BAKER'S HALL

Ecological Impact Assessment Report – Addendum Note

Baker's Forge Properties Limited

Date: 23/01/2026



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1 INTRODUCTION

DNV was commissioned by Brock McClure Planning Consultants, on behalf of Baker Forge Properties Ltd, to prepare an updated Ecological Impact Assessment (EcIA) in relation to proposed amendments to the permitted development at Lands at Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96TD77, hereafter referred to as the 'Proposed Amendments' or 'Site' when referring to the site area of the Proposed Amendments.

The original EcIA prepared for the permitted development (Enviroguide, 2021), prepared by Enviroguide (now DNV) assessed the potential effects of the permitted development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance on or adjacent to the Site. The report described the ecology of the Site, with emphasis on habitats, flora and fauna, and assessed the potential effects of the Construction and Operational Phases of the permitted development on these ecological receptors. The report followed '*Guidelines for Ecological Impact Assessment in the UK and Ireland*', by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018) and was supplemented by '*Guidelines for Assessment of Ecological Impacts of National Road Schemes'* (NRA, 2009).

Since the original design was granted planning permission, updates to the design have been proposed. This Addendum Note provides an updated EcIA specific to the Proposed Amendments. The Addendum will consider whether the Proposed Amendments alters the baseline ecological conditions, and whether additional important ecological features are identified. It will also review the continued suitability of the previously proposed mitigation, compensation and enhancement measures.

1.1 Quality Assurance and Competence

All surveying and reporting have been carried out by qualified and experienced ecologists and environmental consultants. HON, Project Ecologist with DNV, undertook the desktop research for this report, and authored the report. SOD, Principle Ecologist with DNV, undertook the ecology survey.

HON, Project Ecologist with 4 years' experience in consultancy, has a B.A. in Zoology from Trinity College Dublin. Experience in consulting includes the preparation of ecological assessments, most frequently for Stage I and Stage II Appropriate Assessment (AA), and Ecological Impact Assessments (EcIA) and Biodiversity Chapters for Environmental Impact Assessment Reports (EIAR), desktop studies, field surveys and data analysis (QGIS). Field survey experience includes terrestrial mammal surveys, ornithology surveys, habitat surveys, marine mammal surveys and aquatic surveys. HON is also an Associate member of CIEEM.

SOD holds an honours degree in Zoology from University College Dublin and a Masters in Advanced Wildlife Conservation in Practice from the University of the West of England, Bristol. SOD has experience in habitat survey and assessment in a range of terrestrial, freshwater and coastal environments, surveys for protected species including bats, otter, newts, freshwater pearl mussel, crayfish and badger as well as surveys for invasive flora species. In his role as an ecologist, SOD advises clients and contractors in relation to appropriate mitigation strategies for protected species, such as bats, badger and amphibians and, where required, applies on behalf of the client for necessary derogation licenses. SOD is also experienced in providing ecological services at the construction phase of development to ensure compliance with relevant planning conditions. Throughout his career as an ecologist, SOD has been project manager and lead author on a range of projects including tourism, industrial, residential and renewable energy developments as well as multiple large scale, national infrastructure projects.

1.2 Relevant Legislation and Policy Context

An EcIA is a process of identifying, quantifying, and evaluating potential effects of development-related or other actions on habitats, species and ecosystems (CIEEM, 2018). The Proposed Amendments are sub-threshold for an Environmental Impact Assessment (EIA) under the Planning and Development Regulations 2001-2025, as amended.

When an EcIA is undertaken as part of an EIA process it is subject to the EIA Regulations (under the Planning and Development Regulations 2001-2023). An EcIA is not a statutory requirement, however it is a best practice evaluation process. This EcIA is provided to assist the Competent Authority with its decision making in respect of the Proposed Amendments.

There is a number of pieces of legislation, regulations and policies specific to ecology which underpin this assessment. These may be applicable at a European, National or Local level. Legislation at the International level relevant to the Proposed Amendments are listed below:

- *Council Directive 92/43/EEC* on the Conservation of Natural Habitats and of Wild Fauna and Flora; hereafter the 'Habitats Directive';
- *Directive 2009/147/EEC*, hereafter the 'Birds Directive';
- *Directive 2011/92/EU*, hereafter the 'EIA Directive';
- EU Regulation 1143/2014, on Invasive Alien Species;
- *Convention on the Conservation of European Wildlife and Natural Habitats 1982*, hereafter the 'Bern Convention';
- *The Convention on the Conservation of Migratory Species of Wild Animals 1983*, hereafter the 'Bonn Convention';
- *Ramsar Convention on Wetlands 1971*, hereafter referred to as 'Ramsar'; and
- *Water Framework Directive 2000/60/EC*, hereafter the 'WFD'.

