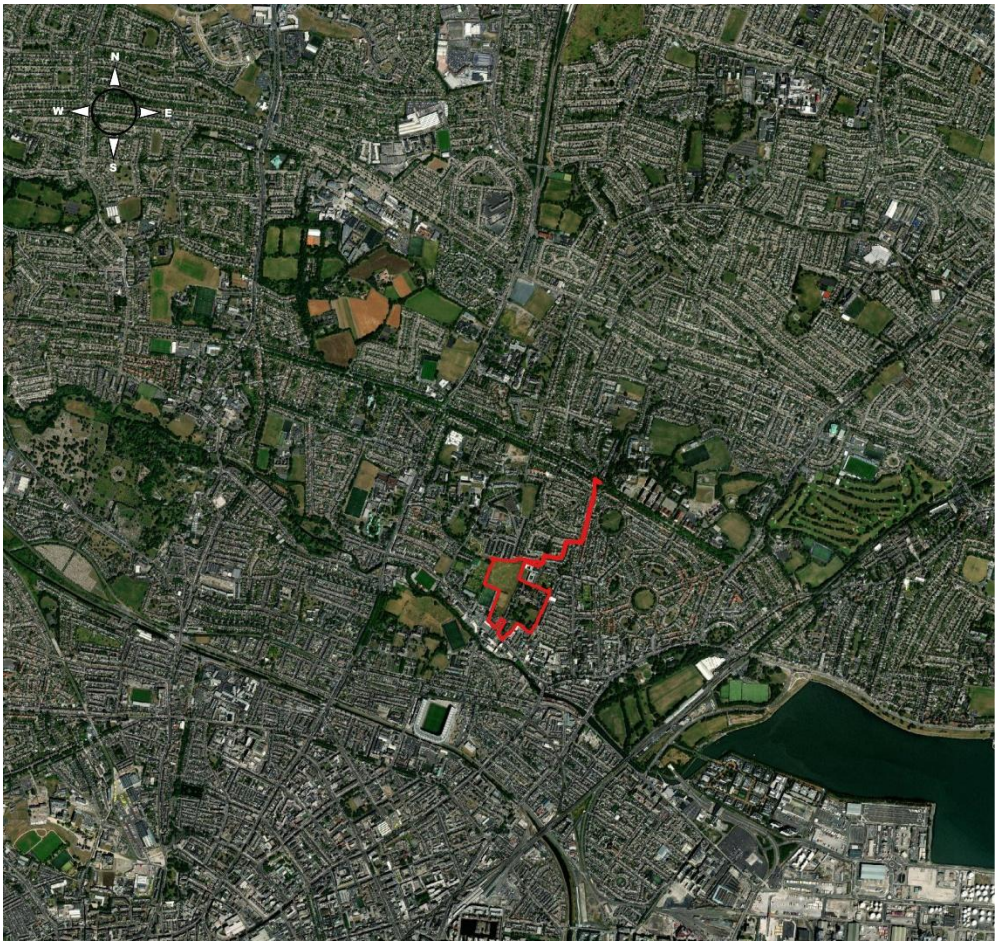
ALTEMAR

Marine & Environmental Consultancy

Appropriate Assessment Screening for an Amendment to a Permitted Development under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3.



03rd February 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Richmond Village Development Company Limited.

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Document Control Sheet			
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Introduction

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Richmond Village Development Company Limited for proposed modifications to a permitted development at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3.

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites. European sites are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

The AA (screening stage) examines the likely significant effects of a plan or project, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded that there are no likely significant effects on any European site, in view of best scientific knowledge and the conservation objectives of the relevant European sites.

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 is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 28 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. 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). Bryan Deegan carried out all elements of this Appropriate Assessment Screening. Bird surveys were carried out by Hugh Delaney and Niall Keogh. Hugh Delaney, is a lifelong ornithologist, is local to the Dublin area and is especially familiar with the bird life and its ecology in the environs going back over 30 years. Niall Keogh, is a fulltime freelance ornithologist, based in the Dublin area.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets;*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
    - *Role of the site within the biographical region and in the coherence of the European network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:
    - Description of plan or project, and local site or plan area characteristics;
    - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives;
    - Identification and description of individual in combination effects likely to result from the proposed project;
    - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
    - Conclusions.
2) Appropriate Assessment (Natura Impact Statement):
    - Description of the European sites that will be considered further;
    - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan;
    - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts;
    - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"; and,
    - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The plan or project is not directly connected with, or necessary to the management of European sites.

Description of the Proposed Project

Richmond Village Development Company Limited, intend to apply for planning permission for a Large-scale Residential Development (LRD) consisting of modifications to the LRD permission under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3 at this site at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The site includes protected structures under RPS Ref. 2032 (St. Vincent's Hospital), RPS Ref. 8788 (Richmond House) and RPS Ref. 8789 (Brooklawn). The application site also includes sections of public road and footpaths to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of Grace Park Wood to provide a pedestrian and cycle connection, and works along Richmond Road to facilitate services and associated upgrades. The site is bounded by Grace Park Wood, Griffith Court, Richmond Road and Convent Avenue.

The proposed development relates to modifications to the permitted Large-scale Residential Development (LRD) under ACP Ref.: 317438-23 / DCC Reg. Ref.: LRD6009/23-S3. The proposed development will consist of alterations to permitted residential Blocks C, DE, L, and J, to increase the total number of apartments by 27 no., from 354 no. to 381 no., all within the existing permitted building envelopes, with no increase in height, massing or site coverage. The amendments will increase the total number of residential units within the overall development from 779 no. to 806 no. units (37 no. studios, 391 no. 1 bed apartments, 327 no. 2 bed apartments and 51 no. 3 bed apartments).

The proposed modifications consist of the following:

- **Block C –** Internal reconfiguration to replace 55 sq.m of internal communal amenity space at ground-floor level to provide 1 no. additional one-bed apartment, together with the conversion of 1 no. permitted two-bed apartment to a one-bed apartment. Alterations to permitted landscaping and circulation areas. Associated modifications to the permitted west elevation to provide a new entrance. Net Change: +1 no. one-bed apartment.
- **Block DE -** Internal reconfiguration and partial replacement of permitted internal communal amenity areas at ground, first and sixth floor levels to provide 7 no. additional apartments (comprising 1 no. studio, 4 no. one-bed and 2 no. two-bed apartments). Works include a revised entrance foyer and provision of a management suite (relocated from Block J), at ground floor level. Associated modifications to permitted elevations including new balconies and revised window arrangements on the south, north and east elevations, omission of permitted external façade shading elements (brise soleil) on the south and east elevations and a new entrance and canopy on the north elevation, and associated alterations to permitted landscaping. Net change: +7 no. apartments.
- **Block L -** Internal reconfiguration and alterations at ground floor level to replace 1 no. permitted two-bed apartment with 2 no. studio apartments. At first to fourth floor levels, internal reconfiguration to replace 2 no. two-bed apartments and 1 no. three-bed apartment with 2 no. one-bed apartments and 4 no. studio apartments at each level. Associated modifications to permitted elevations including additional balconies and openings on the south and west elevations. Net Change: +13 no. apartments.
- **Block J –** Replacement of permitted amenity and management areas at ground-floor level to provide 2 no. two-bed apartments and 2 no. one-bed apartments. Internal reconfiguration to provide 2 no. additional two-bed apartments within permitted double-height space at first-floor level. Associated modifications to all permitted elevations, including the provision of a new entrance on the western elevation, alterations to façade articulation, and revised distribution of approved external materials and extension of communal open space. Net Change: +6 apartments.

It is also proposed to omit Condition No's 5, 6 and 7 of the parent permission (ACP Ref.: 317438-23), which relate to Build-to-Rent (BTR) covenants, in respect of permitted units within Blocks DE and F, as the proposed

amendments seek to change the permitted development from a Build-to-Rent apartment scheme to a standard apartment scheme.

The proposed site outline, location, and site plan are demonstrated in Figures 1-4.

Landscape

The landscape strategy for the proposed development has been designed by Niall Montgomery + Partners to accompany this planning application. The proposed landscape general arrangement plan is demonstrated in Figure 5.



Figure 1. Site outline and location



Figure 2. Site outline

/



Figure 3. Site layout plan



Figure 4. Permitted landscape general arrangement plan



Figure 5. Proposed landscape plan (sheet 1)



Figure 6. Proposed landscape plan (sheet 2)



Figure 7. Proposed landscape plan (sheet 3)

Drainage

An Engineering Services Report was prepared by OCSC Consulting Engineers to accompany the permitted planning application. This report outlines the following drainage strategy for the proposed development:

Stormwater Drainage

In relation to existing surface water drainage infrastructure, this report outlines the following:

'*The existing units and hardstanding areas currently discharge surface water to the local combined infrastructure, with no apparent treatment or attenuation facilities in place.*

Public records indicate an existing 525 mm concrete stormwater sewer within the site boundary. This sewer flows in the southerly direction towards Richmond Road before discharging to the 1350 mm sewer on Richmond Road. This sewer discharges to the Tolka River immediately downstream of the site.'

It should be noted that the existing units and hardstanding areas currently discharge surface water to the local combined infrastructure, which in turn ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP).

In terms of the proposed surface water drainage strategy, this report outlines the following:

'*The proposed development is to be served by a sustainable drainage system that is to be integrated with the developments landscaping features and is typically to comprise green roofs, blue podiums, intensive landscaping, pervious paving and filter drains, rain gardens, infiltration basins, trapped road gullies, flow control devices, attenuation storages.*

The overall development is divided into a number of surface water subcatchments as a result of the natural topography, site layout, and other site constraints. All surface water runoff is to be attenuated and treated within the new development site boundary, before ultimately discharging to the existing public surface water network on Richmond Road.'

SuDS

The following SuDS measures are to be implemented into the proposed drainage strategy:

- Green Roofs
- Blue Podium
- Pervious Paving
- Filter Drains
- Trapped Road Gullies
- Underground Pipe Network
- Silt Traps
- Geocellular Storage Systems
- Flow Control Device
- Oil Separator

Foul Wastewater Drainage

In relation to existing foul wastewater drainage design, this report outlines the following:

'Irish Water records a 300 mm sewer within the site boundary with a 900 mm concrete sewer on Richmond Road. This 900 mm sewer flows in an easterly direction and is treated at Ringsend.'

In terms of the proposed foul drainage design, this report outlines the following:

'*The overall development is to be separated into 2nr. individual gravity wastewater catchments and is to be drained by a gravity wastewater network, based on the natural topography of the development site. It is proposed to provide two individual connections to the existing 900mm public wastewater sewer on Richmond Road (one for the hospital and one for the residential part of the development). All proposed wastewater sewer design is to be carried out in accordance with Irish Water's Code of Practice for Wastewater Infrastructure and submitted as part of the PCE application process.'*

Amendment Application

A technical note to address the civil engineering aspects of the proposed amendments has been prepared by OCSC Consulting Engineers to accompany this planning application. It outlines the following in relation to drainage on site:

'Surface Water Drainage

The surface water strategy remains as permitted. The amendments to provide an additional 27 residential units do not increase the impermeable hardstanding or building footprint draining to the surface water network; therefore, the permitted surface water drainage design remains adequate and requires no modification.

Wastewater Drainage

The wastewater strategy remains as permitted. The original planning application assessed 811 residential units, with permission granted for only 779 units. The amendments will increase the total units to 806, which remains lower than the previously assessed capacity; therefore, the permitted wastewater strategy remains adequate and requires no modification. Uisce Éireann issued a Confirmation of Feasibility (COF) on 31st January 2023 and a Statement of Design Approval (SODA) on 3rd March 2023. A new connections application was submitted on 9th May 2025 (Ref. CDS2500331301) and any comments or updates requested by Uisce Éireann will be considered and incorporated accordingly.'

The permitted drainage layout (sheets 1-3) is demonstrated in Figures 8-10. The proposed catchment layout is demonstrated in Figure 11.

Flood Risk Assessment

A Site Specific Flood Risk Assessment Report was prepared by OCSC Consulting Engineers to accompany this planning application. This report concludes with the following: '*The assessment is carried out in full compliance with the requirements of "The Planning System & Flood Risk Management Guidelines" published by the Department of the Environment, Heritage and Local Government in November 2009. As detailed in the previous sections of this report, the proposed buildings for this development are located within Flood Zone C. Pluvial and groundwater flooding will be managed through the implementation of the mitigation measures outlined in Section 5.3. Therefore, in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, there is no significant risk for flooding in the proposed development and it is appropriate for use.*

6.1 Recommendations

It has been demonstrated in the earlier sections that the site is not at risk of flooding from external sources, or as a result of the proposed development. In order to minimise the risk of flooding within the development, it is recommended that all drainage infrastructure is designed and installed in accordance with the relevant standards. As the proposed units are located outside the 1 in 100 and 1 in 1000-year fluvial flood extents. The Dublin Pluvial Study identified a portion of the site as being at risk of pluvial flooding. The proposed development includes a new surface water network which will mitigate the pluvial risk to the site.'

Ringsend WwTP

During construction it is proposed to discharge to foul and surface water based on monitoring on site. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. It is noted that a planning permission for a new upgrade to this facility was received in 2019 and is currently in the process of construction/ implementation. The upgrade works commenced in 2018 and are near completion. The latest confirmed timeline stated that the upgrade works were due for completion by the end of 2025.When all the proposed works are complete, the Ringsend Wastewater Treatment Plant will be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards.

As outlined by Uisce Éireann in relation to Ringsend Wastewater Treatment Plant[2] '*Uisce Éireann completed construction of the infrastructure to treat the wastewater for a population equivalent of 2.1 million at the end of 2023. Following a period of testing and commissioning the upgraded assets are operational.*

[2] https://www.water.ie/projects/local-projects/ringsend-wastewater-treatment-plant-upgrade-project

Compliance with the Urban Wastewater Treatment Directive is assessed retrospectively based on the attainment of 12 months compliance with the UWWTD Emission Limit Values (ELVs). We are monitoring the performance of the plant closely with a view to achieving this at the earliest possible time. We are also continuing works on the remaining project elements to deliver the capacity for a population equivalent of 2.4 million by the end of 2025.'

Ringsend WwTP will have capacity for the proposed development within the proposed construction and operational phases of the project.



Figure 8. Permitted drainage layout (sheet 1)

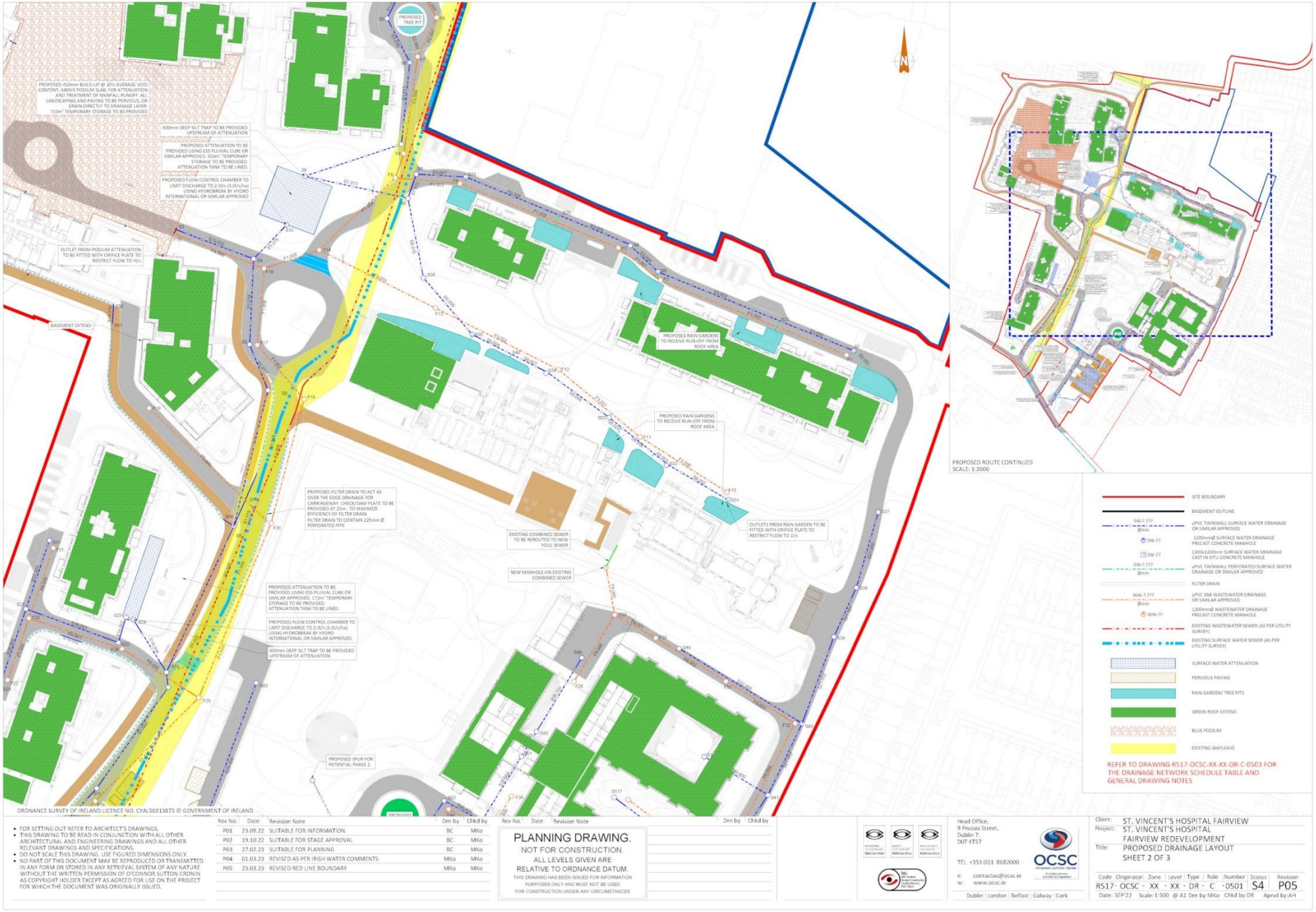


Figure 9. Permitted drainage layout (sheet 2)



Figure 10. Permitted drainage layout (sheet 3)

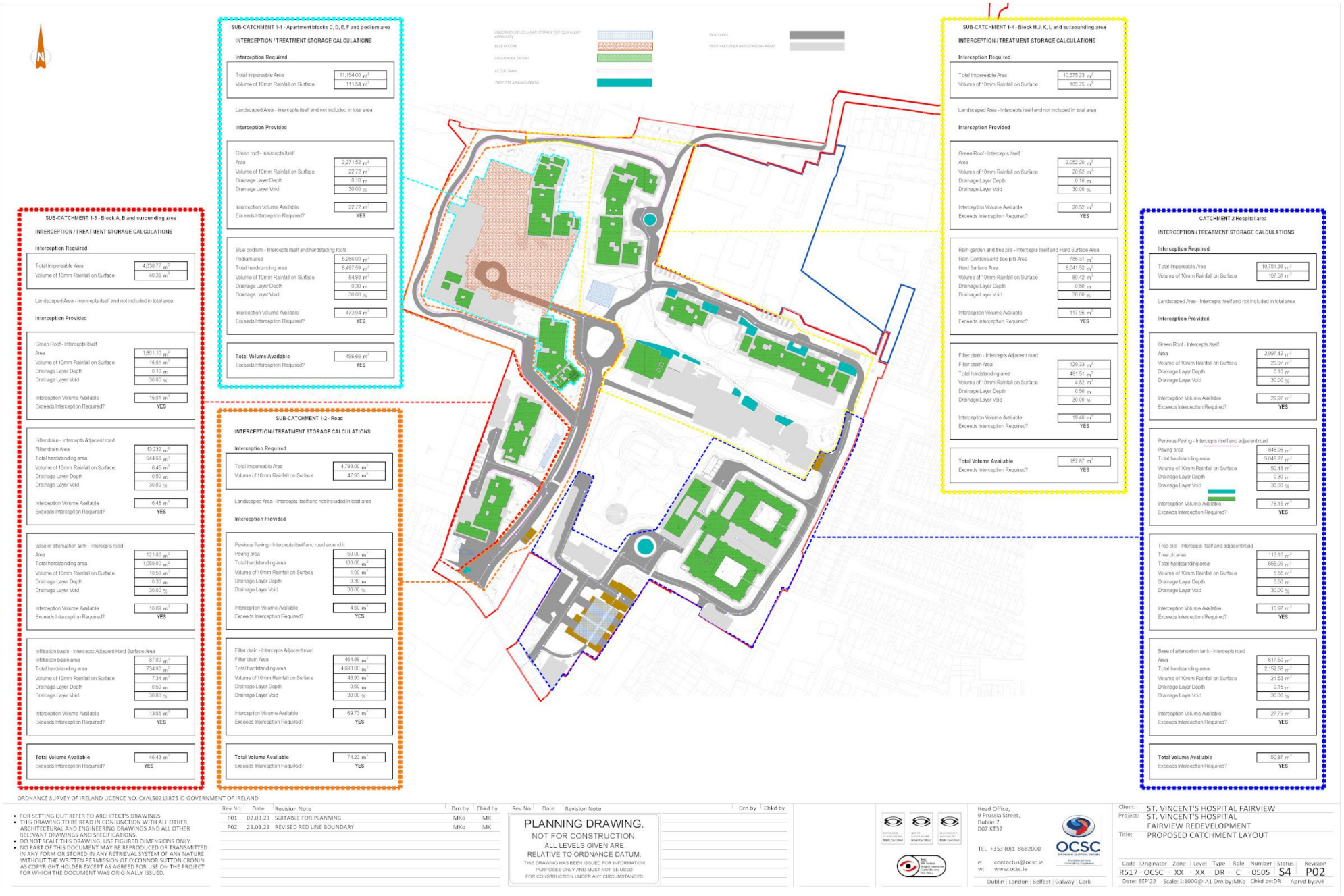


Figure 11. Permitted catchment layout

Construction Environmental Management Plan

O'Connor Sutton Cronin & Associates (OCSC) have been commissioned to undertake this Construction Environmental Management Plan (CEMP) report associated with the site at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. As outlined in the CEMP:

'*As the development is subject to the planning application process, it is not possible to put exact dates against a timeline at this stage. However, key project milestones are considered as follows:*

- *Receipt of a Grant of Planning Permission;*
- *Progression through detailed design stage;*
- *Issue of tender documents to shortlisted main contractors followed by period for tender returns, assessment and award of contract;*
- *Mobilisation of contractor;*
- *Completion of works.*

The above is a very high-level estimate of the key project milestones. Associated durations of the respective stages are also dependent on a number of factors but a high level, preliminary estimate would suggest the construction works including infrastructure works will take approximately 48 to 60 months upon commencement.

A more detailed programme will be developed by the Contractor once appointed and included in the updated version of this plan. All statutory consents and licences required to commence an onsite activity will be obtained ahead of work commencing and giving the appropriate notice periods.

These will include but are not limited to:

- *Construction notices.*
- *Connections to existing utilities and main sewers.*
- *Licence to discharge from the site to public systems.'*

Construction Sequence

'*It is proposed to initially demolish selected existing buildings and existing hardstanding surfaces. In addition, the ground will be removed/remediated/reused as appropriate, to facilitate the basement structures. Following excavation of the basement, piling with be installed. The Basement slab, walls and columns and cores will be constructed to support the ground flood/podium areas. Once the ground floor and podiums are constructed, the Superstructures described below will be constructed*.'

Enabling Works

- *'Secure site and set up contractor welfare facilities and site accommodation;*
- *Locate and terminate existing live services;*
- *Install tree protection and remove trees that are required to be felled;*
- *Demolish existing structures on the site as per section 7.3;*
- *Excavate and remove material to the required formation including pile mat construction. This will require a bulk excavation and removal from the site;*
- *Maintain existing entrances and incorporate new roads and hardstanding as required;*
- *Make good and install any finished boundary treatments that can be installed at this stage.'*

Substructure

'*The substructure consisting of the basement, foundations and ground floor will be constructed with standard construction techniques. The piling Contractor will be required to carry out their works such that the effect of vibration on the adjacent buildings and surroundings is minimised, and that no damage to these results from construction activity on site.*

The basement will be constructed of Reinforced concrete. it is expected given the heights of the proposed superstructures that the foundations will be supported on pile groups with insitu pile caps. The basement will span between these pile groups and will be constructed in approximately 450mm thick concrete slab. The basement walls will also be constructed in cast insitu concrete in the order of 300mm thick. It is intended that an external

waterproof membrane will be incorporated to provide grade 2 protection to the basement carparking area. A second line of waterproof defense will be provided at core areas and habitable areas within the basement. Refer to the Basement Impact Assessment for more details.'

