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MULTIDISCIPLINARY CONSULTING ENGINEERS

A693: WHITESTOWN WAY LRD

ECOLOGICAL IMPACT ASSESSMENT REPORT

For

ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited

20 May 2026

NOTICE

DOCUMENT CONTROL & HISTORY

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1 INTRODUCTION

1.1 BACKGROUND

This Ecological Impact Assessment (EcIA) Report has been prepared by O'Connor Sutton Cronin & Associates Ltd. (OCSC) at the request of their Client, ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. The regulatory authority for the site is South Dublin County Council. The project relates to the construction of a Large Residential Mixed-Use Development consisting of 169 Residential units, a commercial floor space and a creche and all associated site works at Whitestown Way, Tallaght, Dublin 24. The site location is shown in Figure 1.1.

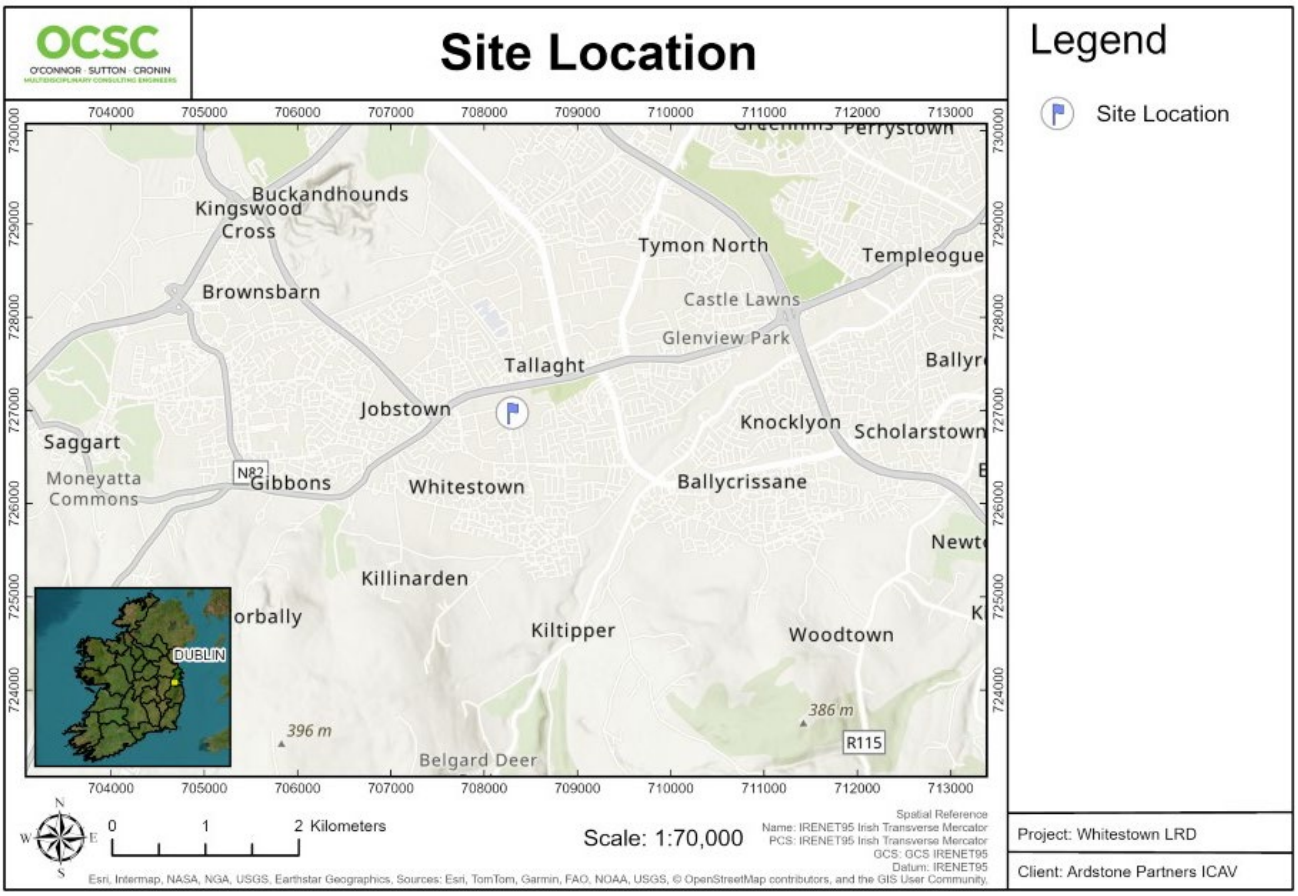

Figure 1.1: Regional Site Location (Source: OCSC, 2025)

1.2 AIMS AND APPROACH

The overall purpose of this report is to assess the status of known potential ecological constraints to the construction and/or operation of the completed and proposed works and to identify mitigation requirements to ensure compliance with relevant national and European statutory requirements for ecological protection.

The report provides an assessment of the estimated potential impacts of the completed and proposed development on the ecological environment, i.e., flora and fauna, collectively known as biodiversity. The Assessment follows Guidelines for Ecological Impact Assessment in the UK and Ireland by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2024) and guidelines for ecological report writing (CIEEM, 2017). This EcIA process follows the tasks set out in Table 1.1.

Table 1.1: EcIA process, as detailed in CIEEM (2016).

Task	Description
Scoping	Determining the matters to be addressed in the EcIA, including consultation to ensure the most effective input to defining the scope. Scoping is an ongoing process – the scope of the EcIA may be modified following further ecological survey/research and during impact assessment.
Establishing the baseline	Collecting information and describing the ecological conditions, in the absence of the proposed project, to inform the assessment of impacts.
Important ecological features	Identifying important ecological features (habitats and species) that may be affected, with reference to a geographical context in which they are considered important.
Impact assessment	An assessment of whether important ecological features may be subject to potential impacts and characterisation of these impacts and their effects. Assessment of potential residual ecological impacts of the project remaining after mitigation and the significance of their effects, including cumulative effects.
Avoidance, mitigation, compensation, and enhancement	Incorporating measures to avoid, reduce, and/or compensate for potential ecological impacts and the provision of ecological enhancements.
Monitoring	Monitoring impacts of the development and evaluation of the success of proposed mitigation, compensation, and enhancement measures.

1.3 LIMITATIONS

This Ecological Impact Assessment Report has been prepared for the sole use of ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. ("the Client"). No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by OCSC.

This assessment is based on a site visit and a review of available historical information, environmental records, site visits, consultations, relevant guidance information, and reports from third parties. All information received has been taken in good faith as being true and representative.

This report has been prepared in line with best industry standards. The methodology adopted and the sources of information used by OCSC in providing its services are outlined in this Report. The assessment undertaken

by OCSC and described was completed between November 2025 and May 2026 and is based on the information available during that period. The scope of this Report and the services are accordingly factually limited by these circumstances.

OCSC disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report which may come or be brought to OCSC's attention after the date of the Report. The conclusions presented in this report represent OCSC's best professional judgement based on a review of the relevant information available at the time of writing. The opinions and conclusions presented are valid only to the extent that the information provided was accurate and complete.

2 PROJECT DESCRIPTION

2.1 OVERVIEW

This EcIA Report has been prepared by OCSC at the request of their Client, ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works.

The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.

The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.

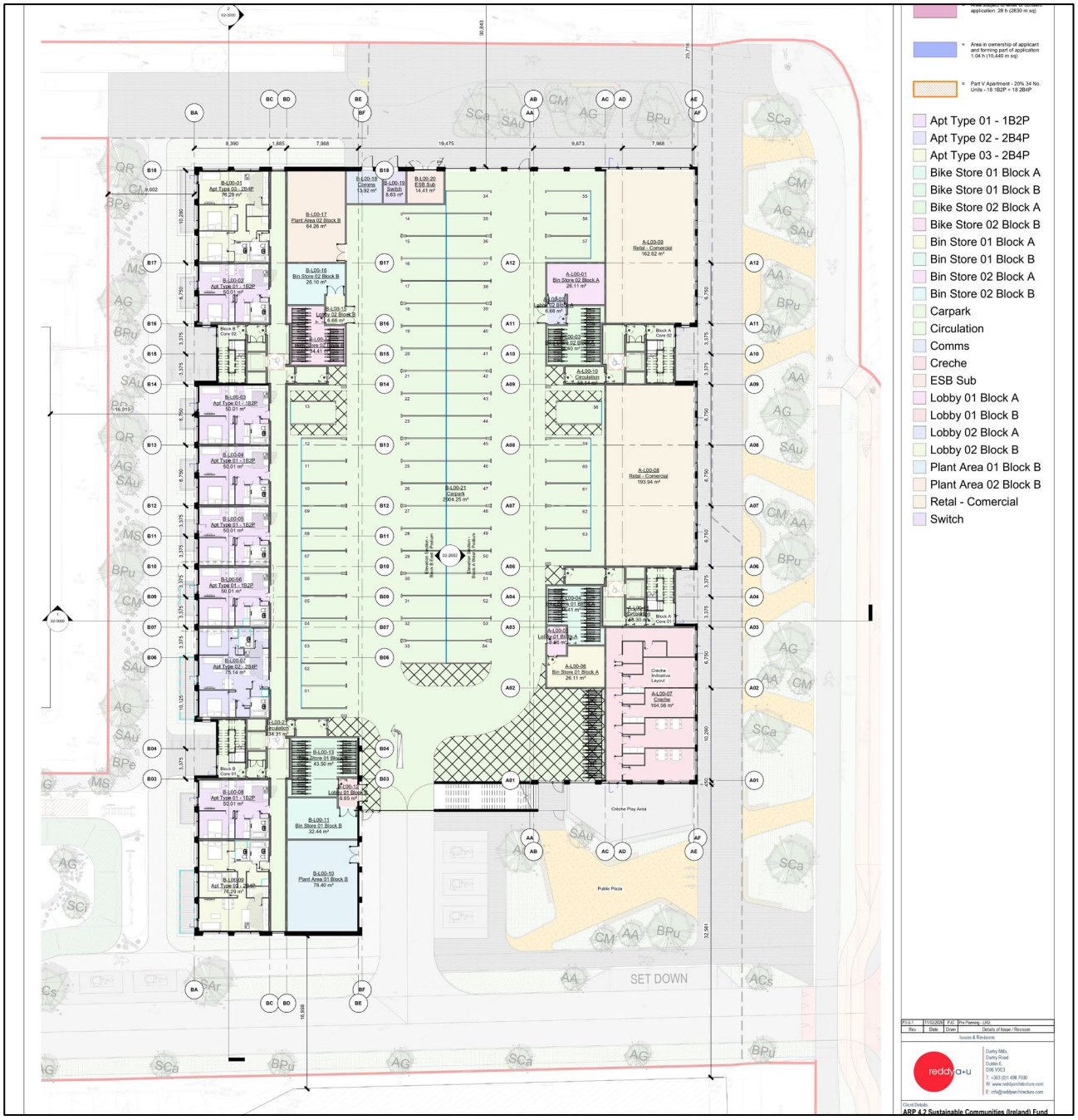

Figure 2.1: Proposed Development Layout (Source: Reddy Architecture 2026)

2.2 GENERAL DESCRIPTION OF THE SITE

The site is located in Tallaght, Dublin 24. The area immediately surrounding the site is in industrial, commercial, educational, residential, recreational and greenspace land use. The regional site location is shown in Figure 1.1, and the study area is shown in Figure 2.1.

