

Kill Residential Development

Ecological Impact Assessment



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**On behalf of:
Kildare County Council**

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Appendix 1 TII Evaluation of Habitats

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1. INTRODUCTION

Moore Group was commissioned by Kildare County Council to undertake an Ecological Impact Assessment of the site of a proposed residential development at Kill, Co. Kildare. The site in question comprises the former Ambassador Hotel site.

This report provides information on ecological features if present within the study areas, of particular significance, primarily designated habitats and species, including habitats/species listed in Annex I, II and IV of the EU Habitats Directive, rare flora listed in the Flora Protection Order along with other semi-natural habitats of conservational value. Specific surveys were undertaken with regard to bats as instructed.

The report was compiled by Ger O'Donohoe M.Sc. Ger is the principal ecologist with Moore Group and has 27 years' experience in ecological impact assessment. He graduated from GMIT in 1993 with a B.Sc. in Applied Freshwater & Marine Biology and subsequently worked in environmental consultancy while completing an M.Sc. in Environmental Sciences, graduating from Trinity College, Dublin in 1999. He has over 15 years' experience of carrying out bat surveys and has completed the Bat Conservation Ireland, Bat Detector Workshop which is the standard training for the carrying out of bat surveys in Ireland and follows the Bat Conservation Ireland 'Bat Survey Guidelines' (Aughney *et al.*, 2008). In addition, Ger is an active member of the Galway Bat Group and Bat Conservation Ireland, which monitors bat populations in Ireland, and facilitates the education of bat communities to the public.

The report has been compiled in compliance with the European Communities Legal requirements and follows EPA Draft Guidelines on Information to be contained in an EIAR (EPA, 2017) and on CIEEM Guidance and Transport Infrastructure Ireland TII guidance outlined in Section 2.

The European Habitats Directive 92/43/EEC (Article 6) indicates the need for plans and projects to be subject to Habitats Directive Assessment (also known as Appropriate Assessment) if the plan or project not directly connected with or necessary to the management of a Natura 2000 site (which includes SACs and SPAs) but which has the potential to have implications on a site's conservation objectives. These implications can be significant effects either individually or in combination with other plans or projects.

As such, a report for the purposes of Appropriate Assessment Screening was undertaken by Moore Group for the proposed development in support of the application to Kildare County Council. This stand-alone report is presented separately as part of the design package for the Project.

The site location at Kill, Co. Kildare is presented in Figure 1 below.