Superstructure

'The podium slab is intended to be in Cast insitu concrete in the order of 450mm thick, suitably stepped to provide lower areas for landscaped courtyard build-up and street/hard landscape build-ups.

Ground Granulated Blast Furnace Slag will be used throughout the cast insitu concrete works to reduce the overall volume of cement used within the development. The percentage GGBS within the concrete mix will be established at detailed design stage in consideration with the program /striking replacements however the intention is to aim for 50% replacement of cement.

As the basements are located at a sufficient distance to the boundaries, it is proposed at this stage, subject to detailed geotechnical investigations, that then basements would be excavated using bermed excavations, avoiding the need for sheet-pile or secant pile temporary works.

Residential Superstructures

The superstructure layouts are generally repetitive on a floor-by-floor basis and therefore we are proposing to use precast wide slab concrete construction in the order of 225mm in depth spanning to cast insitu walls and blade columns on a grid of approximately 7.5m.

The internal leaf of the external façade will be constructed in a suitably insulated lightweight pressed metal "SFS Type system" with external waterproof membrane. The external leaf will be constructed in solid brick, stonework and glazing as noted on the Architects elevations. The external leaf will be supported at alternate floor levels using a brick relieving angle fixed to the concrete floor slab.

Stability lift and stair cores

Access /stability lift and stair cores will be constructed of solid or precast concrete, of suitable thickness to resist horizontal stability wind loads, vertical loads, and fire ratings. These will be in the order of 250mm in thickness.

Roof Construction

The roofs are intended to support a selection of blue roofs for attenuation purposes, green biodiverse roofs, and landscaped areas. The supporting roof will be of concrete proprietary warrantied waterproofing system. The entire development comprises of low to medium rise buildings. In this regard it is not considered that any specialised construction techniques will need to be applied on the site.

Hospital Substructure & Superstructure

The proposed scheme consists of strip & pad RC foundations which support rising loadbearing blockwork walls. These walls in turn support precast concrete floors & roofs which are topped with a structural screed. Provision for both vertical and horizontal ties has been included per the requirements for healthcare facilities.

The sloping site conditions have been addressed by placing the new scheme, in both plan and elevation, in the optimum position to ensure a balanced mixture of cut and fill of the existing site levels. Based on the above and confirmed by the targeted SI, the ground floor slab has been designed as ground bearing. In this regard it is not considered that any specialised construction techniques will need to be applied on the site.'

Please note that Minerex has completed data analysis, water balance calculations, technical interpretation and analysis of the following information and data provided; desk based geological data interpretation, reviewing of available site investigations, engineering drawings, planning documents, consideration of construction design and interface with hydrogeological setting, analysis of localised rainfall, consideration of aquifer properties (groundwater quality, flow directions, specific yields etc.), drainage network constraints, commerciality, efficiency and efficacy of treatment types, typical licence conditions, drawn upon its experience in obtaining discharge licences from various county council and considered environmental best practice and industry guidance (e.g. CIRIA).'

Surface water discharge during Construction

Minerex prepared a surface water discharge strategy for the construction phase of the project. This strategy is outlined as follows:

'1. Expected quality of discharge water - likely/typical discharge permit conditions – for foul, surface, and ground

a. DISCHARGE QUALITY - According to site investigation, there are made ground deposits present on the site. Groundwater quality is expected to contain localised minor concentrations of petroleum hydrocarbons associated with made ground deposits typical of that in urban areas. Other parameters are not expected to be elevated above groundwater reference concentrations (European GW Regulations or EPA IGV's). Quality of discharged water to the foul and storm network is expected to be compliant with respective licence conditions following treatment and management by Minerex.

b. Typical Emission Limit Values in discharge licences;

a. FOUL; Flow rate (variable with network capacity), Temperature (Maximum 35 degrees C), pH (6-10 pH units), Suspended Solids (24hr Average 100mg/l, Maximum 200mg/l), BOD (24hr Average 100mg/l, Maximum 200mg/l), COD-Cr (24hr Average 200mg/l, Maximum 400mg/l), Total Petroleum Hydrocarbons (24hr Average 5mg/l, Maximum 5mg/l),Mineral Oils (24hr Average 10mg/l, Maximum 10mg/l). Maximum allowable daily load (kg/day) will also be stipulated for each of the emission limit values (apart from pH and temperature).

b. STORM; Flow rate (variable with network capacity), Temperature (Maximum 25 degrees C), pH (6-9 pH units), BOD (24hr Average 5mg/l, Maximum 10mg/l), COD (24hr Average 20mg/l, Maximum 40mg/l), Suspended Solids (24hr Average 20mg/l, Maximum 30mg/l), Phosphates (as PO4-P) (Maximum 1mg/l), Sulphates (as SO4) (Maximum 100mg/l), Ammonium as N (1mg/l), Nitrates as N (Maximum 10mg/l N), Total petroleum hydrocarbons (Maximum 1mg/l). Maximum allowable daily load (kg/day) will also be stipulated for each of the emission limit values (apart from pH and temperature).

c. GROUND; Not suitable for this development. Recharge to groundwater is not considered a viable option for this site due to clay rich geology encountered and its likely associated low permeability. Infiltration rates calculated based on results of soakaway tests during site investigation and the construction design associated with basement, drainage and attenuation tank excavations within this development indicate that groundwater recharge is lower than expected abstraction volumes associated with site dewatering such that a shallow (<5mbGL) percolation area would not be viable. Drilling at depth into limestone bedrock (depth to rock varies across the site, 15.5 – 22.5mbGL) in any location on the site or drilling into granular deposits between cohesive localised clay deposits (of approximately 1m thickness in localised areas) is not considered a viable economic option due to relatively low volumes of discharge expected and cost associated with higher level of treatment and disposal to storm sewer vs. cost of drilling and well installation and same level of treatment required.

2. High-level methods / treatment train that can be committed to, to achieve the likely/typical discharge permit conditions.

Dewatering via suitably installed dewatering wells/sumps containing pumps to abstract groundwater and surface water (rainfall landing on the site) into a flocculation system and settlement and floating oil adsorption lined pond system from which compliant water will be abstracted via floating pumps that take water preferentially from near the surface. The system will contain sensors that will record live data to monitor discharge rate (Flow), cumulative volume, pH, temperature, turbidity (proxy for suspended solids), rainfall and water level which will display on a remotely monitored telemetry and integrated automation system. This system contains automatic controls to switch on and off pumps remotely based on the live data received from sensors on the site, meaning it can detect the water quality in the treatment system and divert the discharge to either the foul sewer, the storm sewer or cease pumping depending on compliance with the discharge licence conditions (i.e. if pH approaches pH 9, then flow will divert from storm to foul, if flow approaches pH 10, discharge ceases or pumping ceases from certain areas of the site only until suitable mitigation or treatment is applied. The telemetry system will also be monitored by a competent person who also checks the CCTV cameras that are installed in the system to monitor water

quality. Water samples will be taken at the frequency that the discharge licence dictates and sent to an accredited laboratory for analysis. Weekly discharge licence reports will be submitted to the licensing authorities containing details of emission limit value compliance and flows. The aim of employing this technology is to assist in achieving a 100% Dry Compliant Site.

3. It would be ideal if we could quantify maximum discharge rate / quantities per day – but I do understand that this may be undefinable.

Discharge Volumes are Expected to range from 5-15 l/s with highest flows expected at commencement of dewatering and during heavy rainfall events.

4. Likely method of returning water to ground.

After consideration of ground conditions, discharging of treated ground and surface runoff water to ground is not considered technically viable so not relevant.'

Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The 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. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

The proposed development site is located within a densely populated urban environment. The nearest European site is South Dublin Bay and River Tolka Estuary SPA (1.1 km) (Figure 11). The nearest waterbody to the subject site is the River Tolka, located approximately 90m to the south of the site boundary (Figure 12). There is an indirect hydrological connection to this waterbody via surface water drainage (during construction and operation). Surface water drainage will be directed to an existing public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Given that the River Tolka outfalls to the marine environment at Dublin Bay, it is considered that there is an indirect hydrological connection to European Sites located within Dublin Bay via the permitted surface water drainage strategy. Further, as the existing units and hardstanding areas onsite currently discharge surface water to the local combined infrastructure, which ultimately outfalls to Ringsend Wastewater Treatment Plant (WwTP), there is an indirect hydrological connection to European Sites within Dublin Bay via the combined network. There is also an indirect hydrological connection to European Sites within Dublin Bay via foul wastewater drainage, surface water discharges. Foul wastewater will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. During construction it is proposed to discharge surface water on site to the public surface water network, the public combined/ foul sewer. There is, therefore, an indirect hydrological pathway from the proposed development site to the European sites located within Dublin Bay via foul and surface water drainage during construction and operation (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA).

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive and the precautionary principle, the area of assessment was expanded beyond the ZoI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were taken into account. All European sites within 15km and those with a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites. SACs and SPAs within 15km of the works site are demonstrated in Figures 10 & 11. Waterbodies, SACs, and SPAs located proximate to the proposed development are demonstrated in Figures 12-14.

Table 1. Proximity to designated sites of conservation importance

Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	3.7 km	No
IE000206	North Dublin Bay SAC	3.9 km	No
IE000199	Baldoyle Bay SAC	7.4 km	No
IE000202	Howth Head SAC	9.2 km	No
IE003000	Rockabill to Dalkey Island SAC	9.8 km	No
IE000205	Malahide Estuary SAC	9.9 km	No
IE002193	Ireland's Eye SAC	11.8 km	No
IE002122	Wicklow Mountains SAC	14.2 km	No
IE000208	Rogerstown Estuary SAC	14.2 km	No
IE001209	Glenasmole Valley SAC	14.3 km	No
Special Protection Area			
IE004024	South Dublin Bay and River Tolka Estuary SPA	1.1 km	No
IE004006	North Bull Island SPA	3.8 km	No
IE004236	North-west Irish Sea SPA	6.8 km	No
IE004016	Baldoyle Bay SPA	7.8 km	No
IE0004025	Malahide Estuary SPA	9.9 km	No
IE0004117	Ireland's Eye SPA	11.5 km	No
IE0004113	Howth Head Coast SPA	12.1 km	No
IE004172	Dalkey Islands SPA	13.7 km	No
IE004040	Wicklow Mountains SPA	14.5 km	No
IE004015	Rogerstown Estuary SPA	14.5 km	No

Table 2. Initial screening of European sites within 15km and European sites within 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	**IN**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impact** The development site is located approximately 3.7 km from the South Dublin Bay SAC. There is no direct hydrological pathway from the proposed development to this SAC. However, during the construction and operational phases of development, there are a number of indirect hydrological pathways from the development to this SAC via surface water discharge and combined/foul water discharge. During construction, surface water drainage will be directed to the existing local combined infrastructure (which outfalls to Ringsend WwTP), an existing public surface water network located on Richmond Road (which in turn outfalls to the River Tolka). During operation, surface water drainage will be directed to an existing public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Surface water drainage that is directed to the combined network will ultimately be treated along this public network at Ringsend WwTP. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence and this discharge will not have a significant downstream effect on the qualifying interests of this SAC. However, in the absence of mitigation, there is the potential for significant downstream effects on the qualifying interests of this SAC via the indirect hydrological pathways of surface water to the River Tolka (discharge to existing public surface water network located on Richmond Road). Given that the River Tolka outfalls to the marine environment at Dublin Bay, the scale of the proposed redevelopment, and the minimum distance from the subject site to this SAC (3.7 km), it is considered that there is the potential for silt and contaminated surface water runoff to enter the River Tolka with the potential for downstream impacts on this SAC. Mitigation measures are required. Foul wastewater during operation will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. In

European Site Code	Name	Screened IN/OUT	Details/Reason
			the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely via the indirect hydrological pathway of foul wastewater drainage. The proposed amendment to the permitted development does not alter the footprint, massing or height of any apartment blocks and does not introduce any change to the surface water or foul drainage strategy previously assessed. Accordingly, the potential hydrological pathways to South Dublin Bay SAC remain unchanged from those identified in the permitted development. In the absence of mitigation measures, it is considered that significant effects on the qualifying interests of this SAC are likely via the indirect hydrological pathways to the River Tolka during construction (surface water discharge to existing public surface water network located on Richmond Road) and operation (surface water discharge to existing public surface water network located on Richmond Road). **Stage 2 AA (Natura Impact Statement) is Required.**
IE000206	North Dublin Bay SAC	**IN**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** 1140 Mudflats and sandflats not covered by seawater at low tide 1210 Annual vegetation of drift lines 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) 1395 Petalwort (*Petalophyllum ralfsii*) 1410 Mediterranean salt meadows (*Juncetalia maritimi*) 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with *Ammophila arenaria* 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes) 2190 Humid dune slacks **Potential Impact** The proposed development site is located approximately 3.9 km from the North Dublin Bay SAC. There is no direct hydrological pathway from the proposed development to this SAC. However, during the construction and operational phases of development, there are a number of indirect hydrological pathways from the proposed development to this SAC via surface water discharge and foul water discharge. During construction, surface water drainage will be directed to the existing local combined infrastructure (which outfalls to Ringsend WwTP) and an existing public surface water network located on Richmond Road (which in turn outfalls to the River Tolka). During operation, surface water drainage will be directed to an existing

European Site Code	Name	Screened IN/OUT	Details/Reason
			public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Surface water drainage that is directed to the combined network will ultimately be treated along this public network at Ringsend WwTP. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements and the proposed discharge will not have a significant downstream effect on the qualifying interests of this SAC. However, in the absence of mitigation, there is the potential for significant downstream effects on the qualifying interests of this SAC via the indirect hydrological pathways of surface water to the River Tolka (discharge to existing public surface water network located on Richmond Road). Given that the River Tolka outfalls to the marine environment at Dublin Bay, the scale of the proposed redevelopment, and the minimum distance from the subject site to this SAC (3.9 km), it is considered that there is the potential for silt and contaminated surface water runoff to enter the River Tolka with the potential for downstream impacts on this SAC. Out of an abundance of caution mitigation measures are required to protect this SAC from significant effects. Foul wastewater will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely via the indirect hydrological pathway of foul wastewater drainage. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements. The proposed amendment to the permitted development does not alter the footprint, massing or height of any apartment blocks and does not introduce any change to the surface water or foul drainage strategy previously assessed. Accordingly, the potential hydrological pathways to North Dublin Bay SAC remain unchanged from those identified in the permitted development. Out of an abundance of caution in the absence of mitigation measures, it is considered that significant effects on the qualifying interests of this SAC are likely via the indirect hydrological pathways to the River Tolka during construction (surface water discharge to existing public surface water network located on Richmond Road) and operation (surface water discharge to existing public surface water network located on Richmond Road). **Stage 2 AA (Natura Impact Statement) is Required.**
IE000199	Baldoyle Bay SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** 1140 Mudflats and sandflats not covered by seawater at low tide 1310 Salicornia and other annuals colonizing mud and sand 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

European Site Code	Name	Screened IN/OUT	Details/Reason
			1410 Mediterranean salt meadows (*Juncetalia maritimi*) **Potential Impact** The development site is located within a densely populated urban area approximately 7.4 km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC. Given the minimum distance to this SAC (7.4 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SAC. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SAC. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000202	Howth Head SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** (1230) Vegetated sea cliffs of the Atlantic and Baltic coasts (4030) European dry heaths **Potential Impact** The proposed development is located 9.2 km from this SAC. No potential impact is foreseen. There is no direct hydrological pathway to the SAC. There is a weak indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks (during construction and operation). During construction and operation, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the River Tolka, which in turn ultimately outfalls to the marine environment at Dublin Bay. Given that the mouth of the River Tolka is located 9 km from this SAC, the indirect hydrological pathway of surface water drainage will not impact on the conservation objectives of this SAC. During construction, surface water drainage will also be directed to a combined infrastructure network that currently serves the existing units and hardstanding areas onsite. Given that this network ultimately discharges to Ringsend WwTP, any silt or pollutants that may enter this network will be treated at Ringsend

European Site Code	Name	Screened IN/OUT	Details/Reason
			WwTP and will not impact on the conservation objectives of this SAC. Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements. Foul wastewater will discharge to an existing public foul network and will undergo treatment under licence at Ringsend WwTP. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE003000	Rockabill to Dalkey Island SAC	**OUT**	**Conservation Objectives** To maintain the favourable conservation condition of Reefs and Harbour porpoise, in Rockabill to Dalkey Island SAC, which is defined by the following list of targets: • The permanent habitat area is stable or increasing, subject to natural processes. • Distribution of habitat is stable or increasing, subject to natural processes. • Conserve the following community types in a natural condition: Intertidal reef community complex; and Subtidal reef community complex. • Porpoise range within site should not be restricted by artificial barriers to site use. • Human activities should occur at levels that do not adversely affect the harbour porpoise community at the site. **Qualifying Interests** Reefs [1170] *Phocoena phocoena* (Harbour porpoise) [1351] **Potential Impacts** The proposed development is located 9.8 km from this SAC. No potential impact is foreseen. There is no direct hydrological pathway to the SAC. There is a weak indirect hydrological pathway to this SAC via the proposed foul and surface water drainage networks (during construction and operation). During construction and operation, surface water drainage will be directed to an existing public surface water drainage network, which in turn outfalls to the River Tolka, which in turn ultimately outfalls to the marine environment at Dublin Bay. Given that the mouth of the River Tolka is located 9.4 km from this SAC, the indirect hydrological pathways of ground water recharge and surface water drainage will not impact on the conservation objectives of this SAC. During construction, surface water drainage will also be directed to a combined infrastructure network that currently serves the existing units and hardstanding areas onsite. Given that this network ultimately discharges to Ringsend WwTP, any silt or pollutants that may enter this network will be treated at Ringsend

European Site Code	Name	Screened IN/OUT	Details/Reason
			WwTP and will not impact on the conservation objectives of this SAC. Foul wastewater will discharge to an existing public foul network and will undergo treatment under licence at Ringsend WwTP. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000205	Malahide Estuary SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** 1140 Mudflats and sandflats not covered by seawater at low tide 1310 Salicornia and other annuals colonising mud and sand 1320 Spartina swards (*Spartinion maritimae*) 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) 1410 Mediterranean salt meadows (*Juncetalia maritimi*) 2120 Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes) **Potential Impact** The development site is located within a densely populated urban area approximately 9.9 km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC. Given the minimum distance to this SAC (9.9 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SAC. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SAC. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE002193	Ireland's Eye SAC	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests 1220 Perennial vegetation of stony banks 1230 Vegetated sea cliffs of the Atlantic and Baltic coasts **Potential Impact** The development site is located within a densely populated urban area approximately 11.8 km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC. Given the minimum distance to this SAC (11.8 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SAC. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SAC. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with *Erica tetralix* [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the *Violetalia calaminariae* [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] *Lutra lutra* (Otter) [1355] **Potential Impact** The proposed development site is located within a densely populated urban environment, 14.2 km from this SAC. There is no

European Site Code	Name	Screened IN/OUT	Details/Reason
			'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000208	Rogerstown Estuary SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests** Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] **Potential Impact** The development site is located within a densely populated urban area approximately 14.2 km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC. Given the minimum distance to this SAC (14.2 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SAC. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SAC. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE001209	Glenasmole Valley SAC	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Qualifying Interests**

European Site Code	Name	Screened IN/OUT	Details/Reason
			Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) [6410] Petrifying springs with tufa formation (*Cratoneurion*) [7220] **Potential Impact** The development site is located within a densely populated urban environment, 14.3 km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	**IN**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Conservation Interests for this SPA. To maintain the favourable conservation condition of the wetland habitat in South Dublin Bay and River Tolka Estuary SPA as a resource for the regularly occurring migratory waterbirds that utilise it. **Qualifying Interests** *Branta bernicla hrota* (Light-bellied Brent Goose) [A046] *Haematopus ostralegus* (Oystercatcher) [A130] *Charadrius hiaticula* (Ringed Plover) [A137] *Pluvialis squatarola* (Grey Plover) [A141] *Calidris canutus* (Knot) [A143] *Calidris alba* (Sanderling) [A144] *Calidris alpina* (Dunlin) [A149] *Limosa lapponica* (Bar-tailed Godwit) [A157] *Tringa totanus* (Redshank) [A162] *Chroicocephalus ridibundus* (Black-headed Gull) [A179] *Sterna dougallii* (Roseate Tern) [A192] *Sterna hirundo* (Common Tern) [A193] *Sterna paradisaea* (Arctic Tern) [A194] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located approximately 1.1 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. However, during the construction and operational phases of development, there are a number of indirect hydrological pathways from the proposed development to this SPA via surface water discharge and foul water discharge. During construction, surface water drainage will be directed to the existing local combined infrastructure (which outfalls to Ringsend WwTP) and an existing public surface water network located on

European Site Code	Name	Screened IN/OUT	Details/Reason
			Richmond Road (which in turn outfalls to the River Tolka). During operation, surface water drainage will be directed to an existing public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Surface water drainage that is directed to the combined network will ultimately be treated along this public network at Ringsend WwTP and will not have a significant downstream effect on the qualifying interests of this SPA. However, in the absence of mitigation, there is the potential for significant downstream effects on the qualifying interests of this SPA via the indirect hydrological pathways of surface water to the River Tolka (discharge to existing public surface water network located on Richmond Road). Given that the River Tolka outfalls to the marine environment at Dublin Bay, the scale of the proposed redevelopment, and the minimum distance from the subject site to this SPA (1.1 km), it is considered that there is the potential for silt and contaminated surface water runoff to enter the River Tolka with the potential for downstream impacts on this SPA. Mitigation measures are required. Foul wastewater will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathway of foul wastewater drainage. The proposed amendment to the permitted development does not alter the footprint, massing or height of any apartment blocks and does not introduce any change to the surface water or foul drainage strategy previously assessed. Accordingly, the potential hydrological pathways to South Dublin Bay and River Tolka Estuary SPA remain unchanged from those identified in the permitted development. Wintering bird surveys conducted over three consecutive seasons (2020/2021, 2021/2022 and 2022/2023) informed the original assessment conclusions. As outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*.' Therefore, the proposed development will not result in the loss of important foraging habitats for the qualifying interests of this SPA. Furthermore, the principal open grassland area has remained unmanaged since the original survey period, leading to the establishment of long meadow grassland and progressive encroachment of scrub. The site provides limited suitable foraging habitat for wintering birds. No likely significant

European Site Code	Name	Screened IN/OUT	Details/Reason
			effects on wintering bird foraging activity are foreseen as a result of the proposed amendment application. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. No significant effects on ex-situ foraging or qualifying interests of this SPA are likely. Further, given the minimum distance to this SPA (1.1 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Out of an abundance of caution in the absence of mitigation measures, it is considered that significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathways to the River Tolka during construction (surface water discharge to existing public surface water network located on Richmond Road) and operation (surface water discharge to existing public surface water network located on Richmond Road). **Stage 2 AA (Natura Impact Statement) is Required.**
IE004006	North Bull Island SPA	**IN**	**Conservation Objective:** To maintain or restore the favourable conservation conditions of the species and/or habitats listed as Qualifying Interests for this SPA. **Qualifying Interests** A046 Light-bellied Brent Goose (*Branta bernicla hrota*) A048 Shelduck (*Tadorna tadorna*) A052 Teal (*Anas crecca*) A054 Pintail (*Anas acuta*) A056 Shoveler (*Anas clypeata*) A130 Oystercatcher (*Haematopus ostralegus*) A140 Golden Plover (*Pluvialis apricaria*) A141 Grey Plover (*Pluvialis squatarola*) A143 Knot (*Calidris canutus*) A144 Sanderling (*Calidris alba*) A149 Dunlin (*Calidris alpina alpine*) A156 Black-tailed Godwit (*Limosa limosa*) A157 Bar-tailed Godwit (*Limosa lapponica*) A160 Curlew (*Numenius arquata*) A162 Redshank (*Tringa tetanus*) A169 Turnstone (*Arenaria interpres*) A179 Black-headed Gull (*Chroicocephalus ridibundus*) A999 Wetlands **Potential Impact** The proposed development site is located approximately 3.8 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA.