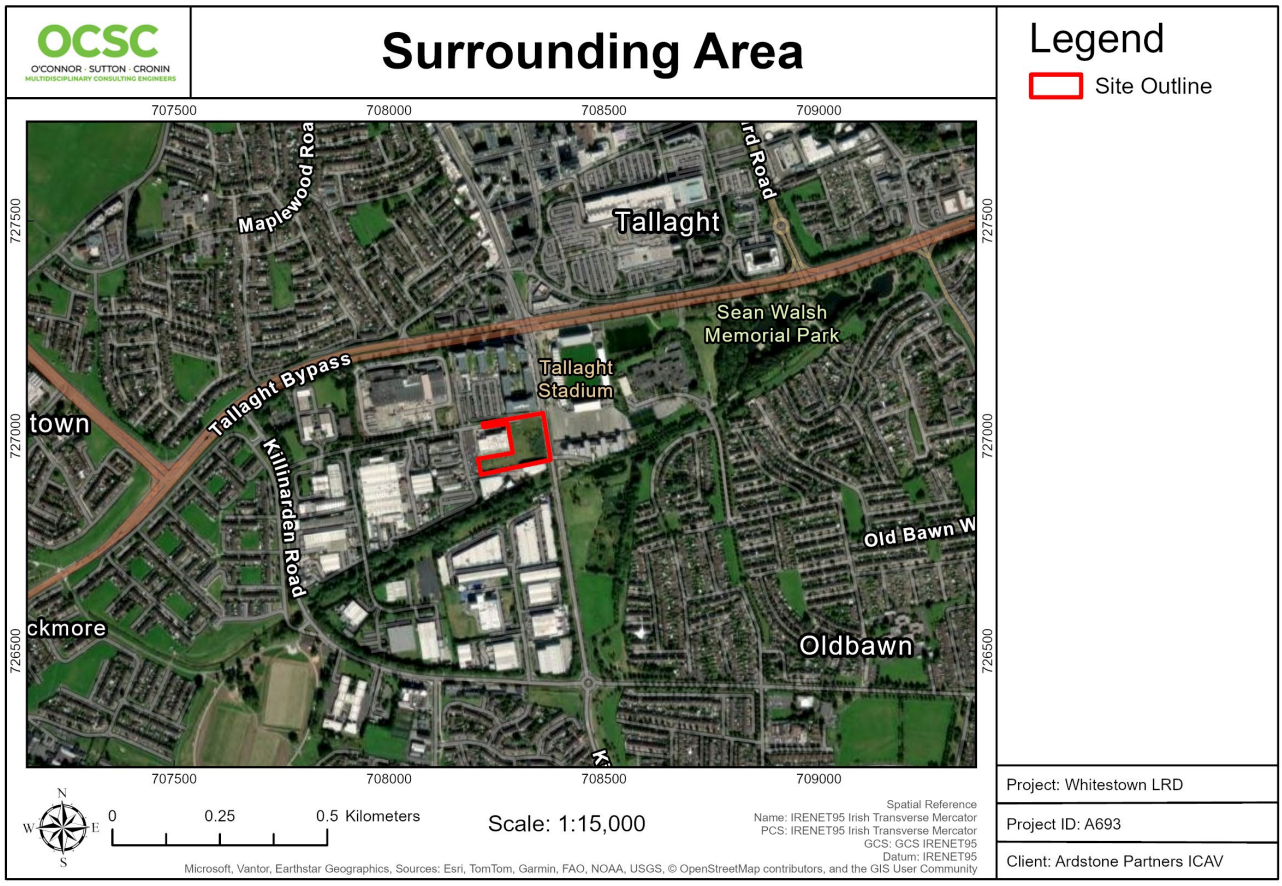

Figure 2.2:Surrounding Land Use (Source: OCSC, 2025)

2.3 ADJACENT RIVER

The nearest surface waterbody is the Whitestown stream a tributary of the Dodder river, which is located circa 60m south of the site. The river water body code is (IE_EA_09D010620) and is a part of the Liffey and Dublin Bay catchment. The Liffey and Dublin Bay catchment profile states "*This catchment includes the area drained by the River Liffey and by all streams entering tidal water between Sea Mount and Sorrento Point, Co. Dublin, draining a total area of 1,616km²*". The Whitestown stream flows in a northeasterly direction, before joining the Dodder river (IE_EA_09D010620) 2.6km to the northeast. The Dodder river flows a further 13km in a northeasterly direction from this point before joining the River Liffey discharging into the Irish Sea at the Dublin Bay. See Figure 2.3 for waterbody locations.

2.4 ZONE OF INFLUENCE

The Zone of Influence (ZoI) is the 'effect area' over which changes could give rise to potentially significant impacts. The ZoI over which the proposed development may impact upon Natura 2000 Sites and their Qualifying Interests will differ for different ecological receptors depending on the pathway for potential impacts, as well as the specific nature of the habitats/species in question.

There are no Natura 2000 Sites within the proposed development area, and therefore no qualifying interest habitats will be subject to direct impacts. Therefore, the ZoI for impacts to Natura 2000 exists only via indirect connections.

Indirect water pollution impacts may occur via hydrological pathways (surface/groundwater) from potential impact sources (e.g. site run-off) to qualifying interests. These impacts can occur at significant distance from the impact source. The proposed development will indirectly discharge surface water run-off to the Dodder River via Whitestown Stream. The River Dodder flows in a northeasterly direction, before joining the River Liffey and discharging into Dublin Bay and consequently, into Dublin Bay (c.18.5km downstream). It is at this point where the potential hydrological link comes into contact with Natura 2000 sites, namely the South Dublin Bay and River Tolka Estuary SPA, North Dublin Bay SAC, North Bull Island SPA, North-West Irish Sea cSPA and Rockabill to Dalkey Island SAC.

The distances over which pollutants are likely to remain in sufficient concentrations to have a significant impact on receiving waters is difficult to quantify and highly case specific (e.g. type of pollutant and nature of pollution event). As a precautionary approach, the distance over which surface water discharges could have a significant impact on receiving waters is considered to be no more than 5km. This is deemed to be a conservative estimate with the actual distance likely to be much less than 5km.

The ZoI for potential air quality impacts upon Natura 2000 Sites is conservatively assessed as 3km due to the presence of heavy industry and other commercial activities within the vicinity of the proposed project. Impacts of deposition will be greatest within a 200m distance of emission points.

The main sources of impact from the proposed works are largely from physical disturbance to fauna species from light, noise and earthworks during construction. Noise and other disturbance impacts are not expected to extend for more than 100m from the impact source (e.g. location of construction activities or paths of human movements). Light spill is likely to be significant within a shorter distance (c.100m).

Based on the maximum identified zone of influence of 5km, the only Natura 2000 site within the site's zone of influence is Glenasmole Valley SAC. On this basis, European sites beyond the defined 5km zone of influence are not considered further in this report.

2.5 DESIGNATED SITES

Figure 2.2 and Figure 2.3 show the locations of designated sites located within 5km of the site and within closer proximity to the site, respectively. Table 2.1 presents details of the key ecological features at Special Area of Conservation (SACs) and Special Area of Protection (SPAs) within 2km of the site and distances to SACs, SPAs, Natural Heritage Areas (NHAs), and Proposed Natural Heritage Areas (pNHAs) within 5km of the site.

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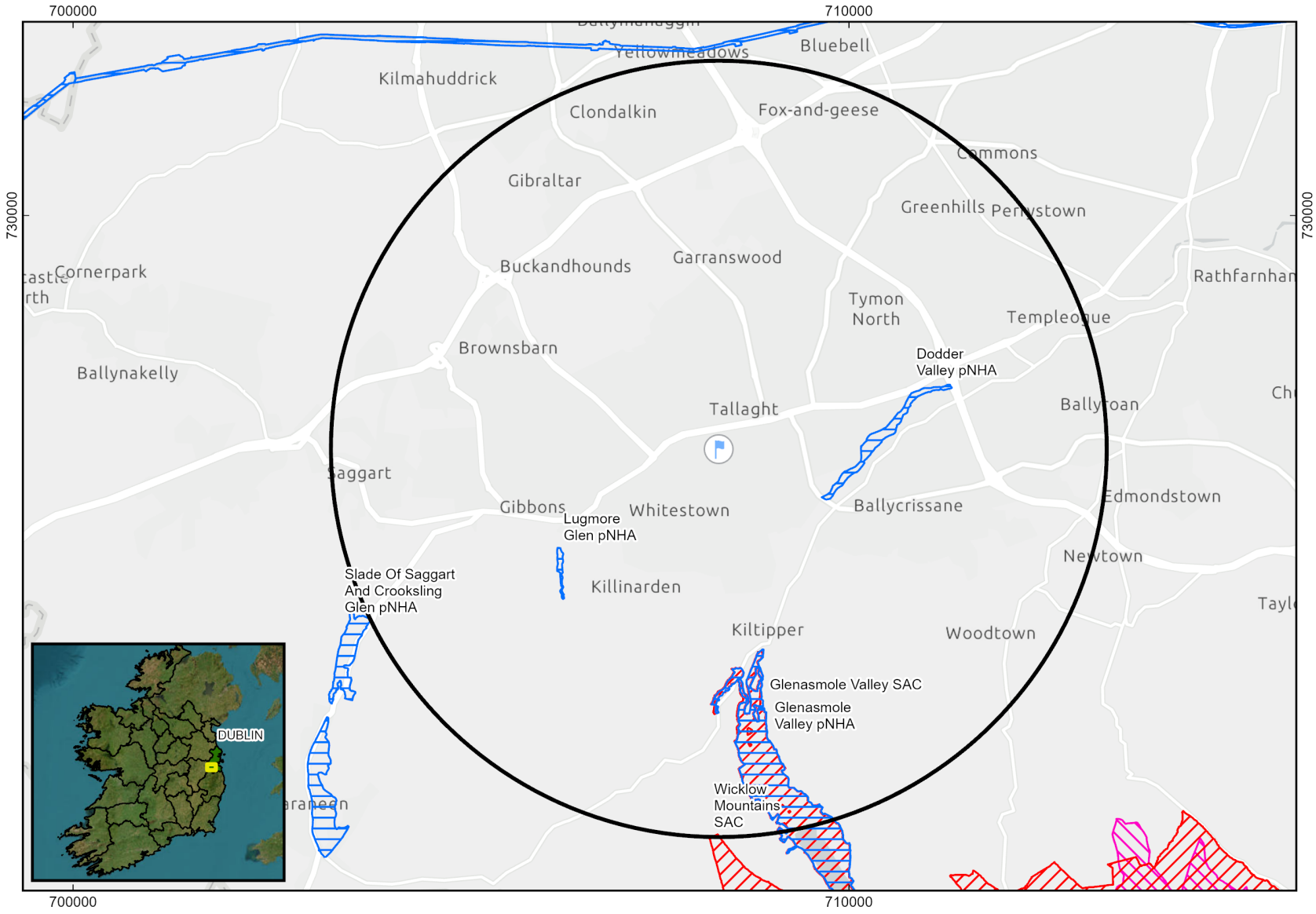
NPWS Designated Sites



Legend

- Site Location
- 5km Buffer
- Special Protection Areas
- Special Area of Conservation
- Natural Heritage Areas
- proposed Natural Hertiage Areas

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0 2.5 5 Kilometers

Scale: 1:75,000

Spatial Reference
Name: IRENET95 Irish Transverse Mercator
PCS: IRENET95 Irish Transverse Mercator
GCS: GCS IRENET95
Datum: IRENET95
Projection: Transverse Mercator

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Figure 2.3: NPWS Designated Sites (Source: OCSC, 2025)

