of the proposed data repository facility during construction phase will be neutral, imperceptible and temporary. Additionally, the report states that the operational phase of the development is not predicted to have any impact on biodiversity. | No potential interactions | N |

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|---|---|---|---|---|---|
| SD21A/0213 (South Dublin County Council) | Decision Following A.I. | Extension of the existing depot to provide additional bus parking facilities comprising a total of 221 bus spaces (including 45 electric bus parking spaces), 33 car parking spaces (including 15 electric car parking spaces), 5 motorcycle parking spaces and 30 bicycle parking spaces; revisions to the layout and configuration of the existing bus and car parking areas; the installation of electric vehicle charging units and associated infrastructure; new vehicular entrance/egress arrangement (including barrier and ramp) to Ballymount Avenue on the north-eastern site boundary; the provision of 4 pedestrian entrances located on the south-eastern, south-western and north-eastern site boundaries; internal roads and pedestrian pathways; minor elevational amendments to the existing transport depot building (relocation and addition of roller shutter doors and relocation of signage); hard and soft landscaping; boundary treatments; changes in level; lighting; surface water drainage; piped infrastructure and ducting, and all associated site excavation and development works above and below ground. (The development will also include the underground diversion of the existing ESB power line traversing the south-eastern corner of the site.) | 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SD19A/0339 (South Dublin County Council) | Officer Allocation | Construction of a new two storey, three bedroom detached house with new vehicular entrance 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 |
| SD20A/0300 (South Dublin County Council) | Decision Following A.I. | Refurbishment and extension of Orwell Shopping Centre incorporating extensions at ground and first floor to provide additional retail (5 units and extension to existing unit, totalling 348.7sq.m), offices (6 units totalling c.780.68sqm), medical suite (c.347.99sq.m), along with lobbies, circulation, stairwell/lifts, roof plant and advertising signage (c.94.6sq.m); reconfiguration of existing car parking; provision of standalone substation/switch room; elevational modifications and all associated site development works; landscaping and services provision associated with the development; the proposed development reflects the permission as previously granted under Ref. SD09A/0046 which recently expired. Retention is therefore also sought for initial site development works carried out prior to expiration of that permission. | 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| SD22A/0285 (South Dublin County Council) | Final Grant | The extension and renovation of The Cuckoo's Nest public house but retaining the original front part of the building & re-establishing a public house/gastro pub use at ground & first floor level (c.464m2). The proposed development also consists of the construction of a 3 and 4 storey building to the side and rear of the existing building, which will accommodate public house use at ground floor, retail / shop local use (c. 283m2) also at ground floor, with 11 no. apartments overhead. The proposed residential accommodation is comprised of 5 no. 1 bed apartments and 6 no. 2 bed apartments. The proposed development will be a modification to a previously permitted development under Ref.s SD19A/0287 & ABP-30603019, with access to the development via an existing / permitted vehicular entrance off the Greenhills Road. The proposed development Includes for all associated site development works, surface car parking, 6Icycle parking, communal open space & landscaping, pedestrian access to the adjoining Temple Woods development, bin storage and the retention of an existing cellar (84.1m2) underneath the public house which will be used as storage associated with the proposed public house use, all on a site area of 0.24ha. | 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 |

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|---|---|---|---|---|---|
| SD20A/0271 (South Dublin County Council) | Decision Following A.I. | Construction of three bedroom dwelling house to side garden; division of land into two sites; widen existing vehicular entrance to accommodate new dwelling; creation of new vehicular entrance to existing dwelling and all 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 |
| SD20A/0014 (South Dublin County Council) | Officer Allocation | Subdivision of site into two, construction of one bedroom, two storey house; modifications to boundary wall towards Beechfield Road including provision of new pedestrian access gate; modifications to boundary wall towards laneway at Beechfield Road and associated site 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 |
| SD24A/110W (South Dublin County Council) | Final Grant | Full Planning Permission for a proposed new dwelling to side of existing dwelling , as well as demolition, alterations and extensions to the existing dwelling. The works will include the following: 1. The subdivision of the site to provide for a new adjoining 139.64m2 two storey dwelling, including revised car parking, access and connection to all services. 2. The demolition and removal of single storey extensions to side and rear of existing dwelling measuring 52.97m2. 3.The provision of a new single storey 26.2m2 extension to side and new single storey 6.8m2 extension to the rear of the existing dwelling to replace areas demolished. 4. A new vehicular entrance and layout to accommodate both proposals. 5 Connection to all services and all 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 |