European Site Code	Name	Screened IN/OUT	Details/Reason
			However, during the construction and operational phases of development, there are a number of indirect hydrological pathways from the proposed development to this SPA via surface water discharge and foul water discharge. During construction, surface water drainage will be directed to the existing local combined infrastructure (which outfalls to Ringsend WwTP) and an existing public surface water network located on Richmond Road (which in turn outfalls to the River Tolka). During operation, surface water drainage will be directed to an existing public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Surface water drainage that is directed to the combined network will ultimately be treated along this public network at Ringsend WwTP and will not have a significant downstream effect on the qualifying interests of this SPA. However, in the absence of mitigation, there is the potential for significant downstream effects on the qualifying interests of this SPA via the indirect hydrological pathways of surface water to the River Tolka (discharge to existing public surface water network located on Richmond Road). Given that the River Tolka outfalls to the marine environment at Dublin Bay, the scale of the proposed redevelopment, and the minimum distance from the subject site to this SPA (3.8 km), it is considered that there is the potential for silt and contaminated surface water runoff to enter the River Tolka with the potential for downstream impacts on this SPA. Mitigation measures are required. Foul wastewater will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathway of foul wastewater drainage. The proposed amendment to the permitted development does not alter the footprint, massing or height of any apartment blocks and does not introduce any change to the surface water or foul drainage strategy previously assessed. Accordingly, the potential hydrological pathways to North Bull Island SPA remain unchanged from those identified in the permitted development. Wintering bird surveys conducted over three consecutive seasons (2020/2021, 2021/2022 and 2022/2023) informed the original assessment conclusions. As outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*.' Therefore, the proposed development will not result in the loss of important foraging habitats for the qualifying

European Site Code	Name	Screened IN/OUT	Details/Reason
			interests of this SPA. Furthermore, the principal open grassland area has remained unmanaged since the original survey period, leading to the establishment of long meadow grassland and progressive encroachment of scrub. The site provides limited suitable foraging habitat for wintering birds. No likely significant effects on wintering bird foraging activity are foreseen as a result of the proposed amendment application. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. No significant effects on ex-situ foraging or qualifying interests of this SPA are likely. In the absence of mitigation measures, it is considered that significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathways to the River Tolka during construction (surface water discharge to existing public surface water network located on Richmond Road) and operation (surface water discharge to existing public surface water network located on Richmond Road). **Stage 2 AA (Natura Impact Statement) is Required.**
IE004236	North-West Irish Sea SPA	**IN**	**Conservation Objective:** To maintain or restore the favourable conservation conditions of the species and/or habitats listed as Qualifying Interests for this SPA. **Qualifying Interests** Red-throated Diver *(Gavia stellata)* [A001] Great Northern Diver *(Gavia immer)* [A003] Fulmar *(Fulmarus glacialis)* [A009] Manx Shearwater *(Puffinus puffinus)* [A013] Cormorant *(Phalacrocorax carbo)* [A017] Shag *(Phalacrocorax aristotelis)* [A018] Common Scoter *(Melanitta nigra)* [A065] Black-headed Gull *(Chroicocephalus ridibundus)* [A179] Common Gull *(Larus canus)* [A182] Lesser Black-backed Gull *(Larus fuscus)* [A183] Herring Gull *(Larus argentatus)* [A184] Great Black-backed Gull *(Larus marinus)* [A187] Kittiwake *(Rissa tridactyla)* [A188] Roseate Tern *(Sterna dougallii)* [A192] Common Tern *(Sterna hirundo)* [A193] Arctic Tern *(Sterna paradisaea)* [A194] Guillemot *(Uria aalge)* [A199] Razorbill *(Alca torda)* [A200] Puffin *(Fratercula arctica)* [A204] Little Gull *(Hydrocoloeus minutus)* [A862] Little Tern *(Sternula albifrons)* [A885] **Potential Impacts**

European Site Code	Name	Screened IN/OUT	Details/Reason
			The proposed development site is located approximately 6.8 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. However, during the construction and operational phases of development, there are a number of indirect hydrological pathways from the proposed development to this SPA via surface water discharge and foul water discharge. During construction, surface water drainage will be directed to the existing local combined infrastructure (which outfalls to Ringsend WwTP) and an existing public surface water network located on Richmond Road (which in turn outfalls to the River Tolka). During operation, surface water drainage will be directed to an existing public surface water network located on Richmond Road, which in turn outfalls to the River Tolka. Surface water drainage that is directed to the combined network will ultimately be treated along this public network at Ringsend WwTP and will not have a significant downstream effect on the qualifying interests of this SPA. However, in the absence of mitigation, there is the potential for significant downstream effects on the qualifying interests of this SPA via the indirect hydrological pathways of surface water to the River Tolka (discharge to existing public surface water network located on Richmond Road). Given that the River Tolka outfalls to the marine environment at Dublin Bay, the scale of the proposed redevelopment, and the minimum distance from the subject site to this SPA (6.8 km), it is considered that there is the potential for silt and contaminated surface water runoff to enter the River Tolka with the potential for downstream impacts on this SPA. Mitigation measures are required. Foul wastewater will be directed to an existing public foul network located on Richmond Road, which in turn discharges to Ringsend Wastewater Treatment Plant (WwTP) for treatment. Foul wastewater will be treated at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathway of foul wastewater drainage. Wintering bird surveys conducted over three consecutive seasons (2020/2021, 2021/2022 and 2022/2023) informed the original assessment conclusions. As outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*.' Therefore, the proposed development will not result in the loss of important foraging habitats for the qualifying interests of this SPA. Furthermore, the principal open grassland area has remained unmanaged since the original survey period, leading to the establishment of long meadow grassland and

European Site Code	Name	Screened IN/OUT	Details/Reason
			progressive encroachment of scrub. The site provides limited suitable foraging habitat for wintering birds. No likely significant effects on wintering bird foraging activity are foreseen as a result of the proposed amendment application. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. No significant effects on ex-situ foraging or qualifying interests of this SPA are likely. In the absence of mitigation measures, it is considered that significant effects on the qualifying interests of this SPA are likely via the indirect hydrological pathways to the River Tolka during construction (surface water discharge to existing public surface water network located on Richmond Road) and operation (surface water discharge to existing public surface water network located on Richmond Road). **Stage 2 AA (Natura Impact Statement) is Required.**
IE004016	Baldoyle Bay SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Ringed Plover (*Charadrius hiaticula*) [A137] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Bar-tailed Godwit (*Limosa lapponica*) [A157] Wetland and Waterbirds [A999] **Potential Impact** The development site is located within a densely populated urban area approximately 7.8 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (7.8 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and

European Site Code	Name	Screened IN/OUT	Details/Reason
			at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (7.8 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004025	Malahide Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Great Crested Grebe (*Podiceps cristatus*) [A005] Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Pintail (*Anas acuta*) [A054] Goldeneye (*Bucephala clangula*) [A067] Red-breasted Merganser (*Mergus serrator*) [A069] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Wetland and Waterbirds [A999]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The development site is located within a densely populated urban area approximately 9.9 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (9.9 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (9.9 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004117	Ireland's Eye SPA	**OUT**	**Conservation Objectives:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Cormorant (*Phalacrocorax carbo*) [A017]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Herring Gull (*Larus argentatus*) [A184] Kittiwake (*Rissa tridactyla*) [A188] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] **Potential Impact** The development site is located within a densely populated urban area approximately 11.5 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (11.5 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (11.5 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The site is not an important foraging habitat for wintering birds and the building heights would not be seen to impact on flightlines. The buildings would be clearly visible to birds. No significant effects on ex-situ foraging or qualifying interests of this SPA are likely. The construction and operation of

European Site Code	Name	Screened IN/OUT	Details/Reason
			the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004113	Howth Head Coast SPA	**OUT**	**Conservation Objective:** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** A188 Kittiwake (*Rissa tridactyla*) **Potential Impact** The development site is located within a densely populated urban area approximately 12.1 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (12.1 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (12.1 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004172	Dalkey Island SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** *Sterna dougallii* (Roseate Tern) [A192] *Sterna hirundo* (Common Tern) [A193] *Sterna paradisaea* (Arctic Tern) [A194] **Potential Impact** The development site is located within a densely populated urban area approximately 13.7 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (13.7 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (13.7 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In

European Site Code	Name	Screened IN/OUT	Details/Reason
			the absence of mitigation measures, no significant impacts on this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004040	Wicklow Mountains SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103] **Potential Impact** The site is 14.5 km from the Wicklow Mountains SPA. The development has no direct or indirect hydrological connection to this SPA that is located at a higher elevation. Given the minimum distance to this SPA (14.5 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital.*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely. The proposed development would not impact on the qualifying interests or the conservation objectives of this SPA. **No significant effects are likely.**
IE004015	Rogerstown Estuary SPA	**OUT**	**Conservation Objectives** To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Qualifying Interests** Greylag Goose (*Anser anser*) [A043]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (Calidris c*anutus*) [A143] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Redshank (*Tringa totanus*) [A162] Wetland and Waterbirds [A999] **Potential Impact** The development site is located within a densely populated urban area approximately 14.5 km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. Given the minimum distance to this SPA (14.5 km) across a substantial marine environment, and the fact foul wastewater drainage from the subject site will be treated at Ringsend WwTP, it is considered that there is no direct or indirect hydrological connection to this SPA. Any silt or pollutants that may enter the River Tolka via surface water drainage will settle, be dispersed, or diluted within the watercourse and the marine environment and will not significantly impact on the qualifying interests of this SPA, which is located on the opposite site of Howth Head. Foul wastewater will be treated along the existing public network and at Ringsend WwTP. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (14.5 km) across a densely populated urban environment, no significant noise or vibration impacts on the bird species protected as qualifying interests of this SPA are foreseen. Further, as outlined in Appendix I: '*Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital*'. Therefore, the proposed development will not result in the loss of important foraging or nesting habitats for the qualifying interests of this SPA. The site is not an important foraging habitat for wintering birds. Additionally, the proposed amendments to the parent planning permission do not alter building heights, massing, development extent, and introduces no visual or physical barriers. Structures subject to alterations under the proposed amendment application (at the same height as the parent planning permission) would be clearly visible to birds and the building heights would not be seen to impact on flightlines. In the absence of mitigation measures, no significant impacts on this SPA are likely.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

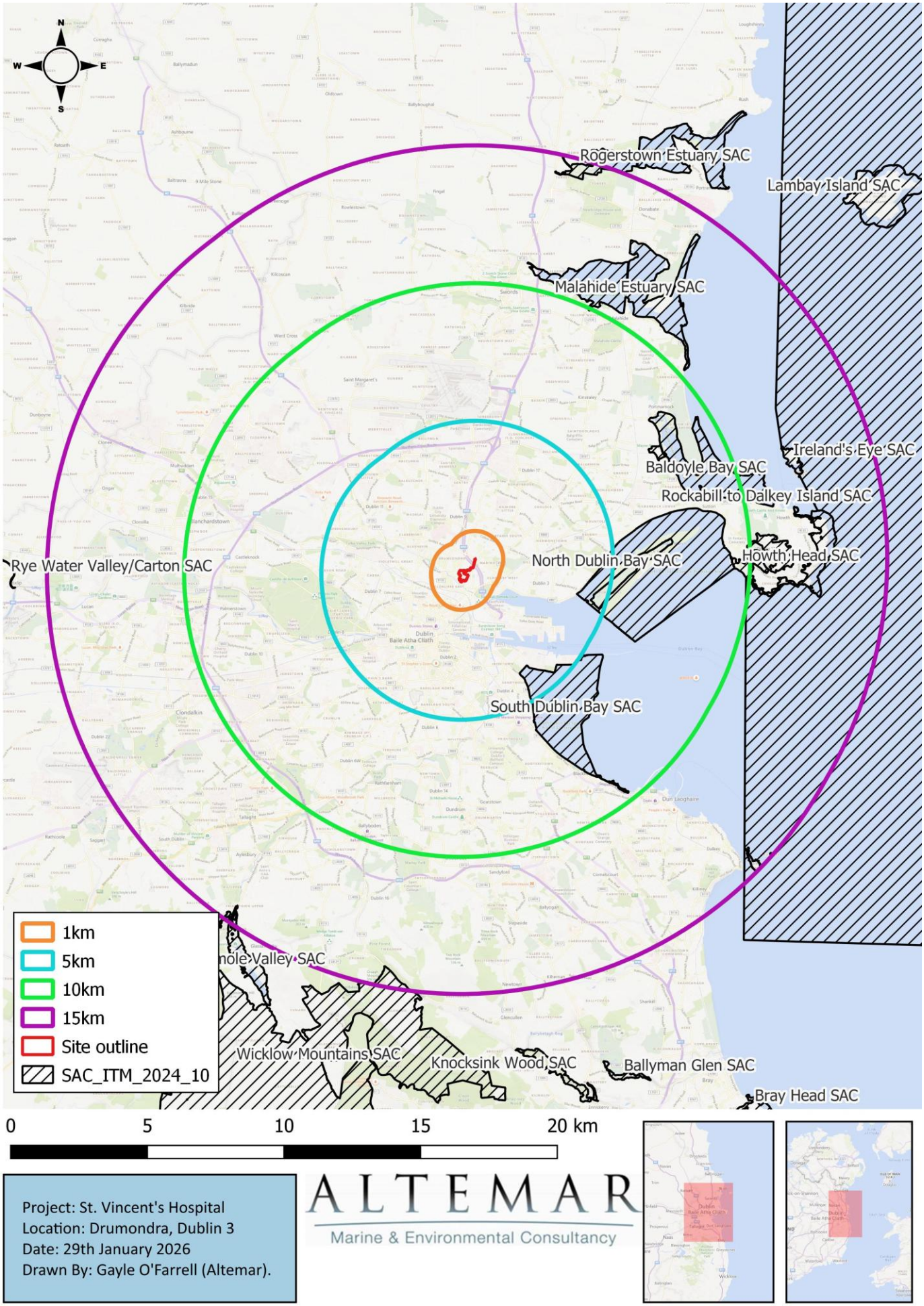


Figure 10. Special Areas of Conservation located within 15km of the proposed development

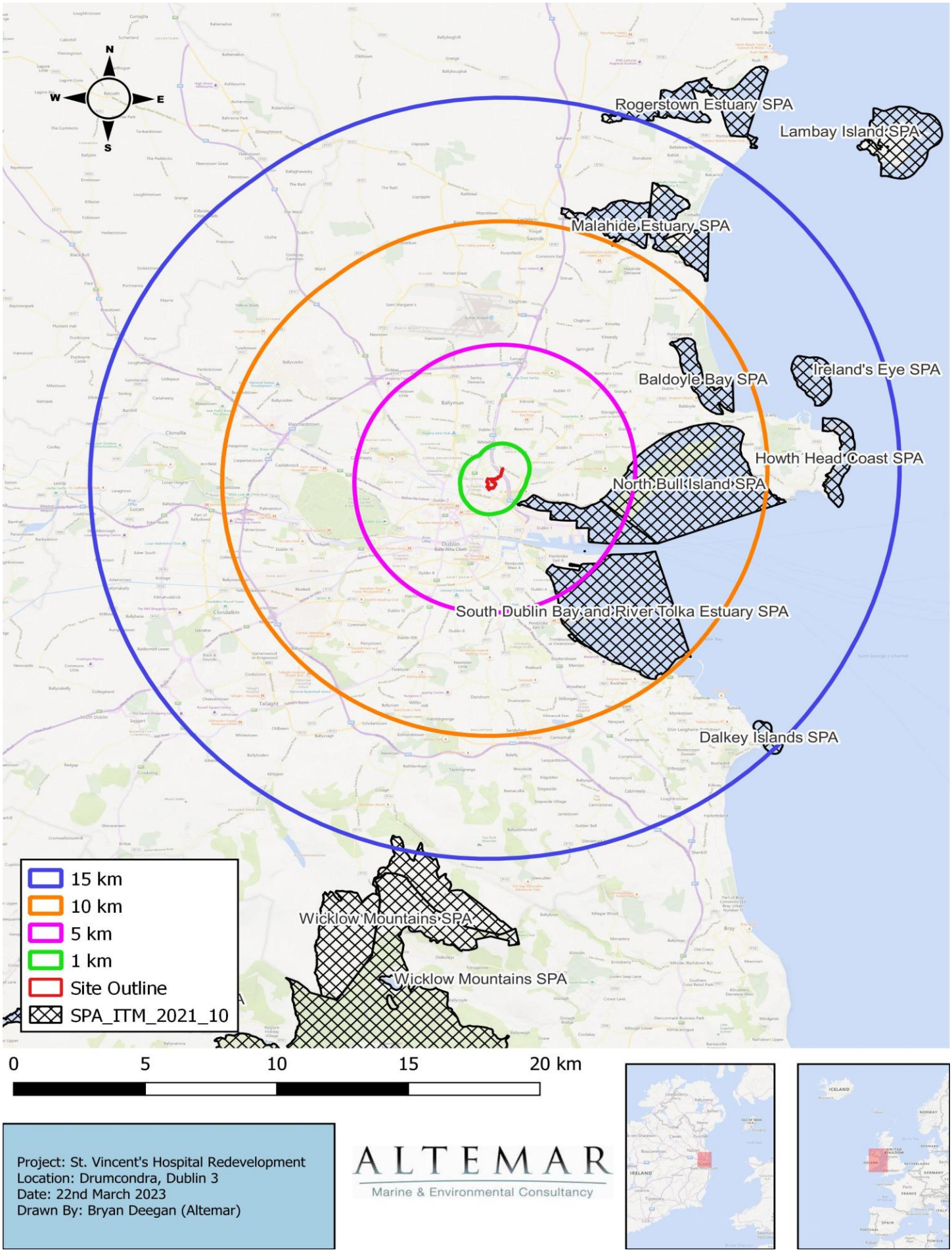


Figure 11. Special Protected Areas located within 15km of the proposed development

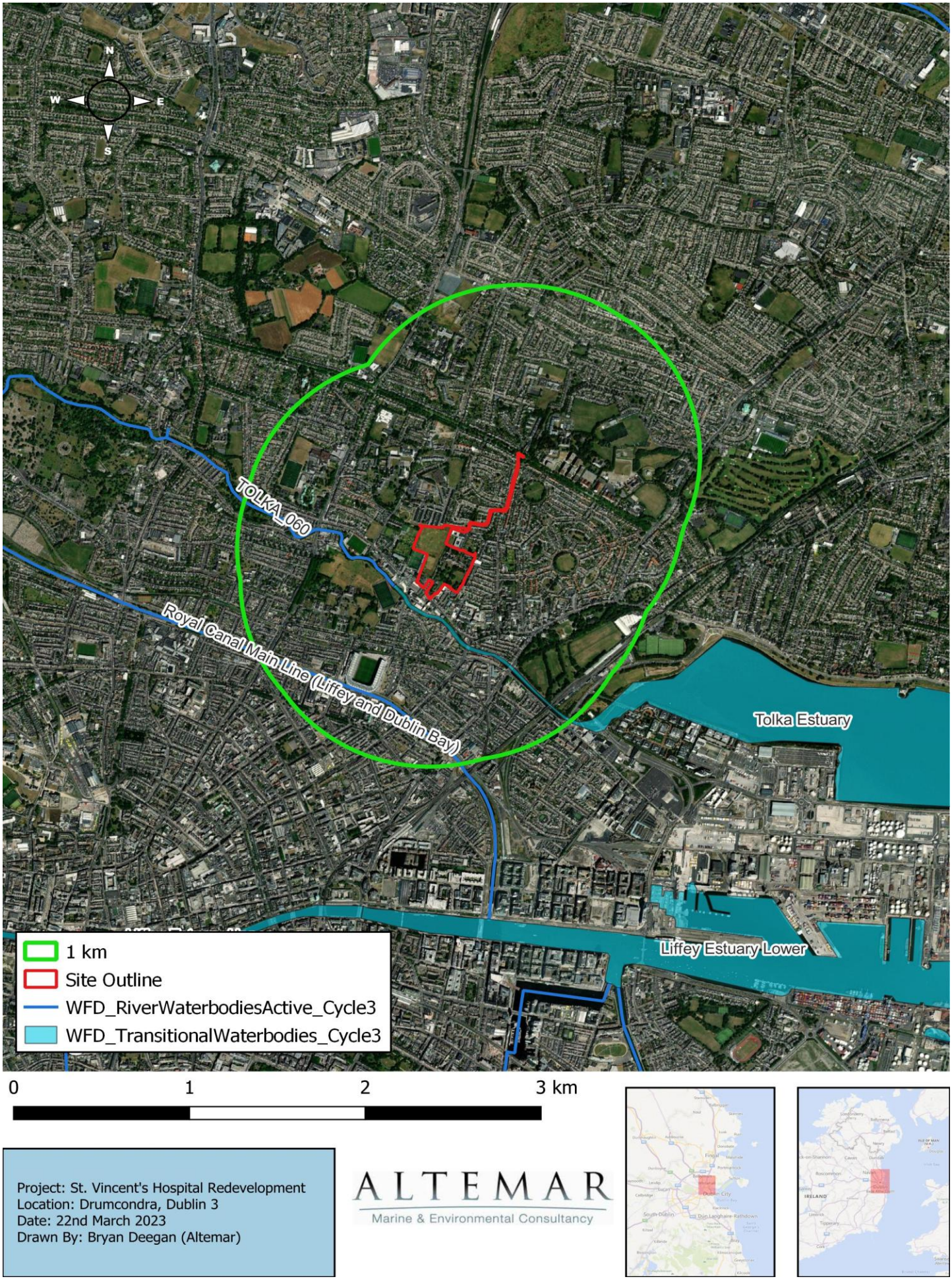


Figure 12. Watercourses within 1 km to the proposed development site.