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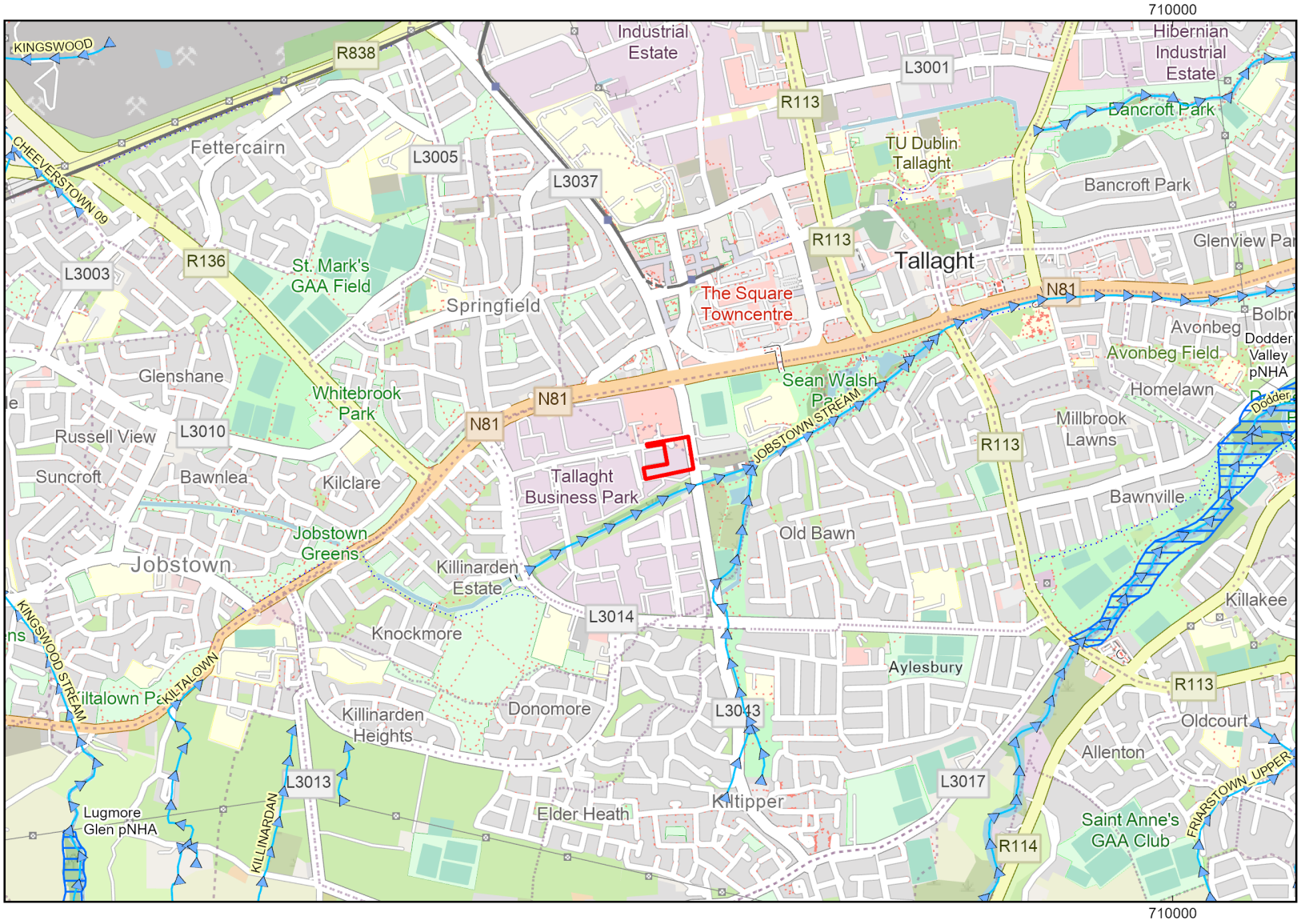
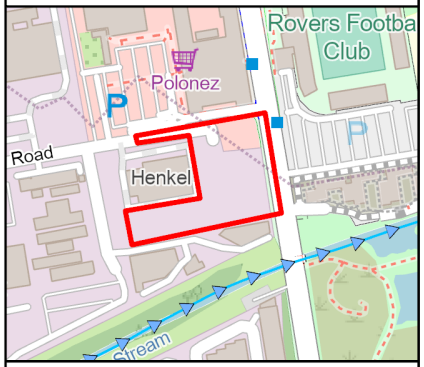
Water Flow and NPWS Designated Sites



Legend

- Site Outline
- Special Protection Areas
- Special Area of Conservation
- Natural Heritage Areas
- proposed Natural Hertiage Areas
- River Network
- River Flow Direction



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Scale: 1:20,000

Spatial Reference
Name: IRENET95 Irish Transverse Mercator
PCS: IRENET95 Irish Transverse Mercator
GCS: GCS IRENET95
Datum: IRENET95
Projection: Transverse Mercator

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Figure 2.4: Designated Sites and EPA Rivers near the Study Area (Source: OCSC, 2025)

Table 2.1: European Sites within 15 kilometres (ZOI) of the site.

Site Code	Site Name	Distance (km)	Reasons for Designation (*=priority habitats)
SACs and SPAs			
001209	Glenasmole Valley SAC	2.58 S	[6210] Orchid-rich Calcareous Grassland* [6410] Molinia Meadows [7220] Petrifying Springs*
002122	Wicklow Mountains SAC	4.88 S	[3110] Oligotrophic Waters containing very few minerals [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [6230] Species-rich Nardus Grassland [7130] Blanket Bogs (Active) [8110] Siliceous Scree [8210] Calcareous Rocky Slopes [8220] Siliceous Rocky Slopes [91A0] Old Oak Woodlands [1355] Otter (Lutra lutra)
NHAs and pNHAs			
Site Code	**Site Name**		**Distance** (km)
000991	Dodder Valley pNHA		1.4 E
001212	Lugmore Glen pNHA		2.28 SW
001209	Glenasmole Valley pNHA		2.58 S
000211	Slade Of Saggart And Crooksling Glen pNHA		4.86 SW

3 METHODOLOGY

The methods used to carry out the survey of the site, to evaluate the habitats and species, and to prepare the report are outlined in this section. The assessment method for this report was developed using the standard professional impact assessment guidance published in 2024 by Chartered Institute of Ecology and Environmental Management (CIEEM).

3.1 SCOPE OF THE REPORT

The scope of this report is to set out the baseline ecology of the site using the findings of the desk and field studies. The extent of the study area is delineated by the site boundary. The scope of the baseline ecology survey is to classify the habitats present within the site and to evaluate their suitability to support protected species.

3.2 DESK STUDY

A desk study was carried out to collate the available ecological information on the site. The site and the surrounding area were viewed using available satellite imagery. The desk study included research on the National Parks and Wildlife Service (NPWS) and National Biodiversity Data Centre (NBDC) websites and a literature review of published information on flora and fauna occurring within the zone of influence of likely significant ecological impact. Key resources included:

- Information on nationally designated sites available in site synopses available from the NPWS online (www.npws.ie) and data on rare/protected/threatened species and designated sites held online by the NPWS (www.npws.ie) and the NBDC (www.biodiversityireland.ie).
- South Dublin County Council website was accessed for information on relevant planning policy while the planning portal was accessed for information on other planning applications within the site and immediately surrounding area.
- The conservation status of mammals within Ireland and Europe was evaluated using one or more of the following documents: Wildlife Acts (1976 - 2012), the Red List of Terrestrial Mammals (Marnell et al., 2009), and the EU Habitats Directive 92/43/EEC.
- Biodiversity Action Plan for South Dublin County 2020-2026
- South Dublin County Development Plan 2022-2028
- Tallaght Town Centre Local Area Plan 2020

3.3 FIELD SURVEY

A site walkover was undertaken on the 14th of November 2025 by Consultant Ecologist Eoin Toomey, BA. The site visit was carried out in rainy and cloudy weather conditions (8/8 Oktas). The temperature was 8°C. The

objective of the site visit was to undertake a walkover survey to better understand the ecology of the site and to determine its ecological value.

3.4 HABITATS

Habitats were identified, described, and classified during the walkover survey to level 3 (where possible) in accordance with 'A Guide to Habitats in Ireland' (Fossitt, 2000) produced by the Heritage Council (see Figure 5.1). Features of ecological interest, if present, were noted, and the dominant plant species present in each habitat type were recorded. This is not a comprehensive list of plant species but is sufficient to broadly describe the botanical interest of the site. Species nomenclature follows Parnell & Curtis (2012) for scientific and English names of vascular plants.

3.5 SPECIES

Mammal tracks, signs, or direct observations were recorded during the walkover survey of the site. Incidental sightings of birds, mammals, or amphibians were noted during the walkover survey. The habitats present were also evaluated in terms of suitability to support foraging bats. Trees with features such as areas of loose, flaking bark, splits, cavities, etc. that could provide suitable roost sites for bats, where present, were also noted during the ground level survey. The suitability of the habitats for roosting, commuting, and foraging bats was evaluated using the Bat Conservation Trust guidelines (Collins 2016).

3.6 IMPACT ASSESSMENT

The ecological evaluation and impact assessment within this report has been undertaken following the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland ("CIEEM guidelines").

3.7 IMPORTANCE OF FEATURE TO BE CONSIDERED

Ecological features should be evaluated within a defined geographical context (CIEEM, 2016). These are based upon criteria identified in the CIEEM (2016) and NRA (2009a) guidances, which categorise the geographic context of ecological importance as within one of the following:

- International and European,
- National,
- Regional,
- County or local authority, and
- Local Importance (High or Low Value).

Only features deemed "important ecological features" (the term used in CIEEM, 2016) are carried forward into the assessment of potential impacts.

Ecological features valued at Local Importance (Lower Value) or of negligible value, as per the valuation criteria in Bat Conservation Trust guidelines (Collins 2016), are not considered significant features and are scoped out of impact assessment. It is not necessary to carry out detailed assessment of features that are sufficiently widespread, unthreatened, and resilient to project impacts and will remain viable and sustainable (CIEEM, 2016). In some cases, the data collected as part of the scoping process will be sufficient to inform the assessment of effects on a given feature. In other cases, additional surveys will need to be undertaken. Ecological features which are within the zone of influence of a development but not considered important ecological features can be 'scoped out' (excluded), with justification.

The impact assessment process involves the following steps:

- identifying and characterising impacts,
- incorporating measures to avoid and mitigate (reduce) these impacts,
- assessing the significance of any residual effects after mitigation,
- identifying appropriate compensation measures to offset significant residual effects (if required), and
- identifying opportunities for ecological enhancement.

When describing impacts, reference has been made to the following characteristics, as appropriate:

- positive or negative,
- extent,
- magnitude,
- duration,
- timing,
- frequency, and
- reversibility.

The impact assessment process considers both direct and indirect impacts. Direct ecological impacts are changes that are directly attributable to a defined action, e.g., the physical loss of habitat occupied by a species during the construction process. Indirect ecological impacts are attributable to an action but affect ecological resources through effects on an intermediary ecosystem, process, or feature, e.g., the creation of roads which cause hydrological changes, which, in the absence of mitigation, could lead to the drying out of wet grassland.

3.8 SIGNIFICANT EFFECTS

A significant effect, for the purposes of EcIA, is defined as an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. Conservation objectives may be specific (e.g., for a designated site), broad (e.g., national/local nature

conservation policy), or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local.

