

## Ecological Impact Assessment (EclA) for a Proposed Residential Development at McCauley Place, Naas, Co. Kildare



10<sup>th</sup> March 2026

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

**On behalf of:** McCauley Place.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. [info@altemar.ie](mailto:info@altemar.ie)

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

[www.altemar.ie](http://www.altemar.ie)

**Document Control Sheet**

Project	Ecological Impact Assessment (EclA) for a proposed residential development at McCauley Place (Beaufort), Naas, Co. Kildare.		
Report	Ecological Impact Assessment		
Date	10 <sup>th</sup> March 2026		
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Planning	Bryan Deegan	Gayle O'Farrell	13th May 2025
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# Introduction

## Background

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

The following EclA has been prepared by Altemar Ltd. at the request of McCauley Place. This project relates to a proposed residential development at McCauley Place (Beaufort), Naas, Co. Kildare.

## Study Objectives

The objectives of this EclA are to:

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

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

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

## Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments. Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

## Project Description

The development comprises the construction of a residential development for older persons located at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare.

Beaufort (house) is proposed to be retained and repurposed to facilitate a community room for the proposed residents and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is proposed.

The residential development will provide 44 no. 1 and 2-bedroom units across 3 interconnecting 4 storey blocks on a 0.48ha site. The development will also include a single storey rear garden pavilion, a single storey plant room, associated communal and public open spaces and 4 surface car parking spaces. Additional car parking (20 spaces) will be made available within the existing town centre car park located opposite the site. A pedestrian crossing is proposed at the front of the site, across Sallins Road.

Vehicular access is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed across the Mill Lane stream connecting the rear of the site with the Luisne Gardens public open space.

The site outline, location and architectural plans are shown in Figures 1 - 4.

## Landscape

The landscape strategy for the proposed development has been prepared by SLRA landscape architects. The proposed landscape plan is shown in Figure 5.

## Arborist

A Tree survey has been undertaken by Arborist Associates Ltd. for the proposed development. This report outlines the following tree impacts:

*'In summary, 20 of the 46No. individually surveyed trees included within this assessment area along with three of the four hedges and one of the two shrub borders are being shown for removal to facilitate the proposed development or as part of management.*

*This is made up of the following category of trees:*

- *Category 'U' – 3 of the 4 Category 'U' Trees = 75%.*
- *Category 'A' – 0 Trees*
- *Category 'B' – 2 of the 12 category 'B' Trees = 16.6%.*
- *Category 'C' – 15 of the 30 category 'C' Trees = 50.0 %.*

*The bulk of these trees for removal are located centrally within the site area and are generally of a small size due to their species or age and their loss from the treescape of the greater surrounding area is not significant as they are not very visible from outside the site area. The more prominent and larger trees are located along the sites northern and western boundary, and these are being retained and will help blend this development into the surrounding area.'*

The tree constraints plan and tree protection & impacts plan are shown in Figures 6 & 7.

## Lighting

The lighting strategy for the proposed development has been prepared by SEHA Technical Services. As outlined in the site lighting report:

### *'Considerations*

- *Lights with warm white colour to be used for temperature due to bats.*
- *It has considered no light is allowed within A 20meter Riparian Corridor from the edge of the riverbank.*

### *Design Criteria*

*The lighting design has taken the following into consideration:*

- Use of low energy LED lighting
- Ensure no light spill on adjacent properties

## Standards

The design of the lighting shall be in accordance with the following standards and guidelines:

- I.S. EN 13201-2:2015 Road Lighting – Part 2: Performance requirements
- BS 5489-1:2020 Code of Practice for the Design of Road Lighting
- CIBSE Lighting Guide 6: The Outdoor Environment
- S.I. No. 291 of 2013 Safety, Health and Welfare at Work (Construction) Regulations 2013
- Dún Laoghaire–Rathdown County Council guidelines for public lighting.
- IS10101: 2020 National Rules for Electrical Installations.'

## Proposed light fittings

Overview of lighting systems proposed for McAuley Place, Naas.

- Lumistreetgen2, BGP291 T35 LED40-4S/730 PSU DS50 FG, 3000K Luminaire, 24.50Watt at 5M High Pole (Type A).
- Optispace, BCB500 LED16-4S/830 PSR A DF, 12.45Watt, AT 1M high Bollard warm white colour temperature, 3000K Luminaire (Type B).

## Lighting Design Requirements

Prior to lighting calculations being performed the lighting classification and environmental zone must be determined.

The lighting classification is determined by the local council however where this is not available lighting class can be determined using the parameters outlined within the EN13201-2:2015 & BS 5489-2:2020 Code of Practice for the Design of Road Lighting. Lighting class for calculation purposes are outlined below.

The environmental zone is determined by the local council however, where this is not available lighting class can be determined using the parameters outlined within the TII (Transport Infrastructure Ireland) DN-LHT – 03038 Design of road lighting for national road network and ILP – (Institution of lighting professionals) – Guidance notes for the reduction of obtrusive light. The environmental zone is considered to be E2/E3 medium to low brightness district.

## Conclusion

To conclude, the proposed lighting layout has been designed in accordance with current regulations and meets specific criteria within the relevant sections of IS EN 13201:2015 / BS 5489-1:2020. The design proposed is to use 4 no. column mounted streetlight, with a 24.50w LED capacity and 6 nos Bollard warm white colour temperature lights with an 12.45w LED capacity.

Other relevant points to note:

- This design incorporates the use of low energy LED lighting.
- The lighting layout is non-intrusive and ties in with the surrounding landscape.
- The lighting is timer/photocell controlled and lighting levels can be adjusted to suit the required lighting levels.
- No light is allowed within A 20meter Riparian Corridor from the edge of the riverbank.'

The site lighting layout is shown in Figure 8.



Project: McCauley Place  
 Location: Naas, Co. Kildare  
 Date: 23rd April 2025  
 Drawn By: Gayle O' Farrell Altemar)

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 Marine & Environmental Consultancy



Figure 1. Site outline



0 0.5 1 km

Project: McCauley Place  
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**ALTEMAR**  
 Marine & Environmental Consultancy



Figure 2. Site location



1 00 Ground Floor Level  
Scale: 1:200

REV	DATE	DESCRIPTION	BY	NOTES
001	28/03/2023	PLANNING APPLICATION	AS	

- SUBJECT SITE BOUNDARY
- 20M OFFSET FROM PARKING EDGE
- PREVIOUS FOOTPRINT
- PROPOSED FLOOR LEVELS
- SPOT LEVELS (ELEVATIONS IN METERS)

\*TOP LEVELS REFER TO TOPOGRAPHICAL SURVEY  
\*ELEVATIONS REFER TO BARRINGTON INLAND SURVEY'S SHORING FOR SITE AND ROAD LEVELS



ONLY FOR REFERENCE  
DO NOT CONSTRUCT

APPROVED BY  
[Signature]

Client:	MCALLEY PLACE
Project:	1448- BEAUFORT NAAS
Title:	PROPOSED SITE LAYOUT PLAN - GROUND LEVEL
Stage:	PLANNING
Status:	S5   FOR SUBMISSION
Sheet No.:	BEN-MDO-XX-00-DR-A-05002
Scale At:	As indicated @ A1
Current Rev.:	P01
Project No.:	1448



Figure 3. Ground floor plan

A1



1 Contextual Elevation E1 - East  
Scale: 1:500



2 Contextual Elevation E2 - North  
Scale: 1:500



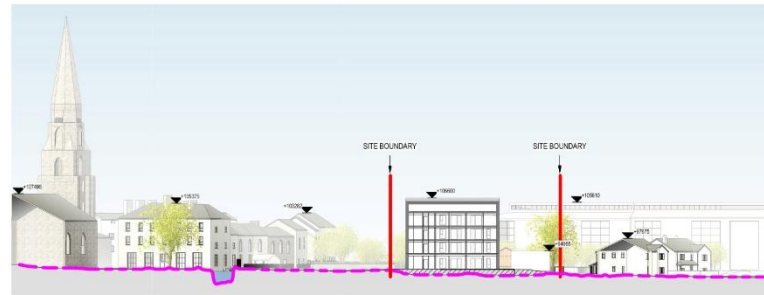
3 Contextual Elevation E3 - West  
Scale: 1:500



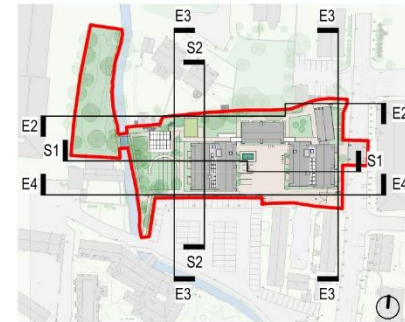
4 Contextual Elevation E4 - South  
Scale: 1:500



6 Contextual Site Section S1  
Scale: 1:500



7 Contextual Site Section S2  
Scale: 1:500



REV	DATE	DESCRIPTION	BY
001	26/03/2025	PLANNING APPLICATION	SP

**LEGEND**

- SUBJECT SITE BOUNDARY
- EXISTING TOPOGRAPHY
- PROPOSED FLOOR LEVELS
- SPOT LEVELS (BEYOND KNOX/SECTION)

FOR OVER RELIEFS PLEASE REFER TO TOPOGRAHICAL SURVEY  
PLEASE REFER TO ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR SITE AND ROAD LEVELS

Client:	MCAULEY PLACE
Project:	1448- BEAUFORT NAAS
Title:	PROPOSED CONTEXTUAL ELEVATIONS & SITE SECTIONS
Stage:	PLANNING
Status:	S5   FOR SUBMISSION
Sheet No.:	BEN-MDO-XX-ZZ-DR-A-06001
Scale As:	As indicated @ A1
Current Rev.:	P01
Project No.:	1448



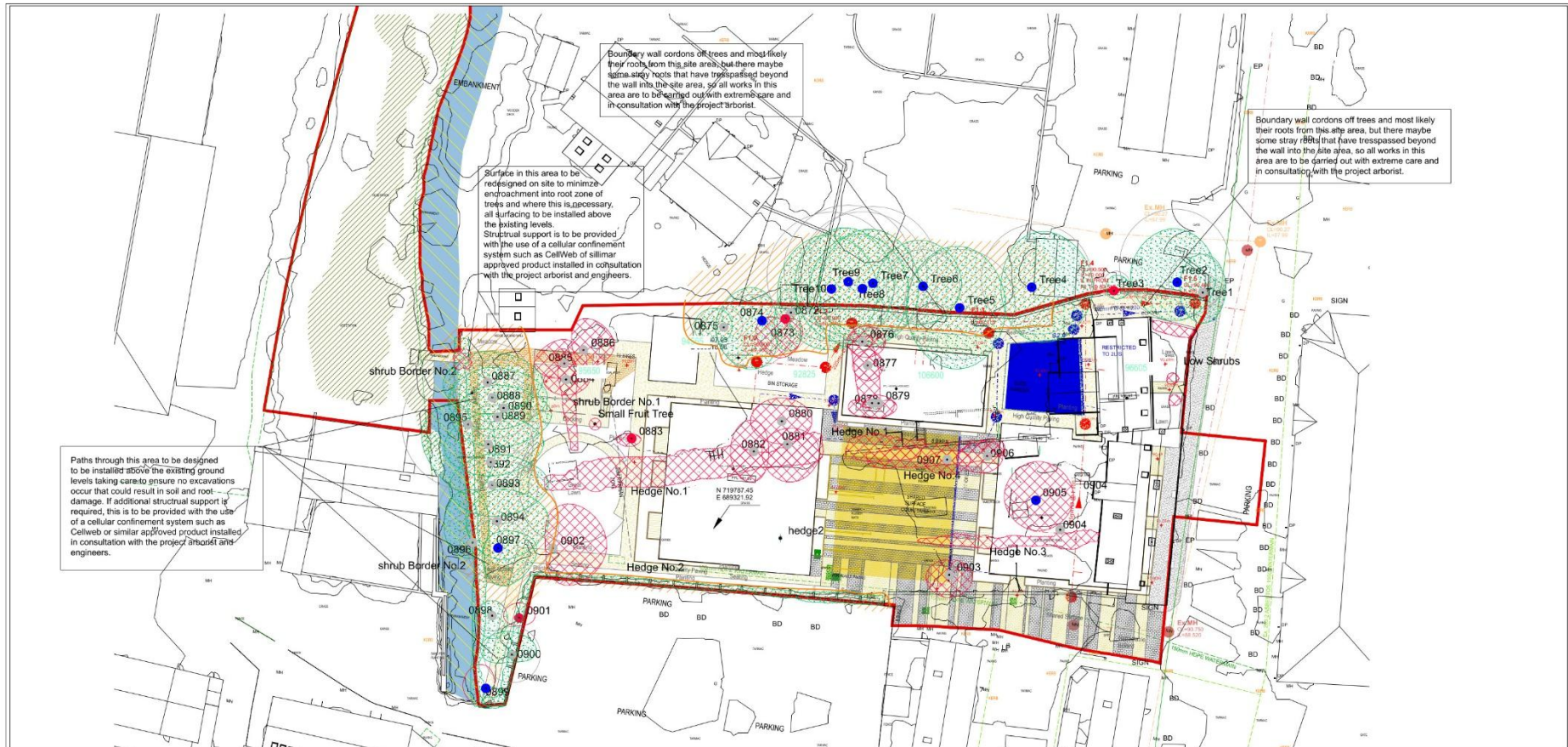
Figure 4. Proposed contextual elevations



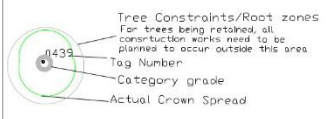
Figure 5. Proposed landscape masterplan



Figure 6. Tree constraints plan

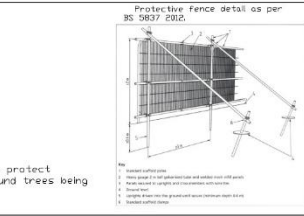
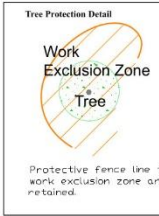


Notes:



- BS5837: 2012 - Category Retention Rating
- Category U Trees - Trees in such a condition that any existing value would be lost within 10 years or being recommended for removal sound arboricultural practice.
  - Category A Trees - Trees of high quality/value with a min. of 40 years life expectancy.

- Category B Trees - Trees of moderate quality/value with a min. of 20 years life expectancy.
- Category C Trees - Trees of low quality/value with a min. of 10 years life expectancy.
- Sub Categories
- 1 - Mainly Arboreal values
  - 2 - Mainly Landscape values
  - 3 - Mainly cultural and conservation values.



The tree protection fencing is to enclose the tree protection areas around the trees being retained in trees in the category and appendix 1 in some areas, the site fencing may be sufficient to act as the protection fencing if the site and the tree zone are well defined and no works are envisaged within the site outside the site fencing. This will need to be discussed and agreed at the initial site meeting.

Where tree protection fencing is required, this will need to be 2.3m high and constructed in accordance with Part 2 of BS 5837: 2012 (see appendix 1 and appendix 1) using vertical and horizontal coated steel or similar well treated timber with the vertical spaced out and connected at the corners. Once the work areas are defined, these protection areas are to be clearly fenced with wire or woodchip chippings.

Signs are to be attached to these fences warning people that this is a protective area and that the fencing must not be removed or tampered with in accordance with the approved signs and designs for the development.

Once the protective fence has been erected, then the main construction works can commence on site.

- The following is a list of activities that are not allowed within the RPA or within the vicinity of the trees being retained:
- Prohibit tree root systems from damage caused by runoff or spillage of noxious materials when entering, placing, or storing construction materials.
  - Prohibit root systems from puncturing, winding, or otherwise being caused during construction operations.
  - Do not store construction materials, debris, or excavated material inside tree protection zones. When excavating, place excavated soil on opposite side of trench away from tree roots.
  - Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.
  - Do not allow trees under or adjacent to remaining trees or other plants.
  - Do not attach ropes, chains, cables, or other apparatus to any part of the tree.
  - Do not use equipment requiring trees and/or plants.
  - Do not use high machinery such as tele-poles, cranes or other equipment close to trees to avoid damage to the crown or other parts.

- During the construction works the following is required:
- The main contractor or site manager is to brief all people working on site on the tree protection measures and the protective fences need to be carried out within these areas. Work fences and site parking are to be identified on the drawings and to the construction works starting. These areas to be protected outside the tree protection areas around the trees being retained daily and carry out any results required to ensure the site is safe and sound.
  - The main contractor or site manager is to ensure the protective fencing of all trees within the RPA is carried out close to or within the tree protection areas around the trees.
  - All areas to occur within the protection areas such as landscaping is to be carried out within the tree protection areas. All soil and mulch and mulch landscaping within the tree protection areas (TPAs) of the trees to be retained are to be carried out daily and the soil and mulch to be replaced or replaced resulting in total damage to the trees. Recommendations of actions of BS5837: 2012 are to be followed during the landscaping within the RPA of the trees being retained.
  - The protective fence around the trees is to stay in position until all the construction works are completed and the site is to be removed following discussions and agreement with the project arborist.