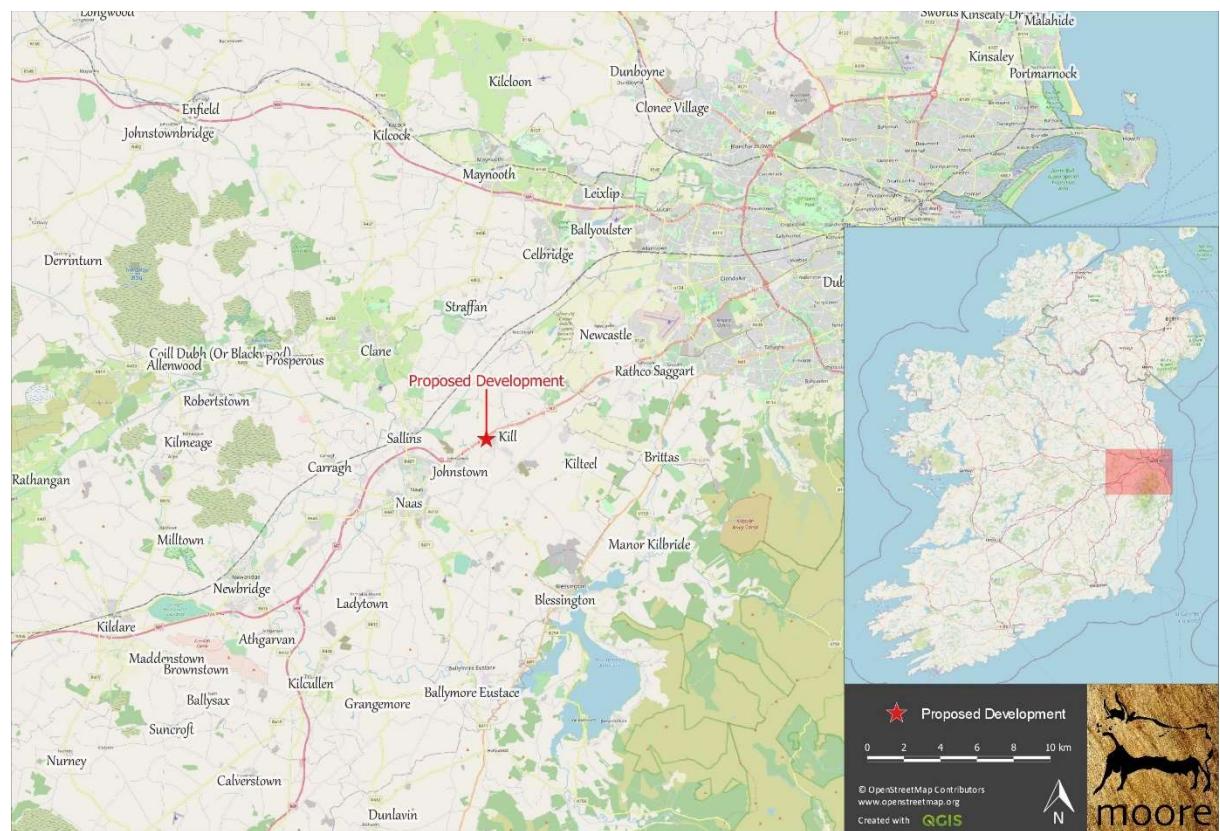


Figure 1. Showing the location at the former Ambassador Hotel site at Kill.



Figure 2. Showing the site boundary on recent aerial photography from Google Earth.

2. METHODOLOGY

2.1. POLICY & LEGISLATION

2.1.1. EU Habitats Directive

The “Habitats Directive” (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna) is the main legislative instrument for the protection and conservation of biodiversity within the European Union and lists certain habitats and species that must be protected within wildlife conservation areas, considered to be important at a European as well as at a national level. A “Special Area of Conservation” or SAC is a designation under the Habitats Directive. The Habitats Directive sets out the protocol for the protection and management of SACs.

2.1.2. EU Birds Directive

The “Birds Directive” (Council Directive 79/409/EEC and Council Directive 2009/147/EC on the Conservation of Wild Birds) provides for a network of sites in all member states to protect birds at their breeding, feeding, roosting and wintering areas. This directive identifies species that are rare, in danger of extinction or vulnerable to changes in habitat and which need protection (Annex I species). Appendix I indicates Annex I bird species as listed on the Birds Directive. A “Special Protection Area” or SPA, is a designation under The Birds Directive.

2.1.3. Wildlife Acts 1976 - 2012

The primary domestic legislation providing for the protection of wildlife in general, and the control of some activities adversely impacting upon wildlife is the Wildlife Act of 1976. The aims of the wildlife act according to the National Parks and Wildlife Service are “... to provide for the protection and conservation of wild fauna and flora, to conserve a representative sample of important ecosystems, to provide for the development and protection of game resources and to regulate their exploitation, and to provide the services necessary to accomplish such aims.” All bird species are protected under the act. The Wildlife (Amendment) Act of 2000 amended the original Act to improve the effectiveness of the Act to achieve its aims.

2.2. SURVEY METHODOLOGY

2.2.1. Desk Study

The assessment was carried out in three stages, firstly through desktop assessment to determine existing records in relation to habitats and species present in the study areas. This included research on the NPWS metadata website, the National Biodiversity Data Centre (NBDC) database and a literature review of published information on flora and fauna occurring in the development area.

2.2.2. Field Study

The second phase of the assessment involved site visits to establish the existing environment in the footprint of the proposed development area. Areas which were highlighted during desktop assessment were investigated in closer detail according to the Heritage Council Best Practice Guidance for Habitat Survey and Mapping (Smith *et al.*, 2011). Habitats in the proposed development area were classified according to the Heritage Council publication “A Guide to Habitats in Ireland” (Fossitt, 2000). This publication sets out a standard scheme for identifying, describing and classifying wildlife habitats in Ireland. This form of classification uses codes to classify different habitats based on the plant species present. Species recorded in this report are given in both their Latin and English names. Latin names for plant species follow the nomenclature of “An Irish Flora” (Parnell & Curtis, 2012).

Habitats were surveyed on the 9 June 2021 by conducting a study area walkover covering the main ecological areas identified in the desktop assessment. The survey date is within the optimal botanical survey period. A photographic record was made of features of interest during fieldwork.