The nature of the identified impacts on each assessed feature is characterised. Where it is concluded that an effect would be likely to reduce the importance of an assessed feature, it is described as significant. The degree of significance of the effect takes into account the geographic context of the feature's importance and the degree to which its interest is judged to be affected.

3.9 CUMULATIVE EFFECTS

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects.

3.10 MITIGATION

Where significant impacts have been identified, the mitigation hierarchy has been taken into account, as suggested in the 2024 CIEEM Guidelines which set out a sequential approach of avoidance of impacts where possible, application of mitigation measures to minimise unavoidable impacts, and then compensation for any remaining impacts. Once avoidance and mitigation measures have been applied, along with any necessary compensation measures and opportunities for enhancement incorporated, residual impacts have then been identified.

4 RELEVANT PLANNING AND POLICY AND LEGISLATION

An EcIA is a process of identifying, quantifying, and evaluating potential effects of development or other actions on habitats, species, and ecosystems (CIEEM, 2024). When an EcIA is undertaken as part of an EIA process, it is subject to the EIA Regulations (under the EU Planning and Development [Environmental Impact Assessment] Regulations 2001-2018). An EcIA is not a statutory requirement; however, it is a best practice evaluation process.

An EcIA (Ecological Impact Assessment) is a process of identifying, quantifying, and evaluating the potential effects of development or other proposed actions on habitats, species, and ecosystems (CIEEM, 2024, version 1.3). When an EcIA is conducted as part of an EIA process, it is subject to the EIA regulatory framework under Directive 2014/52/EU, as transposed in national planning legislation. An EcIA is not, in itself, a statutory requirement in every case; rather, it is considered a best-practice, systematic evaluation process to inform decision-making and support sustainable development.

This EcIA has been undertaken to support and assess the proposed works as well as to assess the potential impact that the proposed works may have on the ecology of the site and its environs. Where a potential risk to the environment has been identified, measures have been proposed on the basis that, by deploying such measures, the risk is eliminated or reduced to an insignificant level.

4.1 EUROPEAN UNION HABITATS DIRECTIVE

The "Habitats Directive" (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna) is the main legislative instrument for the protection and conservation of biodiversity within the European Union (EU). The Habitats Directive lists habitats and species that must be protected within SACs on Annexes I and II, respectively, identifies plant and animal species on Annex IV which are subject to strict protection anywhere they occur, and sets out the protocol for the protection and management of SACs.

The distance between the site and the nearest SAC, the Glenasmole Valley SAC, is 2.58km south of the site. There is no spatial overlap or hydrological connection between the site and the protected area. Given the absence of both spatial overlap and hydrological connectivity, no plausible pathway exists for significant effects on the SAC, and therefore no significant impacts are predicted. None of the other SACs within the 5km zone of influence of the site are hydrologically connected to the site and as such impacts to SACs arising from the proposed development are predicted to be unlikely but will be negligible and temporary if they arise.

4.2 EUROPEAN UNION BIRDS DIRECTIVE

The "Birds Directive" (Council Directive 2009/147/EC on the Conservation of Wild Birds) provides a network of sites in all member states to protect birds at their breeding, feeding, or roosting areas and identifies in Annex I species that are rare, in danger of extinction, or vulnerable to changes in habitat and which require special protection (so-called 'Annex I' species). SPAs are designated under the Birds Directive to protect a range of bird populations including those of Annex I species.

The distance between the site and the nearest SPA, the River Nore SPA is 6.9km southeast of the site. As such it falls outside the predetermined 5km Zone of Influence of the site, no plausible impact pathways exist due to the lack of spatial overlap or hydrological connection between the site and the protected area.

4.3 NATIONAL LEGISLATION

The primary domestic statutes in the Republic of Ireland providing for wildlife protection are the Wildlife Acts of 1976 and 2000, as amended (hereafter 'The Wildlife Acts'). All bird species are protected under the Wildlife Acts from offences including intentional killing or injury and disturbance during the breeding season (to include eggs, young, and nests which are also protected). A range of mammal species, two amphibian species, one butterfly species, and one reptile species are all similarly protected from intentional killing or injury, whilst the breeding or resting sites of these species are also protected.

Unless specified otherwise, the term "invasive species" in this report refers to species scheduled to the European Communities (Bird and Natural Habitat) Regulations 2011 and 2015 (hereafter 'the effects Regulations'). The Regulations make it an offence to plant, disperse, allow or cause to disperse, spread, or otherwise cause to grow any of the scheduled species. A number of vascular (i.e., flowering plants) and non-vascular plant species (i.e., non-flowering or 'lower plants') are afforded legal protection under the Flora (Protection) Order, 2015 (hereafter 'The Flora Protection Order'). It is an offence to cut, pick, collect, uproot, or otherwise take, injure, damage, or destroy any specimens of the species listed under the Flora Protection Order.

The 4th National Biodiversity Action Plan (NBAP) 2023-2030 was launched in 2024. This plan sets the national biodiversity agenda for the period of the plan and aims to deliver the transformative changes required to the ways in which we value and protect nature. The 4th NBAP strives for a "whole of government, whole of society" approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state, and state agency has an awareness of biodiversity and its importance, and of the implications of its loss, while also understanding how they can act to address the biodiversity emergency as part of a renewed national effort to "act for nature". The Plan contains five Objectives, each addressing a different theme that will contribute to the realisation of the vision for biodiversity. These and other targets in the plan have informed the valuation of ecological features, assessment of potential impacts, and development of mitigation in this report, as relevant.

Dodder Valley pNHA is the nearest nationally designated, located 1.4km from the site and is not hydrologically connected to the site or within the 200m radius for dust or airborne pollutants. Due to the distance to the site and the lack of a hydrological connection, impacts to the site are predicted to be unlikely, but will be negligible and temporary if they arise. None of the other nationally designated sites within the 5km zone of influence are hydrologically connected to the site and as such, impacts to nationally designated sites arising from the proposed development are predicted to be unlikely but will be negligible and temporary if they arise.

5 SURVEY RESULTS (HABITAT, FLORA, FAUNA)

The habitats present within the site are described, classified, and evaluated in this section of the report and shown on Figure 5.1.

5.1 HABITAT MAPPING

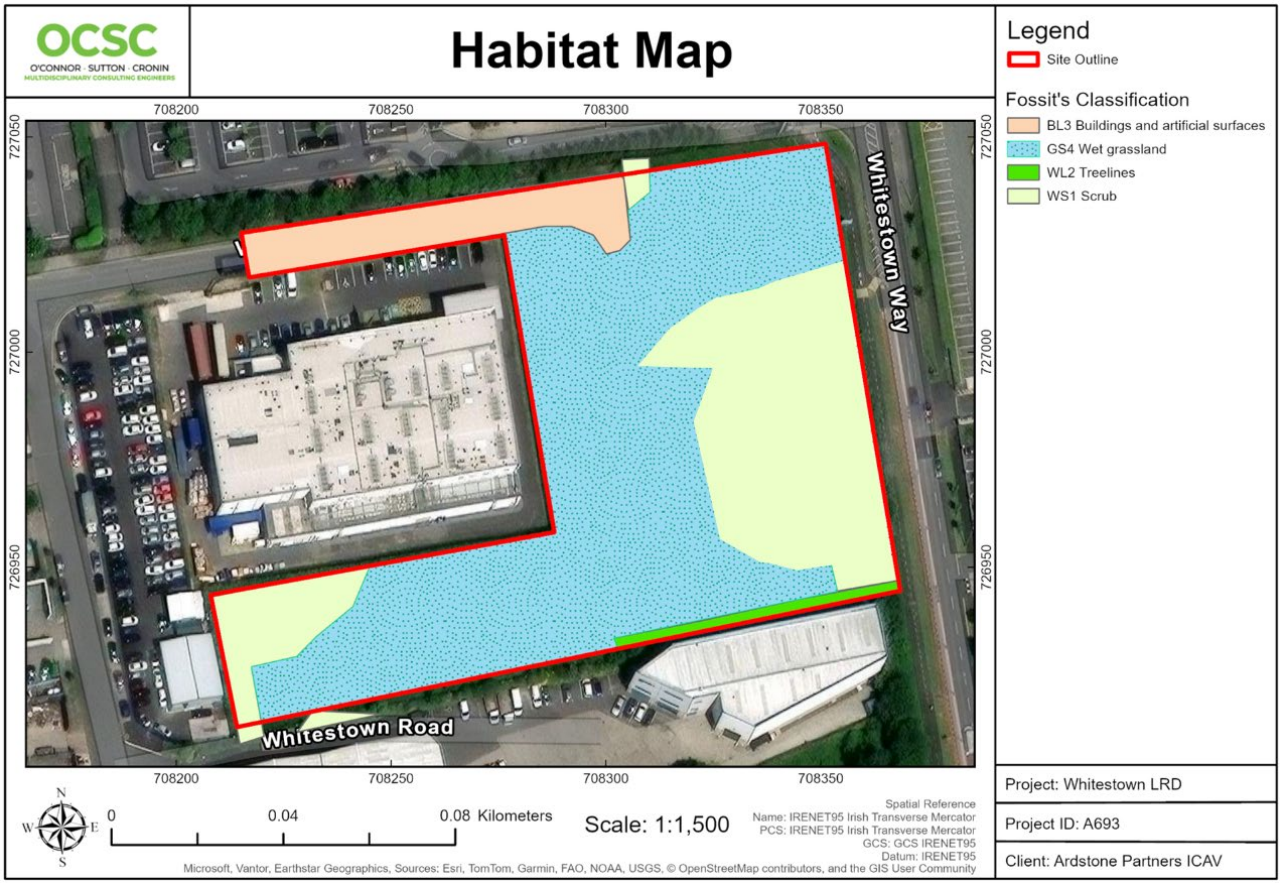

Figure 5.1:Habitat map showing the habitats found on and near the site (OCSC 2025).

5.1.1 SCRUB (WS1)

Scrub habitat is found throughout the site in the southwest section of the site with an area of scrub/transitional woodland in the east of the site. The dominant species present is Willow (*Salix spp*) with an understorey of Bramble (*Rubus fruticosus*), Stinging Nettles (*Urtica dioica*), White Clover (*Trifolium repens*) and Bush Vetch (*Vicia sepium*), Meadowseet (*Filipendula ulmaria*), Fireweed (*Chamaenerion angustifolium),* Butterfly Bush (*Buddleja davidii*), Wild Cherry (*Prunus avium*), Wintergreen Barberry (*Berberis Julianae*), and Wild Teasel (*Dipsacus follonum*). See Figures 5.2. Scrub provides resources and shelter for birds, mammals and insect.

However, due to the small size of the habitat and its frequency in the local area this habitat is of **Low Local Importance.**

Figure 5.2: Scrub/ transitional woodland located in the east of the site.(Source: OCSC 2025)

Figure 5.3: Scrub habitat located in the southwest of the site (Source: OCSC, 2025).