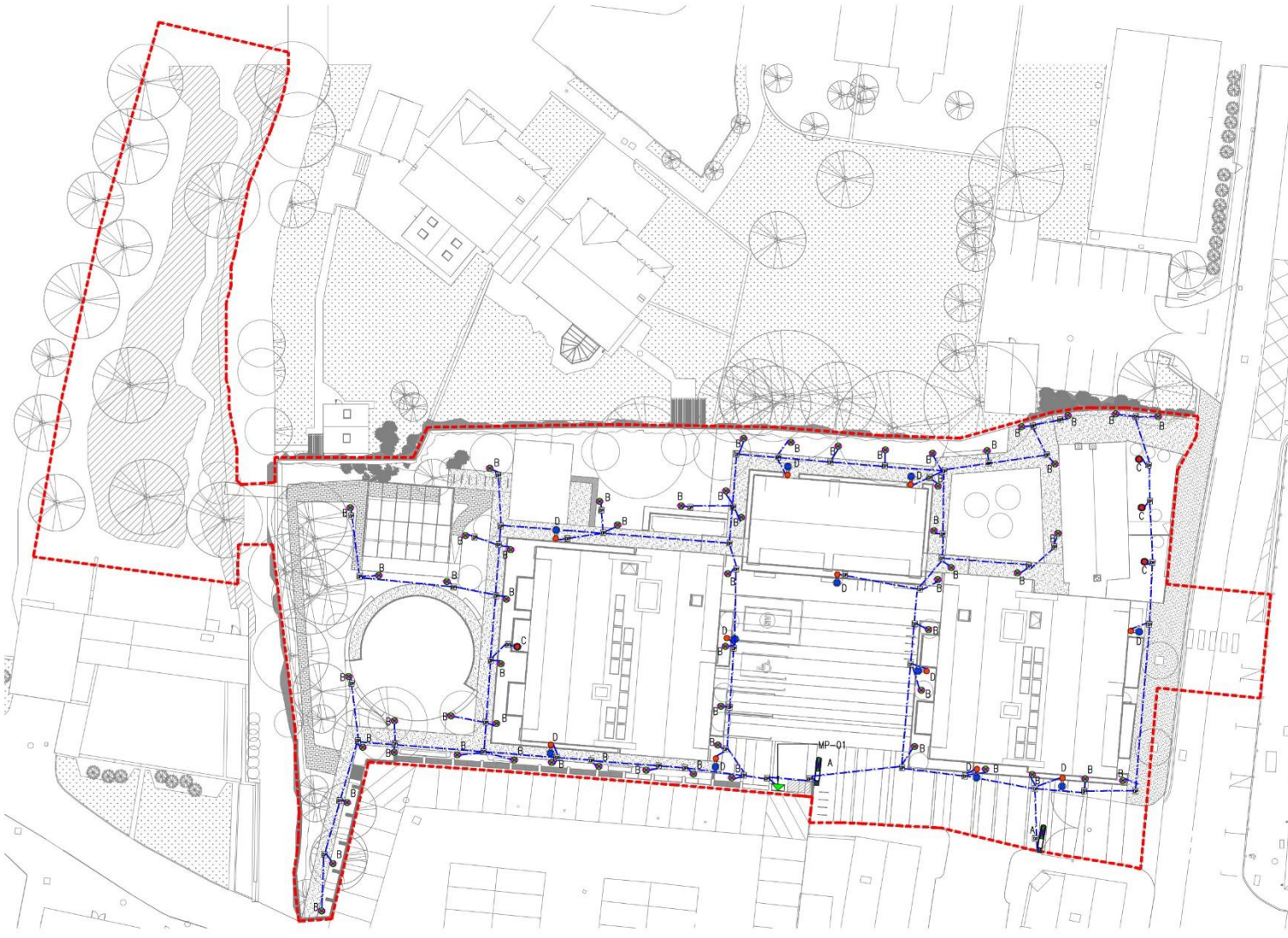
**ARBORIST ASSOCIATES LTD.**  
 94 BALLYVAUGHN COTTAGES, ENNISKERRY, CO. WICKLOW  
 TEL: 01-2742011 / 087-2629889

**TITLE: Tree Protection Plan**

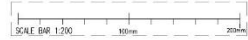
'Beaufort', Sallins Road, Naas West, Naas,  
 Site: Co. Kildare.

DATE:                      Dwg No: BFN002                      Scale: 1:250 @ A1

Figure 7. Tree protection and impacts plan



**01** SITE LIGHTING AND DUCTING LAYOUT-SITE PLAN  
SCALE:1:200@A1



- GENERAL NOTES:**
1. THIS DRAWING IS TO BE IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL AND STRUCTURAL CONSTRUCTION ISSUE DRAWINGS, AS WELL AS THE MECHANICAL AND ELECTRICAL SPECIFICATIONS.
  2. DO NOT SCALE THIS DRAWING. THIS DRAWING IS REPRESENTATIVE ONLY.
  3. ALL DIMENSIONS ARE IN MILLIMETERS (MM), UNLESS OTHERWISE STATED.
  4. THE EXACT LOCATION OF FIXTURES AND FIXTURES TO BE ADDED OR SIZED WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO THEIR REGULATION.
  5. MECHANICAL AND ELECTRICAL SERVICES TO BE CO-ORDINATED WITH ALL OTHER TRADES AND TO BE ADDED ON SITE PRIOR TO REGULATION. ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO THE LACK OF CO-ORDINATION WILL NOT BE REIMBURSED.
  6. ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL SITE CONDITIONS MUST BE REPORTED TO THE TECHNICAL SERVICES IMMEDIATELY. ANY CHANGES FROM THE DESIGN DRAWING MUST BE APPROVED BY THE TECHNICAL SERVICES IN WRITING. FAILURE TO COMPLY WITH ANYTHING MAY LEAD TO DISCREPANCY WITH APPROVED PLANNING OF MUNICIPAL.

- LEGEND:**
- ESB SIMPLIFIED
  - PUBLIC LIGHTING CROW PIT
  - 5M HIGH POLE MOUNTED LED LIGHT FITTING (TYPE A)
  - 1M HIGH BOLAR MOUNTED LED LIGHT FITTING (TYPE B)
  - GROUND RECESSED LED LIGHT FITTING (TYPE C)
  - WALL MOUNTED UP AND DOWN LED LIGHT FITTING (TYPE D)
  - PUBLIC LIGHTING DUCT (2 NO. 125mm)
  - SITE BOUNDARY



**ISSUED FOR PLANNING**

REFERENCE DOCUMENTS		
Document No.	Document Title	Rev.
23-183-01	PROPOSED PLAN	1
23-183-02	PROPOSED SITE - GRADUATION	1
23-183-03	ISSUED FOR PLANNING	1
23-183-04	ISSUED FOR PLANNING	1

SEHA Technical Services Ltd.  
 101-11 Park Avenue, Suite 1000, Toronto, Ontario M2H 3L9  
 Tel: 416-491-1111  
 www.seha.com

Client: **MCCALLEY PLACE**  
 Architect: **MCCALLEY DAYE O'CONNELL ARCHITECTS**  
 Project Title: **1446-BEAUFORT MANS**

DRAWING TITLE			
SITE LIGHTING AND DUCTING LAYOUT SITE PLAN			
Date	Scale	Project No.	Sheet No.
1:200	A1	23-183	P1
Design	Checked	Approved	Drawing No.
IK	PH	SK	60-S1

**Figure 8. Site lighting layout plan**

## Drainage

An Infrastructure Design Strategy Report has been prepared by Barrett Mahony Civil & Structural Consulting Engineers for the proposed development. It outlines the following drainage strategy:

### **'SURFACE WATER DESIGN STRATEGY**

#### **EXISTING SURFACE WATER INFRASTRUCTURE**

*With reference to Uisce Eireann records the subject site is not shown as being serviced by surface water drainage. We note that the existing houses along Sallins Road discharge surface water into the combined network which ultimately discharges to a 525mm diameter combined sewer which is located below the Sallins Road (R407) and running in a northerly direction from the site – see Appendix 1. The Uisce Eireann records do not include the route of the existing stream which has been added to the map as shown. With reference to Fig. 2.1, it is noted that the surrounding sites discharge surface water to the stream with sites to the west and north discharging directly.*

#### **PROPOSED SURFACE WATER DRAINAGE SYSTEM**

*It is proposed to provide the following aspects as part of the development surface water design:*

- *2 of the 4 buildings on the site will be provided with permeable paved finishes overlying a drainage board for interception storage and a blue roof storage facility for attenuation storage. Majority of the run-off from these buildings will be in effect attenuated at source.*
- *In the central courtyard area the hard paved areas will be formed with permeable paved surfaces with underlying gravel sub-bases with sufficient voids to provide attenuation storage for these areas and any run off from the roofs not directed to blue roof. These areas will be provided with perforated overflow pipes which will discharge to the private surface water network before ultimately being discharged to the public drainage on the Sallins Road (R407).*
- *Green area to the back of Beaufort house will be taken as a bioretention area with underlying gravel sub bases with sufficient voids to provide attenuation storage for these areas. Similar to the central plaza, areas of the roofs not directed to the blue roof will discharge to this bioretention area*
- *The remaining ground floor areas will be soft landscaped and, given the site's sloping topography towards the west, surface water runoff from these areas will continue to discharge naturally to the adjacent stream and will therefore not be directed into the surface water drainage network.*

*By implementing various SuDS elements as part of the drainage strategy, biodiversity is improved along with water quality.*

*The proposed surface water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. CIRIA Design Manuals C753, C697 and C609 have also been used to design the surface water drainage system within the site.'*

### **FOUL WATER DESIGN STRATEGY**

#### **EXISTING FOUL DRAINAGE SYSTEM**

*The existing private foul network within the site boundary currently serves beaufort house and the three other units that face onto the Sallins road. A series of manholes and ICs collect the foul drainage at the back of the units and discharges to the public sewer on the Sallins road.*

#### **PROPOSED FOUL DRAINAGE SYSTEM**

*It is proposed to remove the existing private foul drainage network on the site and construct an entirely new network to suit the new development. Foul drainage from the proposed development shall be drained by a completely separate system to that of the surface water drainage system until the last manhole that will be combined with the surface water and drain by gravity to the combined sewer within the Sallins Road '*

The drainage plan and SuDS plan is shown in Figure 9 & 10.

## Flood Risk Assessment

A Flood Risk Assessment has been prepared by Barrett Mahony Civil & Structural Consulting Engineers for the proposed development. It concluded that:

*‘This site-specific flood risk assessment has been carried out in accordance with the OPW publication “The Planning System and Flood Risk Assessment Guidelines for Planning Authorities”.*

*It has been noted during pre-planning discussions with Kildare County Council that predicted CFRAM flood maps are under review and that hydraulic modelling has been undertaken in mid-2024 to determine more accurate maps for flood risk. Published results to date, issued as part of the Naas Flood Relief Scheme suggest that the risk of flooding in Naas and specifically at the subject site are greatly reduced when compared with current CFRAM maps. We understand that revised OPW flood mapping is due to be published in mid-2025 which will demonstrate this.*

*Notwithstanding the above, this flood risk assessment has been undertaken considering the more onerous CFRAM predicted flood levels.*

*The proposed ground floor level for the buildings on site have been set having regard to the predicted 0.1% AEP flood level at the site and a greater than 500mm freeboard is proposed. In the event that the flood risk is reduced as indicated by maps published to date as part of the Naas Flood Relief Scheme, the freeboard to predicted flood levels is likely to exceed 1000mm as outlined in Tables 3&4.*

*In addition, further mitigation measures are proposed along the western boundary of the site adjacent to the watercourse and as part of the site drainage design to further reduce the residual flood risk at the subject site.*

*As the site is within Flood Zone A and is classed as a ‘highly vulnerable development’ a justification test for the development was required. All the criteria of the Justification Test were passed for the proposed development.’*



**NOTES**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWINGS. FIGURED DIMENSIONS ONLY. NOT SCALE. TO BE USED WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.
3. THURST BLOCKS ARE TO BE LOCATED AND INSTALLED AS PER USICE EREANN DETAILS.

PO2	08.03.20	ISSUED FOR PLANNING	E.C.
PO1	23.04.20	ISSUED FOR PLANNING	E.C.
ISSUE	DATE	DESCRIPTION	BY
Project Engineer: Diar Kello   Project Director: Stephen O'Connor			
BM STAGE: <b>PLANNING</b>			
<b>BM</b> Dublin Office: 53-54 Lower Sarrville Street, Dublin 2, Ireland. Tel: (01) 877 3100 Fax: (01) 877 3154 London Office: 29 Floor, Mill House, 8 Mill Street, London SE1 2SA, United Kingdom Tel: (020) 3120 3200 GARETT MAINDY Consulting Engineers, Civil Structural Project Management Email: smaindy@bmc.ie Web: www.bmc.ie			
CLIENT: <b>McAULEY PLACE</b>			
PROJECT TITLE: <b>1448 - BEAUFORT NAAS</b>			BM PROJECT No: <b>24145</b>
REFERENCE	SUITABILITY	REVISION	
DRAWING TITLE: <b>PROPOSED DRAINAGE AND WATERMAIN LAYOUT</b>			
DRAWING REFERENCE	STATUS	REVISION	
<b>BEN-ZZ-95-SW-ZZZ-DR-BMC-CE-11200</b>	-	<b>P02</b>	

Figure 9. Proposed drainage layout



Figure 10. Proposed SuDS layout

## Ecological Assessment Methodology

### Desk Study

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

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

A provisional desk-based assessment of the potential species and habitats of conservation importance was carried out in June 2024 with the site assessment (4<sup>th</sup> July 2024). Altemar assessed the project, the proposed construction methodology and the operation of the proposed development.

### Field Survey

A site visit was carried out by Emma Peters (Altemar) on the 4<sup>th</sup> of July 2024 to assess the flora onsite and determine the presence of mammals including otters. A bat survey was undertaken on the 2<sup>nd</sup> of August by Jeff Boyle (Altemar) (in addition to a 2023 bat survey). The surveys were carried out in mild dry conditions and covered all the lands within the site outline and the land immediately outside the site. The purpose of the field survey was to identify habitat types according to the Fossitt (2000) habitat classification and map their extent. In addition, more detailed information on the species composition and structure of habitats, conservation value and other data were gathered, including the determination of whether there were otters and other mammals using the site.

#### Survey Limitations

The field surveys were carried out on the 4<sup>th</sup> of July 2024 and the 2<sup>nd</sup> of August 2024. This is within the period for full species assessments of the floral cover in addition to bat surveys. Weather conditions were mild and dry and allowed a bat detector surveys to take place. The survey is outside the period for mammal surveys. Given that the site is primarily undeveloped land and all areas were accessible no limitations are foreseen in relation to the surveys.

### Consultation

A request for data in relation to species of conservation interest was submitted to the National Parks and Wildlife Service (NPWS). The National Biological Data Centre records were consulted for species of conservation significance.

Additionally, following consultation with Kildare County Council, it has been agreed that updated ecological surveys (habitats, otter & bat) will be carried out when the appropriate seasons begin (April-September 2026), the results of which will be submitted following this application.

### Spatial Scope and Zone of Influence

As outlined in CIEEM (2018) *'The 'zone of influence' for a project is the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries.'* In line with best practice guidance an initial zone of influence be set at a radius of 2km for non-linear projects (IEA, 1995).

The ZOI of the proposed project would be seen to be restricted to the site outline, the onsite stream and the adjacent riparian corridor, with potential for minor localised noise and lighting impacts during construction which could extend beyond the site outline into the adjacent woodland and watercourse. During operation, surface water will be discharged to an existing combined sewer on the Sallins Road, and foul water will be discharged to an existing foul sewer on the same road. The ZOI will be restricted to the site outline during the operation of the proposed development.

## Ecological Evaluation Criteria

This section of the EclA examines the potential causes of impact that could result in likely significant effects to the species and habitats that occur within the ZOI of the proposed development. These impacts could arise during either the construction or operational phases of the proposed development. The following terms are derived from EPA EIAR Guidance (2022) (Tables 1A -F) and are used in the assessment to describe the predicted and potential residual impacts on the ecology by the construction and operation of the proposed development.

*Table 1A: Impact description terminology (EPA,2022)*

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

*Table 1B: Criteria for Establishing Receptor Sensitivity/Importance*

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

Table 1C: Quality of effects

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

Table 1D: Significance of Effects

Significance of Effect	Description of Potential Effect
<b>Imperceptible</b>	An effect capable of measurement but without significant consequences.
<b>Not significant</b>	An effect which causes noticeable changes in the character of the environment but without significant consequences.
<b>Slight Effects</b>	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
<b>Moderate Effects</b>	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
<b>Significant Effects</b>	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
<b>Very Significant</b>	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
<b>Profound</b>	An effect which obliterates sensitive characteristics.

Table 1E: Duration and frequency of effects

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

Table 1F: Describing probability of effects

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

## Results

### Proximity to Designated Conservation Sites

Designated sites are presented in Figure 11 (SAC within 15km), Figure 12 (SPA within 15km), Figure 13 (pNHA within 15km), Figure 14 (Ramsar sites within 15km), Figure 15 (Watercourses proximate), Figure 16 (Watercourses and SACs), and Figure 17 (Watercourses and SPAs). It should be noted that the site of the proposed project is not within a designated conservation site. The nearest Natura 2000 sites with a hydrological pathway to the subject site are South Dublin Bay SAC (7.7km), North Dublin Bay SAC (12.5km), South Dublin Bay and River Tolka Estuary SPA (7.6km), North Bull Island SPA (12.5km) and North-West Irish Sea SPA (12.6km). The nearest National Heritage Area (NHA) is the Hodgestown Bog (13km) and the nearest Proposed NHA (pNHA) is the Grand Canal (280m). There is one Ramsar site within 15km of the subject site; Pollardstown Fen (12.3km). There is a direct hydrological pathway to the Grand Canal pNHA via the onsite Mill Lane stream which joins the canal approximately 1km from the subject site.