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|---|---|---|---|---|---|
| LRD25A/0005W (South Dublin County Council) | AI Requested | i. The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3m - 9.9m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.; (ii) the construction of a mixed-use residential and commercial development comprising 588 no. residential apartment units (291 no. one-beds, 238 no. two-beds and 59 no. three-beds), 1 no. 570.91 sq.m. (443 sq.m. indoor space) childcare facility and 6 no. no. commercial/retail units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: a. Block A comprises 170 no. apartments (103 no. 1 bed-units, 59 no. 2 bed-units and 8 no. 3- bed units) measuring 8 storeys in height. b. Block B comprises 197 no. apartments (89 no. 1 bed-units, 92 no. 2 bed-units and 16 no. 3 bed-units) measuring 10 storeys in height. c. Block C comprises 81 no. apartments (44 no. 1-bed units, 16 no. 2-bed units and 21 no. 3-bed units) measuring 12 storeys in height. d. Block D comprises 140 no. apartments (55 no. 1 bed-units, 71 no. 2 bed-units and 14 no. | The EcIA for this proposal states 'There are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity'.<br>The EcIA also states that the overall impact to bats will be negligible provided that the recommendations and mitigation measures are implemented. | As mitigation is provided for light disturbance, accumulative effects from this application with the proposed development can be ruled out. | N |

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|---|---|---|---|---|---|
| | | 3 bed-units) measuring 8 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity (614.14 sq.m.) at ground and first floors of Block A, B & C, ; (iv) the construction of 1 no. childcare facility comprising 443 sq.m. with dedicated outdoor play area (128 sq.m.) located at ground floor of Block B; (v) the construction of 6 no. commercial units at ground floor level of Blocks A, B and D, and 1 no. commercial unit at first floor level of Block A as follows: Block A has 1 no. unit at ground floor comprising 455.8 sq.m. and 1 no. unit at first floor level comprising 160.79 sq.m., Block B has 1 no. unit at ground floor comprising 190.96 sq.m. and Block D has 4 no. units at ground floor comprising 361.6 sq.m., 232.3 sq.m., 238 sq.m. and 174.9 sq.m.; (vi) the construction of 4 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 3 no. secondary entrances from the south for access, emergency access and services (access from the existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road; (vii) provision of 270 no. car parking spaces comprising 240 no. | | | |

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| | | Standard spaces (including 6 no. car club spaces) and 13 no. mobility spaces, and 8 no. motorbike spaces located at surface level and within undercroft car parks within Blocks A, B , C and D, 17 no. commercial/ unloading/ drop-off parking spaces at ground level; (viii) provision of 1,269 no. bicycle parking spaces comprising 952 no. residents' bicycle spaces, 10 no. cargo/accessible bicycle spaces in 14 no. bicycle storerooms in surface and undercroft parking areas and 307 no. visitors' bicycle spaces located externally at ground floor level throughout the development; (ix) provision of outdoor communal amenity space (3,130.3 sq.m) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting and scented gardens located on podiums at first floor level; provision of communal amenity roof gardens in Block A & B with seating area and planting (746.1 sq.m.) and inclusion of centrally located public open space (6,650 sq.m.) adjacent to Blocks A, B, C and D comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space and incidental open space/public realm; (x) provision of toucan crossing and all associated road markings and signage from the subject site to a new footpath on northern side of Greenhills Road; (xi) development also includes landscaping and infrastructural works, foul and surface water drainage, bin | | | |