National legislation and policy relevant to the Proposed Amendments are listed below:

- Wildlife Act 1976, as amended in 2000;
- Flora (Protection) Order 2022;
- The Planning and Development Act 2000 as amended; and
- National Biodiversity Plan 2023-2030.

Additionally, Natural Heritage Areas (NHAs) are designations under the Wildlife Acts to protect habitats, species, or geology of national importance. The boundaries of many of the NHAs in Ireland overlap with Special Areas of Conservation (SAC) and/or Special Protection Area (SPA) sites. Although many NHA designations are not yet fully in force under this legislation (referred to as 'proposed NHAs' or pNHAs), they are offered protection in the meantime under planning policy which normally requires that planning authorities give recognition to their ecological value.

Local plans and policies relevant to the Proposed Amendments are listed below:

- Dún Laoghaire-Rathdown County Development Plan 2022-2028; and
- Dún Laoghaire-Rathdown County Biodiversity Action Plan 2021-2025.

Further details on legislation and policy relevant to the Proposed Amendments are detailed in Appendix I – Legislation and Policy.

2 DESCRIPTION OF THE PROPOSED AMENDMENTS

2.1 Site Location

The Site is located approximately 13km southeast of Dublin City Centre. It is situated on the southeast corner of the intersection between the R828 (Rochestown Avenue) and theR830 (Kill Lane). The Site occupies the former Baker's Corner pub and is bound by the R830 Kill Lane to the north, residential and amenity space to the south, the Holy Family Church to the east and the R828 Rochestown Avenue to the east (Figure 1).