Birds were surveyed using standard transect methodology and signs were recorded where encountered during the field walkover survey.

A night-time bat detector survey was undertaken on 9 June 2021 by roving transects circling the site using a D230 Pettersson Heterodyne Bat Detector. The survey commenced at 21:30 with sunset at Kill occurring at approximately 21.52.

The weather on the night was relatively good with varying cloud cover and light southwesterly wind calming to light breezes later and temperatures ranging from 17C during the evening to 14C that night.

The surveys undertaken are in line with recommendations of the Bat Conservation Trust ‘Good Practice Guidelines’, 3rd edition, 2016 (Collins, J (ed)(2016) and Irish Wildlife Manual No. 25’ (Kelleher, C. & Marnell, F. 2006).

2.2.3. Data Sources & Guidance

Sources of information that were used to collect data on nature conservation sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
 - National Parks & Wildlife (NPWS) protected site boundary data;
 - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
 - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
 - Open Street Maps;
 - Digital Elevation Model over Europe (EU-DEM);

- Google Earth and Bing aerial photography 1995-2022;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie including:
 - Natura 2000 - Standard Data Form;
 - Conservation Objectives;
 - Site Synopses;
- National Biodiversity Data Centre records;
 - Online database of rare, threatened and protected species;
 - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans;
 - Kildare County Development Plan 2017-2023

2.2.4. Site Evaluation and Impact Assessment

The final part of the assessment involves an evaluation of the study area and determination of the potential impacts on the habitats of the study area. This part of the assessment forms the basis for Impact Assessment and is based on the following guidelines and publications:

- Guidelines for Ecological Impact Assessment in the UK And Ireland Terrestrial, Freshwater, Coastal and Marine September 2018 Version 1.1 - Updated September 2019 (CIEEM, 2019);
- EPA Draft Guidelines on Information to be contained in an EIAR (EPA, 2017);
- Best Practice Guidance for Habitat Survey and Mapping (Heritage Council, 2011);
- Ecological Surveying Techniques for Protected Flora & Fauna (NRA, 2008);
- Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA, 2009);
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DEHLG, December 2009, Rev 2010);
- Assessment of plans and projects significantly affecting Natura 2000 sites (EC, 2002);
- Guidance document on Article 6(4) of the Habitats Directive 92/43/EEC (EC, 2007).

The TII Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA, 2009) outlines the methodology for evaluating ecological impacts of the project in the present report. According to the TII Guidelines, the Ecological Study should address:

- Designated conservation areas and sites proposed for designation within the zone(s) of influence of any of the route options,
- All the main inland surface waters (e.g. rivers, streams, canals, lakes and reservoirs) that are intersected by any of the route corridor options, including their fisheries value and any relevant designations,

- Aquifers and dependent systems and turloughs and their subterranean water systems,
- Any known or potentially important sites for rare or protected flora or fauna that occur along or within the zone(s) of influence of any of the route options,
- Any other sites of ecological value, that are not designated, along or in close proximity to any of the route corridor options,
- Any other relevant conservation designations or programmes (e.g. catchment management schemes, habitat restoration or creation projects, community conservation projects, etc.),
- Any other features of particular ecological or conservation significance along any of the route options.

The TII Guidelines set out a method of evaluating the importance of sites identified and in turn the evaluation of the significance of impacts. The Evaluation Scheme is presented in Appendix 1.

3. PROJECT DESCRIPTION

The Proposed Development consists of the construction and operation of a Residential development at the former Ambassador Hotel site at Kill, Co. Kildare.

The proposed development will comprise of the construction of 33 no. consisting of:

1. 8no. three bedroom units,
2. 21no. two bedroom units (of which 8 are apartments),
3. 4no. one bedroom units (all apartments),
4. Vehicular and pedestrian entrance,
5. Boundary improvement works including:
 - a. Removal of existing 1m tall boundary wall located at the proposed entrance to the development off the L2014.
 - b. Removal of a number of existing trees and pruning of the remainder.
 - c. Proposed new site boundary treatment consisting of masonry walls and railings to western boundary of site adjacent to Embassy Manor.
6. Associated site works. including the construction of site landscaping, paving, car parking spaces, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.

Waste water will be directed to municipal sewer for appropriate treatment.

4. EXISTING ENVIRONMENT

4.1. DESIGNATED CONSERVATION AREAS

The Department of Housing, Planning and Local Government (previously DoEHLG)'s Guidance on Appropriate Assessment (2009) recommends an assessment of European sites within a Zone of Influence (ZoI) of 15km. However, this distance is a guidance only and a zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. In accordance with the OPR Practice Note, PN01, the ZoI should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15km).