Table 2. Natura 2000 sites within 15km of the proposed development site

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
<b>Special Areas of Conservation</b>			
Mouds Bog SAC	IE002331	8.5 km	No
Red Bog, Kildare SAC	IE000397	8.6 km	No
Ballynafagh Lake SAC	IE001387	9.7 km	No
Pollardstown Fen SAC	IE000396	12.1 km	No
Wicklow Mountains SAC	IE002122	13.2 km	No
South Dublin Bay SAC	IE000210	32 km	No
North Dublin Bay SAC	IE000206	35 km	No
<b>Special Protection Areas</b>			
Poulaphouca Reservoir SPA	IE004063	10 km	No
South Dublin Bay and River Tolka Estuary SPA	IE004024	32 km	No
North Bull Island SPA	IE004006	35 km	No
North-West Irish Sea SPA	IE004236	37 km	No

Table 3. NHAs and pNHAs within 15km of the proposed development site

Status	Site Name	Distance
NHA	Hodgestown Bog	13 km
Proposed NHA	Grand Canal	280 m
Proposed NHA	Mouds Bog	8.4 km
Proposed NHA	Red Bog Kildare	8.6 km
Proposed NHA	Kilteel Wood	8.7 km
Proposed NHA	Liffey Valley Meander Belt	9.7 km
Proposed NHA	Poulaphouca Reservoir	10 km
Proposed NHA	Ballynafagh Bog	10.5 km
Proposed NHA	Liffey Bank Above Athgarvan	10.5 km
Proposed NHA	Curragh (Kildare)	11.8 km
Proposed NHA	Ballynafagh Lake	12.2 km
Proposed NHA	Pollardstown Fen	12.2 km
Proposed NHA	Newtown Marshes	13.2 km
Proposed NHA	Donadea Wood	13.4 km
Proposed NHA	Slade of Saggart and Crooksling Glen	14 km
Ramsar	Pollardstown Fen SAC	12.3 km

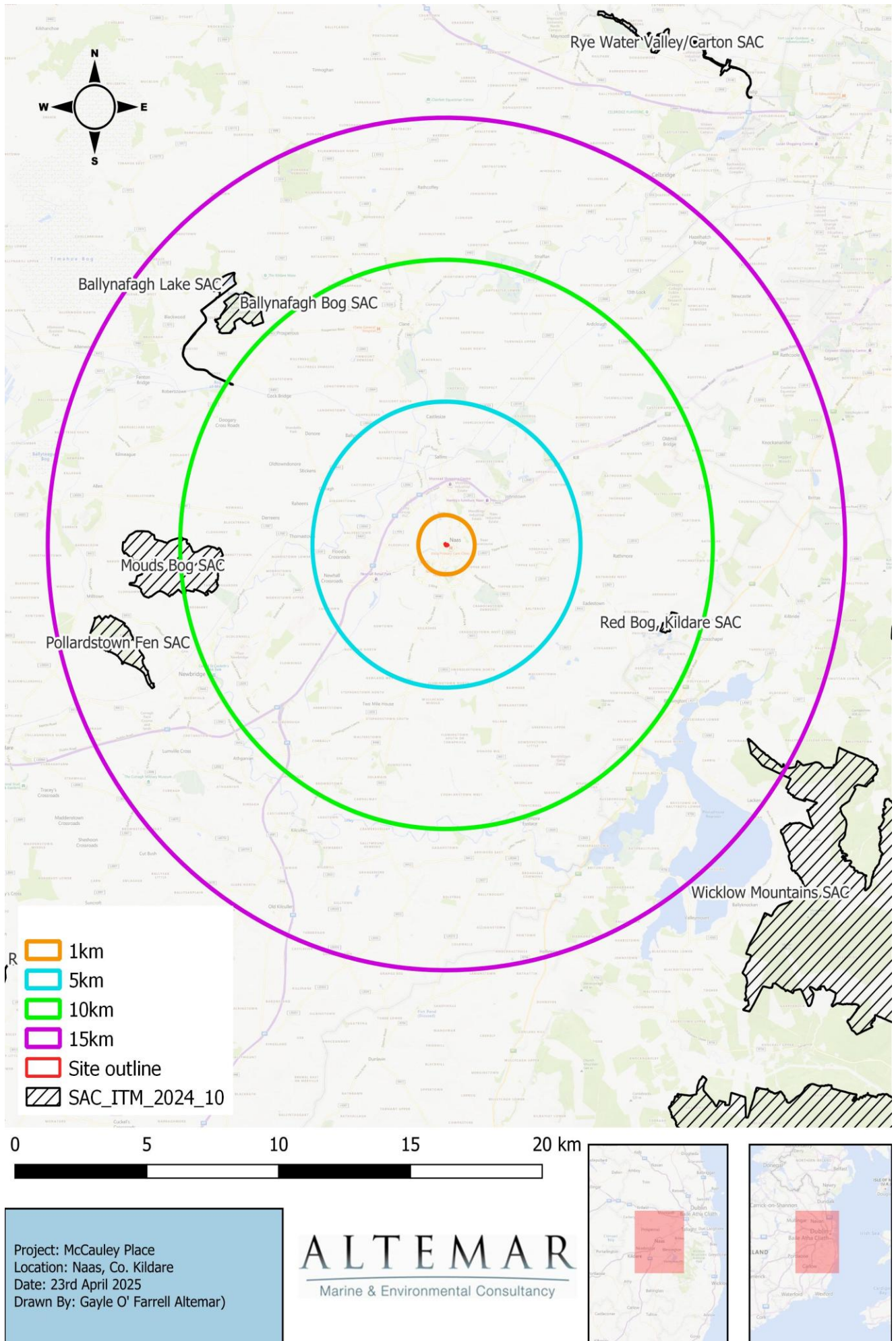
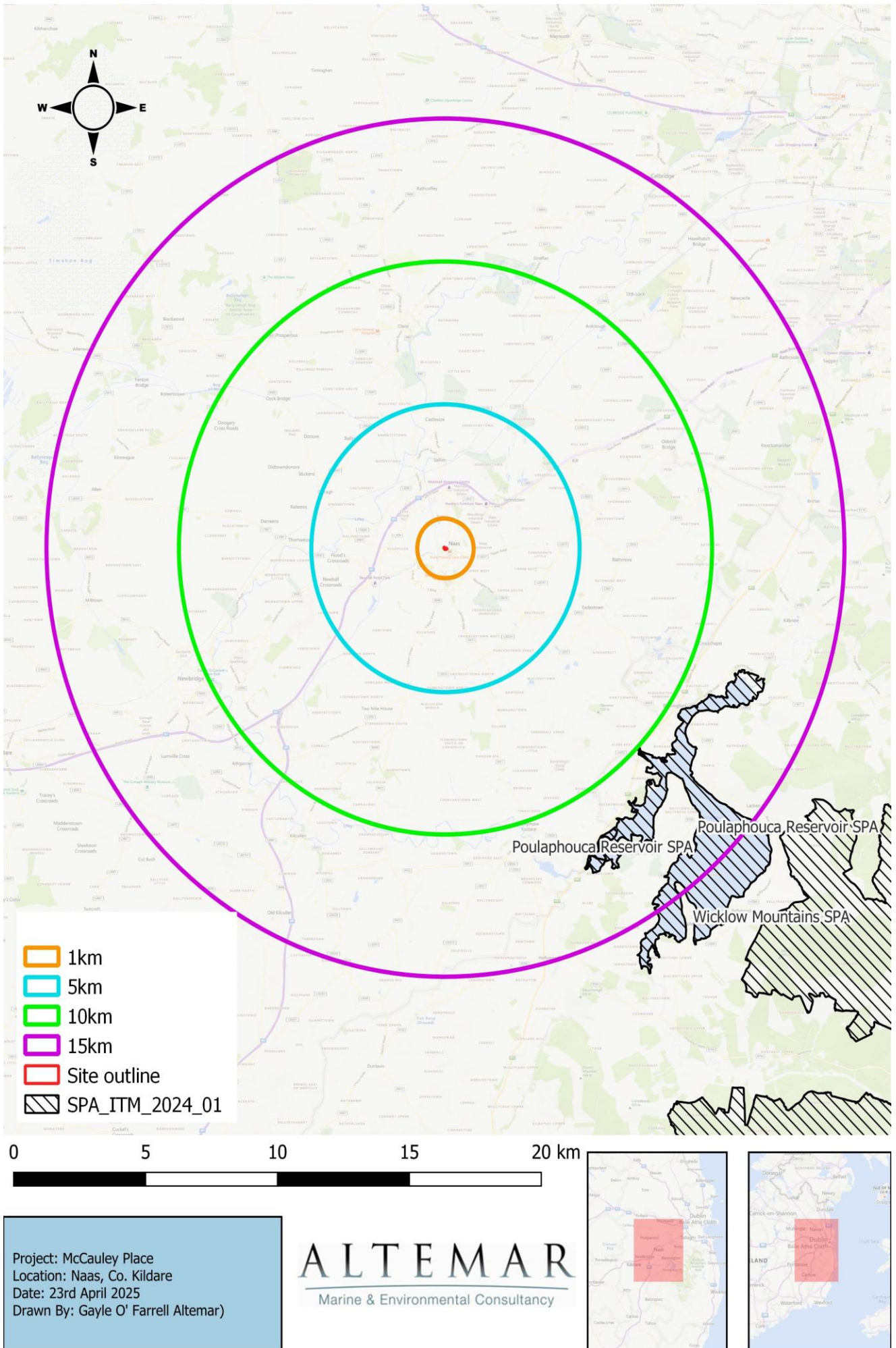


Figure 11. SACs within 15km of the subject



**Figure 12.** SPAs within 15km of the subject site

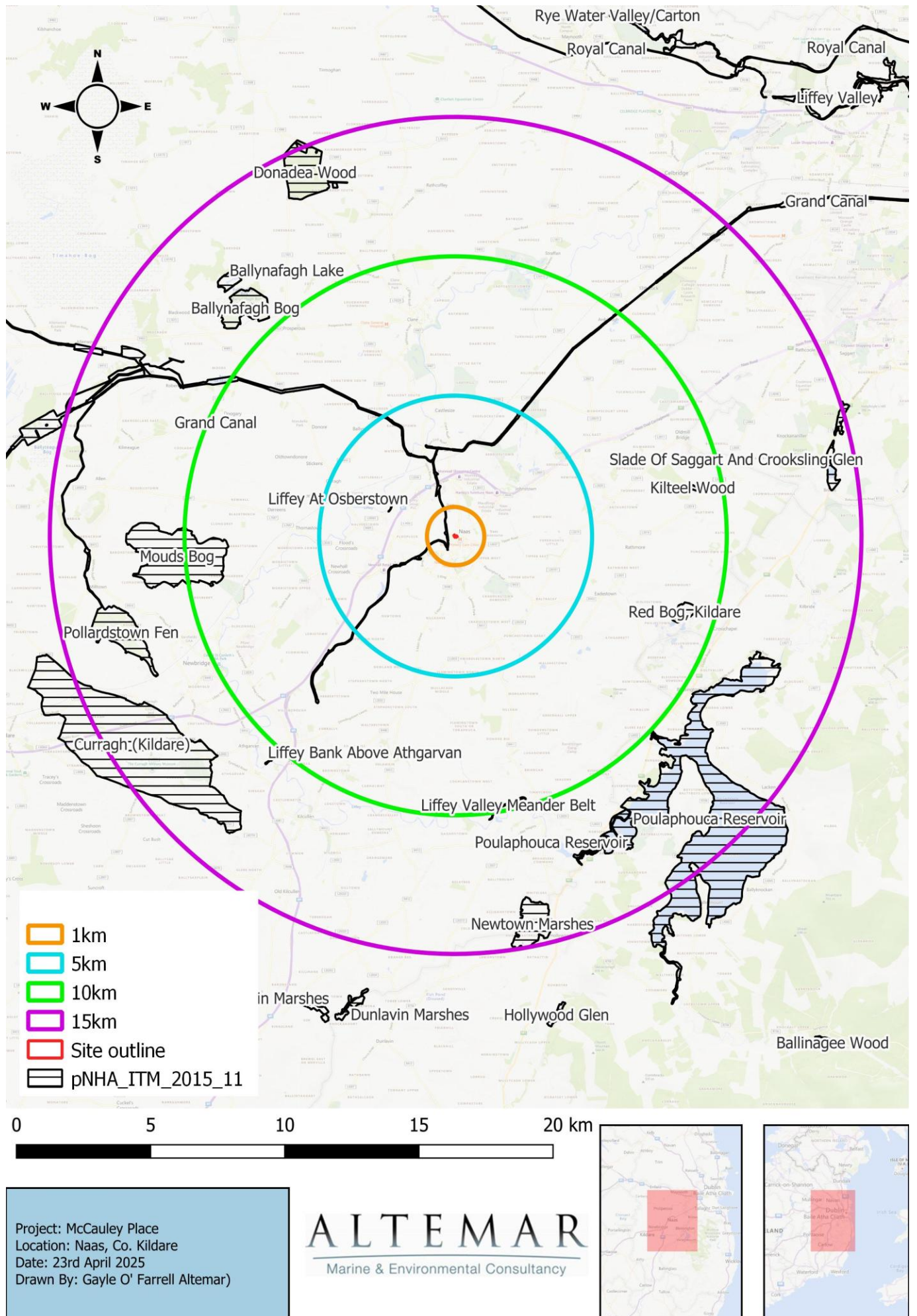
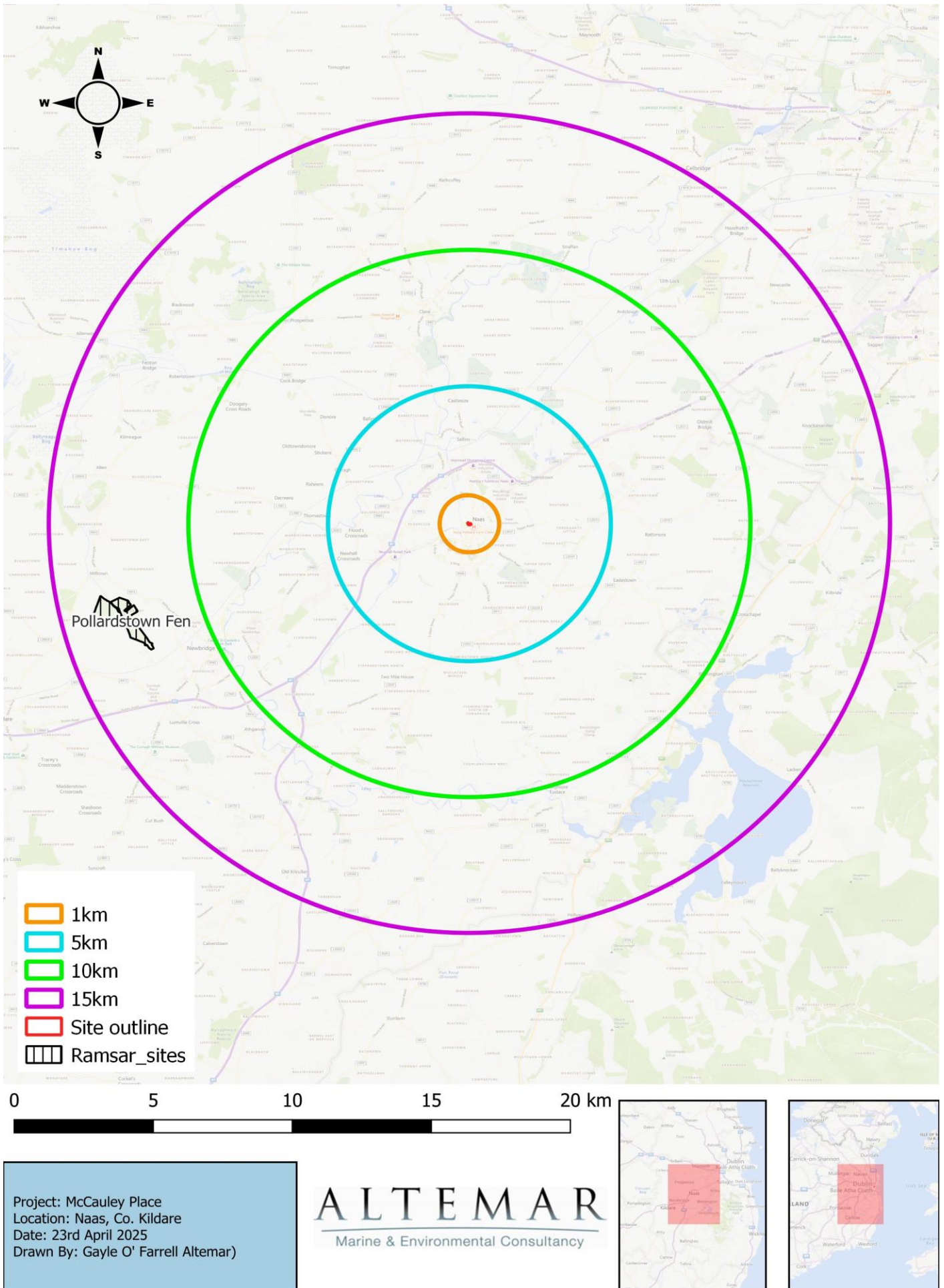
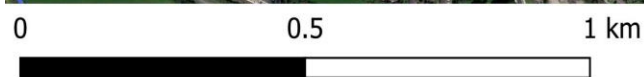
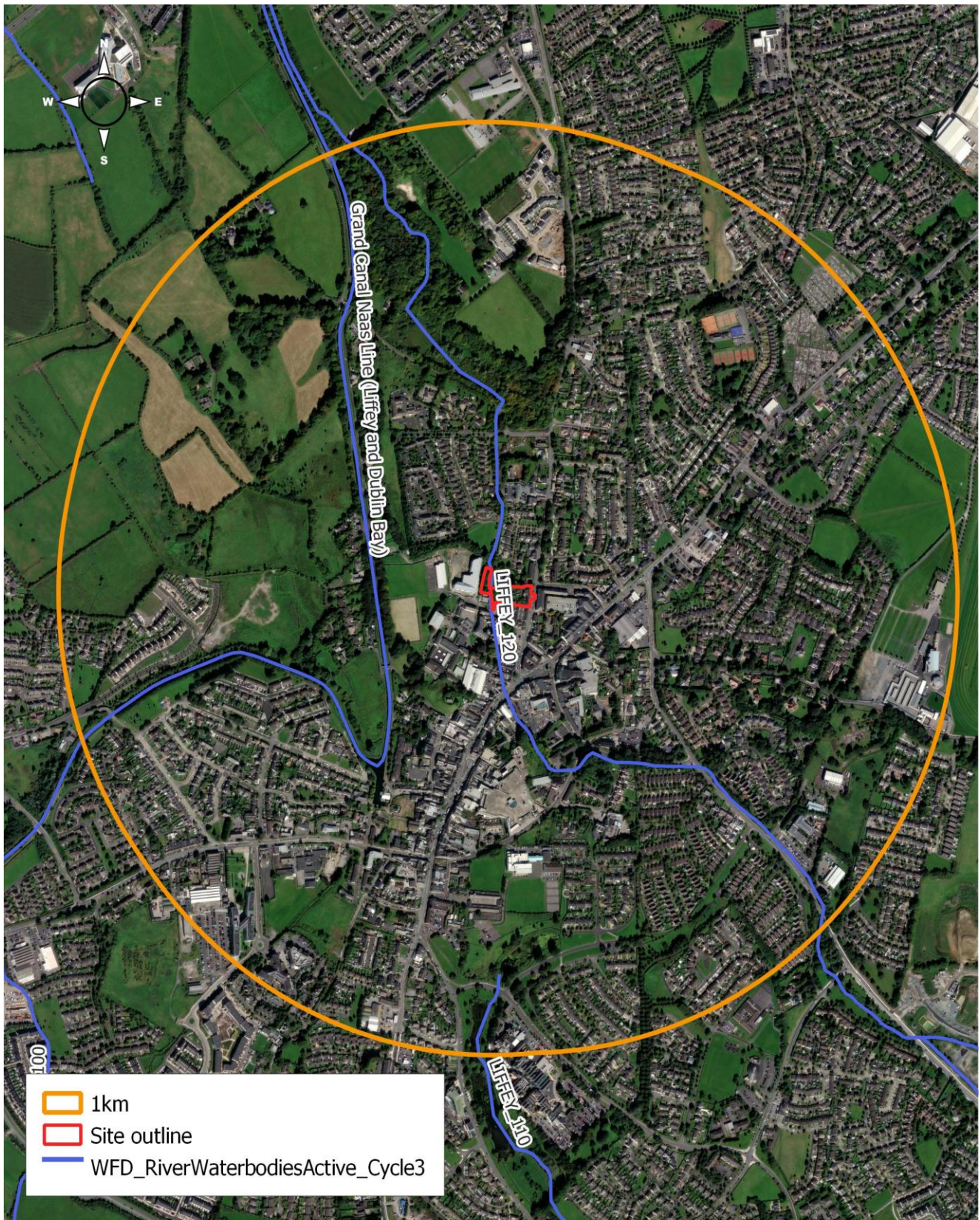