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|---|---|---|---|---|---|
| | | storage, ESB substations, plant rooms, pv panels, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development. This application is accompanied by an Environmental Impact Assessment Report (EIAR). | | | |
| SD23A/0223 (South Dublin County Council) | Final Grant | Construction of a new two storey three bedroom detached house to the side garden and alterations to existing dwelling at No. 19 Greentrees Drive, Perrystown, Dublin 12, D12YW02. The development will consist of the division of land into two sites, widening of existing vehicular entrance to accommodate new dwelling, creation of new vehicular access to existing dwelling, the removal of single storey extension to the side of existing dwelling (SD02B/0278), the removal of existing storage shed to rear garden, the construction of a new single storey pitch roof extension to the rear of existing dwelling, internal alterations to ground floor to include remodelling of existing front entrance porch, retention of attic conversion to existing dwelling and associate site 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 |

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|---|---|---|---|---|---|
| SD22A/0099 (South Dublin County Council) | Decision Following A.I. | Construction of 5 warehouse / logistics units (Units 1, 2 3, 4 and 6), Including ancillary office use and entrance / reception areas over two levels, with maximum heights of c. 17.09 metres and a combined total gross floor area (GFA) of 20,158sq.m; Each warehouse / logistics unit includes car parking to the front, and service yards, including HGV loading bays, to the rear of each unit; Signage zones are proposed for each unit; A total of 200 car parking spaces and 110 cycle spaces are provided for the 5 warehous2e / logistics units; Construction of 3 three storey own-door office buildings (Block SA, SB and SC) with maximum heights of c. 13.45 metres and a combined GFA of 4,194sq.m; Signage zones are proposed at the entrances to the buildings; A total of 77 car parking spaces, 50 cycle parking spaces and a bin storage area are provided for the proposed office buildings; Construction of a cafe/restaurant unit with a maximum height of c. 6.09 metres and a GFA of 213sq.m to be located in the south western section of the site; The proposal includes signage for the unit, associated outdoor seating and a bin store; 14 car parking spaces and 10 cycle spaces are provided for the cafe/restaurant unit; The proposal includes 5 ESB substation buildings; | The EcIA produced as part of this application states that bats may be subjected to disturbance during the construction and operational phases through both noise and light.<br>Disturbance from noise is considered to be temporary. Mitigation for light disturbance is provided in the EcIA. | As mitigation is provided for light disturbance, and noise disturbance from this application is considered a temporary effect, accumulative effects from this application with the proposed development can be ruled out. | N |

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| | | The development is to be accessed off Ballymount Avenue and Calmount Road and includes for alterations and upgrades to the public footpaths and road; The development provides for vehicular and service access points, associated internal access roads, circulation areas and footpaths; The proposal includes landscaping and planting, entrance signage, boundary treatments, lighting, PV panels, green roofs, underground foul and storm water drainage network, including connections to the foul and surface water drainage network on the public roads, attenuation areas and all associated site works and development. | | | |
| SD24A/0113 (South Dublin County Council) | Final Grant | Construction of 6 warehouse units with associated offices, associated signage for each unit, boundary treatment, associated drainage and ancillary siteworks. | The planners report states that there is no likelihood of significant effects on the environment arising from the proposed development. | No potential interactions | N |
| SD208/0014 (South Dublin County Council) | Unregistered application | River Poddle Flood Alleviation Scheme: A: Construction of flood defence embankments in Tymon Park (west and east of the M50), Tallaght; B: Demolition of the existing flow control structure and footbridge and construction of a flood storage defence spillway with passive flow control structure and replacement footbridge at Tymon Lake in Tymon Park (east of the M50), | The EIAR for this application states that no significant effects to bats expected as a result of the flood alleviation scheme. | No potential interactions | N |

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|---|---|---|---|---|---|
| | | Tallaght; C: Construction of an integrated constructed wetland in Tymon Park (east of the M50), Tallaght; D: Channel re-alignment and embankments, and flood defence walls on both banks of the River adjacent to the Lakelands Overflow at an open space located at Whitehall Park, east of Templeville Road, Templeogue; E: Construction of a flood defence wall on the left bank of the River, at the rear of properties on Whitehall Road, Terenure and Glendale Park, Walkinstown; F: Demolition of existing walls and construction of new flood defence walls on the right bank of the River at the rear of properties on Fortfield Road south of KCR Kimmage Crossroads, Terenure; G: Construction of flood defence walls and demolition and replacement of footbridge at Ravensdale Park, Kimmage; H: Construction of a flood defence wall on the right bank of the River at the end of St. Martin's Drive, Kimmage; I: Construction of a flood defence wall on the right bank of the River at Mount Argus Close, Harold's Cross; and J: Rehabilitating or replacing manholes in the public roads in the junction of Ravensdale Park and Poddle Park, Kimmage; and in the vicinity of Saint Teresa's Gardens and Donore Road, and at the rear of the National Stadium, South Circular Road in Merchant's Quay K: | | | |