5.1.2 WET GRASSLAND (GS4)

Wet Grassland is the prominent habitat on site making up the majority of the surveyed area. The dominant species present on site include Heath Rush (*Juncus squarrosus*) Reed Canary Grass (*Phalaris arundinacea*), Ribwort Plantain (*Plantago lanceolata*), Marsh thistle (*Cirsium plalustre*), Ragwort (*Senecio squalidus*) and Fireweed (*Chamaenerion angustifolium*). See Figure 5.4. This is a relatively large habitat; additionally wet grassland is not commonly occurring in the area and as such it is of **Local Low Importance.**

Figure 5.4: Wet Grassland (GS4) located in the southwest of the site (Source: OCSC 2025)

5.1.3 TREELINES (WL2)

There is a small section of treelines along the southern border of the site. Dominant species present include Rusty Willow (*Sailx cinera*), Goat Willow (*Salix caprea*) and Hazel (*Corylus avellana*). See Figure 5.5. This is a small habitat and commonly occurring in the local area as such it is of **Low Local Importance.**

Figure 5.5: Treelines (WL2) located on the southern boundary of the site (Source: OCSC 2025)

5.1.4 BUILDINGS AND ARTIFICIAL SURFACES (BL3)

There is a small section of Buildings and Artificial Surfaces located in the northwest of the site, namely a section of road leading from Tallaght Business Park. See Figure 5.6. This habitat is of **Low Local Importance.**

Figure 5.6: Buildings and Artificial Surfaces located in the northwest of the site (Source: OCSC 2025)

5.1.5 HABITAT EVALUATION

Table 5.1: Potential impacts on Habitats identified on site.

Ecological features	Evaluation	Impacts	Significance of impacts	Duration & Likelihood
WS1 Scrub	Low Local	Entire habitat within the site will be removed	Low	Long term, certain
Wet grassland GS4	Low Local	Entire habitat within the site will be removed	Low	Long term, certain
Treelines WL2	Low Local	Entire habitat within the site will be removed	Low	Long term, certain
Buildings and Artificial Surfaces BL3	Low Local	Part of the habitat within the site will be removed	Low	Long term, certain

There were 4 different habitats identified using Fossitt 2000 during the survey. The site is set in an urban environment with the majority of the habitats being natural. No listed or protected habitats were identified during the habitat survey. Although the proposed works have the potential to negatively impact on the habitats identified on and adjacent to the site, based on the results of this survey, these impacts will not result in the reduction of rare species or habitat types. Therefore, habitats can be scoped out of this assessment and removed from further consideration within this report.

5.2 FAUNA

5.2.1 BATS

5.2.1.1 DESKTOP SURVEY

The NBDC's online viewer was consulted to identify recorded bat sightings in the site and in the wider area. One bat species, Daubenton's Bat (*Myotis daubentonii*) has previously been recorded within the 2km grid square (O02Y) in which the site is located.

The suitability index of the area for bats is considered moderate (24.67 on a scale that ranges from 0 to 100 with 0 being least favourable and 100 most favourable for bats). The index is for all species and the suitability indices for individual species are shown in Table 5.2 and shown graphically in Figure 5.7.

Table 5.2: Suitability Index for all bat species

Species	Suitability Index
All Bats	24.67
Pipistrellus pygmaeus	33
Plecotus auritus	36
Pipistrellus pipistrellus	40
Rhinolophus hipposideros	0
Nyctalus leisleri	40
Myotis mystacinus	18
Myotis daubentonii	15
Pipistrellus nathusii	11
Myotis nattereri	29

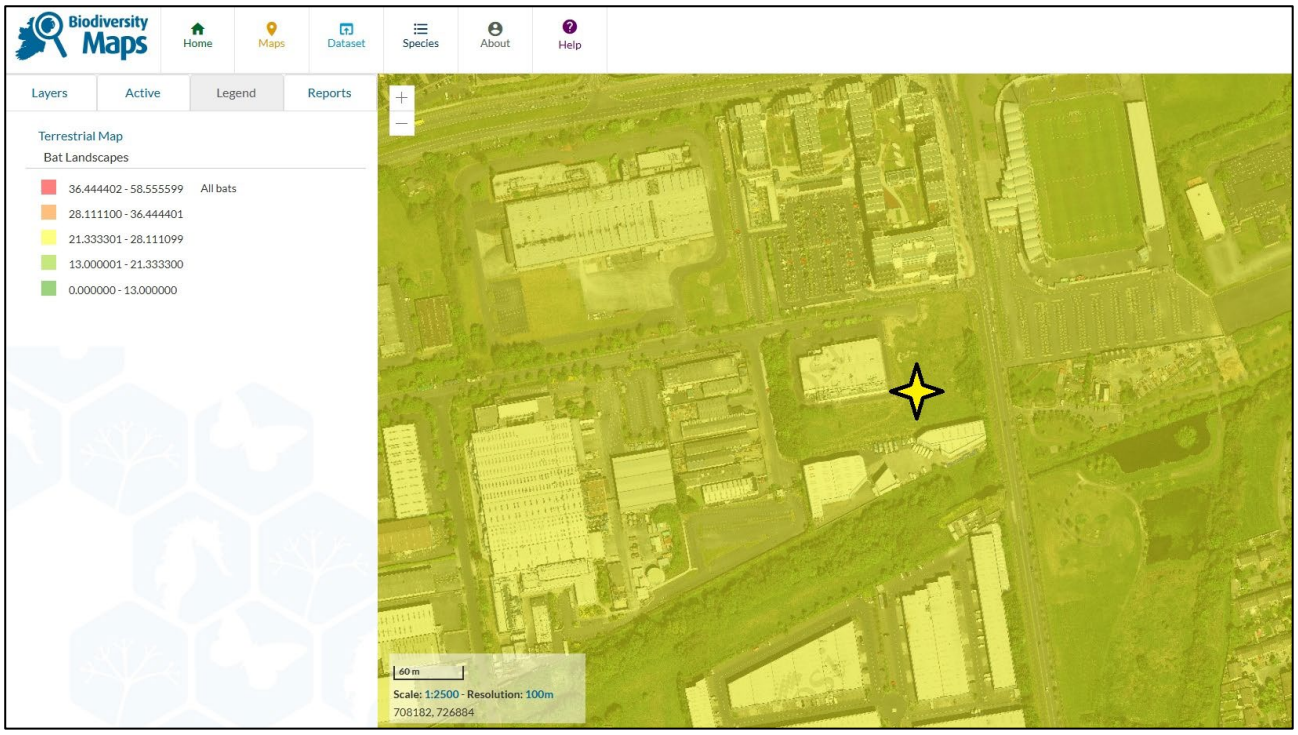

Figure 5.7: Suitability index for all bats in the site and surrounding areas; site location shown by yellow star (NBDC, 2025)

5.2.1.2 VISUAL ROOST SURVEY

A preliminary roost assessment (PRA) is an initial survey conducted to evaluate the potential presence of bat roosts within structures or trees that may be affected by proposed developments. This assessment is a critical component of the planning process, ensuring compliance with conservation regulations with guidance from Bat Conservation Trust guidelines (Collins, 2016) and the protection of bat populations.

Purpose of a PRA:

- Identify Potential Roosting Sites: Determine if buildings, trees, or other structures offer suitable conditions for bats to roost.

- Detect Signs of Bat Activity: Look for evidence such as droppings, feeding remains, grease marks, or actual sightings of bats.
- Assess Surrounding Habitat: Evaluate the quality of nearby foraging grounds and commuting routes that bats might use.

A preliminary roost assessment was carried out to identify, from ground level in daylight, any Potential Roost Features (PRFs) within trees that had suitability to support roosting bats. The survey was non-destructive, and relevant Potential Roost Features (PRFs) were visually inspected to identify any evidence of bat roosting. Signs of bat use include bat droppings, feeding remains, and potential bat access points identified by characteristic staining and scratches, noise made by bats, etc. PRFs are described according to the scheme outlined in Table 5.3, below.

All visible areas were viewed from ground level. Surveyors also used an endoscope and a thermal camera to investigate any openings. The survey was non-destructive. Results of the survey are included in Table 5.4.

Table 5.3:Scheme for describing the potential suitability of features for bats.

Suitability	Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats. Examples: New buildings with solid, intact roofs and walls; young trees lacking cavities or peeling bark. Survey Recommendations: No further bat surveys are typically required.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, i.e. unlikely to be suitable for maternity or hibernation. A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential. Examples: Buildings with a few small gaps or cracks; trees with minor features like sparse ivy cover or shallow bark fissures. Survey Recommendations: A single emergence survey during the active season (May to September) is advised to confirm the presence or absence of bats. Individual trees with a low suitability do not require a survey.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type, only the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed). Examples: Buildings with multiple access points and internal cavities; trees with significant features like dense ivy, substantial branch splits, or small cavities. Survey Recommendations: Two dusk emergence surveys between May and September, with at least one survey conducted during the optimal period (May to August).
High	A structure or tree with one or potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. Examples: Buildings with extensive roof voids, large

	accessible cavities, and diverse entry points; veteran trees with multiple substantial cavities, thick peeling bark, or deep splits. Survey Recommendations: At least three dusk emergence surveys between May and September, with two surveys conducted during the optimal period (May to August).

Table 5.4: Features of interest identified on site.

Type of Structure	Feature locations and Descriptions	Suitability	Co-ordinates
Immature Woodland	 Immature Aspen woodland located in the southeast of the site.	Negligible	(53.281967, -6.375331)

Immature trees are not suitable for bat roosting due to the lack of roosting features in the trees such as cracks, crevices and ivy cover to support bat roosting as such. Similarly the site is set in an urban industrial area with high levels of light and noise pollution which further decrease the suitability of the site to support bat roosting. Therefore, the immature Woodland was determined to have a negligible roosting potential. The site was assessed using the Pulsar Thelos XL50 thermal camera and V5555 Qyteco endoscope. No evidence of bat roosting was observed during the site visit. Nor were any suitable roosting features identified on site therefore, bats can be scoped out of this assessment and will not require further consideration within this report. The site is evaluated as being of **Low Local importance** to bats.

5.2.2 BADGERS

Eurasian Badgers (*Meles meles*) are protected under the Wildlife Act of 1976 (as amended) and the Wildlife (Amendment) Act of 2000 in Ireland and under the EU Habitats Directive (Directive 92/43/EEC) in the European Union. These acts provide legal protection for badgers and their setts (burrows). The primary purpose of the legislation is to safeguard badgers from disturbance, harm, or destruction.

Under the Wildlife Act, it is illegal to wilfully interfere with badger setts, harm or kill badgers, or possess or sell live or dead badgers or their parts without a license. The legislation also prohibits activities that could result in the destruction of a badger sett or the obstruction of a badger's access to its sett. Under the Habitats Directive, badgers are listed as a protected species, specifically under Annex III. This listing means that member states of the EU are obligated to take necessary measures to ensure the conservation of badgers and their habitats.

According to the NBDC, there are no records of the Eurasian Badger within the 2km grid square (O02Y) in which the site is located. The footprint of the proposed works was searched for evidence of badgers including the presence of setts, foraging evidence, access runs, hairs caught on wires and bushes, tracks, and prints none of which were identified on site. The habitats identified on site were determined to be unlikely to support badgers, therefore badgers can be scoped out of this assessment and will not require further consideration within this report. Due to the lack of suitable habitats to support badgers the site is evaluated as being of **Low Local importance** to badgers.

5.2.3 EUROPEAN HEDGEHOG

In Ireland, Eurasian Hedgehogs (*Erinaceus europaeus*) are protected under the Wildlife Act of 1976 (as amended), which prohibits the killing, capturing, or disturbance of hedgehogs and their nests without a license. The Wildlife Act also prohibits the sale, possession, or transport of live or dead hedgehogs without authorization. At the EU level, the Eurasian Hedgehog is not currently listed as a protected species under the EU Habitats Directive (Directive 92/43/EEC).

According to the NBDC, there were 14 records of the Eurasian Hedgehog from the 2km grid square (O02Y) in which the site is located, most recently in 2023. The habitats within the site are suitable to support hedgehogs.