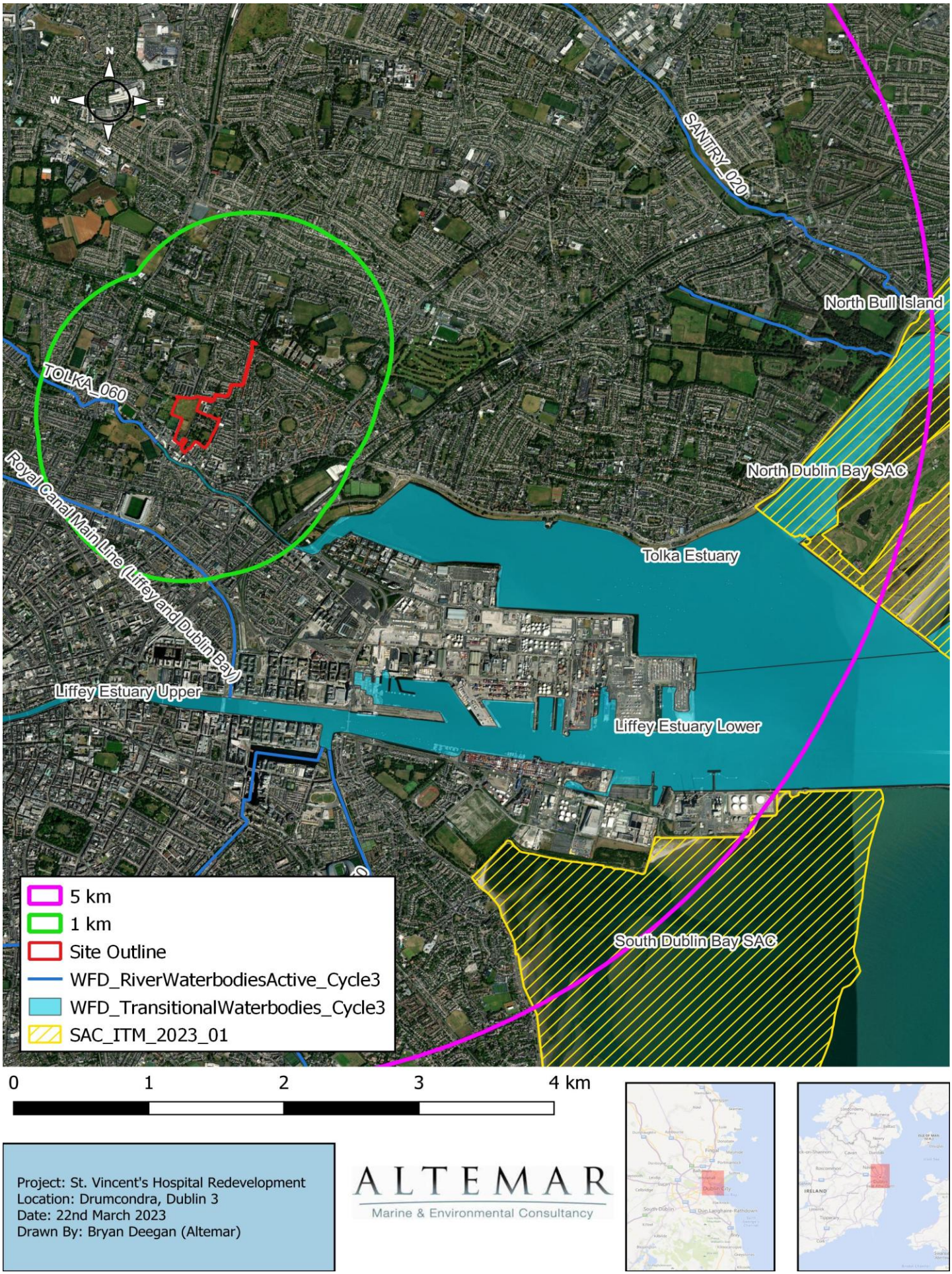


Figure 13. Waterbodies and SACs proximate to the proposed development site

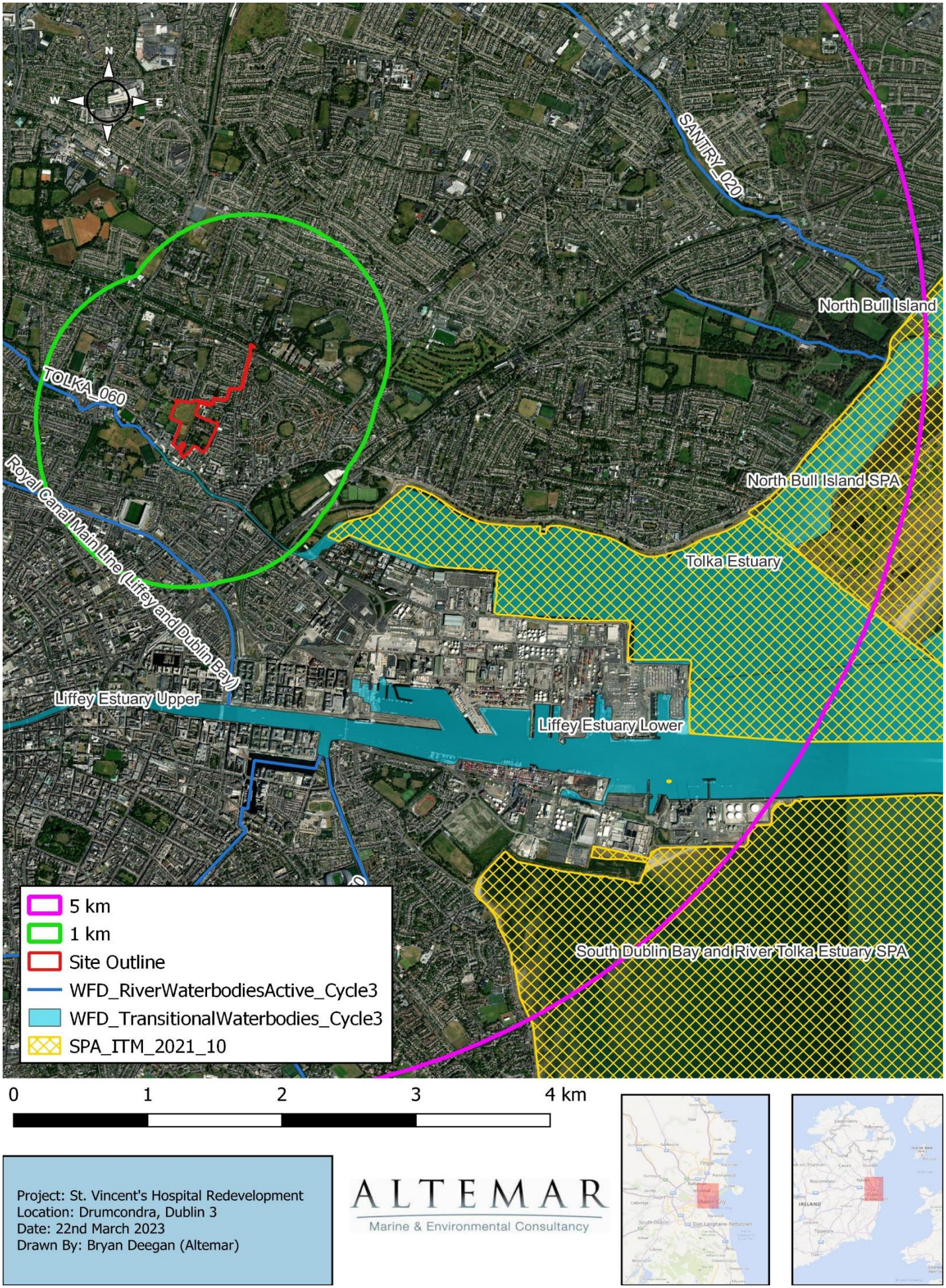


Figure 14. Waterbodies and SPAs proximate to the proposed development site

In-Combination Effects

A review of developments and proposed developments was completed as part of this assessment. The following projects and plans were reviewed and considered for possible in combination effects with the Proposed Development. Table 3 details the existing, proposed and granted planning permissions on record in the area:

***Table 3**. In combination effects evaluated.*

Ref. No.	Address	Proposal
Reg. Ref.: 2991/15 & ABP Ref.: PL29N.245745	Lands at St. Joseph's Centre, Gracepark Road, Dublin 9	An Bord Pleanala upheld DCC's decision to grant permission in an Order dated 2nd March 2016, subject to 17 no. conditions for residential development on lands at St. Joseph's Centre, Gracepark Road, Dublin 9.
Richmond Road SHD ABP Ref.: 312352-21	No. 146A and 148-148A Richmond Road, Dublin 3	An SHD application was submitted to An Bord Pleanala on the 23rd of December 2021 on a site which is situated c. 500m to the east of the St. Vincent's Hospital application site. The development comprised the demolition of all existing structures and the construction of mixed use development of a café/retail unit and 183 no. BTR apartments in a part 6 No. to part 10 No. storey building over basement. The development also includes the construction of a new section of flood wall to the River Tolka along the site's southern boundary. The development will also include the repair and maintenance of the existing river wall on site adjacent to the River Tolka. The development also provides ancillary residential amenities and facilities and all associated development. A decision was due to be made by the Board on the 22nd of April 2022, however, the statutory deadline was not met and there is no revised decision date available at present. Further details of the application can be found on: www.richmondroadshd.ie
DCC Reg. Ref.: 2945/15	No. 144 Richmond Road, Drumcondra, Dublin 3	DCC issued a final grant on 11th January 2016 subject to 22 no. conditions for 4 No. storey mixed-use development. Under DCC Reg. Ref. 2556/18, planning permission was granted on 11th October 2018 for the change of use of the 2 No. permitted commercial units to provide 1 No. 3 bed apartment (115.32 sq.m) and all associated site development works
Reg. Ref.: 2957/02 and 5224/05	Unit 1.1,1.2,1.3,1.4 ,2,3,4a Richmond Rd., Unit 4A,4B,5B,5C Richmond Rd. Ind. Est., Richmond Road, Dublin 3	Permission was originally granted for a part 4 No. to 5 No. storey residential and commercial development under DCC Reg. Ref. 2957/02 at the site to the south-east of the subject lands. Under DCC Reg. Ref. 5224/05, permission was granted for amendments to the scheme including the change of use of commercial units to live/work units, redesign of some residential units and in addition, a new 7 No. storey building was granted permission at the site. It appears from Google Maps that the permitted 7 No. storey structure was never constructed at the lands however this decision demonstrates the potential for increased height in the area. Under DCC Reg. Ref. 3151/13, planning permission was granted to retain amendments made to the permitted DCC Reg. Reg. 2957/02 including the reconfiguration of the ground floor to incorporate storeroom, gym and pool and reconfiguration of the upper-level apartments. Under DCC Reg. Ref. 2607/14, planning permission was granted for the change of use of a ground floor office unit to a residential unit. Under DCC Reg. Ref. 4913/07, planning permission was granted for the redevelopment of a derelict building (Protected Structure), which involved the renovation of the building into a 30 No. bedroom short-term respite/convalescent day-care facility (7 No. storeys in total).
SHD ABP Ref.: 303296-18	Griffith Avenue, Marino, Dublin 9 (Griffith Wood)	An Bord Pleanála issued an Order to grant permission for a Strategic Housing Development at Griffith Avenue, Marino, Dublin 9, on the 27th of March 2019. The site is located within c. 1km of St. Vincent's Hospital. The Order was subject to 19 no. conditions. The development is now substantially complete and operated as a PRS scheme and known as Griffith Wood. The permitted development comprises the construction of a residential development (377 apartments and 8 five-bedroom houses). The apartments are in 7 no. residential blocks, ranging in height from 4 to 8 storeys to accommodate 377 no. apartments with associated residential tenant amenity, a mixed use building comprising a creche, café and multi-purpose area. The development also includes extensive new public open spaces and communal courtyards, podiums and roof terraces.
DCC Reg. Ref.: 3601/18 –	No. 87 North Strand Road /	Dublin City Council issued a final grant of permission on 7th December 2018, subject to 17 no. conditions, for demolition of existing structure on site & the construction of a five-storey mixed use development consisting of: ground floor commercial/ café unit, with 14

Ref. No.	Address	Proposal
	Poplar Row, Dublin 3	apartments (six one-bedroomed, seven two-bedroomed and one three-bedroomed) which include balconies to the north, southeast and west elevations with roof terrace on fourth floor level, internal bike storage, refuse store, new common pedestrian access from Poplar Row, with associated landscaping and site works. Dublin City Council issued a final grant of permission for amendments to Reg. Ref.: 3601/18 on 1st July 2020 under Reg. Ref.: 2213/20, subject to 6 no. conditions, for the increase in height to six storeys and 3 no. additional units. We understand the development has been commenced and is nearing completion at time of writing. The site is located to the south east of St. Vincent's Hospital and is now substantially complete.
DCC Reg Ref: 4353/19 & ABP Ref.: 306562-20	No. 17 Richmond Avenue, Drumcondra, Dublin 3	An Bord Pleanála upheld Dublin City Council's decision to refuse permission for the demolition of warehouse and construction of a five storey building for a new 40 no. bedroom student accommodation development at No. 17 Richmond Avenue. The Board's refusal was subject to 2 no items. The first reason for refusal was in relation to the proposed development would be contrary to principles of good streetscape design and would not make a positive contribution to the built environment in terms of design quality, scale, height and relationship to adjacent buildings. The second reason for refusal relates to the development would result in significant overlooking of adjoining sites and have serious and undue impact on existing residential amenities.
DCC Reg. Ref.: 3657/21	17 and 19 Richmond Avenue	Planning permission was granted by DCC, dated the 14th of April 2022, for development at 17 and 19 Richmond Avenue, 100m to the south east of the subject lands. The decision was subject to third party appeals to ABP and the target decision date was the 13/09/22, however, no decision has been issued to date. The development applied for was described as follows in the public notices: "The development will consist of; (A) Demolition of existing dwelling and existing steel shed to the rear of subject site. (B) The construction of 2 no. separate apartment blocks yielding a total of 27 no. apartments (21 no. 1-bed units and 6 no. 2-bed units), comprising (i) Block 1 - 6 storeys in height consisting of 6 No. 1-bed units and 6 No. 2-bed units (ii) Block 2 - 5 storeys in height consisting of 15 No. 1-bed units. (iii) Pedestrian access via Richmond Avenue. (iv) Provision of 60 no. bicycle parking spaces. (v) Communal open space including 2 no. roof gardens. (vi) Substation and Plant rooms. (vii) Bin Storage. (viii) All associated engineering and site development works necessary to facilitate the development." Condition 3 of the notification of decision to grant clarifies that the permission granted is for 21 no. apartments, following revisions at FI stage and conditions attached to the decision. This site is located to the south of the unfinished apartment development to the north, which consists of a four storey shell structure, which detracts from the amenity of the area.
317136	158A, The former Leydens Wholesalers & Distributors, Richmond Road, Dublin 3, D03 YK12	Construction of 133 apartments and all associated site works. The site is 100m from the subject application site.
WEB1809/23	Ierne Social & Sports Club, Grace Park Road, Drumcondra, Dublin 9	The development will consist of the replacement of existing tennis court with a new 3G artificial turf football pitch measuring 50m by 30m with associated perimeter fencing 2.6m high and ball stop fencing system up to 6m high. The pitch will be provided with flood lighting comprising 6no. columns measuring 11m high with LED light luminaries. Other works will incorporate internal pedestrian pathway with fencing between the existing clubhouse and proposed football pitch.

It is considered that in combination effects 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 will be seen as a result of the proposed development alone or combination with other projects.

From a review of the above, it is concluded that no projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.

Appropriate Assessment Screening Conclusions

An initial screening of the proposed works, using the precautionary principle (without the use of any standard construction phase controls or mitigation measures) and the Source/Pathway/Receptor links between the proposed works and European sites with the potential to result in significant effects on the conservation objectives and features of interest of the European sites was carried out in Table 2. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the proposed project was excluded for the following European sites within 15km in addition to sites beyond 15km with a direct/indirect pathway:

Special Areas of Conservation

- IE000199 Baldoyle Bay SAC
- IE000202 Howth Head SAC
- IE003000 Rockabill to Dalkey Island SAC
- IE000205 Malahide Estuary SAC
- IE002193 Ireland's Eye SAC
- IE002122 Wicklow Mountains SAC
- IE001209 Glenasmole Valley SAC
- IE000208 Rogerstown Estuary SAC

Special Protection Areas

- IE004016 Baldoyle Bay SPA
- IE004025 Malahide Estuary SPA
- IE004117 Ireland's Eye SPA
- IE0004113 Howth Head Coast SPA
- IE004172 Dalkey Islands SPA
- IE004040 Wicklow Mountains SPA
- IE004015 Rogerstown Estuary SPA

The project is large in scale and extent and the potential zone of influence is restricted to the immediate vicinity of the proposed development. It is considered that out of an abundance of caution and in the absence of mitigation measures, there is potential for silt and pollution to enter the River Tolka and the marine environment at Dublin Bay via the existing public surface water network (during construction and operation) that outfall to the River Tolka and impact on local biodiversity and European sites immediately downstream from the works.

Acting on a strictly precautionary basis, an NIS is required in respect of the effects of the project on the South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA because it cannot be excluded on the basis of best objective scientific information following screening, in the absence of control or mitigation measures that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

A NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites above because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s. The site is not an important foraging habitat for wintering birds and the building heights would not be seen to impact on flightlines. The buildings would be clearly visible to birds.

A Natura Impact Statement is required for the proposed development.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing road maps and satellite imagery. The wintering bird surveys are seen in Appendix I and the Site surveys are seen in Appendix II.

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2. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
3. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
4. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
5. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
6. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
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8. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
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14. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2024) Conservation Objectives: Lambay Island SAC 000204. Version 2. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
17. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
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20. NPWS (2024) Conservation Objectives: Ireland's Eye SPA 004117. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
21. NPWS (2024) Conservation Objectives: Howth Head Coast SPA 004113. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
22. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
23. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
24. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
25. NPWS (2024) Conservation Objectives: Lambay Island SPA 004069. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
26. NPWS (2024) Conservation Objectives: Dalkey Islands SPA 004172. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.

Appendix I –St Vincent's Hospital-Fairview Winter Bird Surveys

Winter Bird Surveys 2021-2022

Introduction

Between September 2021 and March 2022 14 winter bird surveys (two per month) were undertaken at lands at St Vincent's Hospital, in Fairview, North County Dublin, by Hugh Delaney, a freelance Ecologist (Birds primarily) having completed work on numerous sites with ecological consultancies over 10+ years. Hugh is local to the Dun Laoghaire-Rathdown area in Dublin and is especially familiar with the bird life and its ecology in the environs going back over 30 years.

Winter Bird Survey Methodology

Winter bird surveys are conducted from soon after sunrise until late in the afternoon before sunset, the site is monitored throughout the day and all bird species utilizing the site recorded, including species flying through overhead. Checks are also made on suitable habitat nearby or adjacent the site for comparative purposes and to monitor any interchange of birds between sites. Target species (species of more special interest) utilizing the site will be mapped and estimates of the time these species frequented the site recorded.

Site Location

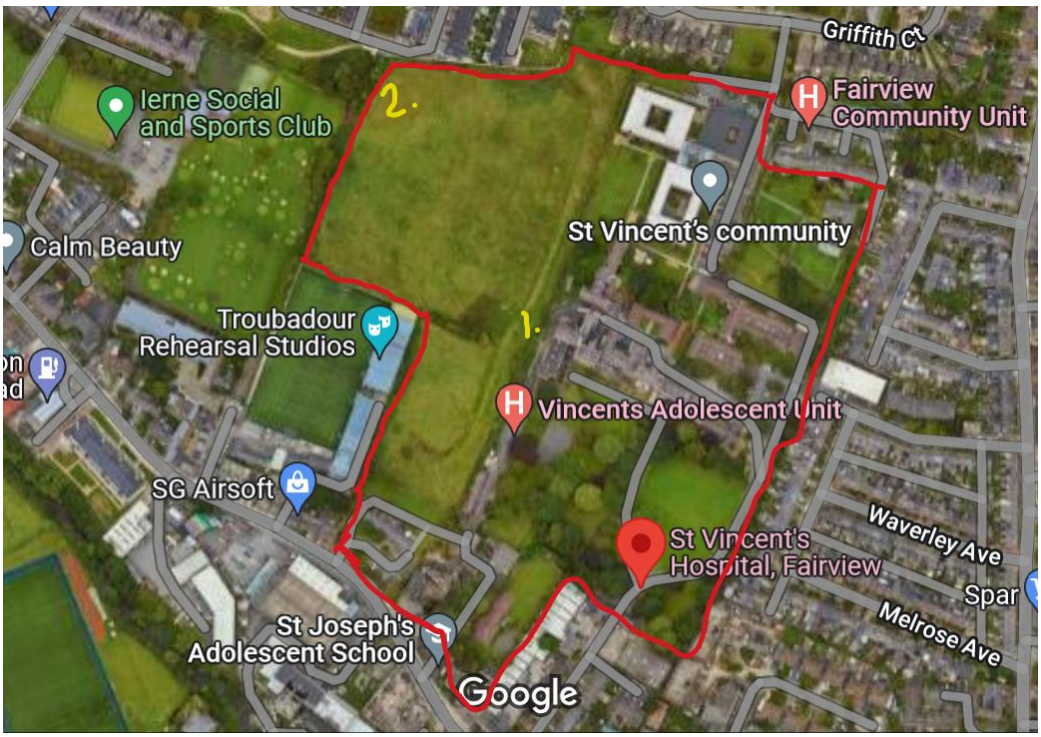


Fig. 1 St Vincent's Hospital Fairview, survey site outlined in red. Green area at west of site being a primary focus of the surveys with the vantage points marked in yellow (Vantage points 1 & 2).

Site Description

Site located in urban north Dublin city, site comprising of larger buildings in east with some small areas of greens and small patches of mixed mature trees. Two areas area of more substantial rough grassland are situated at the west side of the site.

Specific site survey methodology

Vantage point observations were undertaken at locations at the west side of the site these giving optimal views of species passing over the site and also to note any species foraging in this area. Vantage points 1 and 2 were monitored alternately each hour, recording all species passing through and foraging on-site. Additionally, the entire site was traversed over generally in the middle of the day to collect further data on species utilizing the site.

Survey Results

September 19th, 2021

Sunrise- 07.06hrs/Sunset 19.31hrs. Weather – Wind F3 West, Cloud 3/8, Dry, 15c, Excellent visibility. On-site 07.30hrs – 16.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Black-headed Gull, Chiffchaff, Goldcrest, Chaffinch, Goldfinch, Greenfinch, Linnet, Blue Tit, Coal Tit, Great Tit, Blackbird, Swallow, Starling, Grey Wagtail, Meadow Pipit, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

07.30hrs-12.00hrs – Alternated hourly between VP.1 and VP.2 at north field at west of site until 11.30hrs. Single Buzzard noted soaring over north field at 10.10hrs and 11.25hrs. Passage of Meadow Pipit (<6) noted passing south over the site during the morning. Small numbers of Herring Gull (<22 in total) and Black-headed Gull (<10 in total) noted passing over the site (fields and buildings to east), none noted foraging on-site. Swallow (<4), Greenfinch (<2) and Chiffchaff (<2) were the only more notable observations foraging on-site.

12.00hrs-16.30hrs – A walk over the entire site (north & south field, Hospital complex, playground, graveyard area and east area etc.) from 11.40-13.00hrs added a few extra species to site list including Goldcrest and Grey Wagtail. Hourly VP's (1 & 2) observed from alternately from 13.00hrs to 16.30hrs, small numbers of Herring Gull (<18) and Black-headed Gull (<7) observed passing over the site, not observed foraging on-site, occasional Herring Gull landing on Hospital buildings observed only. Two Meadow Pipit noted intermittently foraging on north field during afternoon, no other target species recorded.

September 30th, 2021

Sunrise- 07.25hrs/Sunset 19.04hrs. Weather – Wind F4 West, Cloud 8/8, 16c, Occasional light drizzle, Excellent visibility. On-site 07.45hrs – 17.00hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Chiffchaff, Blackcap, Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Blue Tit, Coal Tit, Blackbird, Song Thrush, Ring-necked Parakeet, Starling, Grey Wagtail, Pied Wagtail, Meadow Pipit, Sparrowhawk, Grey Heron, Little Egret, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

07.45hrs-12.00hrs – Observed from VP. 1 from 07.30-08.45hrs, no target species recorded, Herring Gull (<14) and Black-headed Gull (<8) noted passing over the site mainly moving west. A Sparrowhawk was noted hunting in playground area at 09.27hrs. Two Herring Gull were noted foraging at the green area at Convent Avenue entrance of hospital from 09.10-09.25hrs. A Ring-necked Parakeet was noted calling from the southwest field of site from 10.35-10.45hrs. Grey Heron was noted flying north from VP. 1 following Tolka river (off-site) at 11.15hrs.

12.00hrs – 17.00hrs – Alternately observed from V.P. 1 & 2 from 12.00hrs-16.00hrs, site walked over from 16.00hrs-17.00hrs. Herring Gull (<22), Black-headed Gull (<13) and Lesser black-backed Gull noted passing over the site, none observed foraging on-site. Little Egret noted flying north along Tolka river at 12.40hrs (trajectory off-site). Bullfinch, Greenfinch, Goldfinch, Chaffinch, and Blackcap noted foraging in small numbers in rank vegetation on the main field at west side of site. Grey Wagtail noted foraging on hospital roofs at the south and east side of the site. No target species recorded.