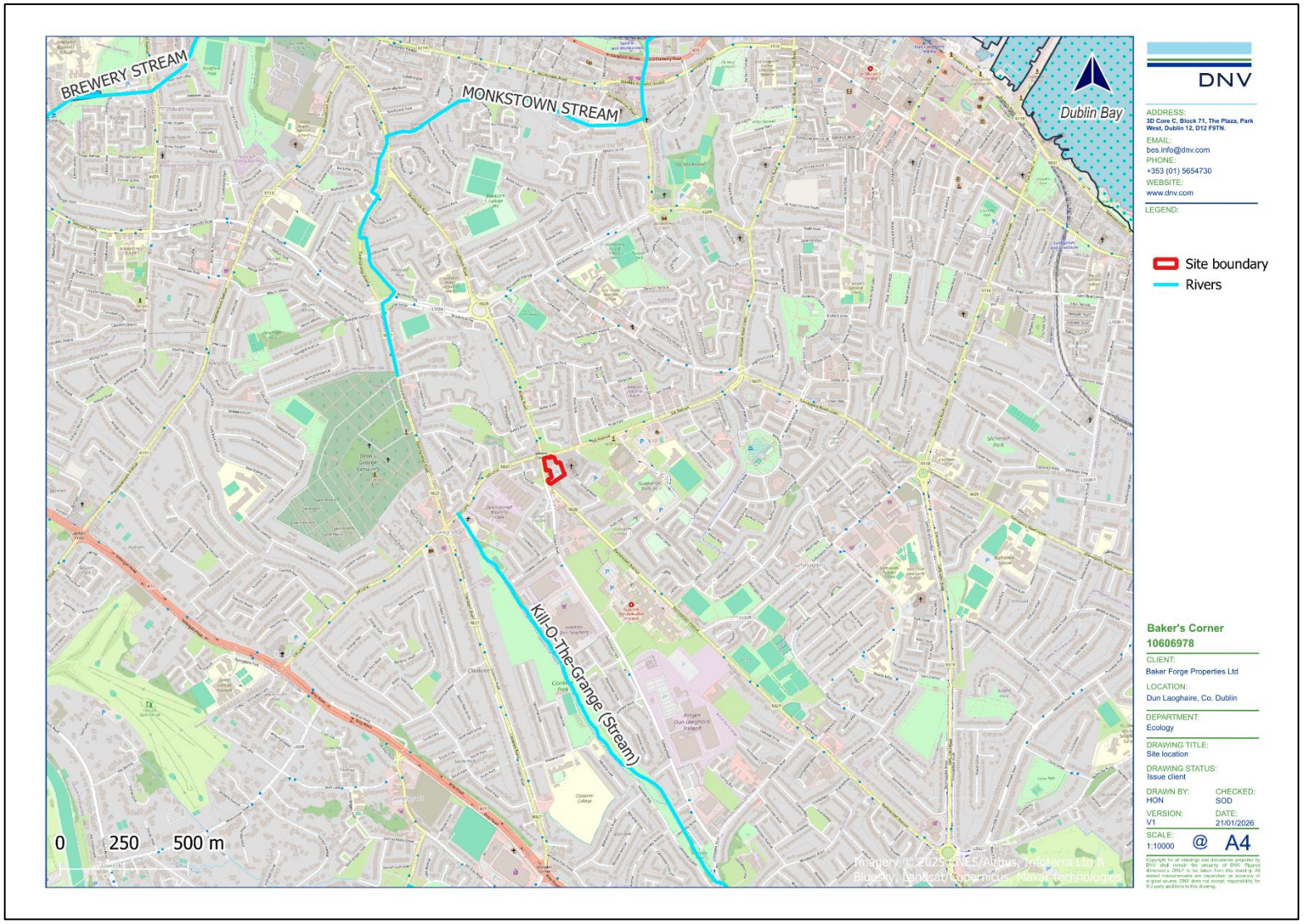


Figure 1. Site location.

2.2 Proposed Amendments Description

Baker's Forge Properties Limited intend to apply for permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

The proposed development comprising amendments to the permitted Strategic Housing Development consists of:

- A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
- The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
- The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
- The total number of additional student accommodation units proposed is 24 no. providing a total of 300 no. units on site. 276 units are permitted on site.

The proposed development amendment works to Block A also comprise of the:

- Removal of the permitted building overhang at 5th floor level of Block A.
- Relocation of a switch room and substation to the north-eastern corner of Block A.
- Provision of additional window and escape door to permitted licenced premises on northern elevation.
- Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
- Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block B from c. 60sqm to c. 95sqm.
- Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms.
- Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space.
- Omission of louvred plant screen on roof level of Block A.
- Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block A.

The proposed development amendment works to Block B also comprise of the:

- Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm).
- Reduction in height of stair core and lift shaft to western stair core of Block B.
- Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged.
- Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services.
- Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space

The proposed amendments to the development will also include a minor increase to the overall height of both permitted blocks (of c. 550 mm) due to building structure design; as well as minor changes to the scheme as agreed at compliance stage including inter alia the reconfiguration of the central open space area to provide for 30 no. car park spaces (unchanged from agreed compliance); and all associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed (Figure 2).



Figure 2. Site layout (Meitheal Architects, 2026).

2.2.1 Drainage and Water Supply

While the Engineering Services Report (OCSC, 2026) provides additional detail on the surface water and foul drainage networks, such as updated design standards, confirmation of SuDS components and clarification of the surface water sewer connection point, these do not alter the drainage strategy, attenuation arrangements, or the nature of hydrological pathways, which were previously outlined in the original EcIA (Enviroguide, 2021).

2.2.2 Landscape Plan

The amended landscape design (Figure 3) retains the objectives of the permitted development, including high-quality student amenities and integration of SuDS measures. The revised Landscape Report (Jane McCorkell, 2026a) proposes a landscaped green corridor, more strategically located green pockets, and enhanced use of nature-based solutions such as green roofs, rain gardens and permeable paving. Overall, the revisions do not reduce landscape quality or ecological value and remain consistent with the intent of the permitted development.



Figure 3. Landscape plan (Jane McCorkell, 2026b).

2.3 Description of the Construction Phase

The Construction Phase remains unchanged and includes:

- Set up site perimeter hoarding, maintaining existing pedestrian and traffic routes around the site;
- Site clearance, services diversions, and demolitions;
- Construction of substructures;
- Construction of the building frame and envelope;
- Installation of new underground services and connections to existing services;
- Interior fitout; and
- External hard and soft landscaping.