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| | | Proposed ancillary works and associated development includes drainage channel clearance and removal of trees where required for the works; rehabilitating or installing culvert screens in locations as required; installing flap valves in all culverts draining to the River; biodiversity enhancements including installation of floating nesting platforms in Tymon Lake in Tymon Park, Tallaght; and landscape mitigation and restoration at Tymon Park, Tallaght; Whitehall Park, Templeogue, and Ravensdale Park and St. Martin's Drive, Kimmage including public realm improvements, biodiversity enhancements and tree planting and landscaping. L: Temporary works include establishing a main construction compound in Tymon Park with access off Limekiln Road, Tallaght which will be in operation for the entire duration of the works; and temporary works / set down areas at Wainsfort Manor Crescent, Terenure and Ravensdale Park and St. Martin's Drive, Kimmage which will be in use for the duration of the works to be carried out in these locations. Other temporary works include stockpiling of excavated earth in designated areas of Tymon Park, Tallaght; temporary channel crossings in Tymon Park (west and east of the M50), Tallaght; and channel diversions at Tymon Park, Tallaght and Whitehall Park, | | | |

| 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
|---|---|---|---|---|---|
| | | Templeogue to enable the works along the River channel to be carried out. | | | |
| ED25/0062 (South Dublin County Council) | Officer Allocation | Construction of a new two storey clubhouse (658sq.m); new external activity area (405sq.m); mew boundary fencing for external activity area and all associated site works adjacent to existing all weather pitch. There has been additional window added on north elevation and internal room alterations and question is would these minor changes be exempt from a retention planning permission | | | |
| SD24A/0157 (South Dublin County Council) | Final Grant | Construction of 6 x 3 Storey Family dwellings comprising 2 no. semi-detached and 4 no. terraced dwellings and 4 no. terraced dwellings. In curtilage car parking in front gardens for each dwelling, bike/bin stores and all 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 |
| LRD24A/0003 (South Dublin County Council) | Appeal decided | Montane Developments (Ireland) Unlimited Company intend to apply for permission for a Large-Scale Residential Development at the site at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. The development will consist of amendments to permitted Strategic Housing Development (SHD) (Ref. ABP-309658-21)), which has permission for a residential development of 163 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, | 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 |

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| | | parking, and all ancillary site development works. The proposed amendments include the following: • Change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m). • The incorporation of an off-license area within the proposed retail unit (c.24.4 sq.m). • Siting of proposed signage/advertising associated with the proposed Retail unit. • Internal reconfiguration of permitted creche area with the gross floor area reducing from c. 261sq. m to c. 235sq.m. • Internal reconfiguration and reduction of permitted tenant amenity facilities (communal areas) from c. 472.1sq. m to c. 426.6 sq. m. • Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and an additional 2 bed (3 person) unit. Overall the residential provision will increase from permitted 163 no. units to 164 no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed). • Changes to Level 6 of Block B, to include external retail plant at roof level within the permitted envelope of the development, to include ventilation louvres to the North & East façade and a louvred roof access door for maintenance purposes only. • Provision of an additional external Bicycle Parking Stand with 14 no. parking spaces located to the East of the building to cater for retail and creche usage. | | | |