October 9th, 2021

Sunrise- 07.41hrs/Sunset 18.42hrs. Weather – Wind F2 North backing to west, Cloud 6/8, Dry, 15c, Excellent visibility. On-site 07.45hrs – 16.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Blackcap, Goldcrest, Chaffinch, Goldfinch, Linnet, Blue Tit, Coal Tit, Great Tit, Blackbird, Song Thrush, Mistle Thrush, Ring-necked Parakeet, Starling, Grey Wagtail, Pied Wagtail, Meadow Pipit, Buzzard, Grey Heron, Little Egret, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

07.45hrs-12.00hrs – Observed alternatively from VP 1 & 2 from 07.45hrs-11.45hrs. Herring Gull (<45), Black-headed Gull (<15) and Lesser black-backed Gull (<5) noted passing over the site mainly at south side of site moving west. Occasional Herring Gull noted landing onto hospital buildings, none observed foraging on-site. One Grey Heron noted passing the south side of the site moving east at 09.35hrs. A Ring-necked Parakeet was noted flying east over VP. 1 and landed into the hospital grounds (playground area) at 10.05hrs. No other target species recorded.

12.00hrs-16.30hrs – Site traversed in entirety from 12.00-13.15hrs. Single Herring Gull noted foraging at the Convent Road entrance to site from 12.20-12.45hrs. Buzzard noted passing east over the south of site at 12.50hrs. VP. 1 & 2 occupied alternatively from 13.30hrs-16.30hrs, Herring Gull (<34), Black-headed Gull (<14) and Lesser black-backed Gull (<2) noted passing over site, none observed foraging on-site. Meadow Pipit (<3) noted foraging on the main west field intermittently during the afternoon. Two Buzzard noted soaring over the west side of the site at 14.45hrs, no other target species recorded.

October 21st, 2021

Sunrise- 08.03hrs/Sunset 18.15hrs. Weather – Wind F3 Northwest, Cloud 3/8, Dry, 8c, Excellent visibility. On-site 08.00hrs – 17.00hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Goldcrest, Chaffinch, Goldfinch, Bullfinch, Linnet, Blue Tit, Coal Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Starling, Grey Wagtail, Pied Wagtail, Meadow Pipit, Sparrowhawk, Buzzard, Grey Heron, Little Egret, Cormorant, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

08.00hrs-12.00hrs – Observing from VP.1 & VP.2 from 08.00hrs to 12.00hrs, Herring Gull (<65), Black-headed Gull (<25) and Lesser black-backed Gull (<8) recorded passing over site, mainly to east to west over the south side of the site at heights averaging c.30m. A Cormorant was noted following the Tolka going west at 10.42hrs (off-site) and 2 Little Egret were also following same route at 11.15hrs (off-site). Linnet (<15), Meadow Pipit (<4) and Bullfinch (<2) were noted foraging around the green area at the VP's. No other target species recorded.

12.00hrs-17.00hrs – Entire site fully traversed from 12.15-13.30hrs, variety of passerine species similar to that previously recorded, Goldcrest (<4), Grey Wagtail (<2), Mistle Thrush (<2) noted foraging at the east side of the site. A Sparrowhawk was noted hunting at the northeast of the site at 12.50hrs. Small numbers of Herring (<20) and Black-headed Gulls noted passing over the site. Observations at the VP's resumed from 13.45hrs to 17.00hrs, Herring Gull (<30), Black-headed Gull (<15) and Lesser black-backed Gull recorded passing over the site, most birds moving east over the south side of the site. Grey Heron (<1) noted following Tolka river east at 14.05hrs and Little Egret following river at 14.30hrs (both off-site). A Buzzard was noted soaring over the north side of the site at 15.10hrs. No other target species recorded.

November 5th, 2021

Sunrise- 07.31hrs/Sunset 16.44hrs. Weather – Wind F42 Southwest, Cloud 6/8, Dry, 8c, Excellent visibility. On-site 07.45hrs – 16.00hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose**, Mallard, Goldcrest, Chaffinch, Goldfinch, Linnet, Blue Tit, Coal Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Starling, Grey Wagtail, Meadow Pipit, Grey Wagtail, Sparrowhawk, Grey Heron, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

07.45hrs-12.00hrs – Observing from VP.'s 1&2 from 07.45-11.45hrs, Herring Gull (<30), Black-headed Gull (<20) and Lesser black-backed Gull (<5) noted passing over the site, most going east to west in middle and south of site. Two Mallard noted passing over the south end of the site at 10.15hrs. A Grey Heron passed north over the south side of the site at 11.05hrs. Meadow Pipit (<4), Chaffinch (<5) and Linnet (<8) foraging in field at VP sites. A Sparrowhawk was noted soaring over VP.2 at 11.30hrs. Site traversed from 11.45-13.00hrs, Goldcrest (<3), Mistle Thrush (<1), Song Thrush (<2), Goldfinch (<8), Grey Wagtail (<1) and Blackbird (<10) noted foraging at the east side of the site. No other target species recorded.

16.00hrs-16.00hrs – Monitoring from VP's from 13.30-16.00hrs, Herring Gull (<84) and Black-headed Gull (<46) noted passing east especially in last hour, returning to roost in Dublin Bay in all likelihood. Meadow Pipit (<6) noted foraging in area adjacent VP sites. Sparrowhawk noted hunting at southwest corner of the site at 14.15hrs. Brent Goose (<70) passed east at 15.45hrs south of the site (off-site) following the same flightline as No.4 in Fig.2 below. No other target species recorded.

November 30th, 2021

Sunrise- 08.16hrs/Sunset 16.11hrs. Weather – Wind F4 West, Cloud 8/8, Dry, 11c, Excellent visibility. On-site 08.15hrs – 15.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose**, **Redshank**, **Curlew**, Mallard, Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Redwing, Mistle Thrush, Ring-necked Parakeet, Starling, Grey Wagtail, Peregrine, Hooded Crow, Magpie, Rook, Jackdaw, Raven, Feral Pigeon.

08.15hrs-12.00hrs – Observing from VP.'s 1&2 from 08.15-12.00hrs. At 08.38hrs Curlew (<5) passed west over the site (Height 25m). At 09.56hrs a Peregrine Falcon passed southwest over the site (Height 30m). At 10.08hrs a Redshank was observed passing east over the site (Height 30m), this was the only Redshank recorded passing over the site and likely a bird that was foraging on the Tolka river. Small numbers of Herring Gull (<25), Black-headed Gull (<20) and Lesser black-backed Gull noted passing over the site. Ring-necked Parakeet (<3) were noted at 08.52hrs flying northwest from the hospital buildings. No other target species recorded.

12.00hrs-15.30hrs – Site traversed from 12.00-13.15hrs with typical selection of passerines recorded, Redwing (<4) recorded foraging at east side of site were new to the site. A Herring Gull was noted foraging at the main hospital entrance from 12.10-12.35hrs. VP observations resumed at 13.15hrs until 15.30hrs. Brent Goose (<45) noted passing east at 13.37hrs, off-site and following the Tolka River (Height 30m). Herring Gull (<70) and Black-headed Gull (<30) noted passing east mainly over the site. No other target species recorded.

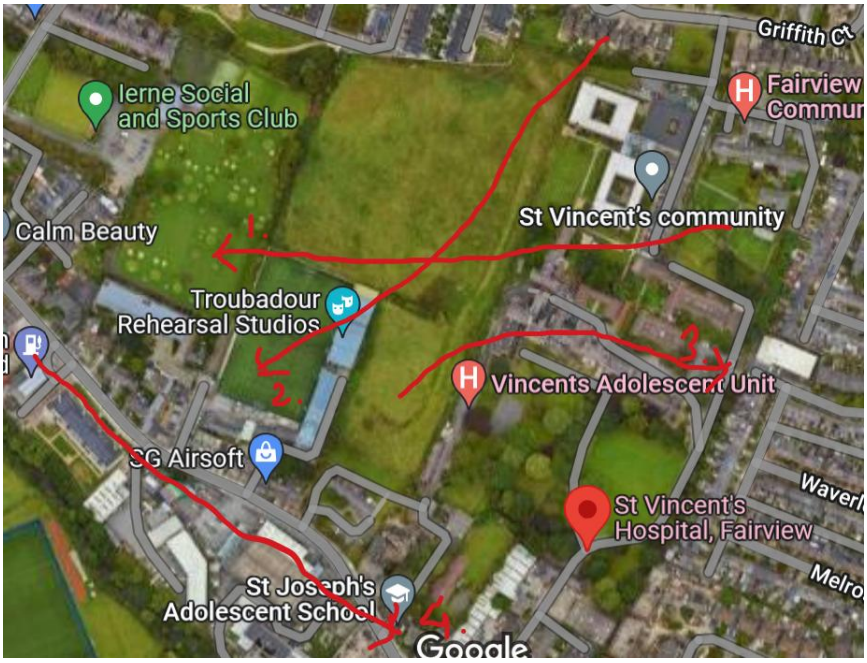


Figure 2. Flightlines for site in November 2021.

30/11/21 08.38hrs No.1 in blue – Curlew (<5), height 25m.

30/11/21 09.56hrs No.2 in blue – Peregrine Falcon (<1), height 30m.

30/11/21 10.08hrs No.3 Redshank (<1), height 30m.

30/11/21 13.37hrs No.4 Brent Goose (<45), Off-site, height 30m.

December 17th, 2021

Sunrise- 08.37hrs/Sunset 16.07hrs. Weather – Wind F3 East, Cloud 8/8, Dry, 9c, Excellent visibility. On-site 09.00hrs – 15.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose**, **Curlew**, **Oystercatcher,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Ring-necked Parakeet, Sparrowhawk, Starling, Grey Wagtail, Pied Wagtail, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

09.00hrs-12.00hrs – Observing from VP's 1&2 from 09.00hrs-12.00hrs. At 09.20hrs Brent Geese (<140) noted passing west to the south of the site (off-site) following Tolka river, height 40m. At 11.07hrs Brent Geese (<120) noted passing west to the north of the site (off-site), height 30m. At 11.09hrs Ring-necked Parakeet (<3) were noted arriving into the site from the north and observed foraging around hospital buildings. A Sparrowhawk was noted hunting Feral Pigeon at the northwest corner of the site at 11.18hrs. Small number of Herring Gull (<40), Black-headed Gull (<20) and Lesser black-backed Gull noted passing over the site during the morning mainly to the south of the site. No other target species recorded.

12.00hrs-15.30hrs – Site traversed from 12.00-12.45hrs, Sparrowhawk noted hunting at 12.16hrs in playground area, Ring-necked Parakeets (<3) also noted foraging around the playground area at this time. VP observations resumed at 12.45hrs. Curlew (<11) flew northeast over the site at 12.51hrs, height 15m. At 13.54hrs Curlew (<22) flew east over the south side of the site, height 20m. At 13.25hrs a Sparrowhawk was noted hunting over the north side of the site. At 13.34hrs Brent Geese (<160) were noted passing southeast over the boundary of the site, height 25m. At 13.38hrs Curlew (<1) and Oystercatcher (<1) passed east over the north side of the site, height 25m. At 13.40hrs Curlew (<30) passed east to north of site (off-site), height 20m. At 13.42hrs Brent Geese (<180) passed southeast over the site, height 20m, orientating towards the Tolka river. At 13.49hrs an Oystercatcher (<1) passed southeast over the site, height 15m. No other target species recorded.

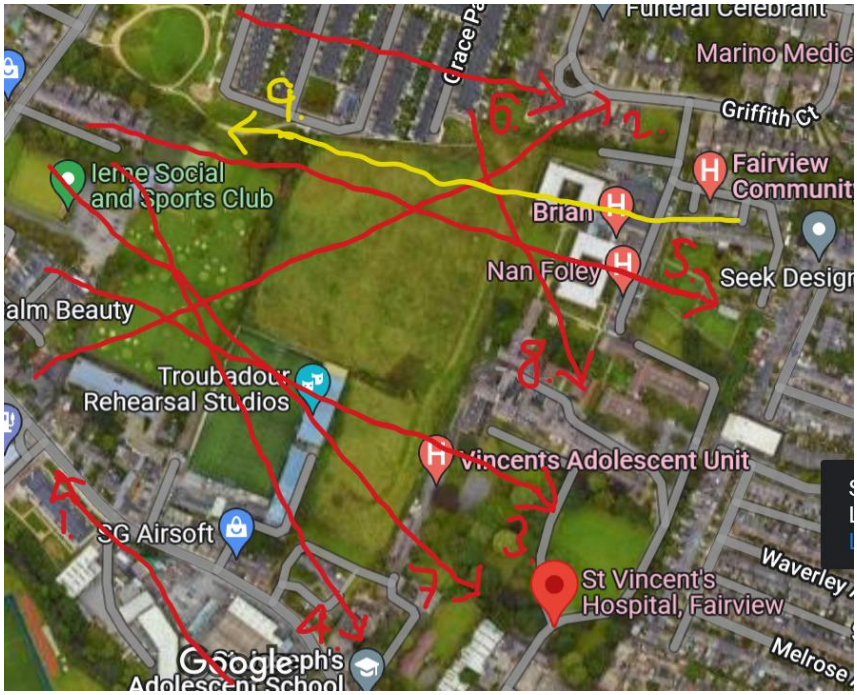


Figure 3. Flightlines for site in December 2021.

17/12/21 09.20hrs No.1 in red – Brent Geese (<140), west, height 30m.

17/12/21 12.51hrs No.2 in red- Curlew (<11), northeast, height 15m.

17/12/21 13.54hrs No.3 in red- Curlew (<22), East, height 20m.

17/12/21 13.34hrs No.4 in red – Brent Geese (<160), height 25m.

17/12/21 13.38hrs No.5 in red – Curlew (<1) and Oystercatcher (<1), height 25m.

17/12/21 13.40hrs No.6 in red – Curlew (<30), height 20m.

17/12/21 13.42hrs No.7 in red – Brent Geese (<180), height 20m.

17/12/21 13.49hrs No.8 in red – Oystercatcher (<1), height 15m.

29/12/21 09.05hrs No.1 in red – Brent Geese (<170), height 35m.

29/12/21 09.20hrs No.1 in red – Brent Geese (<40), height 30m.

29/12/21 11.15hrs No.9 in yellow – Curlew (<15), height 25m.

29/12/21 15.10hrs No.6 in red – Brent Geese (<160), height 30m.

29/12/21 15.30hrs No.5 in red – Curlew (<24), height 25m.

December 29th, 2021

Sunrise- 08.40hrs/Sunset 16.14hrs. Weather – Wind F3 Southwest, Cloud 5/8, Dry, 10c, Excellent visibility. On-site 08.45hrs – 15.45hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew, Snipe,** Goldcrest, Chaffinch, Goldfinch, Redpoll, Bullfinch, Linnet, Blue Tit, Coal Tit, Long-tailed Tit, Blackbird, Song Thrush, Redwing, Mistle Thrush, Buzzard, Sparrowhawk, Starling, Grey Wagtail, Pied Wagtail, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

08.45hrs-12.00hrs – Observing from VP's 1&2 from 08.45hrs-12.15hrs, at 09.05hrs Brent Geese (<170) passed west south of the site (off-site), following the Tolka River (flightline no.1). At 09.20hrs Brent Geese (<40) passed west following similar line, south of the site. A Buzzard was noted soaring north over the site at 10.10hrs. At 11.15hrs Curlew (<15) were noted passing west at the north side of the site (flightline no.9). Redwing (<5), Redpoll (<7) and Chaffinch noted foraging around VP area. Two Snipe were flushed to the east of VP.2 at 11.50hrs. Herring Gull (<35) and Black-headed Gull (<20) noted passing over the site. No other target species recorded.

12.00hrs-15.45hrs – Site traversed from 12.30-13.30hrs, Goldcrest (<5), Grey Wagtail (<2), Blackbird (<7) and Song Thrush (<2) noted foraging on-site. A Sparrowhawk was noted hunting at the east of the site at 12.55hrs. VP monitoring resumed at 13.45hrs finishing at 15.45hrs. Brent Geese (<160) noted passing east north of the site (off-site) at 15.10hrs (flightline no.6). Curlew (<24) passed east at the north side of the site at 15.30hrs (flightline no.5). Movement east of gulls late in afternoon with Herring (<90), Black-headed Gull (<110), Common Gull (<12) and Lesser black-backed Gull (<5) recorded. No other target species recorded.

January 6th, 2022

Sunrise- 08.38hrs/Sunset 16.23hrs. Weather – Wind F4 South, Cloud 7/8, Light showers, 7c, Good visibility. On-site 09.00hrs – 16.15hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew, Snipe,** Mallard, Cormorant, Goldcrest, Chaffinch, Greenfinch, Goldfinch, Redpoll, Bullfinch, Linnet, Blue Tit, Coal Tit, Long-tailed Tit, Great Tit, Blackbird, Ring-necked Parakeet, Song Thrush, Redwing, Mistle Thrush, Sparrowhawk, Starling, Meadow Pipit, Grey Wagtail, Pied Wagtail, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

09.00hrs-12.00hrs – VP monitoring commencing 09.00hrs until 12.00hrs, Brent Geese (<200) noted passing west at 09.10hrs at south of site, off-site, following Tolka (flightline 1). Curlew (<35) noted passing west at 09.40hrs at the northern boundary of the site (flightline 2). Brent Geese (<75) noted passing southeast at 10.50hrs through the site (flightline 3). Herring Gull (<60), Black-headed Gull (<45) and Common Gull (<14) noted passing over the site. Mallard (<3) noted passing west to south of site at 11.15hrs, off-site and following Tolka. Cormorant noted doing the same at 11.35hrs. One Snipe was flushed west of VP.1 at 11.40hrs. No other Target species recorded.

12.00hrs-16.15hrs – Site traversed from 12.15hrs to 13.30hrs. Herring Gull (<2) noted foraging on green at main entrance to hospital from 12.30-13.10hrs. Ring-necked Parakeet (<3) again recorded on hospital grounds foraging near the cemetery area at 13.00hrs. Redwing (<4) noted foraging at northeast side of the site at 13.05hrs. Monitoring at the VP's resumed at 13.45hrs until 16.15hrs, Brent geese (<150) noted passing east at 15.55hrs to the north of the site (off-site), flightline 4. Herring Gull (<120) and Black-headed Gull (<70) noted passing east over the site. Meadow Pipit (<2) and Greenfinch (<4) noted foraging around VP's. No other target species recorded.

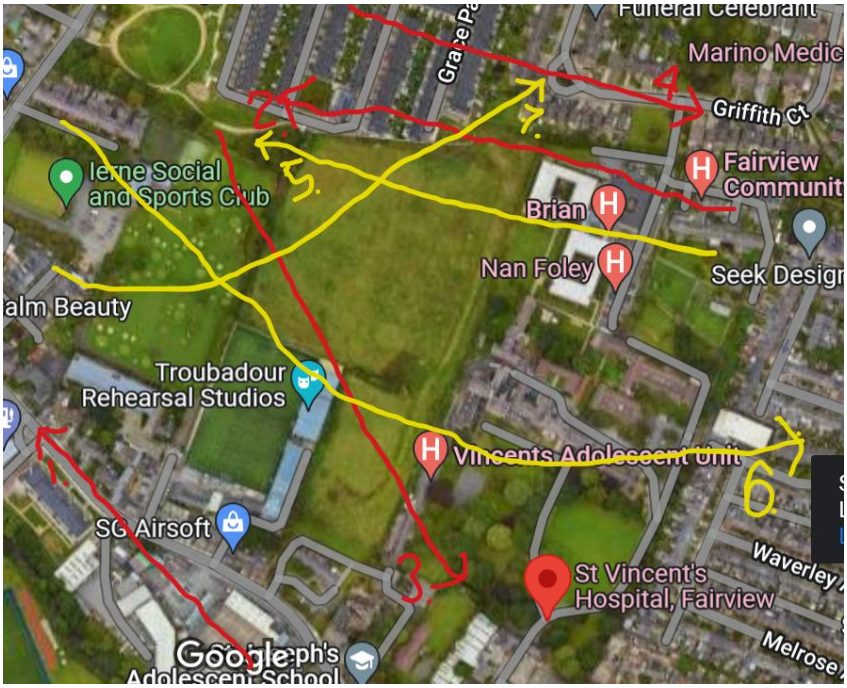


Figure 4. Flightlines for site in January 2022.

06/01/22 09.10hrs No.1 in red - Brent Geese (<200) west, height 35m.

06/01/22 09.40hrs No.2 in red – Brent Geese (<35) west, height 30m.

06/01/22 10.50hrs No.3 in red – Brent Geese (<75) Southeast, height 25m.

06/01/22 15.55hrs No.4 in red – Brent Geese (<150) East, height 40m.

20/01/22 08.33hrs No.1 in red – Brent Geese (<220) West, height 30m.

20/01/22 08.38hrs No.1 in red – Brent Geese (<200) West, height 30m.

20/01/22 09.07hrs No.5 in yellow – Curlew (<3) West, height 30m.

20/01/22 09.44hrs No.4 in red – Brent Geese (<60) West, height 25m.

20/01/22 15.18hrs No.6 in yellow – Brent Geese (<160) East, height 25m.

20/01/22 15.20hrs No.7 in yellow – Brent Geese (<550) Northeast, height 30m.

20/01/22 16.07hrs No.1 in red – Brent Geese (<80) East, height 25m.

20/01/22 16.17hrs No.4 in red – Curlew (<35), East, height 30m.

January 20th, 2022

Sunrise- 08.27hrs/Sunset 16.46hrs. Weather – Wind F2 West, Cloud 5/8, Dry, 7c, Excellent visibility. On-site 08.30hrs – 16.45hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew**, Cormorant, Grey Heron, Little Egret, Chaffinch, Greenfinch, Goldfinch,

Redpoll, Bullfinch, Linnet, Blue Tit, Coal Tit, Long-tailed Tit, Great Tit, Blackbird, Ring-necked Parakeet, Song Thrush, Mistle Thrush, Sparrowhawk, Starling, Meadow Pipit, Grey Wagtail, Hooded Crow, Magpie, Jackdaw, Raven, Feral Pigeon.

08.30hrs-12.00hrs – VP 1&2 monitoring commenced from 08.30hrs to 12.00hrs. Brent Geese (<220) noted passing west at 08.33hrs at flightline 1 (off-site). Brent Geese (<200) also noted passing west at flightline 1 at 08.38hrs. At 09.07hrs Curlew (<3) were noted passing west over the north side of the site. At 09.44hrs Brent Geese (<60) were noted passing west north of the site (off-site). Ring-necked Parakeet (<1) noted foraging close to VP 1. Herring Gull (<50), Black-headed Gull (<25) noted passing over the site. Little Egret and Grey Heron noted following course of Tolka river to south of site (off-site) during the morning. No other target species recorded.

12.00hrs-16.45hrs – At 15.18hrs Brent Geese (<160) passed east over the site. At 15.20hrs Brent Geese (<550) passed northeast over the site. At 16.07hrs Brent Geese (<80) passed east south of the site (off-site). At 16.17hrs Curlew (<35) passed east north of the site (off-site). Movement of Gulls east in afternoon with Herring Gull (<minimum 130), Black-headed Gull (<100) and Common Gull (<20) recorded. Cormorant (<1) passed west south of site following Tolka at 16.00hrs (off-site), no other target species recorded.

February 7th, 2022

Sunrise- 07.59hrs/Sunset 17.20hrs. Weather – Wind F4 Southwest, Cloud 7/8, Occasional light showers, 11c, Excellent visibility. On-site 08.30hrs – 17.15hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Black-headed Gull, **Brent Goose**, Grey Heron, Chaffinch, Greenfinch, Redpoll, Goldfinch, Blue Tit, Coal Tit, Great Tit, Blackbird, Ring-necked Parakeet, Song Thrush, Sparrowhawk, Starling, Meadow Pipit, Pied Wagtail, Grey Wagtail, Hooded Crow, Magpie, Jackdaw, Raven, Feral Pigeon.

08.30hrs-12.00hrs – On-site commencing at VP 1. at 08.30hrs, Brent Geese (<110) noted passing west south of the site (off-site) at 08.50hrs and (<55) at 09.15hrs. Sparrowhawk noted hunting at the northwest of the site at 10.30hrs. Herring Gull (<40) and Black-headed Gull (<30) noted passing over the site during the morning. A Grey Heron passed over the south side of the site at 10.25hrs. Meadow Pipit (<10) and Greenfinch (<5) noted foraging in area between the VP's. Two Raven passed north over VP 1. At 11.15hrs. No other target species recorded.