The Zone of Influence may be determined by connectivity to the Proposed Development in terms of:

- Nature, scale, timing and duration of works and possible impacts, nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Sensitivity and location of ecological features.

The potential for source pathway receptor connectivity is firstly identified through GIS interrogation and detailed information is then provided on sites with connectivity. European sites that are located within a potential Zone of Influence of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website (www.npws.ie) on 2 February 2022. This data was interrogated using GIS analysis to provide mapping, distances, locations and pathways to all sites of conservation concern including pNHAs, NHA and European sites.

Table 1 European Sites located within the potential Zone of Influence¹ of the Proposed Development.

Site Code	Site name	Distance (km) ²
000391	Ballynafagh Bog SAC	12.16
000397	Red Bog, Kildare SAC	6.71
001209	Glenasmole Valley SAC	14.72

¹ All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

² Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

Site Code	Site name	Distance (km) ²
001387	Ballynafagh Lake SAC	12.52
001398	Rye Water Valley/Carton SAC	14.81
002122	Wicklow Mountains SAC	11.87
002331	Mouds Bog SAC	12.94
004040	Wicklow Mountains SPA	14.96
004063	Poulaphouca Reservoir SPA	9.52

The nearest European sites to the Proposed Development are associated with the Red Bog and includes the Red Bog SAC (Site Code 000397), which is located just over 6.71km to the south.

A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork on 9 June 2021.