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| | | All other associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. ABP-309658-21 (and associated conditions). | | | |
| SD24A/0120 (South Dublin County Council) | Appeal decided | Construction of a new two storey, three bedroom detached house with new vehicular entrance, a new pedestrian side entrance to Fernhill Avenue 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 |
| SD23A/0219 (South Dublin County Council) | Final Grant | Three-bedroom, two-storey semi-detached house with new vehicular access dished kerb and off-street parking. With all ancillary services. Demolition of existing side extension. | 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 |
| SD25A/0139W (South Dublin County Council) | Recommendation Review | The development shall consist of the phased partial demolition, reconstruction and extension of the existing Bakery Production and distribution complex at their expanded site in Greenhills Industrial Estate. The overall development shall consist of a number of consecutive phases designed and implemented to ensure the maintenance of the ongoing operations of the facility namely: 1) Area 1 a. | 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 |

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|---|---|---|---|---|---|
| | | Demolition of the existing Varian brushes building which forms part of the expanded site. b. Creation external staff parking area constructed the North Eastern End of the site along with a new Public footpath and cycleway constructed around the Northern Boundary and providing access from St James Road into and through Greenhills Industrial estate. c. New Boundary wall formed with a brickwork wall with piers and Steel fence to match existing. d. Van Loading Building measuring 3082m2 on plan with a height of circa 5m at eaves level. The building shall be formed with a curved green roof with Solar panels and a step at the external elevation to reduce massing to the surrounding properties. The building shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. 2) Area 2 a. Demolition of the existing centrally located two storey Office & Welfare accommodation and Van loading canopies. b. Construction of new Welfare Accommodation housing the Staff facilities including Staff Entrance, bike parking, Changing areas, toilets, canteen and office. Facility shall be formed in a Two storey concrete building clad with rendered blockwork to a parapet level and punctuated with windows along the Northern elevation. | | | |

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|---|---|---|---|---|---|
| | | The footprint shall measure 829m2 and the overall height to parapet shall be 11m2. The roof shall house a mixture of green roof and solar panels. c. Reroofing and expansion of existing Packing operations to the South and adjoining the New Welfare Accommodation. Construction shall be of Structural Steel lattice girders supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system. The Southern wall shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. The extended Packing area shall measure 1273m2 on plan with a general height above floor level of 10.5m. 3) Area 3 a. Construction of new Bakery Facility on the site of the existing Car Park and loading area at the North Western edge of the site, directly adjoining the existing facility. The bakery shall measure 3007m2 and shall be 11m high at the boundary stepping up to 14m on the Bakery proper and 18m on the North Western Corner. The facility shall be completed with a mixture of rendered blockwork and brick work panels with high level windows into the Production area. The bakery shall be constructed of Structural Steel lattice girders supporting Trapezoidal Insulated roof panels solar panels. b. | | | |

| 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 project (consider sources and pathways) | Potential for in-combination effects (Y/N) |
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| | | Demolition of the existing services area at the Western boundary. c. A three storey Plant and Process Area shall be constructed on the Western elevation and shall be constructed in a Concrete frame and clad with insulated Cavity walls finished with a mixture of Brick and Plastered blockwork external Elevations. The construction shall be completed with a tower structure in the North Western Corner. Roof Construction shall be an insulated built up system supported from a precast concrete superstructure. d. Reroofing of the existing batch and Multiplant Bakery areas to the South and adjoining the New Bakery. The existing low double pitch roofs shall be removed and a new higher Structural Steel lattice girder structure supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system installed along with Solar Panels. e. Reroofing and regeneration of the existing Pan Plant located on the Southern boundary to consist of the replacement of the existing external envelope of the building. 4) Area 4 a. Demolition of the existing Administration office and Silo Enclosure. b. Construction of a new three Storey Office block with ground floor covered car parking. The building shall be completed in a concrete frame and precast concrete floors. | | | |

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| | | The facility shall be completed with a mixture of rendered blockwork and brick work panels with strip windows to the Western elevation. c. Realignment of the existing Flour Silos and the installation of four additional silos which hall shall be contained within a Micro rib clad steel Enclosure for visual purposes. d. Alterations to existing boundary and the creation of a new car park and Intake Vehicle unloading area including the relocation of the existing entrance gates and the addition of a new gateway specifically for the office area. e. Redefinition of the existing boundary treatments and improvements to the existing internal estate footpath network with increased definition of cyclist facilities and road separation. Improved lighting installations to the environs of the development and adjoining areas. f. Installation of Sustainable surface water drainage and retention systems to all upgraded areas. | | | |