Figure 13. pNHAs within 15km of the subject site



**Figure 14.** Ramsar sites within 15km of the subject site

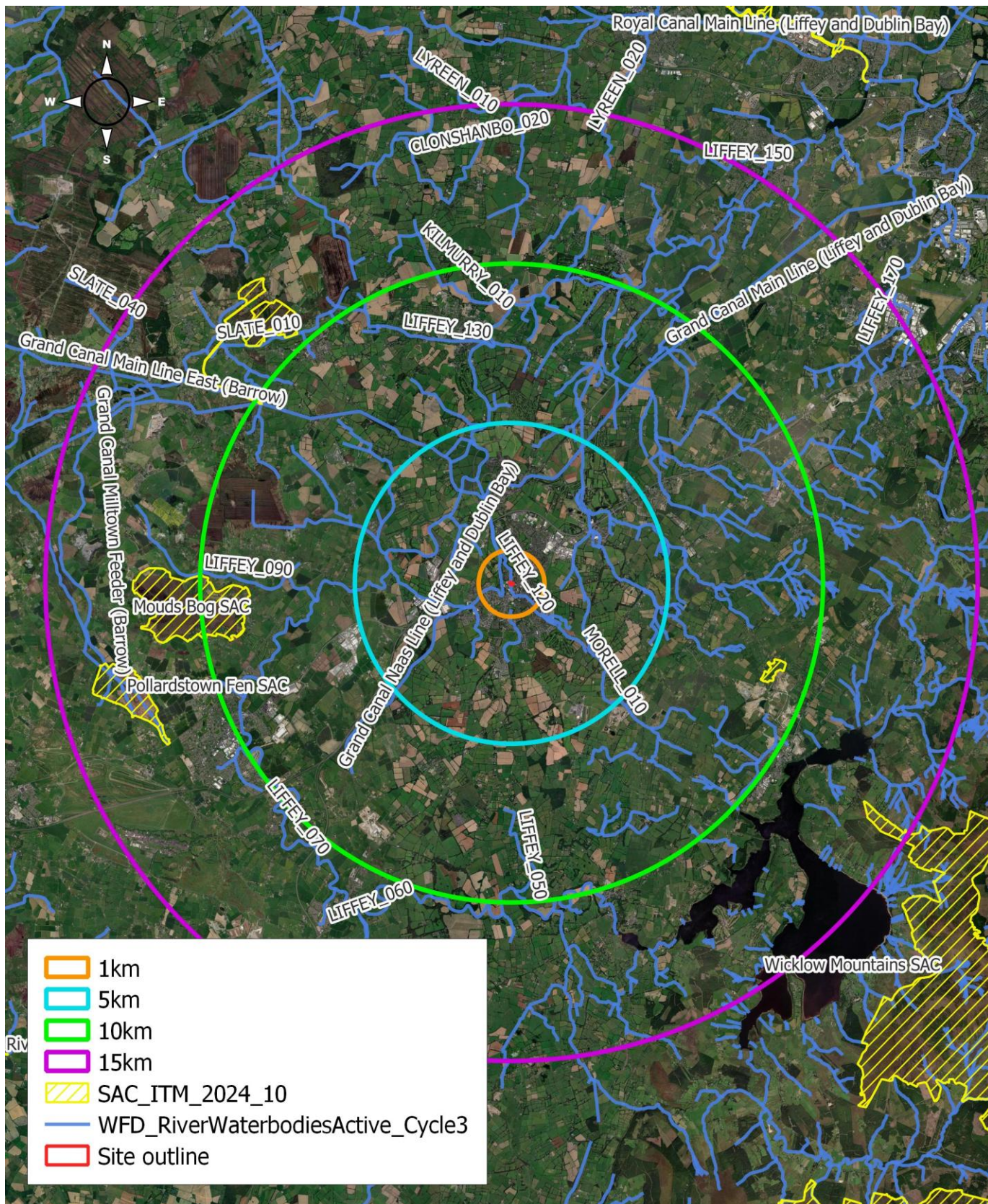


Project: McCauley Place  
 Location: Naas, Co. Kildare  
 Date: 23rd April 2025  
 Drawn By: Gayle O' Farrell Altemar)

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**Figure 15.** Watercourses near the subject site



0 5 10 15 km

Project: McCauley Place  
 Location: Naas, Co. Kildare  
 Date: 23rd April 2025  
 Drawn By: Gayle O' Farrell Altemar



Figure 16. Watercourses and SACs near the subject site

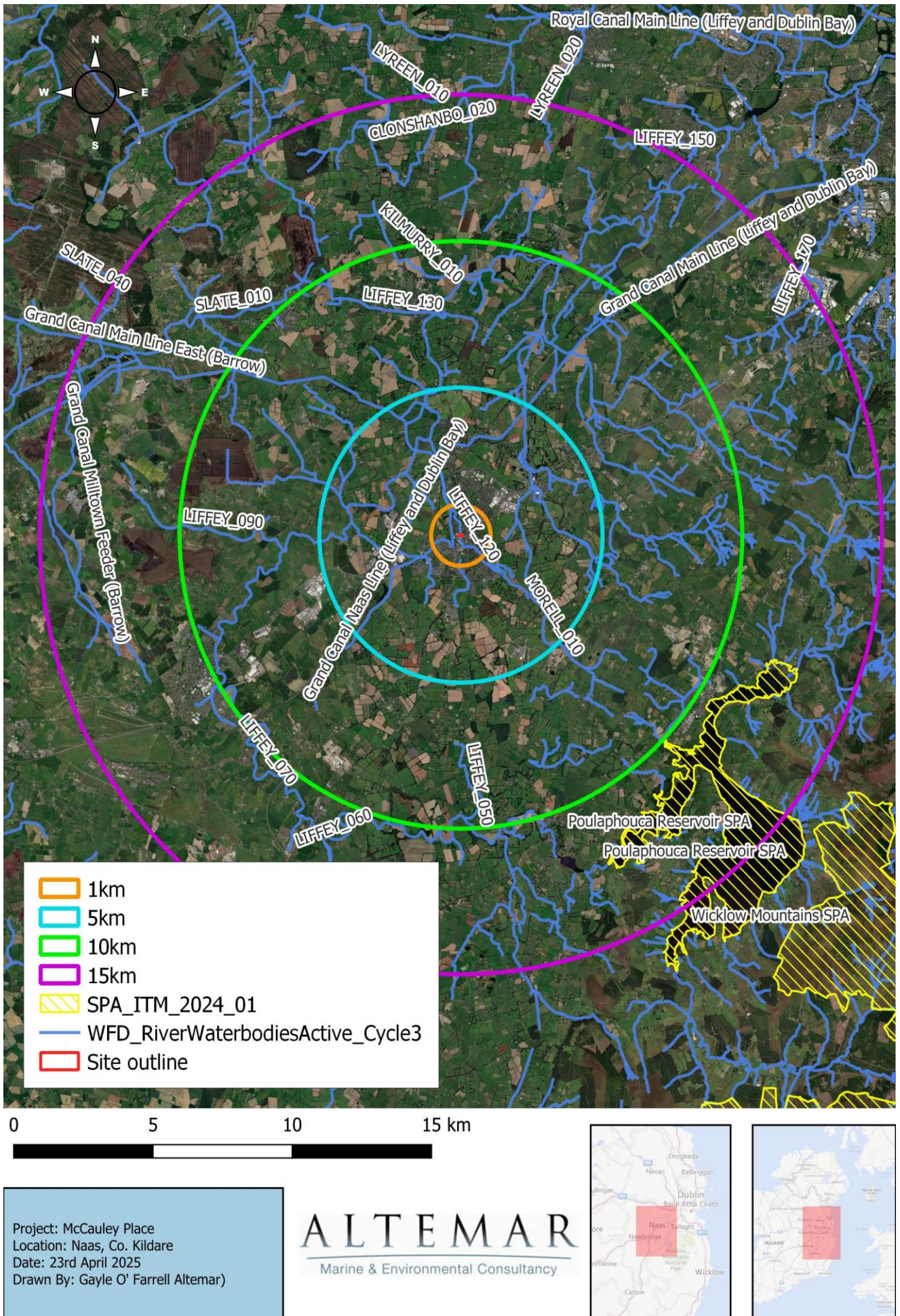


Figure 17. Watercourses and SPAs near the subject site

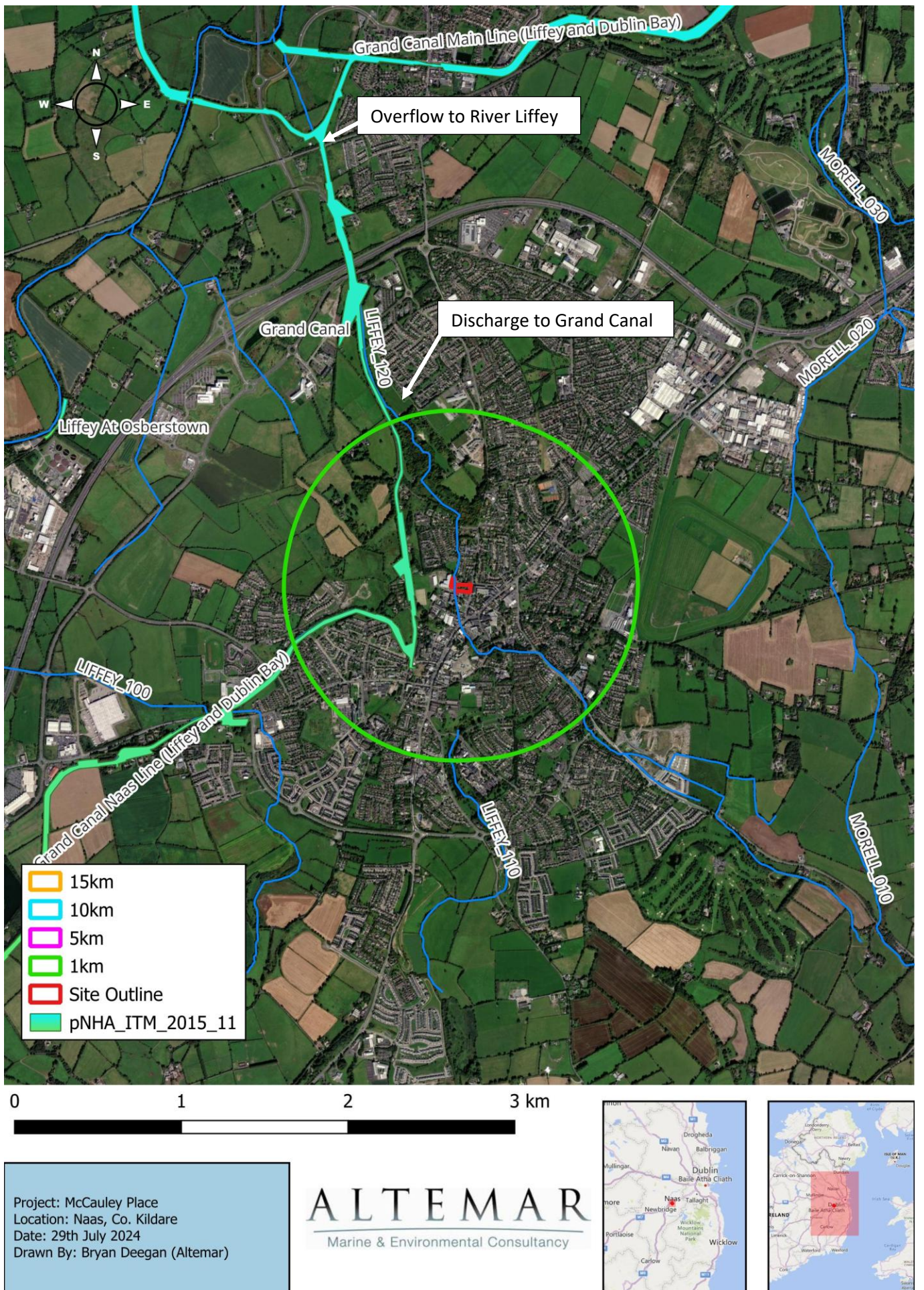
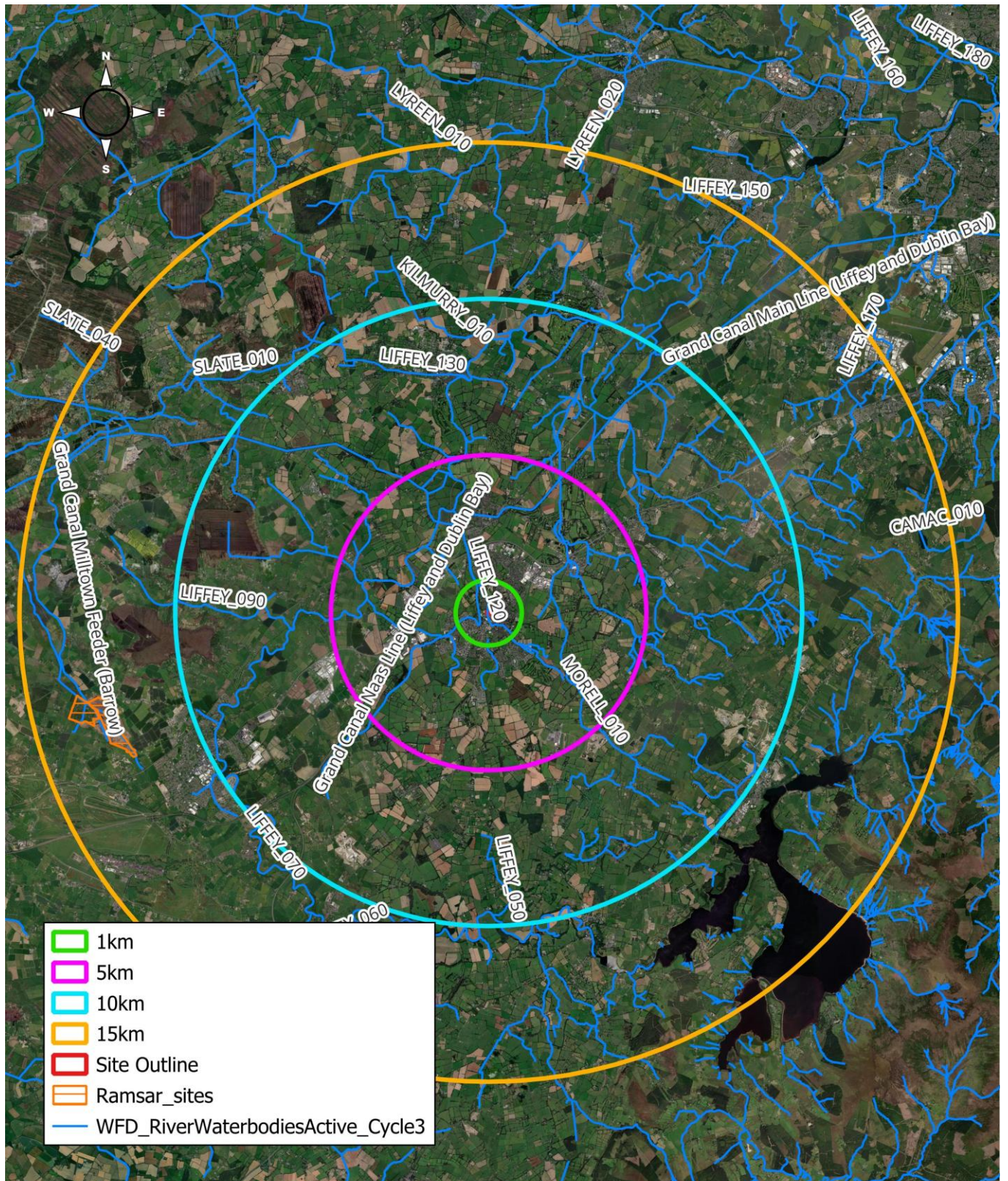


Figure 18. Watercourses and pNHAs near the subject



- 1km
- 5km
- 10km
- 15km
- Site Outline
- Ramsar\_sites
- WFD\_RiverWaterbodiesActive\_Cycle3

0 1 2 3 km

Project: McCauley Place  
 Location: Naas, Co. Kildare  
 Date: 29th July 2024  
 Drawn By: Bryan Deegan (Altamar)

**ALTEMAR**  
 Marine & Environmental Consultancy



**Figure 19.** Watercourses and Ramsar sites within 15km of the subject site

## Habitats and Species

A site visit was carried out on the 4<sup>th</sup> of July 2024 during the flora season. All areas of the site were accessible, and weather was dry and bright (*note: habitat assessment to be updated during 2026 season*).



Figure 20. Fossitt (2000) habitat map of the site

## WD1- Mixed Broadleaf Woodland

The purpose planted young woodland was dominated by sycamore (*Acer pseudoplatanus*) with some birch (*Betula pendula*), elder (*Sambucus nigra*) and cabbage palm (*Cordyline australis*) scattered throughout. The understory was species rich with a mixture of native and non-native plants. The species within this habitat included male fern (*Dryopteris filix-mas*), hogweed (*Heracleum sphondylium*), nettle (*Urtica dioica*), hoary willowherb (*Epilobium parviflorum*), rose-bay willowherb (*Chamaenerion angustifolium*), foxglove (*Digitalis purpurea*), ivy (*Hedera helix*), wood-avens (*Geum urbanum*), ground elder (*Aegopodium podagraria*), koromiko (*Veronica salicifolia*), common ragwort (*Jacobaea vulgaris*), hedge mustard (*Sisymbrium officinale*), English lavender (*Lavandula angustifolia*), hebe (*Hebe andersonii*), herb Robert (*Geranium robertianum*), brambles (*Rubus fruticosus* agg), Helleborus sp., buddleja (*Buddleja davidii*), Lily-of-Nile (*Agapanthus africanus*), nipplewort (*Lapsana communis*), dock s (*Rumex* spp.), common comfrey (*Symphytum officinale*), honesty (*Lunaria annua*), hedge woundwort (*Stachys arvensis*), common vetch (*Vicia sativa*), white clover (*Trifolium repens*), red clover (*Trifolium pratense*), ribwort plantain (*Plantago lanceolata*), greater plantain (*Plantago major*), marsh cranesbill (*Geranium palustre*) and Solomans seal (*Polygonatum multiflorum*).