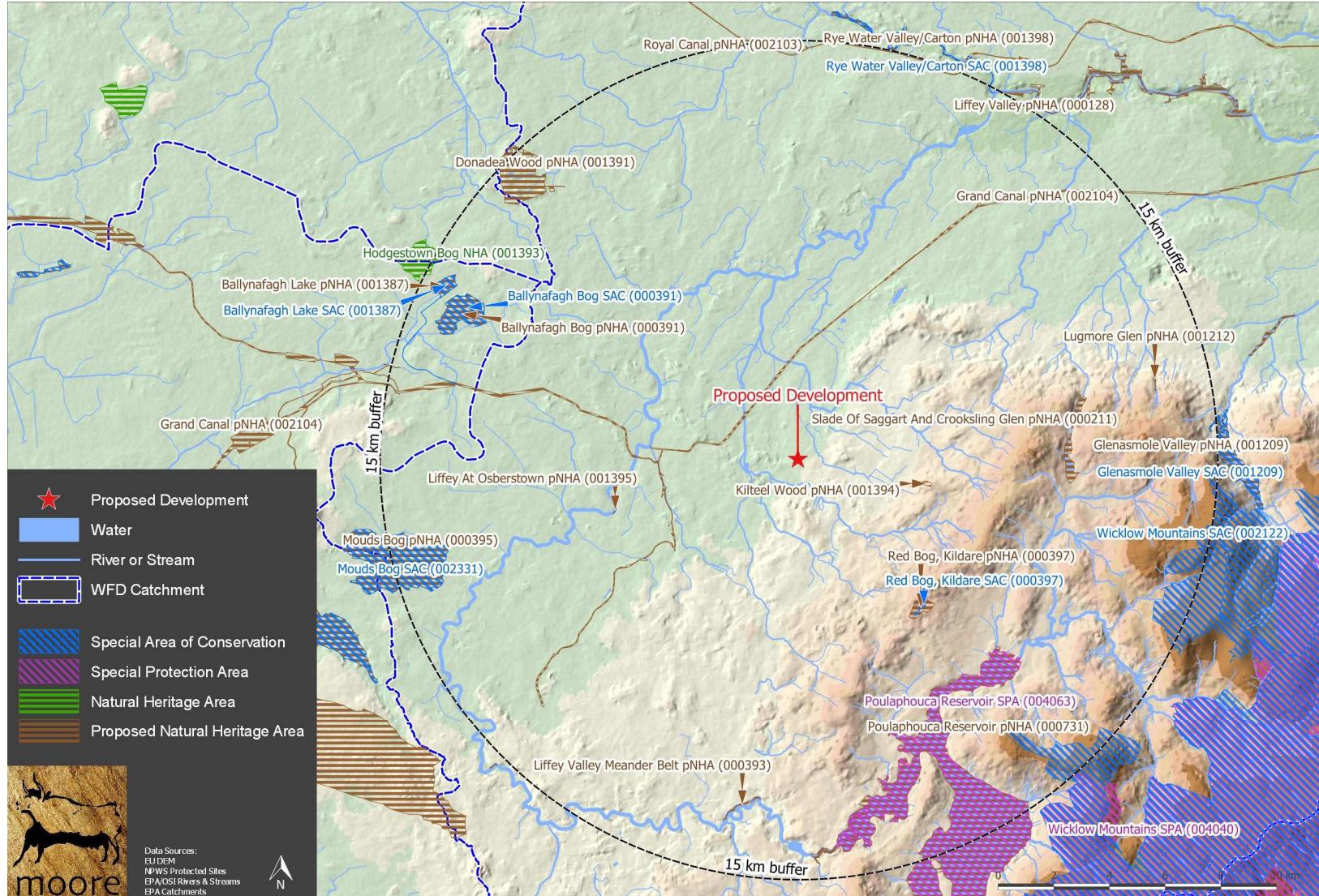


Figure 4. Showing European sites and NHAs/pNHAs within the wider potential Zone of Influence of the Proposed Development.

4.2. HABITAT DESCRIPTIONS

The site in question consists of the former Ambassador Hotel site at Kill, Co. Kildare which is surrounded by parkland and scattered trees. The former hotel was demolished and the area is succeeding with recolonised bare ground and scrub.

4.2.1. Habitats & Flora

The predominant habitat on site is Scrub (WS1) which is succeeding to woodland. BL3 Buildings and artificial surfaces are not depicted on a habitat map as they are obvious from aerial photography.

The site is comprised of a mixture of parkland and scattered trees (WD4) and rank Amenity grassland (GA2) which is bordered on the north by a row of outgrown mature trees comprised predominantly of Monterey cypress (*Cupressus macrocarpa*) and Hybrid Poplar (*Populus* spp.)

The predominant scrub species on the site include large patches of Willow (*Salix* spp.) with Hawthorn (*Crataegus monogyna*) and Birch (*Betula pendula*) saplings and scrub succeeding with Bramble (*Rubus fruticosus* agg.) along with Elder (*Sambucus nigra*), Ash (*Fraxinus excelsior*) and Sycamore (*Acer pseudoplatanus*). The understorey is comprised of a dense scrub of Nettle (*Urtica dioica*), Great willowherb (*Epilobium hirsutum*), Meadowsweet (*Filipendula ulmaria*), Bramble (*Rubus fruticosus* agg.), Cleavers (*Galium aparine*) and Ivy (*Hedera helix*).

The more open areas are present a sward of mixed grasses. Perennial ryegrass (*Lolium perenne*) dominates the grassy component of this habitat along with Cocksfoot (*Dactylis glomerata*) and to a lesser extent False oat-grass (*Arrhenatherum elatius*). Typical characteristic species for this habitat found on site include; Meadow buttercup (*Ranunculus acris*), Nettle (*Urtica dioica*), Broad-leaved Dock (*Rumex obtusifolius*), Common sorrel (*Rumex acetosa*), Red clover (*Trifolium pratense*), Ribwort plantain (*Plantago lanceolata*), Creeping thistle (*Cirsium arvense*) and Spear thistle (*C. vulgare*). The grassland is rank at the boundaries and succeeding to scrub in places with Nettle (*Urtica dioica*) and Bramble scrub patches. Hogweed (*Heracleum sphondylium*) is frequent along with occasional Ragwort (*Senecio jacobaea*).

Recolonised ground which is visible in earlier historical aerial photography and is predominantly comprised of False oat-grass (*Arrhenatherum elatius*) along with Cock's foot (*Dactylis glomerata*) and Sweet Vernal Grass (*Anthoxanthum odoratum*). Thistles (*Cirsium* spp.) and Nettle (*Urtica dioica*) are frequent along with Tutsan (*Hypericum androsaemum*), occasional Rosebay willowherb (*Chamerion angustifolium*), Rose (*Rosa arvensis*), and Meadowsweet (*Filipendula ulmaria*) in damper patches. Other herbs include Common and Tufted vetches (*Vicia sativa* and *V. cracca*) as well as Meadow Vetchling (*Lathyrus pratensis*), Ribwort plantain (*Plantago lanceolata*), Creeping Cinquefoil (*Potentilla reptans*), Yarrow (*Achillea millefolium*) and a number of ruderal species including Sowthistle (*Sonchus*

oleraceus), Dandelion (*Taraxacum spp.*), Daisy (*Bellis perennis*), Ribwort plantain (*Plantago lanceolata*), Buck's horn plantain (*Plantago coronopus*) and Black medick (*Medicago lupulina*).