12.00hrs-17.15hrs – Site traversed from 12.00hrs to 13.00hrs, VP's monitored from 13.30hrs to 17.15hrs. Brent Geese (<7) passed southwest over the site at 12.41hrs. A Ring-necked Parakeet was noted foraging in the center of the site at 12.30hrs. Herring Gull (<90) and Black-headed Gull (<75) noted passing east over the site in the late afternoon. At 17.05hrs Brent Geese (<200) were noted passing east north of the site (off-site). No other target species recorded.

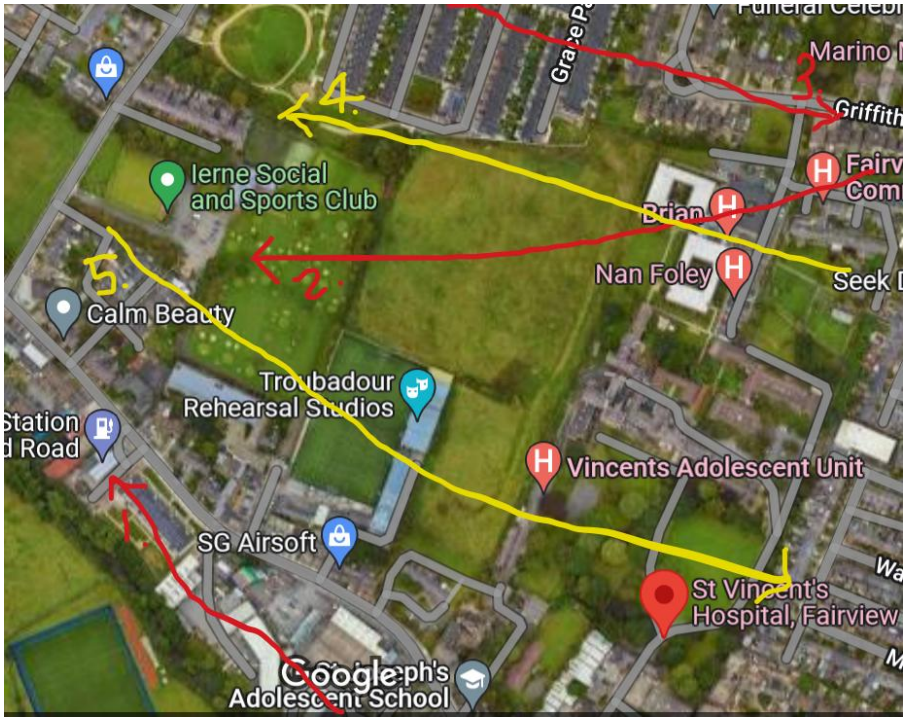


Figure 5. Flightlines for site in February 2022.

07/02/22 08.30hrs No.1 in red - Brent Geese (<110) West, height 30m.

07/02/22 08.50hrs No.1 in red – Brent Geese (<55) West, height 30m.

07/02/22 12.41hrs No.2 in red – Brent Geese (<7) Southwest, height 20m.

07/02/22 17.05hrs No.3 in red – Brent Geese (<200) East, height 25m.

18/02/22 08.25hrs No.1 in red – Brent Geese (<120) West, height 30m.

18/02/22 08.35hrs No.4 in yellow – Brent Geese (<160) & Curlew (<25) West, height 35m.

18/02/22 14.45hrs No.5 in yellow – Brent Geese (<180) East, height 25m.

18/02/22 16.30hrs No.3 in red – Curlew (<20) East, height 30m.

February 18th, 2022

Sunrise- 07.37hrs/Sunset 17.41hrs. Weather – Wind F4 Northwest, Cloud 6/8, Dry, 5c, Excellent visibility. On-site 08.00hrs – 17.15hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Common Gull, Black-headed Gull, **Brent Goose**, **Curlew,** Grey Heron, Little Egret, Chaffinch, Redpoll, Linnet, Goldfinch, Blue Tit, Coal Tit, Blackbird, Ring-necked Parakeet, Song Thrush, Sparrowhawk, Starling, Meadow Pipit, Pied Wagtail, Grey Wagtail, Hooded Crow, Magpie, Jackdaw, Feral Pigeon.

08.00hrs-12.00hrs – Observing from VP 1&2 from 08.00hrs to 11.30hrs. At 08.25hrs Brent Geese (<120) passed west south of the site (off-site) following the Tolka. At 08.35hrs Brent Geese (<160) and Curlew (<25) passed through the north side of the site. Herring Gull (<45), Common Gull (<15) and Black-headed Gull (20) recorded passing over the site. At 10.15hrs Ring-necked Parakeet (<2) were noted foraging close to VP.2. Redpoll (<10), Meadow Pipit (<5) and Linnet (<10) were noted foraging in area between VP.1 and VP.2. No other target species recorded.

12.00hrs-17.15hrs – Site traversed from 12.00 to 13.15hrs. Grey Wagtail (<2) and Goldcrest (<4) noted foraging in the east of the site, Sparrowhawk noted hunting in two areas in the east of the site. VP monitoring resumed at 13.45hrs. At 14.45hrs Brent Geese (<180) were noted passing through the south side of the site. At 16.30hrs

Curlew (<20) passed east north of the site (off-site). Herring Gull (<130) and Black-headed Gull (<75) noted moving east over the site in late afternoon, no other target species recorded.

March 12th, 2022

Sunrise- 06.47hrs/Sunset 18.24hrs. Weather – Wind F4 South, Cloud 3/8, Dry, 10c, Excellent visibility. On-site 07.15hrs – 17.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose,** Grey Heron, Goldfinch, Chaffinch, Greenfinch, Redpoll, Linnet, Siskin, House Sparrow, Goldcrest, Blue Tit, Coal Tit, Long-tailed Tit, Great Tit, Blackbird, Song Thrush, Buzzard, Sparrowhawk, Meadow Pipit, Pied Wagtail, Grey Wagtail, Hooded Crow, Magpie, Jackdaw, Feral Pigeon.

07.15hrs-12.00hrs – Observing from VP 1&2 from 07.15hrs to 11.30hrs. The only observation of target species were Brent Geese (<420) passing east over the site at 10.30hrs. Herring Gull (<60), Lesser black-backed Gull (<10) and Black-headed Gull (<15) observed passing over the site during the morning. Sparrowhawk observed soaring over the north side of the site at 10.04hrs. Grey Heron (<1) passed east over the south side of the site at 10.18hrs. Siskin and House Sparrow were species newly recorded on-site being observed foraging at the west boundary of the site. No other target species recorded.

12.00hrs-17.00hrs – Site traversed from 12.00-13.00hrs. Sparrowhawk observed hunting at the northeast corner of the site at 12.40hrs. Buzzard (<2) observed soaring over the east of the site at 13.00hrs. VP monitoring resumed at 13.30-17.00hrs with no specific target species recorded, Herring Gull (<40) and Black-headed Gull (<15) observed mainly moving east during afternoon. A Sparrowhawk was recorded hunting at the west side of the site at 14.38hrs.

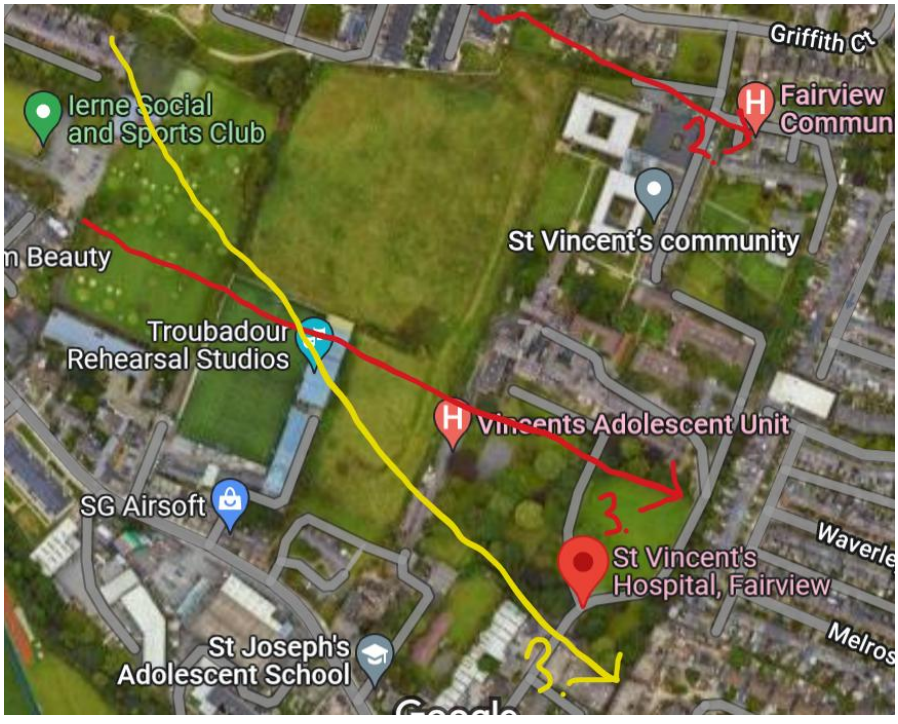


Figure 6. Flightlines for site in March 2022.

12/03/22 10.30hrs No.3 in yellow - Brent Geese (<420) Southeast, height 30m.

23/03/22 14.45hrs No.3 in yellow – Brent Geese (<30) Southeast, height 35m.

23/03/22 16.05hrs No.3 in red – Brent Geese (<50) East, height 30m.

23/03/22 16.15hrs No.2 in red – Brent Geese (<15) East, height 25m.

March 23rd, 2022

Sunrise- 06.20hrs/Sunset 18.43hrs. Weather – Wind F2 Southeast, Cloud 3/8, Dry, 11c, Excellent visibility. On-site 08.15hrs – 16.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose**, Goldfinch, Chaffinch, Greenfinch, Linnet, Bullfinch, Goldcrest, Blue Tit, Coal Tit, Long-tailed Tit, Great Tit, Blackbird, Song Thrush, Mistle Thrush, Buzzard, Sparrowhawk, Meadow Pipit, Pied Wagtail, Grey Wagtail, Hooded Crow, Magpie, Jackdaw, Raven, Feral Pigeon.

07.00hrs-12.00hrs – Observing from VP's 1&2 from 07.00-11.00hrs. No specific target species recorded. Gull numbers reduced with Herring gull (<40), Lesser black-backed Gull (<5) and Black-headed Gull (<10) noted passing over the site. Sparrowhawk observed soaring over the west side of the site at 09.10hrs and 10.40hrs. Buzzard (<2) observed soaring over the north end of the site at 10.45hrs. Greenfinch (<4) and Linnet (<9) noted foraging around the area between the VP's.

12.00hrs-16.30hrs – Site traversed from 11.00-12.15hrs. Similar profile of passerines observed across site, Mistle Thrush (<2) observed nest building at the east of the site. Two Goldcrest noted in song at the east of the site. VP monitoring resumed from 13.00-16.30hrs. Brent geese (<30) noted passing southeast at 14.45hrs. In late afternoon Brent Geese (<50) passed east over site at 16.05hrs and Brent Geese (<15) passed east north of the site at 16.15hrs (off-site). Herring Gull (<30), Lesser black-backed Gull (<8) and Black-headed Gull (<5) noted passing east in afternoon. No other target species recorded.

Comments and observations on survey results

In total 51 Bird species were recorded overall at the St Vincent's Hospital site in Fairview during 14 surveys over the course of the 2021-2022. Species recorded that are red listed as wintering species of conservation concern (Birdwatch Ireland's birds of conservation concern in Ireland 2020-2026) included Curlew, Redshank, Oystercatcher, Snipe and Redwing, only Snipe and Redwing were recorded foraging on-site, albeit in very small numbers. The remaining species and other amber listed species (such as Brent Geese and Gull species) were all only recorded passing through the site. The most suitable feeding areas (fields at west of site) being sub-optimal for feeding for these species being of long grass sward mixed with other species and rank vegetation. Herring Gull were occasionally noted foraging in very small numbers on the limited maintained grass areas on the rest of the site.

Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). It was apparent that the preferred flightline routes for species such as Brent Geese and Curlew were to the south (birds likely following the Tolka River being a natural landmark) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing close and over the Hospital. Movements recorded were largely early and late in the day reflecting movements of birds from Dublin Bay to feeding site farther west of the site. Other species observed from the site included Grey Heron, Little Egret, Cormorant and Mallard, these species noted almost exclusively recorded following the Tolka River south of the site. Sparrowhawk and Buzzard were quite frequently recorded on-site, breeding nearby or possibly on-site.

Winter Bird Surveys 2022-2023.

Introduction

Between November 2022 and March 2023, 9 winter bird surveys (two per month and one in March) were undertaken at lands at St Vincent's Hospital, in Fairview, North County Dublin, by Hugh Delaney, a freelance Ecologist (Birds primarily) having completed work on numerous sites with ecological consultancies over 10+ years. Hugh is local to the Dun Laoghaire-Rathdown area in Dublin and is especially familiar with the bird life and its ecology in the environs going back over 30 years.

Winter Bird Survey Methodology

Winter bird surveys are conducted from soon after sunrise until late in the afternoon, or alternatively started later in the day until sunset, the site is monitored throughout the survey period and all bird species utilizing the site recorded, including species flying through overhead. Checks are also made on suitable habitat nearby or adjacent the site for comparative purposes and to monitor any interchange of birds between sites. Target species (species of more special interest) utilizing the site will be mapped and estimates of the time these species frequented the site recorded.

Site Location

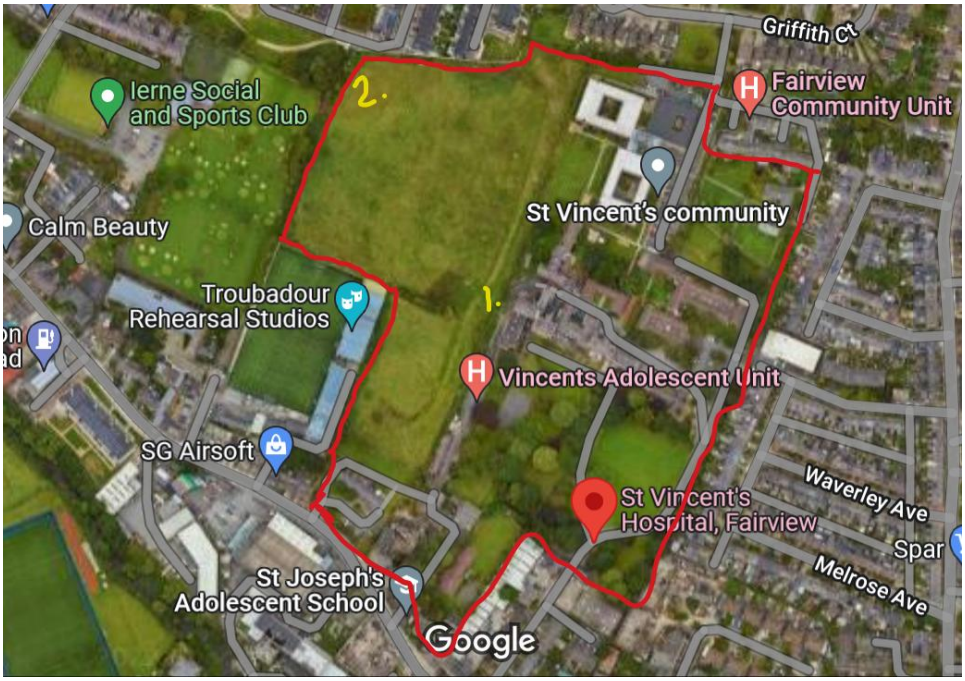


Fig. 1 St Vincent's Hospital Fairview, survey site outlined in red. Green field area at west of site being a primary focus of the surveys with the vantage points marked in yellow (Vantage points 1 & 2).

Site Description

Site located in urban north Dublin city, site comprising of larger buildings in east with some small areas of greens and small patches of mixed mature trees. Two areas area of more substantial rough grassland are situated at the west side of the site.

Specific site survey methodology

Vantage point observations were undertaken at locations at the west side of the site these giving optimal views of species passing over the site and also to note any species foraging in this area. Vantage points 1 and 2 were monitored alternately each hour, recording all species passing through and foraging on-site. Additionally, the entire site was traversed over generally in the middle of the day to collect further data on species utilizing the site. Early survey visits and later survey visits were made alternatively between surveys to ascertain bird movements early in the day and later in the day.

November 15th, 2022

Sunrise- 07.49hrs/Sunset 16.28hrs. Weather – Wind F2 Northwest, Cloud 6/8, Dry, 10c, Excellent visibility. On-site 08.00hrs – 14.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Mallard, Cormorant, Goldcrest, Chaffinch, Bullfinch, Goldfinch, Linnet, Redpoll, Blue Tit, Coal Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Starling, Grey Wagtail, Meadow Pipit, Sparrowhawk, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

08.00hrs-12.00hrs – Observing from VP.'s 1&2 from 08.00-12.00hrs, Herring Gull (<50), Black-headed Gull (<30) and Lesser black-backed Gull (<3) noted passing over the site, passing mainly east to west. Occasional birds landing on the Hospital buildings. Meadow Pipit (<4), Redpoll (<2), Chaffinch (<5), Bullfinch (<4) and Linnet (<8) foraging in fields at VP sites. Site traversed from 12.00-13.00hrs, Grey Wagtail (<1) Mistle Thrush (<3), Goldfinch (<15), and Blackbird (<5) noted foraging at the east side of the site. No other target species recorded.

12.00hrs-14.30hrs – Monitoring from VP's from 13.00-14.30hrs, Herring Gull (<42), Lesser black-backed Gull (<6) and Black-headed Gull (<35) noted passing mainly east and south over the site. Linnet (<12), Redpoll (<2) and Meadow Pipit (<3) noted foraging in area adjacent VP sites. Sparrowhawk noted hunting between the VP's at 13.15hrs. A Cormorant was observed following Tolka river west at 14.50hrs (offsite). One Mallard passed over the south side of the site at 12.10hrs. No other target species recorded.

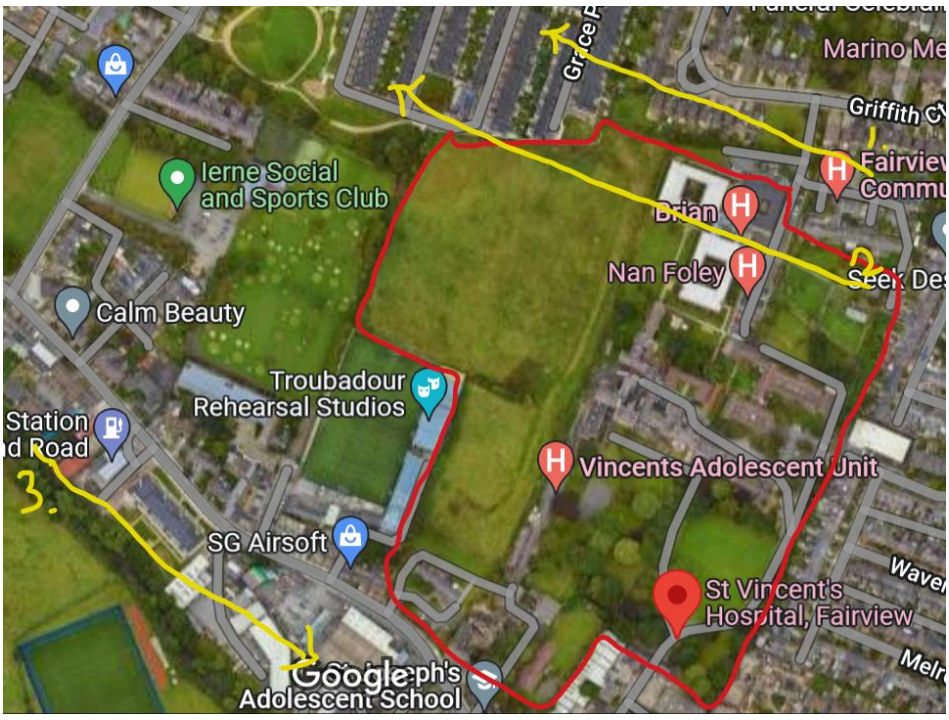
November 28th, 2022

Sunrise- 08.12hrs/Sunset 16.13hrs. Weather – Wind F3 Southwest, Cloud 4/8, Dry, 4c, Excellent visibility. On-site 10.00hrs – 16.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, Common Gull, **Brent Goose**, Goldcrest, Chaffinch, Goldfinch, Redpoll, Greenfinch, Bullfinch, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Ring-necked Parakeet, Starling, Grey Wagtail, Sparrowhawk, Hooded Crow, Magpie, Rook, Jackdaw, Raven, Feral Pigeon.

10.00hrs-12.00hrs – Observing from VP.'s 1&2 from 10.00-12.00hrs. At 10.45hrs **Brent Geese** (<40) passed west over the north side of the site (Height 25m). Herring Gull (<45), Black-headed Gull (<15), Common Gull (<3) and Lesser black-backed Gull (<5) noted passing over the site mainly west and south. Ring-necked Parakeet (<2) were noted at 11.15hrs flying west from the hospital buildings. No other target species recorded.

12.00hrs-16.30hrs – Site traversed from 12.00-13.30hrs with typical selection of passerines recorded, Goldcrest (<3), Redpoll (5) and Grey Wagtail (<2) more notable. Sparrowhawk noted hunting at east side of site at 12.45hrs. VP observations resumed at 13.30hrs until 16.30hrs. **Brent Goose** noted passing west at 14.35hrs (<25 on-site, height 30m) and (<45) noted passing east at 16.05hrs, off-site and following the Tolka River (height 30m). Herring Gull (<50) and Black-headed Gull (<50) noted passing east mainly over the site. No other target species recorded.



November flightlines – (all 28/11/22)

No. 1 Brent Goose, 50 west, height 25m. Off-site.

N0.2 Brent Goose, 25 west, height 30m, on-site.

No.3 Brent Goose, 45 east, height 30m, following Tolka, off-site.

December 8th, 2022

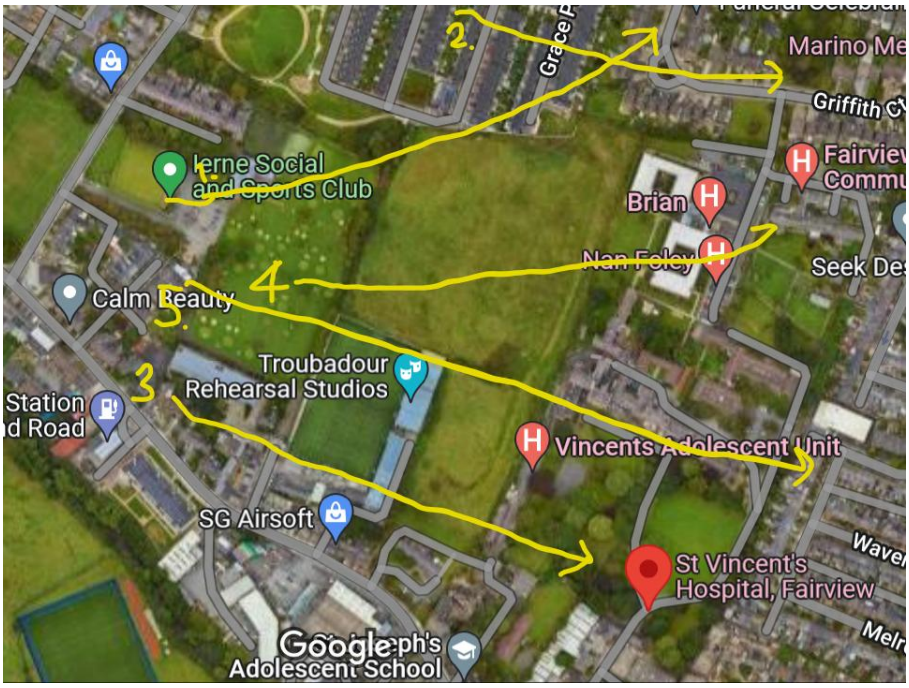
Sunrise- 08.27hrs/Sunset 16.07hrs. Weather – Wind F1 Northwest, Cloud 3/8, Dry, 4c, Excellent visibility. On-site 10.00hrs – 16.15hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Black-headed Gull, Cormorant, Common Gull, **Brent Goose**, **Curlew**, Goldcrest, Chaffinch, Goldfinch, Redpoll, Greenfinch, Bullfinch, Reed Bunting, Stonechat, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Mistle Thrush, Ring-necked Parakeet, Grey Wagtail, Sparrowhawk, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

10.00hrs-12.00hrs – Observing from VP.'s 1&2 from 10.00-12.00hrs. At 11.56hrs **Curlew** (<31) passed northeast over the north side of the site (Height 25m). Herring Gull (<35), Black-headed Gull (<45), and Common Gull (<5) noted passing over the site mainly heading west. Ring-necked Parakeet (<2) were noted intermittently during the morning around the hospital buildings. No other target species recorded.