However, no evidence was observed to suggest that hedgehogs are using the site. Although no evidence of Eurasian Hedgehogs was found on site they cannot be ruled out as they are nocturnal animals and any potential evidence of their presence on site would be subtle. Due to the fact they have previously been recorded in the 2km grid square (O02Y), the surrounding area also has multiple suitable habitats to support hedgehogs and the habitats on site which will be removed were deemed to be suitable to support hedgehogs they cannot be scoped out of this assessment and will require further consideration within this report. The site is evaluated as being of **Local High importance** to Hedgehogs due to the highly suitable habitats found on site.

5.2.4 BIRDS (GENERAL)

All wild birds in Europe benefit from legal protections under the Birds Directive, which focuses on safeguarding species and their habitats, preventing harmful activities, and promoting sustainable practices. These measures make Europe a leader in bird conservation on a global scale. In article 1 of the Birds Directive provides general protection for all wild bird species, covering their natural habitats and key life cycle stages.

According to the NBDC, there were 74 species of birds recorded within the 2km grid square (O02Y) in which the site is located. Of those 74 species, 37 have been granted additional protection due to their conservation status:

Table 5.5: Protection status of Birds previously recorded in the 2km grid square (O02Y) within which the site is located

Species	BoCCI protection
Black-headed Gull (*Chroicocephalus ridibundus*)	Red
Brambling (*Fringilla montifringilla*)	Amber
Common Gull (*Larus canus*)	Amber
Coot (*Fulica atra*)	Amber
Cormorant (*Phalacrocorax carbo*)	Amber
Goldcrest (*Regulus regulus*)	Amber
Goldeneye (*Bucephala clangula*)	Red
Greenfinch (*Chloris chloris*)	Amber
Grey Wagtail (*Motacilla cinerea*)	Red
Herring Gull (*Larus argentatus*)	Amber
House Martin (*Delichon urbicum*)	Amber
House Sparrow (*Passer domesticus*)	Amber
Kestrel (*Falco tinnunculus*)	Red
Kingfisher (*Alcedo atthis*)	Amber
Lapwing (*Vanellus vanellus*)	Red
Lesser Black-backed Gull (*Larus fuscus*)	Amber
Linnet (*Linaria cannabina*)	Amber
Little Egret (*Egretta garzetta*)	Green
Little Grebe (*Tachybaptus ruficollis*)	Green
Mallard (*Anas platyrhynchos*)	Amber
Meadow Pipit (*Anthus pratensis*)	Red
Mistle Thrush (*Turdus viscivorus*)	Green

Mute Swan (*Cygnus olor*)	Amber
Redwing (*Turdus iliacus*)	Red
Robin (*Erithacus rubecula*)	Green
Rock Dove (*Columba livia*)	Green
Sand Martin (*Riparia riparia*)	Amber
Snipe (*Gallinago gallinago*)	Red
Sparrowhawk (*Accipiter nisus*)	Green
Starling (*Sturnus vulgaris*)	Amber
Stonechat (*Saxicola rubicola*)	Green
Swallow (*Hirundo rustica*)	Amber
Swift (*Apus apus*)	Red
Teal (*Anas crecca*)	Amber
Tufted Duck (*Aythya fuligula*)	Amber
Willow Warbler (*Phylloscopus trochilus*)	Amber
Woodcock (*Scolopax rusticola*)	Red

The footprint of the proposed works was examined for any sightings of birds with additional protected status and any evidence of nesting. A Common Gull (*Larus canus*) which is an amber listed species was observed flying above the site. No bird species with an additional protection status were recorded or observed on site during the site walkover. Goldfinch (*Carduelis carduelis*) and Hooded Crow (*Corvus cornix*) were also recorded/observed during the site walkover.

Overall, there was a low level of bird activity. No evidence of nesting of any protected species or any other species were encountered. Overall, the site area was deemed moderately suitable for bird presence due to the suitability of the environment. Considering this project involves the clearance of trees and other vegetation, birds cannot be scoped out of the assessment and will require further consideration within this report. It is likely that common species (those not granted additional protection status) would breed in the Scrub (WS1), Treeline (WL2) and Immature Woodland (WS2) habitats onsite. These species are common species found in rural and

urban landscapes. Overall, the breeding populations within the site are considered to be of **Low Local importance.**

5.2.5 KINGFISHER

In Ireland, the Kingfisher (Alcedo atthis) is a notable bird species closely associated with aquatic habitats. Kingfishers thrive near rivers, streams, and other water bodies and are strongly associated with freshwater environments, making them excellent indicators of the health of Ireland's river systems. Kingfishers prefer slower, more placid water for hunting. Maintaining clean rivers and water bodies is essential for the survival of this species, as they are sensitive to pollution and habitat degradation.

The Kingfisher is protected under Annex I of the EU Birds Directive (Directive 2009/147/EC), a legislation aimed at conserving wild birds and their habitats across the European Union. The protection status of Kingfishers under the Birds Directive includes the prohibition of deliberate killing, capturing, or disturbance of the birds. It also includes safeguarding their breeding sites and resting places to preserve the Kingfisher's habitats and ensure their survival.

According to the NBDC, there are 10 previous records of Kingfishers in the 2km grid square (O02Y) within which the site is located most recently in 2023. Suitable banks for nesting are required in breeding season, but nest-sites can be over 250 m from foraging waters and can occur infrequently in walls, rotten tree stumps, concrete tunnels in canal banks, or in the burrow of Sand Martin (Riparia riparia). Suitable Kingfisher nesting banks are generally tall vertical banks with soft material into which they can dig their burrows. Although the Whitestown stream is not located within the site boundary, is it located circa 60m south of the site therefore, the footprint of the proposed works was searched for evidence of Kingfishers such as nesting burrows, droppings with scales, and feeding remains. No Kingfishers were recorded during the survey, similarly no evidence of Kingfishers such as nesting burrows, droppings with scales or feeding remains were observed therefore Kingfishers can be scoped out of this assessment and removed from further consideration within this report.

5.2.6 AMPHIBIANS

According to the NBDC, there are 18 records of Common Frogs (*Rana temporaria*) within the 2km grid square (S55B) in which the site is located most recently in 2023. No amphibians were recorded during the survey; however, some suitable habitats were present in the form of waterlogged areas within the wet grassland (GS4) habitat in the north of the site see figure 5.7. Although no evidence of Amphibians were recorded on site they cannot be ruled out as they are allusive species with the Common Newt (*Lissotriton vulgaris*) and Common Frog (*Rana temporaria*) both hibernating during the winter beginning in late October and the Common Newt

being nocturnal. Therefore, Amphibians cannot be scoped out of this assessment and will require further consideration within this report. The site is Evaluated as being of **Local High importance** to amphibians.

Figure 5.8: Waterlogged area in the north of the site (Source: OCSC 2025)

5.2.7 INVERTEBRATES

According to the NBDC, there are no protected invertebrate species recorded within the 2km grid square (S55B) in which the site is located. Works are not predicted to have impacts on any protected species. Therefore, Invertebrates are scoped out of this assessment and excluded from further consideration within this report. This site is considered to be of **Low Local Importance** for invertebrate species due to the relatively low habitat and species diversity found on site and the absence of any protected invertebrate species.

5.3 INVASIVE SPECIES

According to the NBDC there are 9 records of invasive species within in the 2km grid square (O02Y) in which the site is located: American Skunk-cabbage (*Lysichiton americanus*), Butterfly-bush (*Buddleja davidii*), Giant Knotweed (*Fallopia sachalinensis*), Japanese Knotweed (*Fallopia japonica*), Sycamore (*Acer pseudoplatanus*), Three-cornered Garlic (*Allium triquetrum*), Harlequin Ladybird (*Harmonia axyridis*), Grey Squirrel (*Sciurus carolinensis*) and Rabbit (*Oryctolagus cuniculus*).

During the site walkover (on the 14th of November 2025), one invasive species was identified within the site Butterfly Bush (*Buddleja Davidii*). Butterfly Bush was recorded in the Scrub (WS1) habitat in the southwest section of the site see Figure 5.8. Although Butterfly Bush was observed on site, no third schedule invasive species were recorded/observed during the site walkover. Therefore, invasive species can be scoped out of this assessment and will not require further consideration within this report.

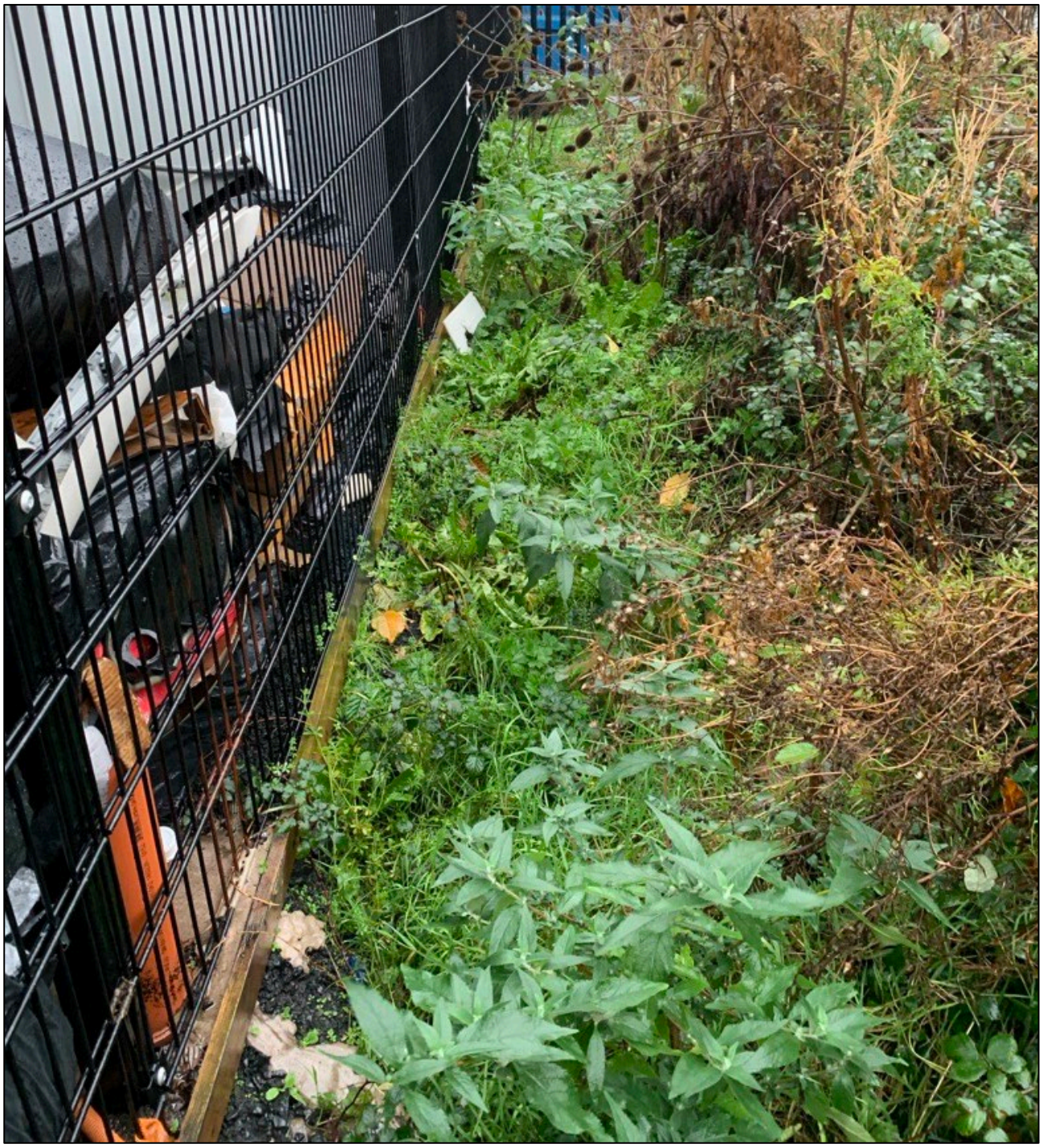

Figure 5.9: Butterfly Bush (Buddleja davidii) observed in the Scrub (WS1) habitat in the southwest of the site.