Invasive Species

There were no invasive alien species recorded in or adjacent to the Proposed Development site.

4.1. FAUNA

4.1.1. Mammals

There are no badger setts on site and no potential for otters with no water courses on or near the site.

Bats

The NBDC database was consulted for details on bat records held for the site and the surroundings. The database was consulted on the 8/7/2021 for details on historical records from a specific polygon enclosing the site. There are no records of bat species from this site specific polygon.

A total of three bat contacts were recorded during the night-time survey. A Leisler's bat (*Nyctalus leisleri*) was first recorded at 22:14 entering the site from the southwest. A Soprano pipistrelle (*Pipistrellus pygmaeus*) was recorded shortly afterward at 22:18 having flown from the same direction. There were no signs of emerging bats at this time from the trees on site.

The third contact was a call from an unseen Leisler's bat to the southeast to the southwest of the site.

4.1.2. Birds

A list of bird species recorded during fieldwork in 2021 is presented in Table 2 below. There were no rare or Annex 1 bird species recorded on the site. The site is of low value for wintering birds given the suburban nature of the area and high levels of local disturbance.

Table 2 Birds recorded during fieldwork in July 2021.

Birds	Scientific name	BWI Status	Habitat Type
Blackbird	<i>Turdus merula</i>	Green	Dense woodland to open moorland, common in gardens
Chaffinch	<i>Fringilla coelebs</i>	Green	Hedgerows, gardens and farmland
Woodpigeon	<i>Columba palumbus</i>	Green	Gardens, woods, hedges
Magpie	<i>Pica pica</i>	Green	Dense woodland to open moorland, common in gardens

5. SITE EVALUATION

The ecological value of the site was assessed following the guidelines set out in the Institute of Ecology and Environmental Management's Guidelines for Ecological Impact Assessment (CIEEM, 2019) and according to the Natura Scheme for evaluating ecological sites (after Nairn & Fossitt, 2004). Judgements on the evaluation were made using geographic frames of reference, e.g. European, National, Regional or Local.

Due cognisance of features of the landscape which are of major importance for wild flora and fauna, such as those with a “stepping stone” and ecological corridors function, as referenced in Article 10 of the Habitats Directive were considered in this assessment.

Potential effects on European sites were excluded at a preliminary screening stage.

There are no rare or protected habitats recorded in the study area. The development area is generally of relatively Low Local Ecological Value.

There are no Annexed habitats on or adjacent to the proposed development site. There are no rare or protected habitats recorded within the study area.

The general habitats under the footprint of the proposed development are of low local ecological value.

5.1. ASSESSMENT OF EFFECTS

5.1.1. Direct Effects

Habitats

There will be a neutral change in artificial surfaces and low value amenity grassland. The potential effects on habitats are ***neutral*** and ***imperceptible***.

Fauna

There are no predicted direct effects on Bats as a result of the proposed development.

There are no predicted direct effects on Birds as a result of the proposed development.

5.1.2. Indirect Effects

There are no predicted indirect effects on habitats. The existing surrounding buildings and car parking areas include street lighting which are in keeping with the suburban nature of the local environment. Given, the relatively low numbers of bats detected, there are no predicted significant impacts on bats from lighting.

5.1.3. Cumulative Effects

In-combination effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

As part of the Assessment, in addition to the proposed Project, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the proposed development with other such plans and projects on European sites.

A review of the National Planning Application Database was undertaken. The first stage of this review confirmed that there were no data outages in the area where the proposed Project is located. The database was then queried for developments granted planning permission within 250m of the Project site within the last three years. These are presented in Table 3 below.

Table 3 Planning applications granted permission in the vicinity of the Proposed Development.