12.00hrs-16.15hrs – Site traversed from 12.00-13.15hrs with typical selection of passerines recorded, Stonechat and Reed Bunting being notable. Buzzard noted in trees at west side of site several times in afternoon.

Sparrowhawk noted hunting at east side of site at 12.30hrs. VP observations resumed at 13.15hrs until 16.15hrs. **Brent Goose** noted passing east at 12.30hrs (<110 off-site, height 35m). **Curlew** noted four times over site in afternoon (see details below). Herring Gull (<150) and Black-headed Gull (<400) and Common Gull (<10) noted passing east over the site especially in last hour (heading to roost). No other target species recorded.



No.1.11.56hrs. Curlew 31, heading north, height 25m (appeared to land into site to north on map near Annadale Drive).

No.2 12.30hrs. Brent Goose 110, heading east off-site, height 35m.

No.3 12.35hrs. Curlew 1 heading east, height 35m. Cormorant at 11.28hrs, east height 30m.

No.4 12.43hrs. Curlew 4 heading east, height 30m.

No.5 12.28hrs. Curlew 28 heading east, height 25m.

No.2 15.48hrs. Curlew 7 heading east, height 30m.

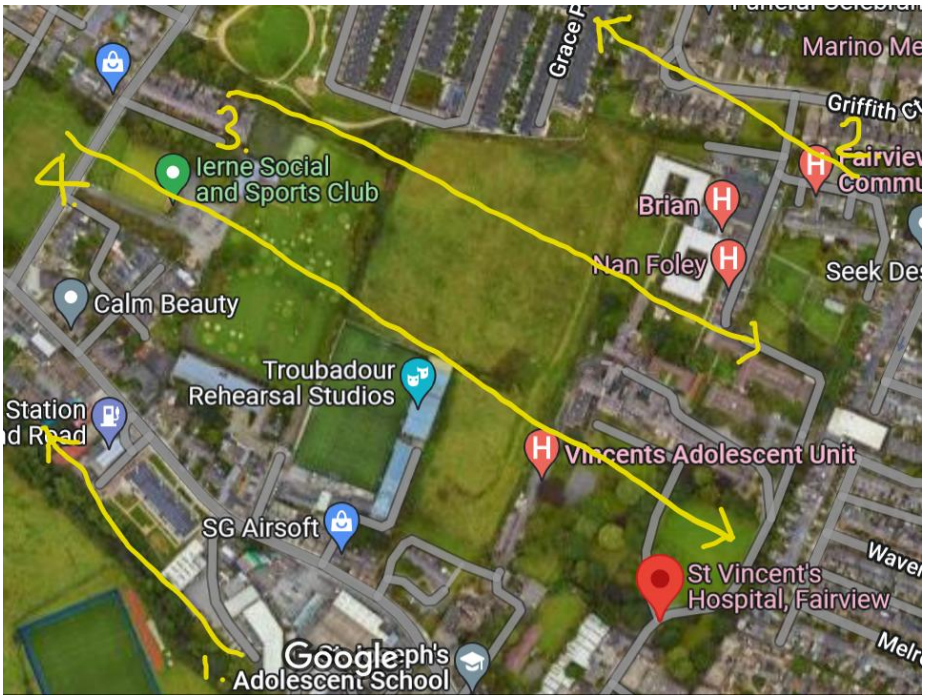
December 20th, 2022

Sunrise- 08.37hrs/Sunset 16.07hrs. Weather – Wind F3 Southwest, Cloud 3/8, Dry, 6c, Excellent visibility. On-site 08.30hrs – 14.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Little Egret, Herring Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew**, Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Stonechat, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Ring-necked Parakeet, Grey Wagtail, Pied Wagtail, Sparrowhawk, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

08.30hrs-12.00hrs – Observing from VP.'s 1&2 from 08.30-12.00hrs. At 08.40hrs **Brent Geese** (<180) passed south of the site (off-site) following the Tolka west (Height 30m). With two more movements in same direction (see below). Brent Geese also observed going west off-site to the north of site (<150 at 09.15hrs). Herring Gull (<30), Black-headed Gull (<25), and Common Gull (<3) noted passing over the site mainly heading west and south. **Curlew** (<40) noted passing east over north side of site at 11.25hrs. No other target species recorded.

12.00hrs-14.30hrs – Site traversed from 12.00-13.00hrs with typical selection of passerines recorded, Stonechat still present on-site. Sparrowhawk noted hunting several times around V.P area. VP observations resumed at 13.00hrs until 14.30hrs. **Brent Geese** (<25) passed east over south side of site at 13.40hrs. Herring Gull (<60) and Black-headed Gull (<40) noted passing over the site. Ring-necked Parakeet (<2) still present on-site. Little Egret (<1) noted following Tolka west (off-site) at 13.30hrs. No other target species recorded.



No.1 08.40hrs Brent Geese 180, west (off-site), height 30m. 08.55hrs Brent Geese 80, west, height 30m. 09.10 Brent Geese 120, west height 25m.

No.2 09.15 Brent Geese 150, west (off-site), height 25m.

No.3 11.25hrs Curlew 40, east, height 30m.

No.4 13.40hrs Brent Geese 25, east, height 25m.

January 7th, 2023

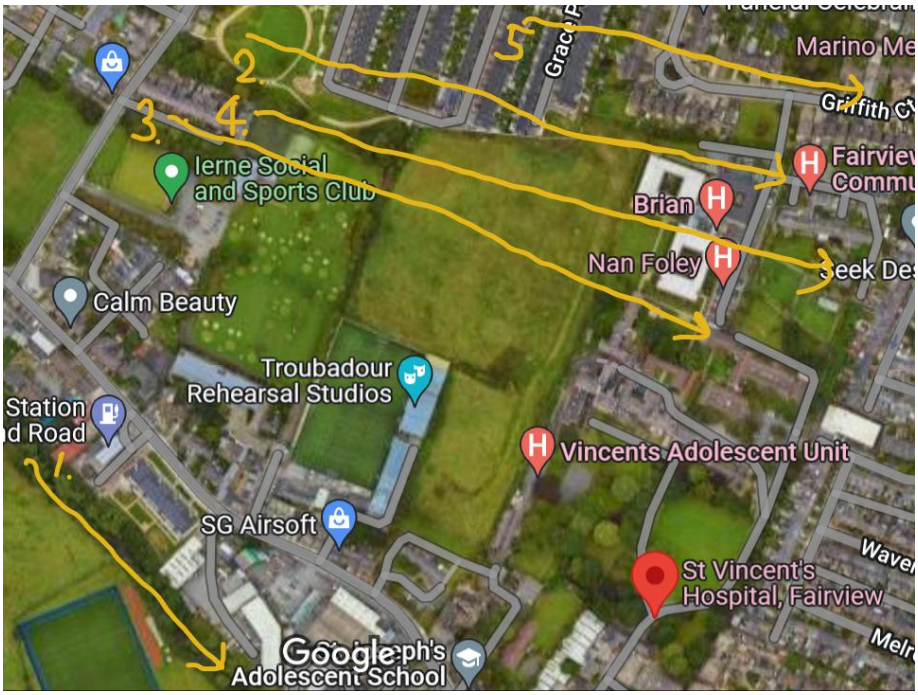
Sunrise- 08.38hrs/Sunset 16.24hrs. Weather – Wind F2 South, Cloud 2/8, Dry, 7c, Excellent visibility. On-site 10.30hrs – 16.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew**, **Snipe,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Redpoll, Stonechat, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Mistle Thrush, Grey Wagtail, Pied Wagtail, Meadow Pipit, Sparrowhawk, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Raven, Feral Pigeon.

10.30hrs-12.00hrs – Observing from VP.'s 1&2 from 10.30-12.00hrs. At 11.05hrs **Brent Geese** (<65) and **Curlew** (<15) passed south of the site (off-site) following the Tolka east (Height 30m). At 11.45hrs **Brent Geese** (<100) passed east along north edge of site. Herring Gull (<40), Black-headed Gull (<30), noted passing over the site

mainly heading west. **Snipe** (<2) were flushed in the rough grass area between the two VP's at 10.45hrs. Meadow Pipit (<8) foraging in rough grass between VP's throughout the day. No other target species recorded.

12.00hrs-16.30hrs – Site traversed from 12.00-13.15hrs with typical selection of passerines recorded. Sparrowhawk and Buzzard observed noted several times around V.P area. VP observations resumed at 13.00hrs until 16.30hrs. **Brent Geese** (<60) passed east over site at 14.10hrs, two other Brent Geese movements later – see below- both off-site. **Curlew** (<45) observed going east over north part of site at 15.40hrs. Herring Gull (<150) and Black-headed Gull (<200) and Common Gull (<25) noted passing over the site going east to roost in Dublin Bay late in afternoon. No other target species recorded.



No. 1 11.05hrs Brent Geese 65 and Curlew 15 east height 25m (Off-site).

No.2 11.45hrs Brent Geese 100 east along border of site, height 30m.

No.3 14.10hrs Brent Geese 60 east, height 30m.

No. 4 15.40hrs Curlew 45 east, height 25m.

No.5 16.05hrs Brent Geese 250 east, height 30m and 16.15hrs Brent Geese 140 east height 35m.

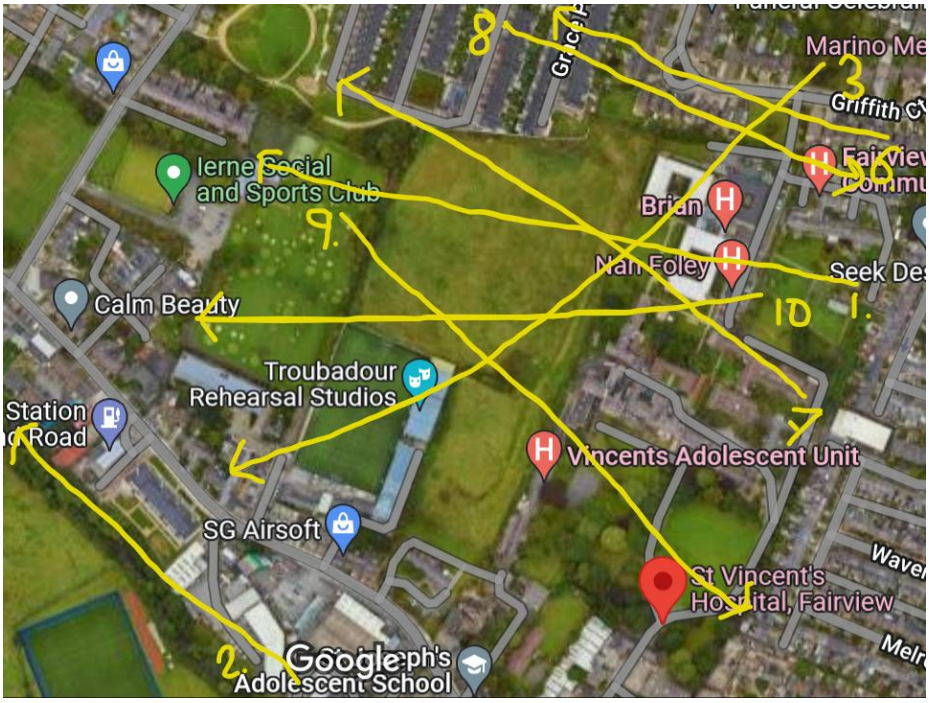
January 21st, 2023

Sunrise- 08.26hrs/Sunset 16.47hrs. Weather – Wind F2 Southeast, Cloud 8/8, Dry, 7c, Excellent visibility. On-site 08.15hrs – 14.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Black-headed Gull, Cormorant, **Brent Goose**, **Curlew, Black-tailed Godwit,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Linnet, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Redwing, Fieldfare, Starling, Grey Wagtail, Ring-necked Parakeet, Meadow Pipit, Sparrowhawk, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Raven, Feral Pigeon.

08.15hrs-12.00hrs – Observing from VP.'s 1&2 from 08.15-12.00hrs. At 08.46hrs **Brent Geese** (<60) passed west over the north end of the site. At 08.53hrs Brent Geese (<5) passed west following Tolka (Off-site). At 08.58hrs Brent Geese (<80) passed over site from north to south, other Brent and **Curlew** flightlines are detailed below. Herring Gull (<35), Black-headed Gull (<20), noted passing over the site mainly heading west and south. Meadow Pipit (<15) foraging in rough grass between VP's throughout the day and a Fieldfare was notable. No other target species recorded.

12.00hrs-14.30hrs – Site traversed from 12.00-13.00hrs with typical selection of passerines recorded, Redwing (<18) were notable foraging between the VP's. Ring-necked Parakeet (<2) still present on-site. Four sightings of Sparrowhawk including a pair displaying around the west of site. VP observations resumed at 13.00hrs until 14.30hrs. **Brent Geese** (<180) passed west over site at 12.28hrs. **Black-tailed Godwit** (<11) passed east over site at 12.58hrs (first birds observed this winter). Curlew (<4) passed north over site at 13.04hrs. Brent Geese (<3) passed west over site at 13.28hrs. Cormorant observed passing over the south end of the site at 13.50hrs. No other target species recorded.



No.1 08.46hrs Brent Geese 60 west, height 25m.

No.2 08.47hrs Brent Geese 110 west (Off-site), height 25m and 08.58hrs Brent Geese 80 west and 09.10hrs Brent Geese 10 west, height 30m.

No.3 08.53hrs Brent Geese 5 southwest, height 30m.

No.6 09.16hrs Brent Geese 16 west (off-site), height 20m.

No.7 11.22hrs Brent Geese 8 northwest, height 30m.

No.8 12.28hrs Brent Geese 180 east (off-site), height 20m.

No.9 12.58hrs Black-tailed Godwit 11 southeast, height 20m.

No.10 13.28hrs Brent Geese 3 west, height 15m.

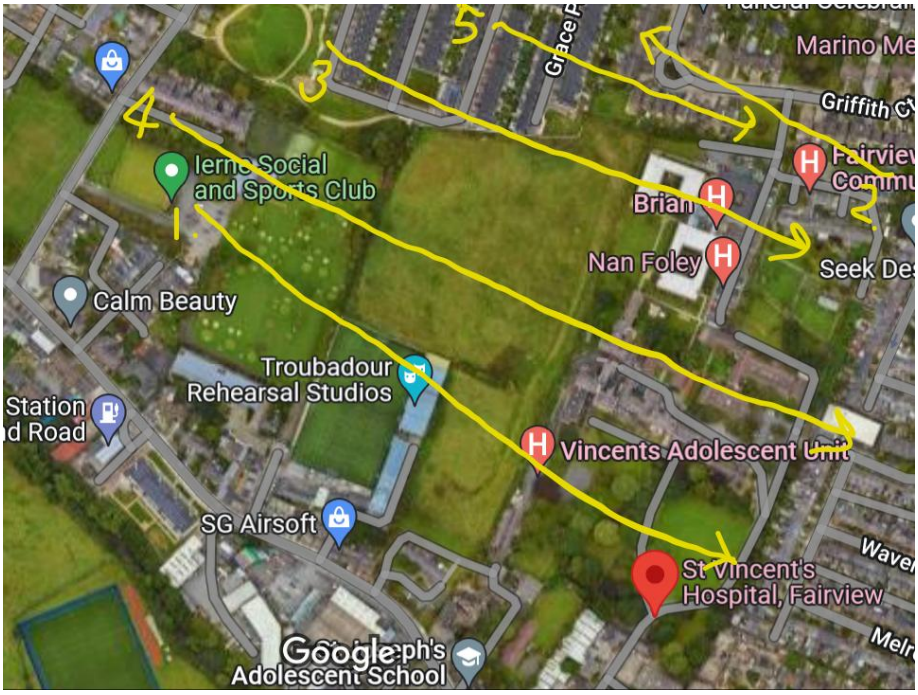
February 9th, 2023

Sunrise- 07.55hrs/Sunset 17.23hrs. Weather – Wind F3 Southwest, Cloud 6/8, Dry, 6c, Excellent visibility. On-site 10.30hrs – 17.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Linnet, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Redwing, Starling, Grey Wagtail, Ring-necked Parakeet, Meadow Pipit, Sparrowhawk, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

10.30hrs-12.00hrs – Observing from VP.'s 1&2 from 10.30-12.00hrs. At 11.35 **Brent Geese** (<75) passed east over the south end of the site. At 11.52hrs Brent Geese (<90) passed west north of site (off-site). Herring Gull (<50), Black-headed Gull (<20), noted passing over the site mainly heading west. Meadow Pipit (<10) and Redwing (<8) foraging in rough grass between VP's throughout the day. Sparrowhawk again observed displaying over the west side of the site. No other target species recorded.

12.00hrs-17.30hrs – Site traversed from 12.00-13.30hrs with typical selection of passerines recorded. Ring-necked Parakeet (<2) still present on-site. VP observations resumed at 13.30hrs until 17.30hrs. At 13.45hrs **Brent Geese** (35) passed east over north end of the site at 12.28hrs. At 14.30hrs **Curlew** (<25) passed east over middle of site. At 16.45 Brent Geese (<350) passed east north of the site (off-site). No other target species recorded.



No.1 11.35hrs Brent Geese 75 east, height 25m.

No.2 11.52hrs Brent Geese 90 west (off-site), height 30m.

No.3 13.45hrs Brent Geese 35 east, height 35m.

No.4 14.30hrs Curlew 25 east, height 25m.

No.5 16.45hrs Brent Geese 350 east (off-site), height 30m.

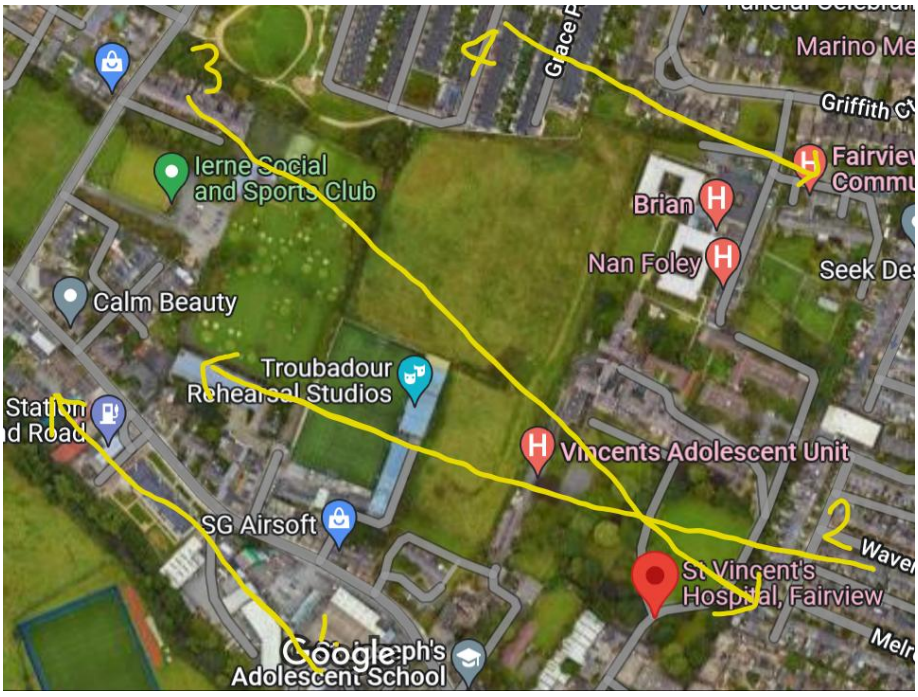
February 24th, 2023

Sunrise- 07.24hrs/Sunset 17.52hrs. Weather – Wind F2 West, Cloud 5/8, Dry, 7c, Excellent visibility. On-site 07.30hrs – 14.30hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Herring Gull, Black-headed Gull, Common Gull, **Brent Goose**, **Curlew,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Redpoll, Bullfinch, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Starling, Grey Wagtail, Pied Wagtail, Meadow Pipit, Sparrowhawk, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Raven, Feral Pigeon.

07.30hrs-12.00hrs – Observing from VP.'s 1&2 from 07.30-12.00hrs. At 07.45 **Brent Geese** (<125) passed west following the Tolka south of the site, with another two movements shortly after. **Curlew** (<15) passed west over the south end of the site at 10.10hrs. Sparrowhawk and Buzzard intermittently recorded at the west side of the site. Herring Gull (<35), Black-headed Gull (<15), noted passing over the site mainly heading south. No other target species recorded.

12.00hrs-14.30hrs – Site traversed from 12.00-13.00hrs with typical selection of passerines recorded, two Raven noted over the east side of the site at 12.30hrs. VP observations resumed at 13.30hrs until 14.30hrs. At 12.15hrs **Brent Geese** (<20) and **Curlew** (<18) passed southeast over the site. At 13.55hrs Brent Geese (<140) passed east north of the site (off-site). Meadow Pipit (<5), Greenfinch (<6) and Redpoll (<8) noted foraging around the VP area. No other target species recorded.



No 1. 07.45hrs Brent Geese 125 west, height 30m (off-site), 07.50 Brent Geese 150 west, 08.05 Brent Geese 40 west.

No.2 10.10hrs Curlew 15 west, height 20m.

No.3 12.15hrs Brent Geese 20 and Curlew 18 southeast, height 30m.

No.4 13.55hrs Brent Geese 140 east (off-site), height 30m.

March 8th, 2023

Sunrise- 06.57hrs/Sunset 18.15hrs. Weather – Wind F2 East, Cloud 4/8, Dry, 3c, Excellent visibility. On-site 11.00hrs – 18.15hrs.

Species recorded – Robin, Dunnock, Wren, Woodpigeon, Collared Dove, Herring Gull, Lesser black-backed Gull, Black-headed Gull, **Brent Goose**, **Curlew,** Goldcrest, Chaffinch, Goldfinch, Greenfinch, Bullfinch, Blue Tit, Coal Tit, Great Tit, Long-tailed Tit, Blackbird, Song Thrush, Starling, Grey Wagtail, Pied Wagtail, Meadow Pipit, Sparrowhawk, Buzzard, Hooded Crow, Magpie, Rook, Jackdaw, Feral Pigeon.

11.00hrs-12.00hrs – Observing from VP.'s 1&2 from 11.00-12.00hrs. No target species movements up to midday. Buzzard and Sparrowhawk (displaying) again at the west side of the site. Meadow Pipit (<12) foraging in rough grass area. Herring Gull (<30), Black-headed Gull (<10) and Lesser black-backed Gull (<5) noted passing over the site mainly heading south and west. No other target species recorded.

12.00hrs-18.15hrs – Site traversed from 12.00-13.30hrs with typical selection of passerines recorded. At 14.25hrs **Brent Geese** (<120) noted passing east south of the site (off-site). At 14.40hrs Brent Geese (<50) were noted moving along east along the north boundary of the site. At 15.15hrs Brent Geese (<170) and Curlew (<30) were noted flying east north of the site (off-site). At 15.25hrs Brent Geese (<40) passed over middle of site going west. At 17.40hrs Brent Geese (<200) were noted moving east north of the site (off-site). At 18.00hrs Brent Geese (<80) were noted following Tolka south of the site going east (off-site). Herring Gull (<100) and Black-headed Gull (<80) noted moving east late in day. No other target species recorded.



No 1. 14.25hrs Brent Geese 120, east (off-site), height 25m.