Plate 1. Woodland habitat.



**Plate 2.** Bug hotel within Woodland habitat.

### **WL1- Hedgerow**

A small amount of hedgerow grew on the west boundary of the site and along the east bank of the Castlesize river on site. The hedgerow habitat lined the gardens of the house onsite also. The species included St. Johns wort (*Hypericum sp.*), holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*), beech (*Fagus sylvatica*), cotoneaster (*Cotoneaster spp.*), black current (*Ribes nigrum*), hedge bindweed (*Calystegia sepium*), cock's-spur hawthorn (*Crataegus crus-galli*), snowberry (*Symphoricarpos albus*), cherry laurel (*Laurocerasus officinalis*), rose bush (*Rosa 'Excelsa'*), Japanese burberry (*Berberis thunbergii*), field rose (*Rosa arvensis*), Virginia creeper (*Parthenocissus quinquefolia*), travellers joy (*Clematis vitalba*), *Spireona sp.*, soapwort (*Saponaria officinalis*), cleavers (*Galium aparine*), everlasting pea (*Lathyrus latifolius*) and wine grape (*Vitis vinifera*).

### **FW2- Depositing/lowland river**

The Mill Lane Stream flows north though the east of the site. The bed was approximately 2.5 meters wide and 300 cm deep. The banks were lined with hogweed (*Heracleum sphondylium*), ivy (*Hedera helix*), ground elder (*Aegopodium podagraria*), hart's-tongue fern (*Asplenium scolopendrium*) and a small amount of pheasant berry (*Leycesteria formosa*). The water was clean and free flowing. This area was inspected for otter (*Lutra lutra*) activity. No signs such as fish bones, fish remains, scat or dens were noted onsite.



**Plate 3.** Mill Lane Stream.

### **WL2 - Treeline**

The treeline stood on the east boundary of the river. This area is used by bats for foraging. The species within this habitat included Atlantic Cedar (*Cedrus atlantica*), oak (*Quercus sp.*), birch (*Betula pendula*) and ivy-leaved speedwell (*Veronica hederifolia*).

### **BC2 – Horticultural land**

A few vegetable beds were made in the Northwest corner of the site. Within the beds were Broccoli (*Brassica oleracea*), rhubarb (*Rheum rhabarbarum*), chives (*Allium schoenoprasum*), tomato (*Solanum lycopersicum*), fennel (*Foeniculum vulgare*), lemon balm (*Melissa officinalis*) and spearmint (*Mentha spicata*).



**Plate 4.** Vegetable herb garden.



**Plate 5.** Vegetable beds/herb garden.

## GA2 - Amenity grassland

A large area in the central/east portion of the site was a managed amenity grassland. This area was the back gardens of the housing onsite. Some areas had been left long, presumably to be of greater use to biodiversity. The species within this habitat included daisy (*Bellis perennis*), meadow buttercup (*Ranunculus acris*), white clover (*Trifolium repens*), red clover (*Trifolium pratense*), dandelions (*Taraxacum officinale* agg.), sneezewort (*Achillea ptarmica*).



**Plate 6.** Amenity grassland.

## BL3 – Built land.

The built land onsite included a house, driveway, a pathway and small hardstanding within the woodland habitat, a sunroom and boundary walls.



**Plate 7.** House onsite.



**Plate 8.** Sunroom onsite.



**Plate 9.** Hardstanding at the back of the house.

### **Evaluation of habitats**

The subject site consisted of Amenity grassland (GA2), hedgerows (WL1), a treeline (WL2), Built land (BL3), the Castlesize river (FW2) and some horticultural land (BC2) within a small patch of young mixed broadleaf woodland (WD1). The site is located central to the town of Naas.

### **Plant species**

The plant species encountered at the various locations on site are detailed above. No plant species protected under Irish or international legislation were noted on site. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened plant species were recorded within the proposed development site.

#### *Invasive species*

Four invasive species were onsite cherry laurel (*Laurocerasus officinalis*), Virginia creeper (*Parthenocissus quinquefolia*), travellers joy (*Clematis vitalba*) and buddleja (*Buddleja davidii*). These species have medium invasive impact and will not require removal by an invasive species specialist.

### **Mammals**

The site visit took place outside of mammal season. However, particular attention was given to looking for Otter (*Lutra lutra*) due to the river onsite. No signs such as fish bones, fish remains, scat or dens were noted onsite. Small fish were noted onsite which could be useful to otters. No hedgehogs (*Erinaceus erinaceus*) were seen during the site visit but may be present on site. No protected terrestrial mammals were noted on site or in the

vicinity of the site. Records of rare and threatened species from NBDC and NPWS were examined. No rare or threatened faunal species were recorded within the proposed site.

### Bats

A bat survey was carried out and the results of the survey are presented in Appendix I. There were no seasonal or climatic constraints as survey was undertaken within the active bat season in good weather conditions. Winds were very light and there was no rainfall. No evidence of a bat roost was found in any of the trees present on the site. A detector survey was carried out with an Echo Meter Touch 2 Pro on the 11<sup>th</sup> June 2023. It should be noted that in consultation with Kildare County Council, a follow up bat survey will be carried out during the appropriate survey season (April-September 2026). The results of this survey will then be submitted to KCC to accompany this planning application.

### Reptiles/amphibians

No frogs (*Rana temporaria*) or reptiles were noted onsite during the visit however the river is likely useful to frogs for spawning and hunting year-round.

### Birds

Table 4. Bird species noted onsite

Common Name	Scientific name	Conservation status
Blackbird	<i>Turdus merula</i>	Green
Rook	<i>Corvus frugilegus</i>	Green
Wren	<i>Troglodytes troglodytes</i>	Green
Robin	<i>Erithacus rubecula</i>	Green
Woodpigeon	<i>Columba palumbus</i>	Green
Magpie	<i>Pica pica</i>	Green
Jackdaw	<i>Corvus monedula</i>	Green
Great tit	<i>Parus major</i>	Green
Long-tailed tit	<i>Aegithalus caudatus</i>	Green
Herring gull	<i>Larus argentatus</i>	Amber
Linnet	<i>Linaria cannabina</i>	Amber

## Historic Records of Biodiversity

The National Biodiversity Data Centre's online viewer was consulted to determine the extent of biodiversity and/or species of interest in the area. First, an assessment of the site-specific area was carried out and it recorded no species of interest in the site area. Following this a 2km<sup>2</sup> grid (N81Z) that encompasses the subject site was assessed. Table 4 provides a list of all species recorded in this grid that possess a specific designation, such as Invasive Species or Protected Species.

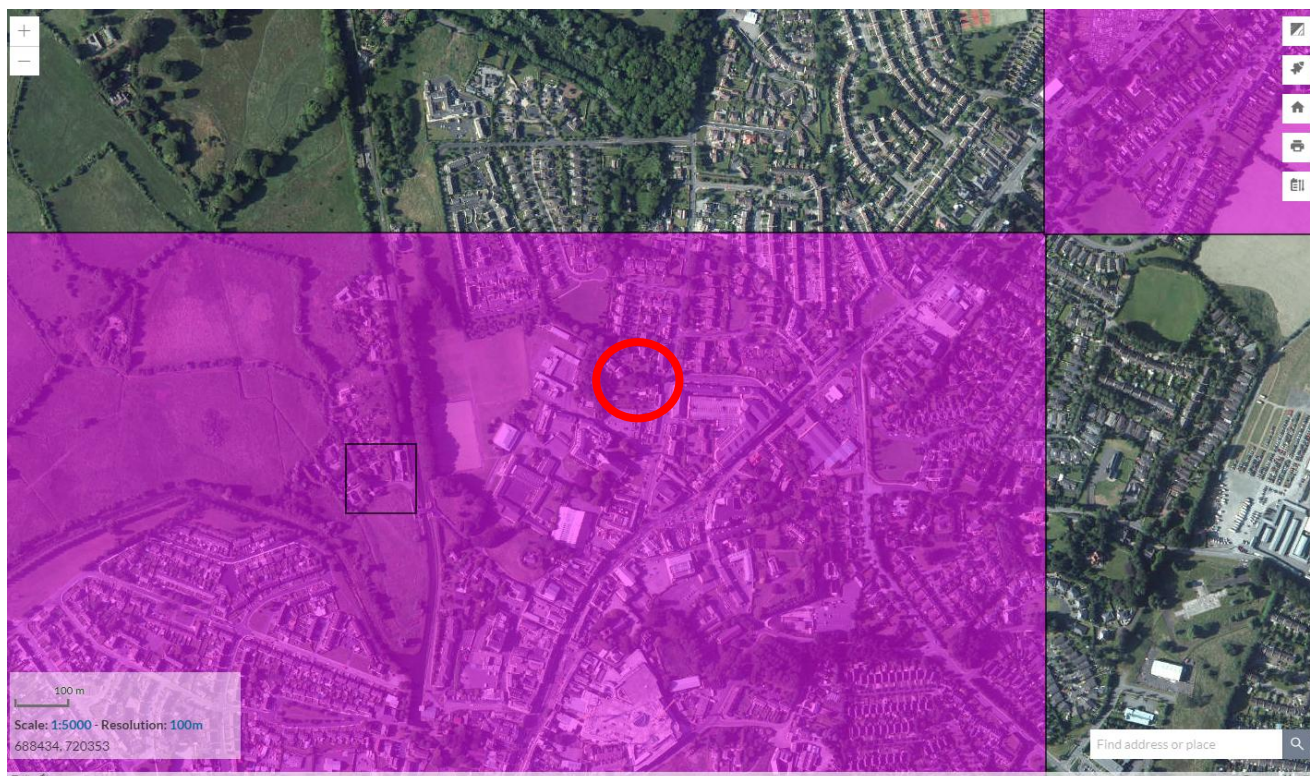
Table 5. NBDC Table of species

Species name	Date of last record	Designation
Cherry Laurel ( <i>Prunus laurocerasus</i> )	05/08/2015	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species
Eastern Grey Squirrel ( <i>Sciurus carolinensis</i> )	19/09/2015	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species    Invasive Species: Invasive Species >> EU Regulation No. 1143/2014    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Japanese Knotweed ( <i>Fallopia japonica</i> )	04/06/2020	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
American Mink ( <i>Mustela vison</i> )	19/03/2015	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> High Impact Invasive Species    Invasive Species: Invasive Species >> Regulation S.I. 477 (Ireland)
Sycamore ( <i>Acer pseudoplatanus</i> )	05/08/2015	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species
European Rabbit ( <i>Oryctolagus cuniculus</i> )	01/07/2015	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species
Greater White-toothed Shrew ( <i>Crocidura russula</i> )	17/03/2019	Invasive Species: Invasive Species    Invasive Species: Invasive Species >> Medium Impact Invasive Species
European Otter ( <i>Lutra lutra</i> )	21/09/2013	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex II    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Common Frog ( <i>Rana temporaria</i> )	28/03/2019	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex V    Protected Species: Wildlife Acts
West European Hedgehog ( <i>Erinaceus europaeus</i> )	30/09/2023	Protected Species: Wildlife Acts
Rock Pigeon ( <i>Columba livia</i> )	03/03/2022	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
Common Wood Pigeon ( <i>Columba palumbus</i> )	03/03/2022	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
Mallard ( <i>Anas platyrhynchos</i> )	29/03/2023	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section I Bird Species

Species name	Date of last record	Designation
Common Coot ( <i>Fulica atra</i> )	31/12/2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Tufted Duck ( <i>Aythya fuligula</i> )	31/12/2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Linnet ( <i>Carduelis cannabina</i> )	03/03/2022	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Starling ( <i>Sturnus vulgaris</i> )	03/03/2022	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Common Swift ( <i>Apus apus</i> )	24/06/2017	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow ( <i>Passer domesticus</i> )	03/03/2022	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Lesser Black-backed Gull ( <i>Larus fuscus</i> )	05/08/2015	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Little Grebe ( <i>Tachybaptus ruficollis</i> )	31/12/2019	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mew Gull ( <i>Larus canus</i> )	31/12/2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Mute Swan ( <i>Cygnus olor</i> )	29/03/2023	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Sand Martin ( <i>Riparia riparia</i> )	24/06/2017	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Black-headed Gull ( <i>Larus ridibundus</i> )	09/03/2019	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List

Species name	Date of last record	Designation
Herring Gull ( <i>Larus argentatus</i> )	13/05/2019	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Yellowhammer ( <i>Emberiza citrinella</i> )	16/06/2021	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Large Red Tailed Bumble Bee ( <i>Bombus (Melanobombus) lapidarius</i> )	09/06/2021	Threatened Species: Near threatened
Megachile (Megachile) <i>centuncularis</i>	15/07/2020	Threatened Species: Near threatened

Kildare County Council has requested an otter survey to be carried out on the proposed development site given the onsite Mill Lane stream. The site was inspected for otter (*Lutra lutra*) activity. No signs such as fish bones, fish remains, scat or dens were noted onsite. The National Biodiversity Data Centre has recorded otters in the area which appear to be closer to the Grand Canal to the west of the subject site. The last recorded otters within 2km of the subject site were in 2013 as noted in Table 5 above.



**Figure 20.** NBDC Otter records near the subject site (purple), (site: red circle)

An assessment of files received from the NPWS (Code No. 2022\_120) which contain records of rare and protected species and grid references for sightings of these species was carried out as part of this EclA. No species of conservation importance were noted within the site boundaries. The following table provides a summary of the species identified, the year of identification, survey name and Grid Reference of species identified in the broader area surrounding the subject site:

**Table 6.** NPWS Recorded species near the subject site

Sample ID	Species	Survey Name	Sample Year
2717	European badger ( <i>meles meles</i> )	Badger and Habitat Survey of Ireland	1992

## Potential Impacts

### Introduction

The proposed development will involve the removal of the existing habitats on site and considerable re-profiling and excavations. In total, 22 trees are to be removed in addition to the loss of multi tree elements such as a loss of three hedgerows and one shrub border. Tree protection measures will be in place as outlined in the Arborist report. It is imperative that these measures are in place and are independently monitored as the remaining treelines are seen as an important habitat and would be sensitive to effects from construction.

The impacts outlined below are based on the current status of the project, including draft engineering elements, and may change based on the contents of the CEMP once complete.

### Potential Construction Impacts

The overall development of the site is likely to have direct negative impacts upon the existing habitats, fauna and flora. Direct negative effects will be manifested in terms of the removal of the site's internal habitats. The removal of these habitats will result in a loss of species of low biodiversity importance.

### Designated Conservation Sites within 15km

The proposed development is not located within a designated conservation site. The nearest Natura 2000 sites to the proposed development are the Mouds Bog SAC (8.5km) and the Red Bog Kildare SAC (8.6 km). There is a direct hydrological connection to the Grand Canal p NHA during the construction phase of development via the onsite stream. There is also an indirect hydrological connection to the River Liffey via the onsite stream. Out of an abundance of caution, it is therefore considered that there is a weak indirect hydrological connection between the proposed development site and five Natura 2000 sites at Dublin Bay, namely South Dublin Bay SAC (32km), North Dublin Bay SAC (35km), South Dublin Bay and River Tolka Estuary SPA (32km), North Bull Island SPA (35km) and North-West Irish Sea SPA (37km). However, given the substantial distance to each of these sites (>30km), and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey, and thereafter runs through the Leixlip dam more than 19km from the subject site, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. Impacts in the absence of mitigation: Low adverse / International / Negative Impact / Not significant / short term. Mitigation is not needed to protect designated sites.

### Biodiversity

The impact of the development during construction phase will be a loss of existing habitats and species on site. It would be expected that the flora and fauna associated with these habitats would also be displaced.

#### ***Terrestrial mammalian species***

No protected terrestrial mammals were noted on site. Loss of habitat and habitat fragmentation may affect some common mammalian species.

Impacts: Low adverse / site / Negative Impact / Not significant / short term. Mitigation is needed in the form of a pre-construction survey for terrestrial mammals of conservation importance.

#### ***Flora***

No protected flora were noted on site.

Potential Impacts in the absence of mitigation: Low adverse / site / Negative Impact / Not Significant / Short term.

#### ***Bat Fauna***

The proposed development will change the local environment as new structures are to be erected and much of the existing vegetation (outside of the woodland) will be removed. Existing buildings and treelines are present on site and lighting is minimal. The proposed development would impact on bats greater than the baseline. Bats were seen to be foraging onsite. To ensure that no bat roosts will be lost due to this development, a pre-construction tree inspection will be necessary to determine the presence and location of potential bat roosts on site. The proposed development should include a sensitive lighting strategy and does involve the retention of some hedgerows and treelines. However, onsite lighting would have potential for a reduction of bat foraging during construction. Lighting during construction could impact on foraging activity.

Potential Impacts in the absence of mitigation: Minor adverse / site / Negative Impact / Not significant / long term.

### **Aquatic Biodiversity**

Standard measures will be in place in relation to surface water discharges. It important to note that petrochemical interception is required on site due to potential effects on the Mill Lane stream. Works involve the construction of a bridge on site. No instream works are proposed as the bridge will span the watercourse. However, concreting works will be proximate to the watercourse.

Potential Impacts in the absence of mitigation: moderate adverse / local / Negative Impact / Not significant / long term. Petrochemical and silt interception is required on site due to potential effects on the Mill Lane stream.

### **Bird Fauna**

No bird species of conservation importance have been noted on site. However, site clearance could impact on bird nesting.

Impacts: Low adverse / Local / Negative Impact / Not significant / short term. Mitigation is needed in the form of site clearance outside bird nesting season.

### **Flora**

No protected flora was noted on site. Site clearance will remove the flora species on site.

Potential Impacts in the absence of mitigation: Low adverse / site / Negative Impact / Not Significant / Short term.

## Potential Operational Impacts

### **Designated Conservation sites within 15km**

The development must comply with County Council drainage requirements and the Water Pollution Acts. Measures will be in place to prevent downstream impacts on the Grand Canal and River Liffey. No significant impacts on designated sites are likely during operation.

Impacts: Negligible / International / Neutral Impact / Not significant / Long-term. Standard mitigation will be required.