Planning Ref.	Description of development	Comments
17861	(a) sub-division of existing site, (b) construction of a new three-bedroom dormer style dwelling, (c) new vehicle access onto public road and connection to main foul sewer and water services, along with all facilitating and associated site development works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
17882	erection of 4 bed detached two storey dwelling house with single storey rear annex in side garden. New vehicular access to proposed house and repositioned vehicular access to existing house, new internal sub-dividing party boundary wall and all ancillary site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
171229	conversion of existing attic space to office / playroom / storage area with new revised roof profile (from hipped to gable end) to side / rear, with new dormer window extension to rear roof with internal modifications and associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
18212	3 No. new stable blocks, consisting of 96 No. stables, tack rooms and feed stores, also new rain water harvesting system, new dung heap area with associated run-off storage tank, new boundary fencing, landscaping and all ancillary site works including redirecting existing land drain	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
18727	the demolition of the existing single storey dwelling, the construction of 4 no. two storey dwellings, relocating the existing entrance and all associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.

Planning Ref.	Description of development	Comments
18802	the conversion of the existing attic space to non-habitable use, to change the existing roof profile from hipped to gable-end, to construct a rear dormer window and rooflight, for the construction of a 19.5sqm rear ground floor domestic extension, together with auxiliary works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
181071	the provision of 8 number, 16mt high lighting columns and fittings to the middle pitch, a new diesel generator and bunded fuel tank to be located adjacent to the senior pitch in a 3mt high fenced compound, along with the provision of a 2.5mt width emergency access track, and all associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
181435	new garden shed/playroom/office to rear garden(circa 35sqm) and associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
181467	a two storey extension to the rear part of which is over an existing extension	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
19355	conversion of existing attic space to office/playroom/storage area with new revised roof profile (from hipped to gable end) to side/rear, with new dormer window extension to rear roof with internal modifications and associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
19387	A high power electric vehicle charging station consisting of 1. Installation of 6 no. electric vehicle charging bays ,each comprising a parking space and electric vehicle charging unit. 2. Associated revisions to existing car parking area. 3. Installation of electric vehicle power units, 4. Construction of a new substation. 5. Erection of illuminated signage. 6. All associated lighting, infrastructure, site and development works.	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
19438	(i) car wash, (ii) car wash plant room, and (iii) all associated structures, drainage and site development works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
19623	the sub-division of existing site and construction of a new two storey three bedroom dwelling to rear of existing site including new shared vehicular driveway access and all associated site drainage, landscaping and ancillary site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
19967	(a) construction/erection of 11 residential units comprising 2 no. two storey 117.6 sqm three bedroom semi-detached dwelling houses (House Type A1+A4), 6 no. two storey 89.6 sqm two bedroom terraced town houses (House Type C1+C2+C3+C4+C5+C6) and 3 no. two storey 117.6 sqm three bedroom terraced town	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.

Planning Ref.	Description of development	Comments
	houses (House Type A1+A2+A3), (b) all associated site development works to include car parking, bin stores, bicycle stores, boundary walls and associated fencing, (c) modifications to existing site entrance to include new access road, boundary wall and footpath, (d) all site development works including new footpath along site frontage with connections to existing foul sewer, surface water, water main and all services. The granting of planning permission for the demolition of the existing single storey house on site was granted on planning permission register reference 18/727.	
191116	(i) Single storey extension to rear of service station amenity building to accommodate new customer toilets, storage and staff area, (ii) Associated internal alterations, (iii) Revised storage compounds, (iv) Associated revisions to site layout and drainage, and (v) All associated site and development works. Revised by significant further information consisting of; (i) Single storey extension to rear of service station amenity building to accommodate new customer toilets, storage and staff area, (ii) Associated internal alterations including revised retail area (100 sq.m. max), increased seating area, relocated ATM and minor revisions to deli, back of house area, accessible WC, (iii) Revised storage compounds, (iv) Associated revisions to site layout and drainage, and (v) All associated site development works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
191184	conversion of existing attic space to office/playroom/storage area with new revised roof profile (from hipped to gable end) to side/rear, with new dormer window extension to rear roof with internal modifications and associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
191382	construction of a single storey rear extension to existing detached dormer house, permission to render the existing house in Nappe plaster and all associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
20226	the construction of a new 3 storey 50 bedroom hotel, with hotel restaurant and bar, associated plant and service areas and separate single storey events space. The hotel will include the provision of bedroom balconies to the southwest elevation. The development will include the provision of landscaped areas, access road, 60 carparking spaces, bicycle parking, bus parking and set down area and associated site development works. Access to the proposed development is provided via the existing access serving the site off the adjoining public road	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
20335	(i) To construct extensions at ground and first floor levels to the side and rear of the existing 2 storey house, (ii) To construct a single storey entrance porch to the front elevation, (iii) Alterations to existing window and door openings and (iv) Retention of an existing 18sqm single storey extension to the side and rear of the existing 2 storey house as constructed and all associated ancillary site development works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.