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| SD24A/0193W (South Dublin County Council) | Final Grant | Partial demolition of the existing ground floor rear and side extensions and the partial demolition of the existing garage conversion, the extension of the garage conversion to the front with a new porch extension to the front, a new rear ground floor extension, the demolition of the existing detached garage and the construction of a two storey, three bedroom detached dwelling with a new vehicular entrance and all 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 |
| SD24B/0562W (South Dublin County Council) | Final Grant | Demolition of existing single storey extension, conservatory and lean-to shed to side & rear of property, Construction of ground floor extension to side and rear of property, (38.4sq.m), First floor extension to side of property, (15.5 sq.) and attic extension to side and rear, with associated dormer to rear (25.5 sq.), Bicycle shed and bin storage in front garden, garden shed in rear garden, Velux rooflight to hip, Widening of existing driveway entrance to 3.6m & repairs to boundary wall, Energy retrofit measures to include replacement of existing windows and doors external insulation to existing house, with smooth rendered finish to first floor, and brick finish to ground floor, All associated 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 |

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|---|---|---|---|---|---|
| 3193/22 (Dublin City Council) | Appeal Decided | Planning permission is sought for the development comprising: (i) demolition of the existing two storey building (licensed public house and ancillary off-licence); (ii) construction of a part 4, 5 and 6 storey (over basement) mixed use development consisting of the following: (a) 42 no. apartments, comprising of 19 no. one-bed apartments and 23 no. two-bed apartments (accessed from Bunting Road). Each unit will have access to private amenity space in the form of a balcony/terrace and 381.6 sqm of external communal amenity space provided at 4th and 5th floor levels; (b) 3 no. retail units at ground floor level totally 146sqm (accessed from Walkinstown Road and Bunting Road); (c) a 384sqm public house at ground floor level (accessed from Walkinstown Road, Cromwellsfort Road and Bunting Road). The development is served by refuse storage; a plant room; an ESB substation; 99 no. bicycle parking spaces, including 1 no. accessible space and 2 no. cargo bicycle spaces located internally at ground floor level and 39 no. visitor bicycle parking spaces located externally; (iii) extended excavation of existing basement to provide for 16 no. car parking spaces (including 1 no. limited mobility parking space). Vehicular access to the basement will be provided via a vehicle lift accessible via Bunting Road; (iv) provision of telecommunications infrastructure at roof level | The planners report states that, in relation to Environmental Impact Assessment, it is not considered that the proposed development is likely to give rise to significant effects | No potential interactions | N |

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| | | comprising (a) 6 no. 5G antennas and 6 no. hexaband antennas. Each antenna will be enclosed within shrouds (2.8m in height above parapet). A total of 6 no. shrouds will be provided, each containing 1 no. 5G antenna, 1 no hexaband (2G/3G/4G) antenna; (b) 6 no. 0.3m microwave link dishes on 3 no. steel support poles (2m in height above the lift shaft overrun); (c) all associated equipment. (v) landscaping and all associated site development works necessary to facilitate the development. | | | |
| WEB1376/22 (Dublin City Council) | Decision Notice Issued | 1. Construction of a single storey flat roof front extension to consist of living room and entrance porch. 2. Construction of a single storey flat roof rear extension to consist of lounge and dining area. 3. Construction of a double storey side extension with a tiled hipped roof to consist of a playroom, wetroom and utility on the ground floor; a bedroom, walk-in closet and an ensuite on the first floor. 4. Conversion of the existing attic space incorporating a rear facing dormer window and a front facing roof window to consist of a home office and a toilet. 5. | 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 |

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| | | Modifications to the existing vehicular access exiting onto Crotty Avenue, Walkinstown, Dublin 12 including the removal of existing metal vehicular and pedestrian gates to be replaced with a sliding gate system. Part of the front curtilage is proposed to be built with a wall and pier finish to accommodate the new vehicular access. 6. General remodel and upgrade of the existing dwelling at ground floor, first floor & roof levels to suit the proposed layouts. 7. All drainage, structural and associated site works to be implemented. | | | |

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