### **Biodiversity**

Biodiversity value of the site will improve as landscaping matures

#### ***Terrestrial mammalian species***

No protected terrestrial mammals were noted in the vicinity of proposed works.

Potential Impacts in the absence of mitigation: Low adverse / local/ Negative Impact / Not significant / long term. Mitigation is required in the form of a pre-construction inspection.

#### ***Flora***

No protected flora or invasive species were noted on site. Landscaping will increase flora diversity on the eastern portion of the site.

Potential Impacts in the absence of mitigation: Neutral / site / Not significant / long-term.

#### ***Bat Fauna***

Foraging bats would be sensitive to light spill and lighting on site could potentially impact on foraging bats. It would be expected that bat foraging would be reduced on site.

Potential Impacts in the absence of mitigation: Low adverse / International /Negative Impact / Not significant / long term. Mitigation is required in relation to bat compliant lighting on site.

### **Aquatic Biodiversity**

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

Potential Impacts in the absence of mitigation: Low adverse / local / Negative Impact / Not significant / long term

### **Bird Fauna**

The proposed development will change the local environment as new structures are to be erected. The buildings are comprised of solid materials consisting of a solid material on the exterior which includes sections of concrete and glass. These buildings would be clearly visible to bird species and would not pose a significant collision risk. As the landscaping elements improve with maturity it would be expected that the biodiversity value of the site to birds would increase.

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

### **Mitigation Measures & Monitoring**

Standard construction and operational controls will be incorporated into the proposed development project to minimise the potential negative impacts on the ecology within the Zone of Influence (Zoi), biodiversity, and local biodiversity within / proximate to the subject site are outlined in Table 7.

Table 5. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Mitigation Measures
<p>The onsite watercourse (Mill Lane Stream)</p> <p>The Grand Canal</p> <p>The River Liffey</p>	<ul style="list-style-type: none"> <li>• Habitat degradation</li> <li>• Dust deposition</li> <li>• Pollution</li> <li>• Silt ingress from site runoff</li> <li>• Downstream impacts</li> <li>• Negative impacts on aquatic and bird fauna.</li> <li>• Disturbance.</li> </ul>	<p>Prior to works commencing on site an ecologist will be appointed to oversee and monitor the mitigation measures on site.</p> <p>The following mitigation will be implemented:</p> <p><b>Construction</b></p> <p><u>Contamination of watercourses</u></p> <ul style="list-style-type: none"> <li>• Appointment of an ecologist to oversee enabling works and the implementation of mitigation measures outlined.</li> <li>• Staging of project to reduce risks to watercourse from contamination</li> <li>• Earthwork operations will be carried out such that surfaces, as they are being raised, shall be designed with adequate drainage, falls and profile to control run-off and prevent ponding and flowing.</li> <li>• No discharges to the watercourse during construction.</li> <li>• Local watercourses and drains will be protected from dust, silt and contaminated surface water throughout the works.</li> <li>• Local silt traps established throughout site as discussed with the ecologist.</li> <li>• Mitigation measures on site include dust control, stockpiling away from watercourse and drains</li> <li>• Stockpiling of loose materials will be kept to a minimum of 20m from watercourses and drains.</li> <li>• Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system and watercourses.</li> <li>• Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains, ditches or the watercourse, excavations and other locations where it may cause pollution.</li> <li>• Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the stream. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality.</li> <li>• Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system and watercourses.</li> <li>• Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination.</li> <li>• During the construction works silt traps will be put in place in the vicinity of all runoff channels the stream to prevent sediment entering the watercourse.</li> <li>• Planting in the vicinity of the stream crossings should be put in place as soon as possible to allow biodiversity corridors to establish.</li> <li>• On-site inspections will be carried out by project ecologist during enabling works and until drainage connection is complete.</li> <li>• Maintenance of any drainage structures (e.g. de-silting operations) must not result in the release of contaminated water to the surface water network.</li> </ul>

Table 5. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Mitigation Measures
		<ul style="list-style-type: none"> <li>• No entry of solids or concrete to the associated drainage network during the connection of pipework</li> <li>• The program for the felling of trees will be carried out in consultation with the project ecologist and arborist. The ecologist will be present for the felling of trees within 10m of drainage ditch.</li> <li>• Installation of the bridge will be supervised by the project ecologist.</li> </ul> <p><u>Air &amp; Dust</u></p> <ul style="list-style-type: none"> <li>• The pro-active control of fugitive dust will ensure prevention of significant emissions arising, rather than a less effective attempt to control them once they have been released.</li> <li>• Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.</li> <li>• Any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and / or windy conditions.</li> <li>• Vehicles exiting the Site shall make use of a wheel wash facility where appropriate, prior to entering onto public roads.</li> <li>• Vehicles using site roads will have their speed restricted, and this speed restriction must be enforced rigidly. On any un-surfaced site road, this will be 20kph, and on hard surfaced roads as site management dictates.</li> <li>• Public roads outside the Site will be regularly inspected for cleanliness and cleaned as necessary.</li> <li>• Material handling systems and Site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods.</li> <li>• During movement of materials both on and off-site, trucks will be stringently covered with tarpaulin at all times. Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions.</li> <li>• Dust may enter the drainage ditch via air or surface water with potential downstream impacts. Mitigation measures will be carried out reduce dust emissions to a level that avoids the possibility of adverse effects on the onsite watercourse. The main activities that may give rise to dust emissions during construction include the following:             <ul style="list-style-type: none"> <li>• Excavation of material;</li> <li>• Materials handling and storage;</li> <li>• Movement of vehicles (particularly HGV's) and mobile plant.</li> <li>• Contaminated surface runoff</li> <li>• Trucks leaving the site with excavated material will be covered so as to avoid dust emissions along the haulage routes.</li> </ul> </li> <li>• Speed limits on site (15kmh) to reduce dust generation and mobilisation.</li> <li>• The stream is to be protected from dust on site. This may require additional measures in the vicinity of the bridge crossing if this road is used for machinery e.g. placing of terram/protective material over the stream.</li> </ul>

Table 5. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Mitigation Measures
		<ul style="list-style-type: none"> <li>• Regular inspections of the site and boundary should be carried out to monitor dust, records and notes on these inspections should be logged.</li> <li>• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.</li> <li>• Make the complaints log available to the local authority when asked.</li> <li>• Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.</li> <li>• Road sweeping will be in place in adjacent roads when required or requested by the project ecologist.</li> </ul> <p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>• Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces within 100 m of site boundary, integrity of the silt control measures, with cleaning and / or repair to be provided if necessary.</li> <li>• Plan site layout so that machinery and dust causing activities are located away from receptors (Mill Lane stream), as far as is possible.</li> <li>• Fully enclose specific operations where there is a high potential for dust production and the site is active for an extensive period.</li> <li>• Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.</li> <li>• Cover, seed or fence stockpiles to prevent wind whipping.</li> <li>• Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.</li> <li>• Any road that has the potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions.</li> <li>• Maintain a vegetated strip and vehicle exclusion zone between the works and the onsite watercourse in consultation with the project ecologist.</li> <li>• Regular inspection of surface water run-off and any sediment control measures e.g. silt traps will be carried out during the Construction Phase. Regular auditing of construction / mitigation measures will be undertaken e.g. concrete pouring, refuelling in designated areas etc.</li> <li>• Weather conditions will be considered when planning construction activities to minimise the risk of run-off from the Site and the suitable distance of topsoil piles from surface water drains will be maintained.</li> </ul>

Table 5. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Mitigation Measures
		<p><u>Measures Specific to Earthworks</u></p> <ul style="list-style-type: none"> <li>• Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.</li> <li>• Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.</li> <li>• Only remove the cover in small areas during work and not all at once.</li> <li>• During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust.</li> <li>• Due to the proximity of the onsite watercourse an ecologist will oversee works in particular the excavation of material from the perimeter of the site.</li> <li>• The Contractor will be required to consult with an ecologist prior to the beginning of works to identify any additional measures that may be appropriate and/or required.</li> </ul> <p><u>Storage/Use of Materials, Plant &amp; Equipment</u></p> <ul style="list-style-type: none"> <li>• Materials, plant and equipment shall be stored in the proposed site compound location;</li> <li>• Plant and equipment will not be parked within 50m of the onsite watercourse at the end of the working day;</li> <li>• Hazardous liquid materials or materials with potential to generate run-off shall not be stored within 50m of the nearby watercourse.</li> <li>• All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater;</li> <li>• Fuel may be stored in the designated bunded area or in fuel bowsers located in the proposed compound location. Fuel bowsers shall be double skinned and equipped with certificates of conformity or integrity tested, in good condition and have no signs of leaks or spillages;</li> <li>• Waters collected in drip trays must be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements;</li> </ul> <p>All persons working will receive work specific induction in relation to material storage arrangements and actions to be taken in the event of an accidental spillage. Daily environmental toolbox talks / briefing sessions will be conducted for all persons working to outline the relevant environmental control measures and to identify any environment risk areas/works.</p> <p><b>Operation</b>            During the Operational Phase of the proposed Project there is limited potential for Site activities to impact on the geological and hydrogeological environment of the area. However, standard hydrocarbon interception will be put in place</p>

Table 5. Mitigation Measures.

Sensitive Receptors	Potential Impacts	Mitigation Measures
<b>Birds (National Protection)</b>	<ul style="list-style-type: none"> <li>• Destruction and/or disturbance to nests.</li> </ul>	<ul style="list-style-type: none"> <li>• “Relevant guidelines and legislation (Section 40 of the Wildlife Acts, 1976 to 2012) Should this not be possible, a pre-works check by a qualified ecologist should be undertaken to ensure nesting birds are absent.</li> <li>• 10 bird boxes will be placed on site as an enhancement measure.</li> <li>• Planting will provide suitable cover for nesting birds and encourage insect diversity that would sustain birds.</li> </ul>
<b>Bats (international Protection)</b>	<ul style="list-style-type: none"> <li>• Removal roosting/foraging habitat.</li> <li>• Lighting Impacts</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting at all construction stages will be done sensitively on site with no direct lighting of treelines.</li> <li>• A pre construction bat roosting inspection will be carried out on all buildings and trees on site, prior to the commencement of works. A derogation license will be applied for from NPWS if bats are found during the future inspection. All works will be carried out in compliance with NPWS conditions if bats or bat roosts are found during pre-commencement inspections.</li> <li>• 6 bat boxes will be installed along the riparian corridor and a bat roosting access at the Pavilion Roof.</li> </ul>

## Cumulative Impacts

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

*Table 3. Cumulative impacts considered*

Ref. No.	Address	Proposal
181283	existing National School Site at rear of the Parish Church of Our Lady & St. David , Sallins Road , Naas	Extension of duration 13/500052 the demolition of the existing two/one storey school built in 1974, the removal of all existing temporary buildings on the site, the construction of a temporary construction access road leading from the Canal Bank Road to the west across the playing fields of the neighbouring St. Mary's College post primary school, the erection of a temporary 2 storey 22 classroom primary school on the primary school playing pitch and the erection of a new 3 storey 32 classroom primary school with ancillary accommodation, 50 car park spaces, 3 ball courts, 2 No. junior play areas, the construction of a raised footpath leading from Sallins Road through the Church carpark to the school and associated landscaping. The work also includes the reinstallation of a boiler and external lightweight flue to the school building constructed in 1900 which is a protected structure RPS reference 19:201
18480	McAuley Place , Sallins Road , Naas	Extension of Duration of Planning Ref. No. 12/500070 - extension and alterations to existing two storey convent structures (adjoining Nuns' graveyard a protected structure NS19-205 RPS Ref. No. 11814115) to construct a single storey structure to north and west of existing buildings and storage yard around graveyard, to refurbish and re-slate/re-roof the existing two storey stone structures for use as a health through learning centre; incorporating community workshops and exhibition use, storage and boiler house to western elevation. The first floor of existing structure is to be converted to a single bedroom studio and bathroom, with adjoining storage mezzanine and dormer with lancet light facing south towards parish hall, to the rear of the Mercy Nuns' graveyard,
22969	St. Mary's College , Sallins Road , Naas Co. Kildare.	(1) the phased demolition of existing school buildings (2) the phased construction of a new two and three storey school building with a total gross internal floor area of 10,870m <sup>2</sup> incorporating 37no. general classrooms, a series of 20no. support and specialist classrooms, a special needs unit, a library, PE hall, staff rooms and all ancillary accommodation including photovoltaic panels at roof level and separate external storage sheds (50m <sup>2</sup> ) and refuse store (15m <sup>2</sup> ), (2) to allow the school to remain operational during the construction period, the erection on site of new temporary school accommodation units along with the retention and relocation of the existing units and, on completion of construction works, the decommissioning and removal of all temporary school classrooms, (4) the erection, also on a temporary basis during the school construction period, of an airdome (1,050m <sup>2</sup> ) on the proposed school ball courts, to be used for indoor sports use, (5) the school grounds will comprise the retained existing all weather pitch, 6no. ball courts, outdoor seating and breakout areas, sensory gardens, a covered construction store area, hard and soft landscaping throughout with footpaths, public lighting, landscaping and all associated boundary treatments. (6) the existing site access from Sallins Road is to be maintained, while parking and internal movement arrangements are to include modifications to the car and bus drop-off areas, 92no. car parking spaces, inclusive of 5no. disabled spaces and 2no. electric vehicle charge points, 40no. double stacked non sheltered bicycle stands and 85no. sheltered bicycle stands, together providing in total 330no. cycle parking spaces. (7) the proposal also includes new foul and surface water drainage system works incorporating SUDS measures, attenuation, rainwater harvesting, a new substation (28m <sup>2</sup> ), Liquid Petroleum Gas (LPG) and Air Source Heat Pump (ASHP) compounds and all other associated site and development works
191088	Poplar House , Poplar Square , Naas	the full removal of the existing slate mansard façade and windows on first, second and roof (plant area enclosure) levels, and replace with an

Ref. No.	Address	Proposal
		architectural panelled mansard façade (slate grey) and full window replacement to these levels, with minor alterations and all associated site works
2360316	Mercy Convent National School at the rear of the Parish Church of Our Lady & St. David , Sallins Road Naas , Co. Kildare	for the incorporation of an enclosed Special Educational Needs soft play area and sensory garden to the north of the new 3 storey school building; and the addition of 3 no. carparking spaces to the staff carpark at the south of the existing 2 storey School Building constructed in 1900, which is a Protected Structure, RPS reference 19:201. These changes are modifications to the existing planning permission (KCC Reg. Ref 13/50052)
2460940	Naas Parish Office , Sallins Road , Naas	for works being carried out at Naas Parish Office, adjoining Naas Parochial House (a Protected Structure, RPS Ref. NS19-039). The construction of a single storey extension to Naas Parish Office which shall comprise of the following works: A) Partial demolition of the single & two storey extensions to the rear & side of the Parish Office building. B) Construction of a single storey extension (132 m2) to the front, side & rear of the existing Parish Office building consisting of double-height atrium & foyer (70 m2), offices, consultation rooms, kitchen & WCs. C) All ancillary site development works
23243	Sallins Road , Naas , Co. Kildare	the installation of 3 no. single storey temporary classrooms, to the south of the existing 2 storey 22 classroom temporary primary school on the site (KCC Reg. Ref. 13/50052). To include pedestrian access rampways, utility connections and associated hard and soft landscaping. Gross internal floor area of the temporary classrooms to be 112 sqm at the existing National School site at the rear of the Parish Church of Our Lady & St. David,
191326	7 Spring Gardens , Sallins Road , Naas	the construction of a single storey extension to the rear, complete with rooflights, a single and part two storey extension to the side, minor internal and external elevational alterations, all to the existing two storey detached dwelling

The proposed project is located within an urban built environment. Most of the surrounding planning applications (some of which have been excluded from the above table due to irrelevance/age) relate to small-scale projects with temporary/short term construction phases (many of which have been completed), and relating to the alterations of existing structures, small-scale home alterations or minor public infrastructural improvements. Any larger scale developments currently underway, or to be proposed in the future are not foreseen to have significant cumulative impacts with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant cumulative impacts.

Following an analysis of development proposals proximate to the subject site, it is considered that cumulative impacts with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No significant cumulative impacts are foreseen.

**No projects in the vicinity of the proposed development would be seen to have significant cumulative impacts with the proposed development.**

## Residual Impacts and Conclusion

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

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12. **Smal, C.M. 1995** *The Badger & Habitat Survey of Ireland*. The Stationery Office, Dublin
13. **Wildlife Act 1976 and Wildlife [Amendment] Act 2000**. Government of Ireland.



**Bat Fauna Impact Assessment for a Proposed Development at McCauley Place, Naas, Co. Kildare.**



**10<sup>th</sup> March 2026**

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

**On behalf of:** McCauley Place.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. [info@altemar.ie](mailto:info@altemar.ie)

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

[www.altemar.ie](http://www.altemar.ie)

<b>Document Control Sheet</b>			
Client	McCauley Place		
Project	Proposed Development at McCauley Place, Naas, Co. Kildare		
Report	Bat Fauna Impact Assessment		
Date	28 <sup>th</sup> April 2025		
Version	Author	Reviewed	Date
Final	Jeff Boyle	Bryan Deegan	28 <sup>th</sup> April 2025
Updates	Jeff Boyle	Bryan Deegan	10 <sup>th</sup> March 2026

## SUMMARY

<b>Structure:</b>	There are two individual buildings onsite. The site is a residential garden consisting of treelines and hedgerows, with a riparian area to the east of the site containing a stream.
<b>Location:</b>	Sallins Road, Naas, Co. Kildare
<b>Bat species present:</b>	Common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) and Leisler's bat ( <i>Nyctalus leisleri</i> )
<b>Proposed work:</b>	Residential Development
<b>Impact on bats:</b>	<p>The proposed development will change the local environment as new lights and structures are to be erected and some of the existing vegetation will be removed. The proposed development will change the local environment as new lights and structures are to be erected and some of the existing vegetation will be removed. One tree of low bat roosting potential was noted within the western treeline that forms part of the riparian zone, some of which will be removed. The development is likely to displace bats from foraging at the site during construction. Based on the small number of common species found using the site the displacement from this site it will not have any significant effect on local bat populations, and that any such effect will be only significant at the local level. No bat roosts or potential bat roosts will be lost due to this development and the species expected to occur onsite should persist. No lighting is proposed in the riparian corridor. The residual impact is considered to be minor adverse/not significant in the short term and low beneficial positive in the long term.</p> <p>The residual impact is considered to be minor adverse/not significant in the short term and low beneficial positive in the long term.</p>
<b>Survey by:</b>	Jeff Boyle
<b>Survey date:</b>	2 <sup>nd</sup> August 2024

## Project Description

The proposed development seeks planning permission for the construction of a residential development for older persons at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare. Beaufort House is proposed to be retained and repurposed to facilitate a community room for the proposed residents, and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is proposed.