Planning Ref.	Description of development	Comments
20448	conversion of existing attic space to office / playroom / storage area with new revised roof profile (from hipped to gable end) to side / rear, with new dormer window extension to rear roof, ground floor extension to side and rear of dwelling with internal modifications and associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
20554	(a) extension to the rear of the existing semi-detached dwelling on the site consisting of a ground floor dining room and first floor bedroom total floor area 51.5m ² and (b) a domestic garage the rear of the site measuring 15.9m ²	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
201058	to erect 279sqm of photovoltaic panels on the roof of our existing building with all associated site works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
201150	dormer roof window in rear slope of roof at attic level & 3.2m sq of attic floor area,	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
201351	the construction of a single storey extension to the side of my existing 2 storey semi-detached dwelling and all associated ancillary site development works	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
201546	continuation of the use of an existing single storey modular 'Portacabin' type structure for playschool use to the rear of the existing semi-detached dwelling previously granted permission under Planning Register Ref No's, 09/1239, 04/1224 & 14/1113 and all associated ancillary site development works,	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.
21119	extension to front of the existing garage and conversion of the entire garage to habitable accommodation to form a music room	Having regard to the relatively low ecological value of the site and the scale of the proposed development it is not considered that the development will not have a significant effect on local biodiversity.

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement for regard to the Habitats Directive. The development cannot have received planning permission without having met the consenting authority requirement in this regard.

There are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on biodiversity. In this way, in-combination impacts with Plans or Projects for the development area and surrounding area in which the development site is located, would be avoided.

6. CONCLUSIONS & RECOMMENDATIONS

The development is located in an area of low ecological value and as such predicted to have a ***neutral imperceptible*** effect on habitats.

Potential impacts on nesting birds can be avoided by timing the cutting of vegetation as required by the Wildlife Acts with a ***neutral imperceptible*** impact.

7. REFERENCES

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Appendix 1

TII Evaluation of Habitats

Ecological valuation: Examples

International Importance:

- ‘European Site’ including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation.
- Proposed Special Protection Area (pSPA).
- Site that fulfills the criteria for designation as a ‘European Site’ (see Annex III of the Habitats Directive, as amended).
- Features essential to maintaining the coherence of the Natura 2000 Network.⁴
- Site containing ‘best examples’ of the habitat types listed in Annex I of the Habitats Directive.
- Resident or regularly occurring populations (assessed to be important at the national level)⁵ of the following:
 - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or
 - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.
- Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).
- World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).
- Biosphere Reserve (UNESCO Man & The Biosphere Programme).
- Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).
- Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).
- Biogenetic Reserve under the Council of Europe.
- European Diploma Site under the Council of Europe.
- Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).⁶

National Importance:

- Site designated or proposed as a Natural Heritage Area (NHA).
- Statutory Nature Reserve.
- Refuge for Fauna and Flora protected under the Wildlife Acts.
- National Park.
- Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park.
- Resident or regularly occurring populations (assessed to be important at the national level)⁷ of the following:
 - Species protected under the Wildlife Acts; and/or
 - Species listed on the relevant Red Data list.
- Site containing ‘viable areas’⁸ of the habitat types listed in Annex I of the Habitats Directive.

County Importance:

- Area of Special Amenity.⁹
- Area subject to a Tree Preservation Order.
- Area of High Amenity, or equivalent, designated under the County Development Plan.
- Resident or regularly occurring populations (assessed to be important at the County level)¹⁰ of the following:
 - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
 - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
 - Species protected under the Wildlife Acts; and/or
 - Species listed on the relevant Red Data list.
- Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance.
- County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local BAP,¹¹ if this has been prepared.
- Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county.
- Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.

Local Importance (higher value):

- Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared;
- Resident or regularly occurring populations (assessed to be important at the Local level)¹² of the following:
 - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
 - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
 - Species protected under the Wildlife Acts; and/or
 - Species listed on the relevant Red Data list.
- Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality;
- Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.

Local Importance (lower value):

- Sites containing small areas of semi-natural habitat that are of some local importance for wildlife;
- Sites or features containing non-native species that are of some importance in maintaining habitat links.

Appendix 2 Site Photos

Photo1. View of the entrance to the site and artificial surfaces remaining.



Photo2. View of the typical scrub habitats.