5.4 NATURA 2000 (EUROPEAN SITES)

There are two Natura 2000 sites within the 5km potential zone of influence of the proposed site, the Glenasmole Valley SAC (001209) located 2.58km south of the site and the Wicklow Mountains SAC (002122) located 4.88km south of the site. Due to the distances from the site and the lack of hydrological connections,

no significant impacts on Natura 2000 sites are predicted. Therefore, Natura 2000 sites can be scoped out of this assessment and removed from further consideration within this report.

5.5 NATIONALLY IMPORTANT SITES

There are four nationally designated sites within the 5km potential zone of influence of the proposed development; Dodder Valley pNHA (000991), Lugmore Glen pNHA (001212), Glenasmole Valley pNHA (001209) and Slade of Saggart and Crooksling Glen pNHA (000211). The nearest, the Dodder Valley pNHA, is located 1.4km SE of the site. Due to the distance to these sites and the lack of hydrological connections, impacts to these sites are predicted to be unlikely, but will be negligible and temporary should they arise. As a result, these sites can be scoped out of this assessment and excluded from further consideration in this report.

5.6 SUMMARY OF EVALUATION OF ECOLOGICAL FEATURES

Table 5.6 summarises the ecological features described and evaluated in the preceding sections of this chapter. The importance of these features is summarised along with their legal status and rationale for not carrying forward any features for detailed assessment.

Table 5.6: Summary of evaluation of ecological features.

Ecological Feature	Scale at which Feature is important	Comments on legal status and/or importance
Natura 2000 sites	International	Due to the distance from the site to nearby Natura sites and the lack of hydrological connections. Natura sites have been scoped out and will not require further consideration within this report.
pNHA/NHA	National	pNHA/NHA sites have been scoped out due to distance. from the site and/ or the lack of ecological connectivity to the site via the landscape or surface water features.
Habitats	Local (Higher)	The habitats present evaluated as important at the site level are sufficiently widespread and commonly occurring within the landscape. The habitats are resilient, so they do not require detailed assessment.
Mammals	Local (Higher)	Due to the suitability of the site hedgehogs have not scoped out of this assessment and will require further consideration within this report. All other mammals scope out and will not require further consideration within this report.
Birds (General)	Local (Higher)	One protected bird species was recorded during the site walkover. Additionally, the site was determined to be moderately suitable to support nesting and breeding. Considering the project involves the clearance of trees and other vegetation, birds cannot be scoped out of this assessment and will require further consideration within this report.
Kingfishers	Local (Higher)	No evidence of Kingfishers was found on site. Therefore, Kingfishers can be scoped out of this assessment and removed from further consideration within this report.
Bats	County	No suitable roosting features were recorded on site; therefore, bats can be scoped out of this assessment and will not require further consideration within this report.
Amphibians	Local (Higher)	No evidence of amphibians was found on site; however suitable habitats were found on site. Therefore, amphibians cannot be scoped out of this assessment and will require further consideration within this report.
Invertebrates	Local-County (Higher)	No evidence of Invertebrates was found. Therefore, they can be scoped out of this assessment and removed from further consideration within this report.
Invasive species	County	No Third Schedule Invasive species were recorded on site. Therefore, invasive species can be scoped out and removed from further consideration within this report.

6 ASSESSMENT OF EFFECTS

This report was prepared for the proposed Large Scale Residential Development at Whitestown Way, Tallaght, Dublin 24. The works include: the construction of 169 residential units across 2 apartment blocks, 356.5sqm of commercial areas across two units, a creche (162.8sqm) open space, a new road at the site's south, connecting Whitestown Way (east), car and bicycle parking spaces all on a c. 1.32 ha site.

This section sets out the potential impacts and effects of these works on important ecological features. The information available from the desk study and fieldwork has been used to identify impacts and the significant effects including positive, negative, direct, indirect, and cumulative effects.

6.1 DO NOTHING IMPACT

In the absence of development, it is assumed that the proposed site would remain basically unchanged. The Do-Nothing Impact would result in no positive or negative change in the ecological interest of the site over time.

6.2 POTENTIAL IMPACTS OF THE DEVELOPMENT

Construction impacts:
The proposed development creates the potential for impact to the local surface waters from the use of plant and machinery, from materials used in and during the development such as cementitious products, paints, and petroleum hydrocarbons, and from debris and dust generated during the development. In addition, the clearance of vegetation throughout the site create a potential for erosion of bare ground and/or sediment movement resulting from surface run-off during the construction phase. This can lead to disturbances in local bird and fish species.

The proposed works at the site is unlikely to impact nearby designated sites due to the nature and scale of the works, the distance to designated sites, and the lack of hydrological connections. In addition, the appointed contractor will be required to prepare and implement a Construction Environmental Management Plan (CEMP) which will address potential environmental impacts such as release or spillage of fuels from equipment or sediment-laden runoff during the construction phase.

The potential impacts of developing the site are limited to habitat loss, temporary disturbance, and displacement of species.

<u>Invasive Species:</u>
One invasive species was found on site, Butterfly-bush (Buddleja davidii). Mitigation measures for these are proposed in Chapter 7.

Watercourse:

The Whitestown Stream is situated circa 60m south of the site boundary. The proposed development does not involve any direct in-stream interventions. The watercourse's overall hydrological regime is not expected to be impacted. The proposed outfall location utilises the existing foul drainage network, resulting in minimal changes and maintaining conditions that are largely consistent with the existing conditions.

Fauna:

Habitats likely to support European Hedgehogs, Birds and Amphibians are to be removed from the site to facilitate the development. Mitigation measures for these are outlined in Chapter 7.

There will be no diversion to the flow of the river, therefore, no specific mitigation measures are required beyond those general measures implemented to prevent runoff of materials into the stream.

Operational impacts:

No significant impacts to designated sites are predicted during the operational phase of the project.

6.3 CUMULATIVE IMPACTS

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other existing, proposed, or permitted plans and projects, can result in significant effects.

Within the immediate area, the effects of the proposed construction are likely to include habitat degradation of commonly occurring and widespread habitats as well as temporary disturbance and displacement of species within the immediate surroundings of the site.

Grants of planning permission in the vicinity of the site were reviewed to identify works of a significant scale which may produce in-combination effects with the proposed works. The following planning grants of larger than single domestic scale were identified:

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
SD25A/0271W	Blenders intend to apply for Retention Permission and Permission for development on lands at Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75. The development for which retention permission is sought consists of minor works arising from deviations to the permitted finished goods warehouse associated with SD23A/0277 as follows: 1.Single storey office, staircase and utility rooms (1 no. panel room and 1 no. fire hose reel pump room) to the north-west of the finished goods warehouse with roof plant over. 2. Standalone bicycle shed to the north east corner of the site. 3. Widening of the internal road in the southwest corner of the site to accommodate additional HGV staging spaces. 4. Relocation of pedestrian walkway to the front of car parking spaces to the north-west of the site. 5. Associated lighting, landscaping, retaining gabion wall and drainage arrangements. Planning permission is sought for: • alterations to the existing entrance to the south of the site in order to prevent HGVs striking the ground surface on entry/exit along with replacement gates and fencing. •new landscaping (including additional planting) •omission of permitted sprinkler tank and meter room from that permitted under SD23A/0277 All associated site works.	Decision date: April 21, 2026. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0230	Development of a welfare facility to accommodate a future bus layover which was approved as part of the D24 Neighbourhood Cycle Network Scheme. The proposed development consists of a bus driver welfare facility comprising of two toilet units circa 6 m2 each, hard standing area, and associated infrastructure. The proposed development is approximately 0.05 hectares (ha) in size.	Decision Date: 20/12/2023. Request for further information Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site. Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
316828	Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.		Dust and noise during construction phase.	Approximately 270m north of the site. Tallaght/Clondal	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
				kin to Dublin City.	combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0277	Construction of a finished goods warehouse (including freezer room) at the south side of the existing Blenders manufacturing facility. The proposed extension will have a gross floor area of 3,900 sq.m and a maximum height of 20.5m. Also, ancillary works including: PV panels to new proposed warehouse roofs, 3 no. additional loading dock levellers, Relocation of existing carparking (no change in numbers) including provision of 4 no. EV charging spaces and 2 no. accessible parking spaces, 35 no. cycle parking spaces., New HGV staging area to accommodate 4 trucks., Construction of new sprinkler tank (10m high) and pump room (3m high) to the south west of the site along with retaining wall., Provision of internal connections to the main Blenders building., Fire escape door to western elevation of main Blenders building. All associated site works including landscaping, drainage infrastructure and a new path to east of site.	Permission granted on the 10/5/2024. Valid until the 9/5/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD24A/0174	The Development will consist of the installation of 1,611 msq solar photovoltaic Panels to various rooftops of the existing building at Blenders, Whitestown Road, Tallaght, Dublin 24, D24VY75	Permission granted on 14/10/2024. Valid until the 13/10/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site.
SD25A/0143W	• Part change of use at ground floor level from office use to warehouse / logistics use (with a Gross Floor Area (GFA) of 944 sq.m) and light industry- manufacturing / food processing use (GFA of 1,860 sq.m), including ancillary staff welfare facilities, with the remainder of the existing floorspace (GFA of 712 sq.m) unchanged from the existing office use;	Permission granted on 29/1/2026. Expiry Date 9/3/2031 Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 500m southwest, The Former Meridian Building, Whitestown Drive, Tallaght Business Park,	Sufficient distances between the sites and the nearest Natura site.