The residential development will provide 43 no. 1 and 2-bedroom units across 3 blocks ranging in height from 4-5 storeys, a rear garden pavilion, associated communal and public open spaces and 4 surface car parking spaces. Additional car parking will be made available within the existing town centre car park located opposite the site. A pedestrian crossing is proposed at the front of the site, across Sallins Road. Access to the site is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed to the rear of the site across the Mill Lane stream connecting the site to the rear Luisne Gardens public open space.

## Competency of Assessor

This Report has been prepared by Jeff Boyle (BSc (hons) Environmental Management). Jeff has experience in bat detection through static detector surveys, dusk emergence, and down re-entry surveys. He is also skilled in habitat assessment and has undertaken invasive species surveys, bird surveys and mammal surveys to produce numerous ecological assessments on a range of residential and commercial projects.

## Legislative Context

*Wildlife Act 1976 (as amended by, inter alia, the Wildlife (Amendment) Act 2000).*

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation it is an offence to *"Intentionally kill, injure or take a bat, possess or control any live or dead specimen or anything derived from a bat, wilfully interfere with any structure or place used for breeding or resting by a bat, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose."*

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). See Art.73 of the 2011 Regulations which revokes the 1997 Regulations.

Annex II of the Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) lists animal and plant species of Community interest, the conservation of which requires the designation of Special Areas of Conservation (SACs); Annex IV lists animal and plant species of Community interest in need of strict protection. All bat species in Ireland are listed on Annex IV of the Directive, while the Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is protected under Annex II which related to the designation of Special Areas of Conservation for a species.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), all bat species are listed under the First Schedule and, pursuant to, *inter alia*, Part 6 and Regulation 51, it is an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.



0 50 100 150 m

Project: McCauley Place  
 Location: Naas, Co. Kildare  
 Date: 23rd April 2025  
 Drawn By: Gayle O' Farrell Altemar)

**ALTEMAR**  
 Marine & Environmental Consultancy



Figure 1. Site outline



1 00 Ground Floor Level  
Scale: 1:200

REV	DATE	DESCRIPTION	BY	NOTES
01	26-03-2020	PLANNING APPLICATION	SP	

- SUBJECT SITE BOUNDARY
  - - - 20M OFFSET FROM BOUNDARY ZONE
  - PROPOSED FLOOR LEVELS
  - - - SPOT LEVELS (ELEVATION SECTIONS)
  - - - PREVIOUS PROPOSAL FOOTPRINT
  - - - PREVIOUS PROPOSAL FOOTPRINT
- NOTE: FOR BESTIAL LEVELS, PLEASE REFER TO TOPOGRAPHICAL SURVEY  
PLEASE REFER TO ENGINEER AND LANDSCAPE ARCHITECT FOR SITE AND ROAD LEVELS

**NORTH POINT**

**APPROVED BY**

13/03/2020 14:44

Client: MCALEY PLACE  
 Project: 1448- BEAUFORT NAAS  
 Title: PROPOSED SITE LAYOUT PLAN - GROUND LEVEL  
 Stage: **PLANNING**  
 Status: **S5 FOR SUBMISSION**  
 Sheet No.: **BEN-MDO-XX-00-DR-A-05002**  
 Scale: As indicated @ A1  
 Current Rev: **P01**  
 Project No: **1448**

11 Merrion Square N, Dublin 2, Ireland  
 +353 (0)1 400 4171  
 info@mdo.ie | www.mdo.ie

Figure 2. Proposed ground floor plan

## Landscape

The landscape strategy for the proposed development has been prepared by SLRA landscape architects. The proposed landscape plan is shown in Figure 5.

## Arborist

A Tree survey has been undertaken by Arborist Associates Ltd. for the proposed development. This report outlines the following tree impacts:

*'In summary, 22 of the 46No. individually surveyed trees included within this assessment area along with three of the four hedges and one of the two shrub borders are being shown for removal to facilitate the proposed development or as part of management.*

*This is made up of the following category of trees:*

- *Category 'U' – 3 of the 4 Category 'U' Trees = 75%.*
- *Category 'A' – 0 Trees*
- *Category 'B' – 2 of the 12 category 'B' Trees = 16.6%.*
- *Category 'C' – 17 of the 30 category 'C' Trees = 56.6%.*

*The bulk of these trees for removal are located centrally within the site area and are generally of a small size due to their species or age and their loss from the treescape of the greater surrounding area is not significant as they are not very visible from outside the site area. The more prominent and larger trees are located along the sites northern and western boundary, and these are being retained and will help blend this development into the surrounding area.'*

The tree constraints plan and tree protection & impacts plan are shown in Figures 6 & 7.

## Lighting

The lighting strategy for the proposed development has been prepared by SEHA Technical Services. As outlined in the site lighting report:

### *'Considerations*

- *Lights with warm white colour to be used for temperature due to bats.*
- *It has considered no light is allowed within A 20meter Riparian Corridor from the edge of the riverbank.*

### *Design Criteria*

*The lighting design has taken the following into consideration:*

- *Use of low energy LED lighting*
- *Ensure no light spill on adjacent properties*

### *Standards*

*The design of the lighting shall be in accordance with the following standards and guidelines:*

- *I.S. EN 13201-2:2015 Road Lighting – Part 2: Performance requirements*
- *BS 5489-1:2020 Code of Practice for the Design of Road Lighting*
- *CIBSE Lighting Guide 6: The Outdoor Environment*
- *S.I. No. 291 of 2013 Safety, Health and Welfare at Work (Construction) Regulations 2013*
- *Dún Laoghaire–Rathdown County Council guidelines for public lighting.*
- *IS10101: 2020 National Rules for Electrical Installations.'*

### *Proposed light fittings*

*Overview of lighting systems proposed for McAuley Place, Naas.*

- *Lumistreetgen2, BGP291 T35 LED40-4S/730 PSU DS50 FG, 3000K Luminaire, 24.50Watt at 5M High Pole (Type A).*
- *Optispace, BCB500 LED16-4S/830 PSR A DF, 12.45Watt, AT 1M high Bollard warm white colour temperature, 3000K Luminaire (Type B).*

## *Lighting Design Requirements*

*Prior to lighting calculations being performed the lighting classification and environmental zone must be determined.*

*The lighting classification is determined by the local council however where this is not available lighting class can be determined using the parameters outlined within the EN13201-2:2015 & BS 5489-2:2020 Code of Practice for the Design of Road Lighting. Lighting class for calculation purposes are outlined below.*

*The environmental zone is determined by the local council however, where this is not available lighting class can be determined using the parameters outlined within the TII (Transport Infrastructure Ireland) DN-LHT – 03038 Design of road lighting for national road network and ILP – (Institution of lighting professionals) – Guidance notes for the reduction of obtrusive light. The environmental zone is considered to be E2/E3 medium to low brightness district.*

## *Conclusion*

*To conclude, the proposed lighting layout has been designed in accordance with current regulations and meets specific criteria within the relevant sections of IS EN 13201:2015 / BS 5489-1:2020. The design proposed is to use 4 no. column mounted streetlight, with a 24.50w LED capacity and 6 nos Bollard warm white colour temperature lights with an 12.45w LED capacity.*

*Other relevant points to note:*

- This design incorporates the use of low energy LED lighting.*
- The lighting layout is non-intrusive and ties in with the surrounding landscape.*
- The lighting is timer/photocell controlled and lighting levels can be adjusted to suit the required lighting levels.*
- No light is allowed within A 20meter Riparian Corridor from the edge of the riverbank.'*

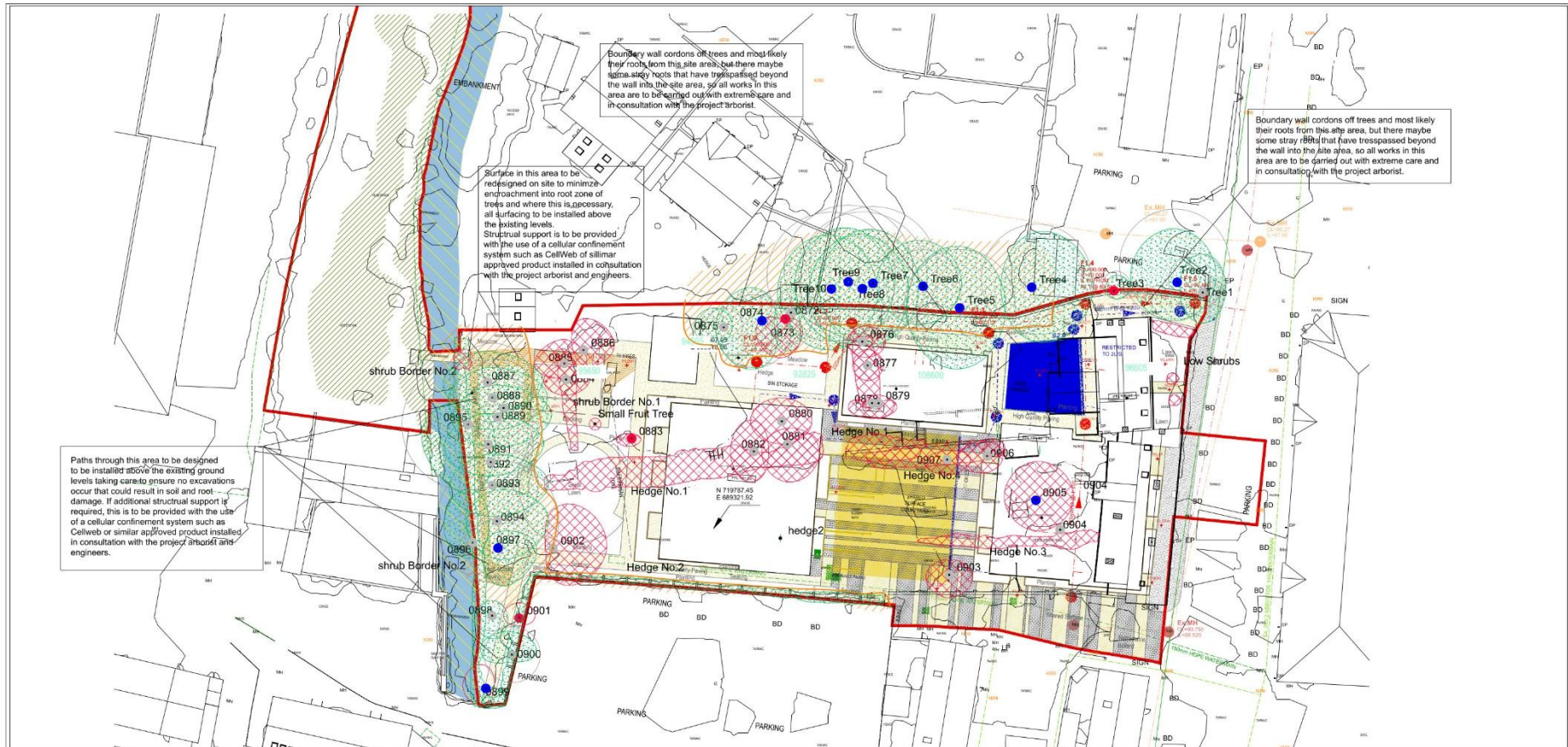
The site lighting layout is shown in Figure 6.



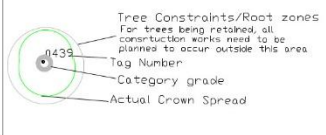
Figure 3. Proposed landscape plan



Figure 4. Tree constraints plan

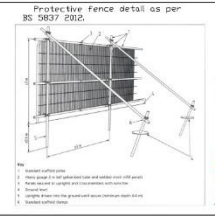


**Notes:**



- BS5837: 2012 - Category Retention Rating
- Category U Trees - Trees in such a condition that any existing value would be lost within 10 years or being recommended for removal sound arboricultural practice.
  - Category A Trees - Trees of high quality/value with a min. of 40 years life expectancy.

- Category B Trees - Trees of moderate quality/value with a min. of 20 years life expectancy.
- Category C Trees - Trees of low quality/value with a min. of 10 years life expectancy.
- Sub Categories  
1 - Mainly Arboreal/sculptural values  
2 - Mainly Landscape values  
3 - Mainly cultural and conservation values.



The tree protection fencing is to enclose the tree protection areas around the trees being retained in trees in category 1 or 2 in some areas, the site housing may be sufficient to act as the protection fencing if the site and the tree zone are protected and no works are envisaged within the site outside the site housing. This will need to be discussed and agreed at the initial site meeting.

Where tree protection fencing is required, this will need to be 2.3m high and constructed in accordance with Part 2 of BS 5837: 2012 (see annex B appendix 1) using vertical and horizontal coated steel or similar well treated timber with the vertical spaced out and connected at the corners. Once the work areas are established these protection areas are to be secured with wire or suitable staples.

Signs are to be attached to these fence warning people that this is a protective area and that the trees need to be maintained good condition in accordance with the approved plans and drawings for the development.

Once the protective fence has been erected, then the main construction works can commence on site.

- The following is a list of activities that are not allowed within the RPA or within the vicinity of the trees being retained:
- Prohibit tree root systems from damage caused by use of or spillage of reactive materials when using, placing, or storing construction materials.
  - Prohibit root systems from puncturing, winding, or otherwise being damaged during construction operations.
  - Do not store construction materials, debris, or excavated material inside tree protection zones. When excavating, place excavated soil on opposite side of trench away from tree roots.
  - Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.
  - Do not allow trees under or adjacent to remaining trees or other plants.
  - Do not attach ropes, cables, or other services to any part of the tree.
  - Do not use site machinery near the tree or plants.
  - Do not use high machinery such as tele-poles, cranes or other equipment close to trees to avoid damage to the crown or other parts.

- During the construction works the following is required:
- The main contractor or site manager is to brief all people working on site on the tree protection measures and the procedures to be followed.
  - Site workers within these areas: Work Teams and site car parking - are to be identified on the drawings and to the construction works starting. These areas to be protected outside the tree protection areas around the trees being retained. Daily and carry out any results required to ensure the site is safe and sound.
  - The main contractor or site manager is to ensure the tree protection measures are maintained throughout the project.
  - The main contractor or site manager is to ensure the tree protection measures are maintained throughout the project.
  - Any areas to occur within the protection areas, such as landscaping to be carried out in accordance with the approved plans and drawings.
  - Any work to occur within the protection areas, such as landscaping to be carried out in accordance with the approved plans and drawings.
  - Any work to occur within the protection areas, such as landscaping to be carried out in accordance with the approved plans and drawings.

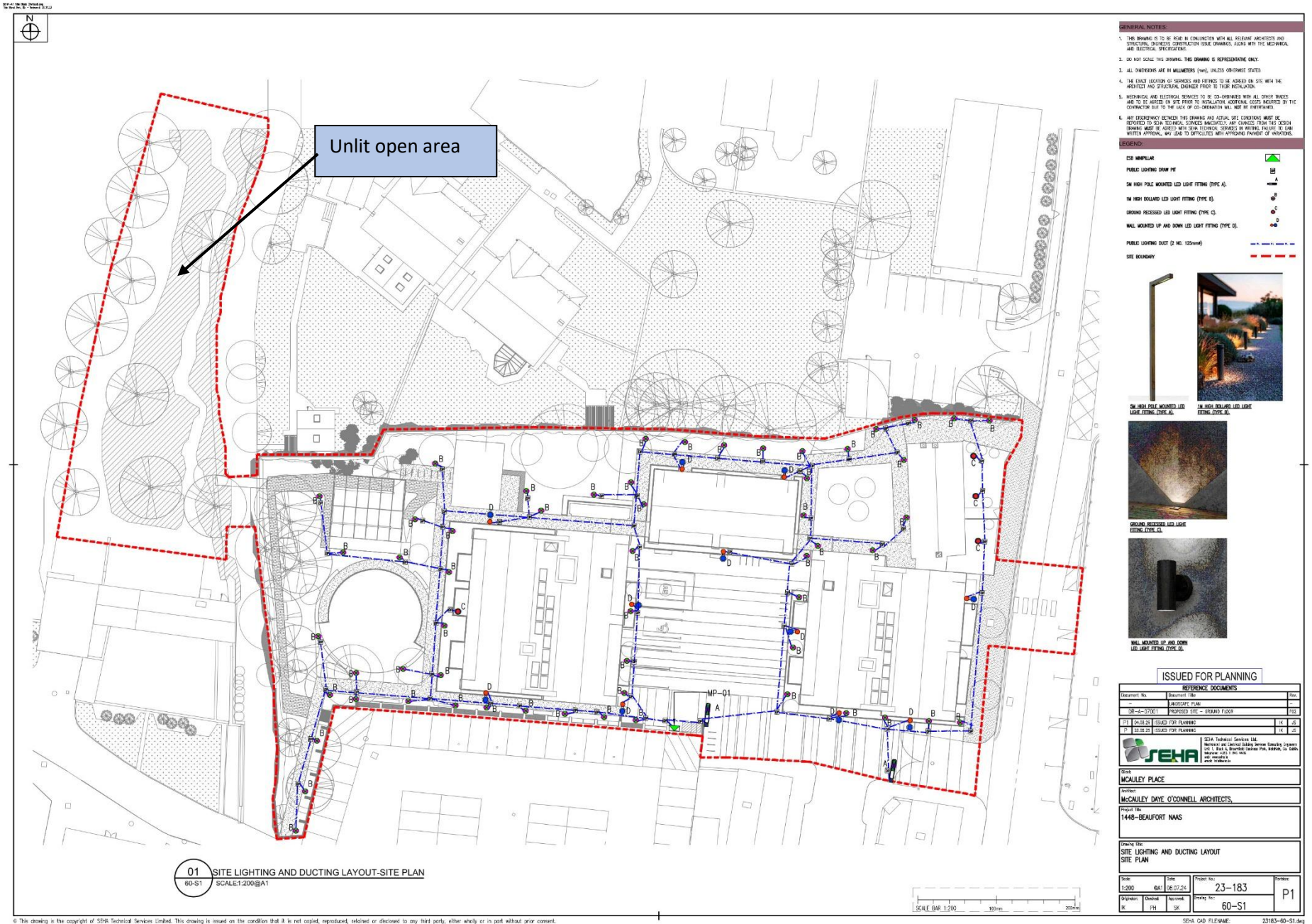
**ARBORIST ASSOCIATES LTD.**  
84 BALLYVAUN COTTAGES, ENNISKERRY, CO. WICKLOW  
TEL: 01-2742011 / 087-2629889

**TITLE:** Tree Protection Plan

**Site:** 'Beaufort', Sallins Road, Naas West, Naas, Co. Kildare.

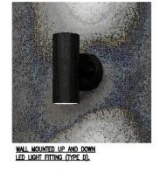
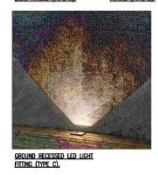
**DATE:**                      **Dwg No:**BFN002                      **Scale:** 1:250 @ A1

Figure 5. Tree protection and impacts plan



- GENERAL NOTES:**
1. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL CONSTRUCTION (SEE DRAWINGS) ALONG WITH THE MECHANICAL AND ELECTRICAL SPECIFICATIONS.
  2. DO NOT SCALE THE DRAWING, THE DRAWING IS REPRESENTATIVE ONLY.
  3. ALL DIMENSIONS ARE IN MILLIMETERS (MM), UNLESS OTHERWISE STATED.
  4. THE EXACT LOCATION OF SPANNERS AND FIXINGS TO BE ADDED ON SITE WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO THEIR INSTALLATION.
  5. MECHANICAL AND ELECTRICAL SERVICES TO BE CO-ORDINATED WITH ALL OTHER TRADES AND TO BE ADDED ON SITE PRIOR TO INSTALLATION. ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO THE LACK OF CO-ORDINATION WILL NOT BE REIMBURSED.
  6. ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL SITE CONDITIONS MUST BE REPORTED TO SEHA TECHNICAL SERVICES IMMEDIATELY. ANY CORRECTIONS FROM THIS DESIGN DRAWING MADE OR AGREED WITH SEHA TECHNICAL SERVICES IN WRITING, FAILURE TO DO SO WILL BE AT THE RISK OF THE CONTRACTOR AND SHALL BE DEEMED TO BE ACCEPTED BY THE CONTRACTOR.