No. 2 14.40 Brent Geese 50, east, height 25m.

No.3 15.15hrs Brent Geese 170 & Curlew 30, east, height 25m.

No.4 15.25hrs Brent Geese 15, west, 30m.

No.3 17.40hrs Brent Geese 200, east, 30m.

No.1 18.00 Brent Geese 80, east, 25m.

Comments and observations on survey results

In total 49 Bird species were recorded overall at the St Vincent's Hospital site in Fairview during 9 surveys over the course of the winter bird survey period 2022-2023. Species recorded that are red listed as wintering species of conservation concern (Birdwatch Ireland's birds of conservation concern in Ireland 2020-2026) include Curlew, Snipe and Redwing, only Snipe and Redwing were recorded foraging on-site, Snipe once (likely roosting only) and Redwing in very small numbers. The remaining species and other amber listed species (such as Brent Geese and Gull species) were all only recorded passing over the site. The most suitable feeding areas (fields at west of site) continue to be sub-optimal for feeding for these species being of long grass sward mixed with other species and rank vegetation. Herring Gull were occasionally noted foraging in very small numbers on the limited maintained grass areas on the rest (east side) of the site.

Results suggest that the site is not significant ex-situ foraging or roosting site for species of qualifying interest from nearby Special protection areas (SPA's). Brent Geese and Curlew were recorded passing over and especially adjacent the site, in common with observations from previous surveys it was apparent that the preferred flightline routes for species these species were to the south (birds following the Tolka River it acting as a navigational landmark or highway so to speak to sites farther west) and to the north of the Hospital structure complex itself, although occasional flocks were recorded passing closer and over the Hospital, however the biggest movements were consistently outside the confines of the hospital area. Movements recorded were largely early and late in the day reflecting movements of birds from Dublin Bay to and from feeding sites farther west of the site. Other species observed from the site included Little Egret, Grey Heron, Cormorant and Mallard, these species noted almost exclusively recorded following the Tolka River south of the site. Sparrowhawk and Buzzard were quite frequently recorded on-site, with Sparrowhawk especially evidently breeding nearby or on-site (displaying regularly observed).

Report on winter bird surveys conducted at St. Vincent's Hospital Fairview, Co. Dublin

January to March 2021

Niall Keogh subcontracted by Altemar Ltd.



Overview

Winter bird surveys were carried out at the St Vincent's Hospital Fairview (SVHF) site in north Co. Dublin between January and March 2021. In total, 53 bird species were found, including three species of raptor, three species of wildfowl and two species of wader. Of note was the presence of a small flock of feral Ring-necked Parakeets found using the site as a roosting and possible nesting location. Results from the survey suggested the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special Protection Areas (SPAs) such as the North Bull Island SPA and the South Dublin Bay and River Tolka Estuary SPA.



Figure 1. *Map showing the survey site at SVHF (marked with a yellow star) and sites of note in the general area around it that are mentioned in the report.*

Methods

A total of six survey visits were made to the site in 2021 during the months of January, February and March (the winter bird survey period). These six surveys were allocated to two visits per month, with at least a week in between surveys. Each visit lasted six hours, starting either 30 minutes before sunrise or ending 30 minutes after sunset. The timing of these visits around sunrise and sunset were chosen to try capture morning and evening movements of birds across and into the site and also allowed for the potential to record nocturnal species (Eurasian Woodcock, owls) that might be active at that time. One sunrise visit and one sunset visit was carried out each month.

All visits were conducted during favourable weather conditions, with no precipitation and winds of Beaufort Force 4 or less. The tidal state at nearby coastal SPAs was noted and surveys were timed to occur during both low and high tides in order to assess whether this had a bearing on the use of the site by waterbirds from nearby estuaries and wetlands.

Three survey methods were undertaken during each visit:

(1) General winter bird surveys: A series of routes or transects through the site were repeatedly walked which covered or allowed views across the entire area. Up to three hours per visit was spent using this method to try and capture an overall sense of presence, status and numbers for each species recorded on site. Numbers for common species were generally estimated but special care was taken to ensure double counting was avoided where possible. Although these surveys were carried out during the winter period, breeding behaviour was noted and recorded for resident species which were seen to be holding territory, nest building etc. General winter bird survey routes are depicted in Figure 2.



Figure 2. *Map of the survey site (marked with boundary line and shaded in blue) with general winter bird survey routes marked in yellow.*

(1) Flush counts for snipe: A series of zig-zig transects were walked in the rough grass and ditch areas of the 'brownfield' on the west side of the site in order to try record the presence of Common Snipe (potentially Jack Snipe and Eurasian Woodcock also). These were carried once per visit and were incorporated into the time spent conducting the general winter bird surveys (see above). Just one flush count per visit was carried out in order to record birds but not to overly disturb any that were present. Flush count survey routes are depicted in Figure 3.



Figure 3. *Map of the survey site (marked with boundary line and shaded in blue) with snipe flush count survey routes marked in yellow.*

(2) Vantage Point surveys: Two vantage point locations in the 'brownfield' area with good views across the entire site were used to scan for species of note (e.g. raptors and waterbirds) that might be using or commuting over the area. Each vantage point watch lasted 3 hours, with one carried out per site visit, alternating between VP1 (located at 53.366851, -6.244835 with a viewshed to the south, west and north) and VP2 (located at 53.368366, -6.245764 with a viewshed to the south and east). Target species seen during these vantage point surveys were recorded with notes taken on time of sighting, duration of sighting, number of birds, direction of travel, flight height and any behavioural observations of interest. Vantage point count survey locations are depicted in Figure 4.



Figure 4. *Map of the survey site (marked with boundary line and shaded in blue) with vantage point survey locations and arrows indicating directions of view marked in yellow.*

Results

A total of 53 species of bird were recorded during six survey visits to the site between 22nd January and 23rd March 2021. The full list of species recorded is given in Appendix 1. Species richness per site visit ranged between 35 and 45 species and the cumulative total of individual birds per site visit ranged between 480 and

2676. Species richness was noted as highest during morning visits (when passerine activity was greatest) and the largest totals of birds per visit were noted during those carried out later in the day when overhead passage flights of birds (primarily gulls and Light-bellied Brent Geese) heading into Dublin Bay to roost occurred. A species lists with counts for each visit is presented below in Table 1.

The flush count surveys for snipe and woodcock recorded a total of three Common Snipe on two dates. A total of 18 hours of vantage points surveys was conducted across the six survey visits resulting in 118 flight lines of 14 target species recorded. The most frequently observed species during vantage point surveys included Eurasian Sparrowhawk (28 observations), Common Buzzard (24 observations) and Light-bellied Brent Goose (14 observations).

Breeding behaviour was noted for 20 species on the SVHF site, generally involving singing or territory holding by resident passerines but also display flight and apparent territory holding by a pair of Eurasian Sparrowhawk and nest building by some species of corvid.

Table 1. Totals for bird species recorded on each of six visits to SVHF between Jan and Mar 2021. Species recorded as flying over the site only (not on site/ground level) are marked in bold and italics.

Species	Visit 1 **22nd Jan**	Visit 2 **29th Jan**	Visit 3 **3rd Feb**	Visit 4 **22nd Feb**	Visit 5 **1st Mar**	Visit 6 **23rd Mar**
Light-bellied Brent Goose	***52***	***250***	***670***	***625***	***524***	***270***
Black Brant					***1***	
Mute Swan				***4***		
Mallard	***2***				***6***	***7***
Domestic Mallard					***1***	
Grey Heron	***2***	***2***	***1***	***2***	***1***	***3***
Little Egret						***3***
Great Cormorant		***3***	***1***	***2***	***2***	***1***
Eurasian Sparrowhawk	2	2	1	3	2	2
Common Buzzard	1	1	4	4	2	5
Eurasian Curlew				***9***	***10***	***3***
Common Snipe				1		2
Black-headed Gull	***100***	***750***	***1500***	***40***	***300***	***4***
Mediterranean Gull					***1***	
Common Gull		***4***	***6***	***1***	***1***	
Great Black-backed Gull	***3***			***1***	***2***	***1***
European Herring Gull	30	200	150	40	60	85
Lesser Black-backed Gull				***1***	***2***	***8***
Rock Dive (Feral Pigeon)	50	40	40	25	25	15
Stock Dove			***2***	***1***		
Common Wood Pigeon	25	30	30	40	30	30
Eurasian Collared Dove	4	8	8	7	9	2
Peregrine Falcon	***1***	***1***				
Rose-ringed Parakeet		5	5	4	4	2
Eurasian Magpie	20	35	30	35	50	45
Western Jackdaw	20	30	40	15	20	45
Rook	10	5	5	3	3	4
Hooded Crow	4	6	8	8	10	6
Northern Raven				***1***		
Coal Tit	2	3	1	3	2	
Eurasian Blue Tit	10	10	17	19	17	12
Great Tit	5	6	12	12	12	4
Long-tailed Tit	2	6	2		2	2
Common Chiffchaff						1
Eurasian Blackcap				1		
Goldcrest	2	3	4	3	2	2
Eurasian Wren	5	3	3	13	11	6
Common Starling	20	60	30	14	20	20
Common Blackbird	10	7	14	18	28	14
Redwing	2					
Song Thrush	10	6	6	4	3	2
Mistle Thrush	2	2	4	1	2	
European Robin	10	6	15	13	16	5
House Sparrow				3		
Dunnock	6	3	5	14	8	2
Grey Wagtail	***2***	***4***	***2***	***1***	***2***	***2***
Pied Wagtail	1		2		1	
Meadow Pipit				***7***	***4***	
Common Chaffinch	10	8	8	7	14	6
European Greenfinch	8	5	10	17	10	10
Common Linnet	24	43	30	18	43	18
Lesser Redpoll	***2***	***1***	***1***	***1***		
European Goldfinch	15	2	7	20	15	6
Eurasian Siskin	***5***		***2***	***2***	***5***	
Common Reed Bunting	1			1	1	
	480	1550	2676	1064	1284	654

Discussion

Results from the survey suggested the site is not an ex-situ foraging or roosting site for species of qualifying interest from nearby Special Protection Areas (SPAs) such as the North Bull Island SPA (https://www.npws.ie/protected-sites/spa/004006) and the South Dublin Bay and River Tolka Estuary SPA (https://www.npws.ie/protected-sites/spa/004024).

Of the 53 bird species recorded on or over the site, three relate to species of qualifying interest at nearby coastal SPAs: Light-bellied Brent Goose, Eurasian Curlew and Black-headed Gull. For each of these species, sightings of birds at SVHF referred to those commuting over the location, likely utilising sports pitches and other amenity grasslands in the wider area for foraging and travelling to or from roosting and additional foraging sites on the coast in the nearby SPA network. Foraging conditions at SVHF would be considered suboptimal for Light-bellied Brent Goose in the context of urban Dublin habitats where away from coastal estuaries and wetlands, geese primarily forage on maintained amenity grasslands with a short sward (e.g. sports pitches and greens). The largest area of open ground, referred to here as the 'brownfield' site, is comprised of rough grassland with the sward height and species composition such that grazing conditions are not favourable for Light-bellied Brent Goose. Eurasian Curlew could in theory forage in such rough grassland habitats, but none were observed using the site during these surveys and any sightings during vantage points surveys (n=3) referred to birds commuting over the area. The habitat at the 'brownfield' site is depicted in Figure 5.



Figure 5. *An overview of the habitat conditions at the 'brownfield' site, looking northeast.*

An area of amenity grassland at the SVHF site near the Convent Avenue entrance appears similar to some urban foraging sites for geese and Eurasian Curlew but the small size of the area of grass and the close proximity of tall trees and buildings around its perimeter would generally discourage such large waterbirds from utilising the area. This location is suitable for foraging Black-headed Gull, however just a single bird was recorded here during one of six visits to the site, indicating low level use of the site by this species. The amenity grassland discussed here is shown in Figure 6.



Figure 6. *Amenity grassland near the Convent Avenue entrance.*

The 'brownfield' site provides habitat for bird species more typically associated with rural areas such as Common Linnet, Common Reed Bunting, Common Buzzard and Common Snipe. The presence of each of these at this location is of local interest, especially in the context of wider urban biodiversity.

The presence of a small flock of Rose-ringed Parakeet using the site is of interest. Sightings in the Drumcondra and Fairview area of this non-native species have been noted since 2018 with an increase in sightings during 2020 when breeding in the wild was noted for the first time in Ireland. It is likely that these birds relate to escapes from nearby collections but have found the climate and foraging conditions (provided by bird feeders in local gardens and buds/fruit from parkland trees) to their liking.

Two pairs of adults and a juvenile female (born in the wild nearby in 2020) used the SVHF site as a roosting location and attempted breeding was noted by a pair seen excavating and occupying a nest hole. Rose-ringed Parakeet is listed as an invasive species of high impact by the National Biodiversity Data Centre on account of their potential to impact native cavity nesting bird species and their potential to damage crops (https://maps.biodiversityireland.ie/Species/11749). Efforts are underway by the National Parks & Wildlife Service to try and control this small population in Dublin before it becomes fully established (A.Walsh 2021, pers. comm.).

Of note would be European Herring Gull and Eurasian Sparrowhawk, both of which were present regularly on the site during winter bird surveys and displayed behaviour that suggested breeding may occur there or locally. Up to ten European Herring Gulls were often present on the roof of the old/main hospital building which provides potential suitable urban nesting habitat. A pair of Eurasian Sparrowhawk noted in the area on each visit included a hunting adult male and a displaying adult female which was even seen to drive off other female birds. The trees at the south end of the DCU All Hallows campus were identified as the potential territory site here but the large trees around the playground area at SVHF could potentially host a breeding pair.

Appendix 1. Full list of bird species recorded during six visits (including overhead) to SVHF between Jan and Mar 2021. Taxonomy and nomenclature follows that of the Irish Rare Birds Committee (2019). http://irbc.ie/topbar/IrishList/IRBC_IrishList(31122018).pdf

	Vernacular Name	Scientific Name
1	Light-bellied Brent Goose	*Branta bernicla hrota*
	Black Brant	*Branta bernicla nigricans*
2	Mute Swan	*Cygnus olor*
3	Mallard	*Anas platyrhynchos*
4	Grey Heron	*Ardea cinerea*
5	Little Egret	*Egretta garzetta*
6	Great Cormorant	*Phalacrocorax carbo*
7	Eurasian Sparrowhawk	*Accipiter nisus*
8	Common Buzzard	*Buteo buteo*
9	Eurasian Curlew	*Numenius arquata*
10	Common Snipe	*Gallinago gallinago*
11	Black-headed Gull	*Chroicocephalus ridibundus*
12	Mediterranean Gull	*Ichthyaetus melanocephalus*
13	Common Gull	*Larus canus*
14	Great Black-backed Gull	*Larus marinus*
15	European Herring Gull	*Larus argentatus argenteus*
16	Lesser Black-backed Gull	*Larus fuscus graellsii*
17	Rock Dove (Feral Pigeon)	*Columba livia*
18	Stock Dove	*Columba oenas*
19	Common Wood Pigeon	*Columba palumbus*
20	Eurasian Collared Dove	*Streptopelia decaocto*
21	Peregrine Falcon	*Falco rusticolus*
22	Ring-necked Parakeet	*Psittacula krameri*
23	Eurasian Magpie	*Pica pica*
24	Western Jackdaw	*Coloeus monedula*
25	Rook	*Corvus frugilegus*
26	Hooded Crow	*Corvus cornix*
27	Northern Raven	*Corvus corax*
28	Coal Tit	*Periparus ater*
29	Eurasian Blue Tit	*Cyanistes caeruleus*
30	Great Tit	*Parus major*
31	Long-tailed Tit	*Aegithalos caudatus*
32	Common Chiffchaff	*Phylloscopus collybita*
33	Eurasian Blackcap	*Sylvia atricapilla*
34	Goldcrest	*Regulus regulus*
35	Eurasian Wren	*Troglodytes troglodytes*
36	Common Starling	*Sturnus vulgaris*
37	Common Blackbird	*Turdus merula*
38	Redwing	*Turdus iliacus*
39	Song Thrush	*Turdus philomelos*
40	Mistle Thrush	*Turdus viscivorus*
41	European Robin	*Erithacus rubecula*
42	House Sparrow	*Passer domesticus*
43	Dunnock	*Prunella modularis*
44	Grey Wagtail	*Motacilla cinerea*
45	Pied Wagtail	*Motacilla alba yarrellii*
46	Meadow Pipit	*Anthus pratensis*
47	Common Chaffinch	*Fringilla coelebs*
48	European Greenfinch	*Chloris chloris*
49	Common Linnet	*Linaria cannabina*
50	Lesser Redpoll	*Acanthis cabaret*
51	European Goldfinch	*Carduelis carduelis*
52	Eurasian Siskin	*Spinus spinus*
53	Common Reed Bunting	*Emberiza schoeniclus*

Appendix 2: Site Survey

Habitat assessments were carried out on the 27th April 2021, 16th September 2021 and 28th September 2022. Habitats within the Proposed Development site were classified according to Fossitt (2000) based on the most recent site visit of the 28th September 2022 (Figures 1 and 2) and the species noted within each habitat are described.



Figure 1*: Fossitt Habitats on southern portion of site (See habitat descriptions for the explanation to the Fossitt codes). (Large burrow-red circle, location of giant hogweed in 2021- blue circle)*



Figure 2. *Fossitt Habitats on northern portion of site*

BL3-Buildings and artificial surfaces



Plate 1 *Buildings and artificial surfaces*

Approximately 35% of the Proposed Development site consists of Built Land (Fossitt 2000). This consists primarily of buildings, roads, hard standing. The site is well maintained with evidence of herbicide use. Opportunistic flora species had begun to grow in cracks and joints. Species included bramble (Rubus fruticosus agg.), dandelion (Taraxacum spp.), plantains (Plantago spp.), red valerian (Centranthus ruber), ivy (Hedera helix), cleavers (Galium aparine), thistles (Cirsium arvense & C. vulgare), docks (Rumex spprape (Brassica napus), hoary willowherb (Epilobium parviflorum), and hedge bindweed (Calystegia sepium).

ED3-Recolonising Bare Ground



Plate 2 *Recolonising Bare Ground.*

The eastern section of the large field on site has been previously cleared. Based on an examination of satellite imagery it appears that this area was bare ground from 2018-2022 and appeared to be associated with the recently developed Grace Park development to the north. This area is being recolonised by opportunistic species such as nettle (*Urtica dioica*), rape (Brassica *napus*), dandelion (*Taraxacum spp*.), oxeye daisy (Leucanthemum vulgare), bramble (*Rubus fruticosus agg*.), creeping buttercup (*Ranunculus repens*), clover (*Trifolium spp*.), daisy (*Bellis perennis*), plantains (*Plantago spp*.), thistles (*Cirsium arvense & C. vulgare*), Groundsel (*Senecio vulgaris*), docks (*Rumex spp*.), common birds-foot-trefoil (*Lotus corniculatus*), ragwort (*Senecio sp*.), pineappleweed (*Matricaria discoidea*), sun spurge (*Euphorbia helioscopia*), shepherd's purse (*Capsella bursa-pastoris*) and silverweed (*Potentilla anserina*).

WS1-Scrub



Plate 3 *Scrub.*

Several areas of scrub were noted on site. These are as a result of a natural succession and encroachment from grassland, to primarily bramble *Rubus fruticosus* agg.) dominated scrub, paticularly along the field boundaries. Other species included butterfly-bush (*Buddleja spp.`),* thistles (*Cirsium arvense & C. vulgare*), nettle (*Urtica dioica*), docks (*Rumex spp*.), rosebay willowherb (*Chamaenerion angustifolium*), great willowherb (*Epilobium hirsutum*). elder (*Sambucus nigra*), ivy (*Hedera helix*), koneysuckle (*Lonicera periclymenum*), hedge bindweed (*Calystegia sepium*), cleavers (Galium aparine) and gog-rose (Rosa canina). In 2021 a specimen of giant hogweed (*Heracleum mantegazzianum*) was noted on site and immediately treated. It was not observed in the 2022 survey.

WL1- Hedgerows

A short old hedgerow is located within the GS2-Dry meadows and grassy verges habitat. The hedgerow is comprised of species including elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), dog-rose (*Rosa canina*), wild carrot (*Daucus carota*), lords-and-ladies (*Arum maculatum*), bramble (*Rubus fruticosus agg*.), ivy (*Hedera helix*), honeysuckle (*Lonicera periclymenum*) and cleavers (*Galium aparine*).

GS2-Dry meadows and grassy verges



Plate 4 *Dry meadows and grassy verges.*

The western field is not maintained and as a result has become Dry meadows and grassy verges habitat. Species in this habitat included thistles (*Cirsium arvense & C. vulgare*), clover (*Trifolium spp*.), docks (*Rumex spp.),* ragwort (*Senecio sp.),* Scarlet pimpernel (Anagallis arvensis), great willowherb (*Epilobium hirsutum*), nettle (Urtica dioica), bramble (*Rubus fruticosus agg*.), creeping buttercup (*Ranunculus repens*), silverweed (*Potentilla anserina*) and saplings of willow (*Salix sp*).

Flower beds and borders BC4



Plate 5 *Ornamental flower beds and borders.*

Ornamental flower beds and borders are located primarily adjacent to buildings and along road-sides and parking spaces on the development. These contain a high proportion of non-native species or varieties of plants. Species include sycamore (*Acer pseudoplatanus*), birch (*Betula sp*.), mosses (*Sphagnum sp*.), Fuchsia, St John's-wort (*Hypericum sp*.), nettle (*Urtica dioica*), dandelion (*Taraxacum spp*.), bramble (*Rubus fruticosus agg*.), creeping buttercup (*Ranunculus repens*), clover (*Trifolium spp*.), daisy (*Bellis perennis*), plantains (*Plantago spp*.), thistles (*Cirsium arvense & C. vulgare*), docks (*Rumex spp*.), butterfly-bush (*Buddleja spp*.), ivy (*Hedera helix*), hoary willowherb (*Epilobium parviflorum*), common poppy (*Papaver rhoeas*), holly (*Ilex aquifolium*), rowan (*Sorbus aucuparia*), Hydrangea (*Hydrangea macrophylla*), ash (*Fraxinus excelsior*) and willow (salix sp.)

Scattered trees and parkland WD5



Plate 6 *Scattered Trees and Parkland.*

Scattered across the site are small areas of Scattered trees and parkland. These are highly managed areas with short grass. Species in these areas included holly (Ilex aquifolium), western red cedar (Thuja plicata), ash (*Fraxinus excelsior*), horse chestnut (*Aesculus hippocastanum*), common lime (*Tilia x europaea*), London plane (*Platanus x hispanica*), sycamore (Acer pseudoplatanus), cherry (*Prunus sp*), copper beech (Fagus sylvatica), Lombardy poplar (Populus nigra 'Italica'), in addition to thistles (*Cirsium arvense & C. vulgare*), clover (*Trifolium spp*.), docks (*Rumex spp*.), nettle (*Urtica dioica*), bramble (*Rubus fruticosus agg.*) and creeping buttercup (*Ranunculus repens*)

Bats

Foraging activity of three species (soprano pipistrelle (*Pipistrellus pygmaeus*), Leisler bat (*Nyctalus leisleri*) and common pipistrelle (*Pipistrellus pipistrellus*) were noted on site. No bats were noted emerging from buildings or trees on site. No evidence of bats roosting was noted on site. A bat assessment report is seen in Appendix 7.1.

Mammals

Badgers have been anecdotically noted on site by hospital staff. Potential snuffle holes were located proximate to a large burrow in Figure 7.11. A camera trap was put in place for 3 weeks (28th September-October 17th 2022) to determine if badgers are using the burrow. No mammals were noted using the burrow over the three-week period. This is supported by the fact that numerous leaves were present in the burrow and it appears abandoned. Foxes (*Vulpes vulpes*) (not protected) were noted on site.

Amphibians/Reptiles

The common frog (*Rana temporaria*) was not observed on site. There are no features within the site boundary that could be important to frogs. The common lizard (*Zootoca vivipara*) or smooth newt (*Lissotriton vulgaris*) were not recorded on site.