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
	• Proposed extension to the rear / south elevation of the existing building (with a GFA of 861 sq.m), comprising one level with a height of 7.47m, to provide an additional ancillary store to the proposed light industry- manufacturing / food processing use; • Proposed two storey extension (GFA of 13 sq.m) to the north elevation to provide an additional lift shaft and proposed extensions to the northern and west elevations to provide additional lobby / entrance areas (12 sq.m); • Provision of additional floorspace at first floor level (within the existing building envelope) to provide an additional 1,040 sq.m (GFA) of office floor space, ancillary staff welfare facilities, ancillary innovation and testing rooms, storage and plant rooms, and an additional 163 sq.m (GFA) of a mezzanine storage area; • Associated internal reconfigurations and installation of new internal partition walls, and associated alterations to the elevations including materials and fenestration arrangement, additional loading bays and roller shutter doors; • Provision of associated signage including an internally illuminated sign adjacent to the security entrance gate, a directional sign, internally illuminated signage over the entrance doors to the unit and 2 no. signs over entrance canopies; • Reconfigured car parking to provide 72 no. car parking spaces (a reduction from 134), widening of the internal service road, provision of new pedestrian footpaths from the estate road, internal segregated pedestrian footpaths and crossing, and the provision of a security fence and gate; • The proposal includes dock leveller, landscaping, bicycle store, external store with WC/garden store/bin store, plant compound, PV panels to new rear extension roof and bicycle store roof, surface water drainage, including detention pond and swale, and all associated works. The proposed development results in an overall increase of 2,089 sq.m in the total GFA of the unit from 3,516 sq.m to 5,605 sq.m, comprising office, warehouse / logistics, light			Dublin 24, D24 HH50	

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
	industry manufacturing / food processing uses, and ancillary staff welfare facilities, innovation and testing rooms, storage and plant rooms.				
SD218/0004	Killinarden Park upgrade, total site area approx. 20ha and Greenway with landscaped pedestrian/cycle route within Killinarden Park and between Killlinarden Park and Sean Walsh Park, total site area approx. 4.50ha. The works will comprise: • Strategic walk/cycleway with bat sensitive lighting along Whitestown Stream; new and enhanced entrances, including new road crossings at Killinarden Heights , Whitestown Drive, Whitestown Way and Killinarden Way/Killinarden Estate (with a revised carriageway arrangement); feature areas at primary and secondary accesses; a Primary Oval footpath and walking/exercise circuit 1km in length; existing secondary footpath network retained and resurfaced where required; and a new footbridge crossing the Whitestown Stream within the park. • Replacement and new park perimeter walls/railings where required and retention of existing private walls/railings. • Linear play trails; seating; two natural play areas; outdoor fitness and calisthenics equipment; a Multi-use Games and Skate Area; upgrade of existing grass sports pitches to include re-levelling where required. • Biodiversity and landscape improvements including a community orchard; wildflower meadows; surface water swale; willow; native woodland; informal tree groups; Signature Trees; and retention of existing tree groups and scrub where shown. • Installation of CCTV Cameras for monitoring by An Garda Siochána and South Dublin County Council. • All ancillary works.	Permission granted on the 12/07/2021. Valid until the 11/07/2026. Overlap of construction stages unlikely.	Dust and noise during construction phase.	Approximately 40m south, Whitestown and Killinarden, Tallaght, Dublin 24	Sufficient distances between the sites and the nearest Natura site. The Ecological Impact Assessment report submitted as part of this application concluded that the proposed development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
SD23A/0231	Located on a section of Belgard Square South. The development includes the closure of the slip road from Belgard Square South onto the N81. This development is proposed to accommodate the increase in the volume of buses in the area as a result of the changes proposed under BusConnects. The volume of buses is set to increase from 22 to 49 buses per hour. It forms part of Government efforts to improve public transport and address climate change nationally, supporting national strategies such as the National Development Plan 2021 - 2030 and the Climate Action Plan 2023. The layover facility will be comprised of bus parking for 10 buses and welfare facilities for drivers. The development consists of two separate parking areas with 7 bus bays in the south layover and 3 in the layby to the north of Belgard Square South. There will be one entrance point into the layover area located on the southern side of Belgard Square South. This layover area will have 2 egress points with a right turn ban in place. There will be a layby located on the northern side of Belgard Square South, across from the layover area. The layover area includes a bus driver welfare facility comprising of two toilet units. The proposed Development includes the closure of the hard shoulder on the northern side of the N81 to accommodate the realignment of the cycle track along the N81. The proposed development includes all the associated works to facilitate the bus layover and welfare facility. This includes drainage works, utility diversions, public lighting, fencing and landscaping. The overall area of the site is approximately 0.7 ha.	Permission granted on the 7/10/2024. Valid until 6/10/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 440m northeast, Parcel of land at Belgard Square South, within the Townlands of Tallaght	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report submitted as part of this application concluded that the proposed development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.

The planning applications identified above, or any other projects which are proposed or currently under construction, are not anticipated to cause in-combination effects on European sites, national sites, and local habitats. Therefore, it is considered that in-combination effects with other existing and proposed works in proximity to the application area would be unlikely, neutral, not significant, and localised. It is concluded that effects on European sites, national sites and local habitats as a result of the project, either alone or combination with other projects, are predicted to be negligible and unlikely.

The South Dublin Development Plan 2022-2028 was consulted to assess any impacts of the proposed works along with future development projects planned within the surrounding area. The Development Plan identifies areas within the county outlined for development along with the development aims. No such plans were identified.

The development plan is unlikely to produce any negative in-combination effects to the site. The proposed development will likely provide positive in-combination effects to the development plan within the vicinity of the site to help achieve their objectives and goals.

7 MITIGATION

In this section, the minimum mitigation measures to be employed by the appointed Contractor(s) during construction and/or during operation are presented.

7.1 PRE-CONSTRUCTION SURVEYS

At least one month in advance of construction, and within the appropriate season, the following surveys must be carried out:

- Pre-commencement survey for Invasive species if more than 12 months has passed since the OCSC site survey.
- Nesting Bird surveys if works are to be conducted during the nesting season 1st of March to the 31st of August.
- Hedgehog Surveys if the works are to be conducted during the breeding season for Hedgehogs 1st of April to the 31st of September.

7.2 PRE-CONSTRUCTION PHASE

The following mitigation measures will be implemented prior to commencement of site works:

- All existing trees adjacent to the proposed development boundary that are to be retained shall be protected from root damage by machinery by means of an exclusion zone of at least seven metres or equivalent to canopy height. Such protected trees shall be fenced off by adequate temporary fencing prior to other works commencing as required by NRA guidance (NRA 2006b).

7.3 CONSTRUCTION PHASE

The following general construction phase mitigation measures will be implemented on the site:

- In the event that bats are found on the proposed development site during construction works, works will immediately cease in that area, and the local NPWS conservation ranger will be contacted. The bats should be removed by hand by a suitably qualified bat surveyor.
- Concrete trucks, cement mixers, or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors, including drains and drainage ditches.
- Wash down water from concrete trucks, cast in-situ concrete, etc. will be collected in a suitable containment structure and taken off-site for appropriate disposal.
- Raw or uncured waste concrete will be removed from the site and disposed of in accordance with the relevant waste management legislation.
- Refuelling and lubrication of vehicles/machinery will only be carried out off site or within the bunded area and greater than 50m from the river.

- Appropriate spill control equipment, including oil booms and oil soakage pads, will be kept within the construction site to deal with any accidental spillage.
- Any spillage of fuels, lubricants or hydraulic oils will be immediately contained, and the contaminated soil removed from the site and disposed of in accordance with all relevant waste management legislation.
- All construction equipment will be checked daily prior to work commencing to ensure that it is mechanically sound to avoid leaks of oil, fuel, hydraulic fluids, and grease.
- Measures will be implemented to minimise waste and ensure correct handling, storage, and disposal of waste.
- In the event that invasive species are found onsite during construction, a management plan must be prepared and implemented. The management plan will detail the treatment programme which can be divided into three main stages: initial removal, control of stems and roots, and follow up. The management plan will quantify the number of invasive species and their characteristics (age, condition, and previous treatments) and begin clearance. Suitable conditions for the recovery of native ground flora will be created which will reduce open areas for recolonisation by invasive species. The management plan will detail acceptable timeframes for planned clearance and repeated treatments. As part of the plan, follow-up work will be necessary to remove any small plants and seedlings have been missed or that have germinated following the initial remediation phase.
- For the removal of any trees, a soft felling technique should be implemented to allow any birds/bats adequate opportunity to escape the affected tree. Soft felling should be carried out outside the bird nesting season. Trees should be gently pushed over rather than cut down, with the possibility of needing to excavate and sever roots in some cases. In order to ensure the optimum warning for any roosting bats or birds that may be present, an affected tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats/birds to become active. The trees will then be pushed to the ground slowly and should remain in place for a period of 48 hours to allow bats to escape and relocate to nearby trees.
- Construction works will be limited to daylight hours to avoid effects on fauna. The use of construction lighting will be limited to an absolute minimum. In general, artificial light creates a barrier for commuting bats so lighting should be avoided where possible. If any external lighting is required, it must be sensitive to the presence of bats commuting in the area. Directional lighting (i.e., lighting which is cowled away from sensitive habitats with no light spillage, in line with best practice) shall be used.
- An experienced Ecologist should be on site when required during construction works and site clearance to provide ecological advice to avoid and/or minimise ecological impacts.

7.3.1 HEDGEHOG (*ERINACEUS EUROPAEUS*) MITIGATION

- It is deemed that habitats on site proposed to be removed are likely to support European Hedgehogs (*Erinaceus europaeus*). No construction should be carried out during dawn or dusk as this is when Hedgehogs are most active. No heavy machinery should be used during the removal of Hedges or

Shrubs on site. A high-cut, low-cut method should be used when removing hedges and shrubs as this enables the identification of nests during the process.

- Where feasible, vegetation (e.g. hedgerows, trees, scrub and grassland) will not be removed, between the 1st of April and the 31st of September, to avoid direct impacts on hedgehog breeding.

7.3.2 BIRD MITIGATION

- Vegetation (e.g. hedgerows, trees, scrub and grassland) will not be removed, between the 1st of March and the 31st of August, to avoid direct impacts on nesting birds. Where the construction programme does not allow this seasonal restriction to be observed, then these areas will be inspected by a suitably qualified ecologist for the presence of breeding birds prior to clearance. Areas found not to contain nests will be cleared within 3 days of the nest survey, otherwise repeat surveys will be required.

7.3.3 AMPHIBIAN MITIGATION

- Amphibian fencing should be implemented around the project area to create a physical barrier to movement, preventing amphibians from entering the site during the construction phase.
- To avoid disturbing amphibians during migrations works in the wet grassland habitat will be executed during non-breeding period of amphibians (between February and June).
- Where practical in the context of construction, water levels will be maintained in any waterlogged areas used, or potentially used, by amphibians

7.3.4 CEMP

In addition to these measures, a Construction Environmental Management Plan (CEMP) has been prepared which addresses potential environmental impacts such as release or spillage of fuels from equipment or sediment-laden runoff during the construction phase.

8 CONCLUSION

The site for assessment is the proposed Large Scale Residential Development at Whitestown Way, Tallaght, Dublin 24. The works include: the construction of 169 residential units across 2 apartment blocks, 356.5sqm of commercial areas across two units, a creche (162.8sqm) open space, a new road at the site's south, connecting Whitestown Way (east), car and bicycle parking spaces all on a c. 1.32 ha site.

The report has identified the baseline ecological status of the site along with ensuring compliance with relevant national and European statutory requirements to guarantee that works will not negatively impact environmental receptors.

It is anticipated that the proposed works have the potential to negatively impact on the immediate surrounding environment. Potential concerns arising from the works include:

- Temporary disturbance of bird species due to the clearance of vegetation.
- Disturbance of European Hedgehogs due to the clearance of vegetation.
- Disturbance of Amphibian species due to the clearance of vegetation.

There will be a permanent loss of some habitat within the site, but as these are commonly occurring and widespread habitats within the area, the loss will not be significant. The proposed works are likely to impact birds, hedgehogs and amphibians which may be using the site. However, implementation of mitigation measures outlined in section 7 will reduce the likelihood and magnitude of these impacts. Given the nature of the development, its scale, and the localised and temporary nature of the construction effects identified as potential sources, it is concluded that, subject to implementation of recommended mitigation measures, the proposed project is not foreseen to give rise to any significant adverse effects on any designated European sites, nationally designated sites, and local habitats, alone or in combination with other plans or projects.

9 REFERENCES

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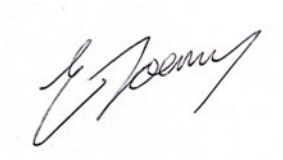
10 VERIFICATION

This report was compiled by Eoin Toomey, BA; reviewed by Rebecca Duane BSc, Ecologist, and approved by Eleanor Burke, BSc, MSc, DAS, MIEnvSc, CSci, and OCSC Director (Environmental).



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