- LEGEND:**
- ESB MINIPILLAR
  - PUBLIC LIGHTING CROWN FIT
  - 5M HIGH POLE MOUNTED LED LIGHT FITTING (TYPE A)
  - 1M HIGH BOLLARD LED LIGHT FITTING (TYPE B)
  - GROUND RECESSED LED LIGHT FITTING (TYPE C)
  - WALL MOUNTED UP AND DOWN LED LIGHT FITTING (TYPE D)
  - PUBLIC LIGHTING DUCT (Ø NO. 125mm)
  - SITE BOUNDARY



**ISSUED FOR PLANNING**

**REFERENCE DOCUMENTS**

Document No.	Document Title	Date
23-183-0101	LANDSCAPE PLAN	08/07/24
23-183-0102	PROPOSED SITE - GROUND FLOOR	08/07/24
23-183-0103	ISSUED FOR PLANNING	08/07/24
23-183-0104	ISSUED FOR PLANNING	08/07/24

**SEHA** SEHA Technical Services Ltd. (Incorporated in the Republic of South Africa)  
101-102, Bunka Avenue, Sandton, Johannesburg, 2008, South Africa  
Tel: +27 (0)11 799 1000  
www.seha.co.za

**McCAULEY PLACE**  
1448-BEAUFORT NWS  
McCAULEY DAYE O'CONNELL ARCHITECTS.  
Project No: 23-183  
Drawing No: 60-S1

Figure 6. Site lighting layout plan

## Bat Survey

This report presents the results of a site visit by Jeff Boyle on the 30<sup>th</sup> September 2023 and 2<sup>nd</sup> of August 2024. A bat emergent and detector survey was carried out. Trees on site were examined for bat roosting potential.

## Survey Methodology

As outlined in Marnell et al. 2022 *'The presence of a large maternity roost can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others. However, most roosts are less obvious. A visit during the summer or autumn has the advantage that bats may be seen or heard. Buildings (which for this definition exclude cellars and other underground structures) are rarely used for hibernation alone, so droppings deposited by active bats provide the best clues. Roosts of species which habitually enter roof voids are probably the easiest to detect as the droppings will normally be readily visible. Roosts of crevice-dwelling species may require careful searching and, in some situations, the opening up of otherwise inaccessible areas. If this is not possible, best judgement might have to be used and a precautionary approach adopted. Roosts used by a small number of bats, as opposed to large maternity sites, can be particularly difficult to detect and may require extensive searching backed up by bat detector surveys (including static detectors) or emergence counts.'* In relation to the factors influencing survey results the guidelines outlines the following *'During the winter, bats will move around to find sites that present the optimum environmental conditions for their age, sex and bodyweight and some species will only be found in underground sites when the weather is particularly cold. During the summer, bats may be reluctant to leave their roost during heavy rain or when the temperature is unseasonably low, so exit counts should record the conditions under which they were made. Similarly, there may be times when females with young do not emerge at all or emerge only briefly and return while other bats are still emerging thus confusing the count. Within roosts, bats will move around according to the temperature and may or may not be visible on any particular visit. Bats also react to disturbance, so a survey the day after a disturbance event, may give a misleading picture of roost usage.'*

*The survey involved the methodologies outlined in Collins (2016) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.'*

*As outlined in Collins (2016) 'The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.'*

## Survey Results

### Trees as potential bat roosts.

A ground level roost assessment was carried and used to examine the trees on site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc. All trees on site were assessed for bat roosting potential. All trees on site were assessed. No trees of bat roosting potential are noted within the eastern or central treeline that bisects the site. There are trees of low bat roosting potential located in the riparian area to the west of the site. One of these trees are to be removed as part of the proposed development. Bats were not directly observed emerging from these trees however during both site visits (2023 & 2024) there was high bat foraging activity in and around these trees just after sunset, indicating a potential roost.

### Emergent/detector surveys.

An emergent/detector survey was carried out by Jeff Boyle on the 30<sup>th</sup> September 2023 & 2<sup>nd</sup> August 2024.

The detector survey was undertaken within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures greater than 15°C after sunset. Winds were light and there was no rainfall during the site. Insects were observed in flight during the survey and bats were observed on site.

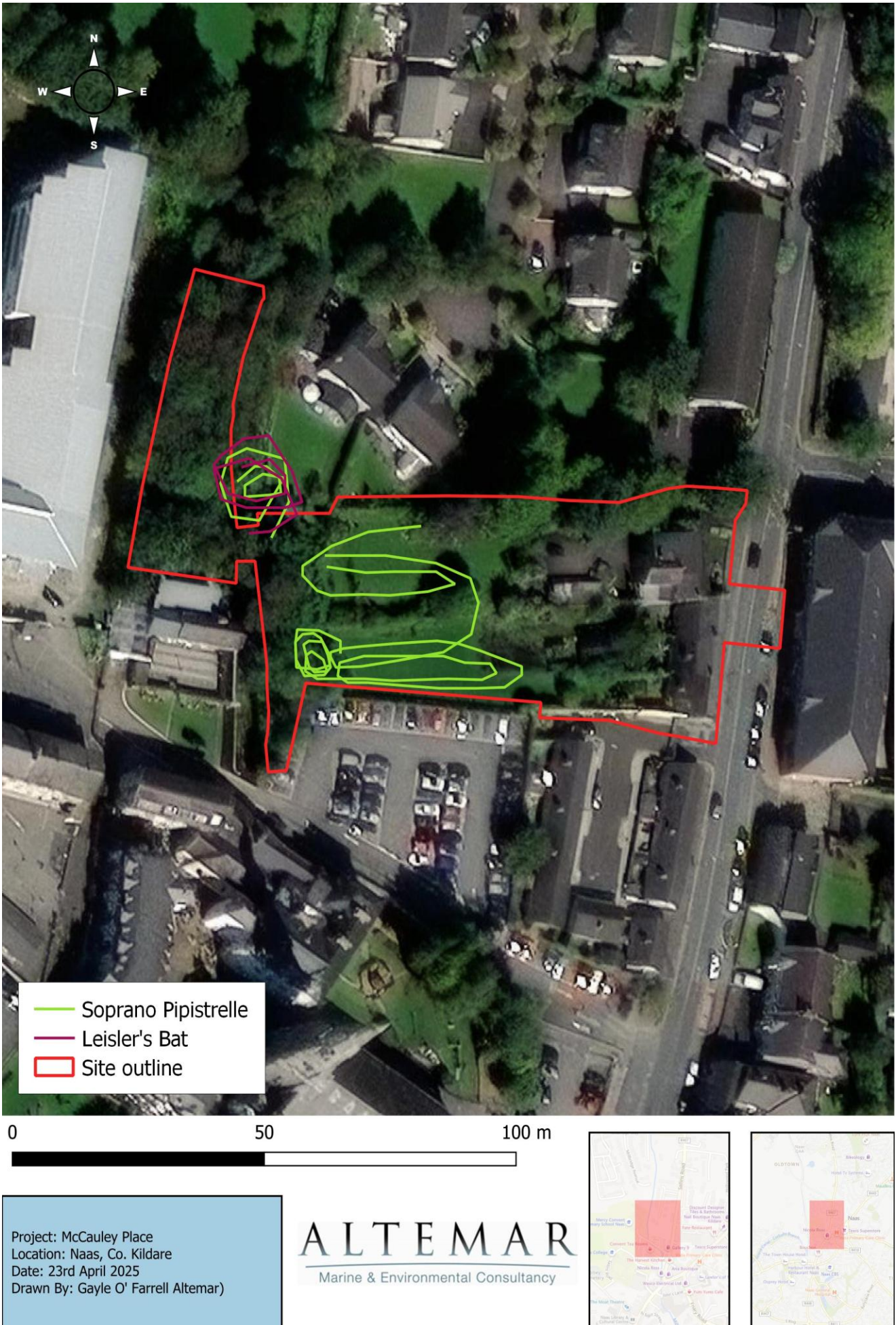
As outlined in Collins (2016) in relation to weather conditions *'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly*

*when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.'* There were no constraints in relation to the survey carried out. All areas of the site were accessible and weather conditions were optimal for bat assessments.

At dusk, a bat detector survey was carried out onsite using an *Echo meter touch 2 Pro* detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations.

A single Lesser Noctule (*Nyctalus leisleri*) bat and two Common Pipistrelle (*Pipistrellus pipistrellus*) bats were noted foraging onsite shortly after sunset around the riparian zone of the site. It is likely that bats were emerging from these trees as similar behaviour was noted in this area during both surveys (2023 & 2024). There was high activity by Common Pipistrelle bats at the south-western treeline during the survey, in addition to constant flight paths up and down the center of the site.

It should be noted that in consultation with Kildare County Council, a follow up bat survey will be carried out during the appropriate survey season (April-September 2026). The results of this survey will then be submitted to KCC to accompany this planning application.



**Figure 7.** Bat activity observed onsite

## Bat Assessment Findings

### Review of local bat records

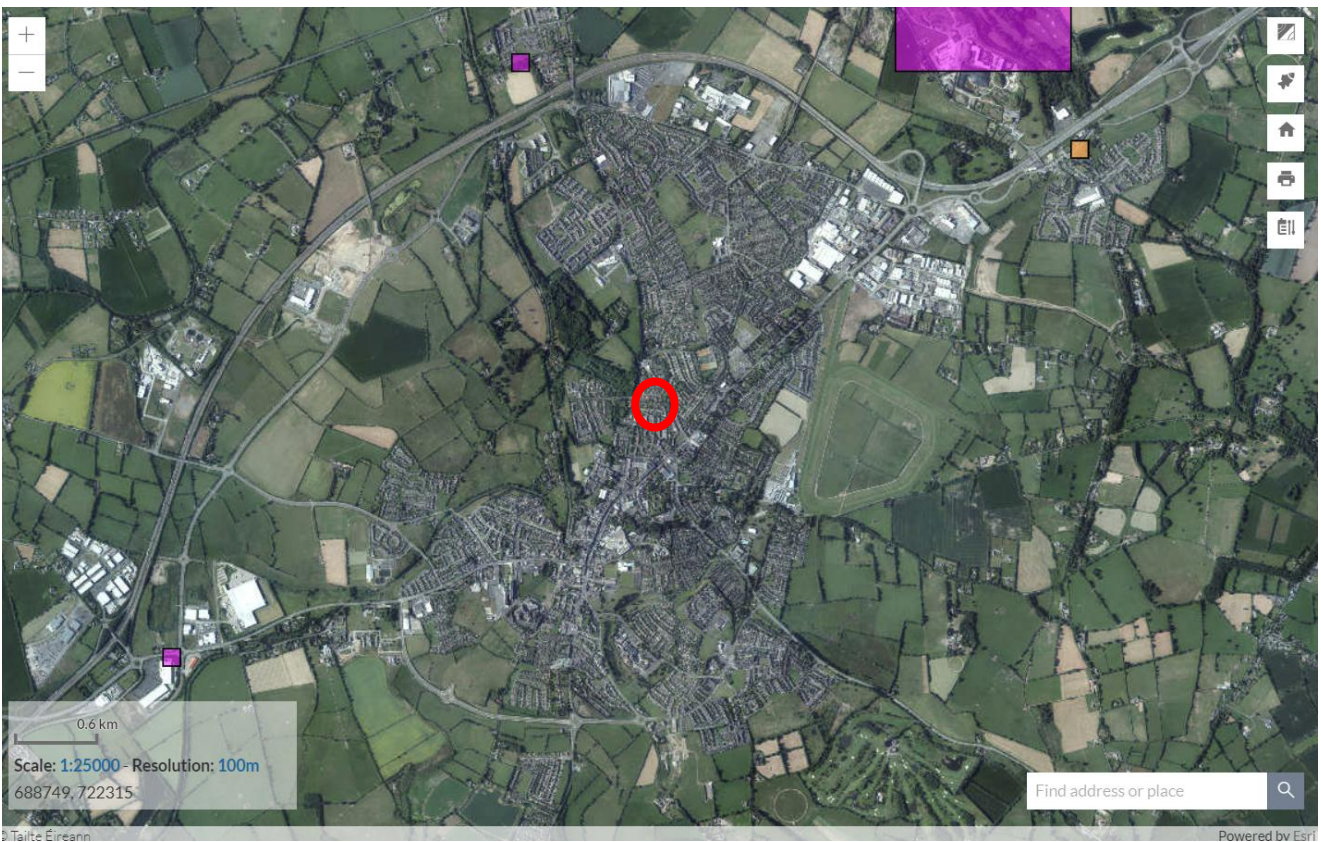
The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within a 2km<sup>2</sup> grid (Reference grid N81Z) encompassing the study area reveals that none of the nine known Irish species have been observed locally. The National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 8 -10. The following species were noted in the wider area: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*), Daubenton's bat (*Myotis daubentonii*), Brown long-eared bat (*Plecotus auratus*), Natterer's bat (*Myotis nattereri*) and Lesser noctule/Leisler's bat (*Nyctalus leisleri*).



**Figure 8.** Common Pipistrelle (*Pipistrellus pipistrellus*) (purple) and Soprano pipistrelle (*Pipistrellus pygmaeus*) (yellow) (Source: NBDC) (Site: red circle)



**Figure 9.** Daubenton's bat (*Myotis daubentonii*) (yellow) and Brown long-eared bat (*Plecotus auratus*) (purple), both (orange) (Source: NBDC) (Site: red circle)



**Figure 10.** Natterer's bat (*Myotis nattereri*) (yellow) and Lesser noctule/Leisler's bat (*Nyctalus leisleri*) (purple), both (orange) (Source: NBDC) (Site: red circle)

## Evaluation of Results

The bat survey complies with bat survey guidance documentation including Marnell et al (2022) and Collins (2016). Foraging activity was noted on site. Two common pipistrelle and a Leisler bat were noted emerging from the riparian zone to the northwest of the survey area and foraging was observed in this area and throughout the center of the site, with high activity in the south-west corner by Common pipistrelle bats. The site is considered of relatively low importance to the local bat population.

## Potential Impact of the development on Bats

The removal of trees and the increase in lighting on site may result in a negative impact on bat foraging. There may be negative impacts on bat flight corridors between roosting and foraging areas. Foraging on site was detected, however, incorporation of bat-friendly lighting, preservation of the treeline along the riparian zone and incorporation of corridors via green areas in the landscape design throughout the site will facilitate a continuation of foraging within the site outline. As there was no confirmed bat roost within the proposed site, a NPWS derogation licence is not required. Evidence of roosting was detected within the riparian corridor, however this will not be affected by the proposed development. Other areas of bat roosting potential were located away from the proposed development and will not be affected. Mitigation measures are not required.

## Mitigation Measures

As outlined in Marnell et al. (2022) *“Mitigation should be proportionate. The level of mitigation required depends on the size and type of impact, and the importance of the population affected.”* In addition as outlined in Marnell et. al (2022) *‘Mitigation for bats normally comprises the following elements:*

- *Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this*
- *Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged*
- *Long-term habitat management and maintenance – to ensure the population will persist*
- *Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.’*

However, no bats were noted roosting on site. There is also no requirement for a *National Parks and Wildlife Service* derogation licence application to allow the planned works. The following mitigation will be carried out:

- Pre-Construction inspection for bats in trees of bat roosting potential.
- During construction, lighting at all stages will be done sensitively with no direct lighting of hedgerows and treelines.
- Lighting during construction should only be used during working hours with no floodlighting of the site.
- All lighting during construction and operation will be carried out to the satisfaction of the project ecologist.
- No lighting will be placed in the riparian corridor (<10m from the watercourse).

## Predicted Residual Impact of Planned Development on Bats

There is no evidence of a current bat roost on site, therefore no negative impacts on bat roosts are expected to result from the proposed development. As no confirmed bat roosts were noted on site, a derogation licence is also not required for the proposed felling of trees. The likelihood bat collision is not significant as the materials proposed are generally solid and would have good acoustic properties to reflect echolocation signals. As a result, the buildings would be clearly visible to bat species. Works on site will result in a short term modification of the site in the vicinity of the existing foraging areas. However, the site is deemed to be of relatively low importance to foraging bats considering the scale of the development, implementation of corridors via green areas, preservation of riparian woodland in the south, and lack of previously existing bat records in this area. The vegetation subject for removal on site is of low bat roosting potential. Following implementation of the

sensitive lighting strategy to reduce light intensity and the proposed landscape strategy, the species expected to occur onsite and in the surrounding area should persist. The impact of the proposed development on bats will be Low Adverse/Site/Negative/Not Significant/long term.

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