The Proposed Amendments do not extend the duration of the overall works.

2.4 Description of the Operational Phase

The Operational Phase remains mostly unchanged, with an increase from 276 to 300 residential units.

3 METHODOLOGY

This updated EcIA has been undertaken to support and assess the Proposed Amendments planning application and assesses the potential impacts that the Proposed Amendments may have on the ecology of the Site and its environs. Where potential for a risk to the environment is identified, mitigation measures are proposed on the basis that by deploying these mitigation measures the risk is eliminated or reduced to an insignificant level.

This section details the steps and methodology employed to undertake an ecological impact assessment of the Proposed Amendments.

3.1 Scope of Assessment

The specific objectives of the study were to:

- Undertake baseline ecological surveys and evaluate the nature conservation importance of the Site;
- Identify and assess the direct, indirect and cumulative ecological implications or impacts of the Proposed Amendments during its lifetime; and
- Where possible, propose mitigation measures to remove or reduce those impacts at the appropriate stage of the Proposed Amendments.

3.2 Desk Study

An update desktop study was carried out to collate and review available information, datasets and documentation sources pertaining to the Site's natural environment. The desk study, completed in January 2026, relied on the following sources:

- Information on species records and distributions, obtained from the National Biodiversity Data Centre (NBDC) at *maps.biodiversityireland.ie*;
- Information on the network designated conservation sites, site boundaries, qualifying interests and conservation objectives, obtained from the National Parks and Wildlife Service (NPWS) at *www.npws.ie*;
- Information on waterbodies, catchment areas and hydrological connections obtained from the Environmental Protection Agency (EPA) at *gis.epa.ie*;
- Information on bedrock, groundwater, aquifers and their statuses, obtained from Geological Survey Ireland (GSI) at *www.gsi.ie*;
- Satellite imagery and mapping obtained from various sources and dates including Google, Digital Globe, Bing and Ordnance Survey Ireland;
- Information on the existence of permitted developments, or developments awaiting decision, in the vicinity of the Site from the Dún Laoghaire-Rathdown County Council online planning database (https://www.dlrcoco.ie/planning-applications/planning-applications-online-search) and the National Planning Database (DHLGH, 2026); and
- Information on the extent, nature and location of the Proposed Amendments, provided by the applicant and/or their design team.

A comprehensive list of all the specific documents and information sources consulted in the completion of this report is provided in Section 10, References.

3.3 Zone of Influence

The ZoI for a project is the area over which ecological features may be affected by changes as a result of the Proposed Amendments and associated activities. This is likely to extend beyond the development site, for example where there are ecological or hydrological links beyond the site boundaries (CIEEM, 2018). The ZoI will vary with different ecological features, depending on their sensitivities to an environmental change.

Furthermore, the ZoI in relation to European sites is described as follows in the 'OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management' (OPR, 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).*"

Identification of Relevant Designated Sites

To determine the ZoI of the Proposed Amendments for designated sites, reference was made to the OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management' (OPR, 2021), a practice note produced by the Office of the Planning Regulator, Dublin. This note was published to provide guidance on screening for AA during the planning process, and although it focuses on the approach a planning authority should take in screening for AA, the methodology is also readily applied in the preparation of EcIA reports such as this to identify all relevant designated sites potentially linked to the Proposed Amendments.

As noted above, the most recent guidance advises against the use of arbitrary distances that serve as precautionary ZoI (e.g., 15km), and instead recommends the application of the Source-Pathway-Receptor (S-P-R) model in the identification of designated sites, stating that "*This should avoid lengthy descriptions of European sites, regardless of whether they are relevant to the proposed development, and a lack of focus on the relevant European sites and issues of importance*". Although this statement refers to European sites, it is also applicable to other designated sites.

Thus, the methodology used to identify relevant designated sites comprised the following:

- Identification of potential sources of effects based on the Proposed Amendments description and details;
- Identification of potential pathways between the Site and any designated sites within the ZoI of any of the identified sources of effects:
    - Water catchment data from the EPA (www.epa.ie) were used to establish or discount potential hydrological connectivity between the Site and any designated sites;
    - Groundwater and bedrock information used to establish or discount potential hydrogeological connectivity between the Site and any designated sites;
    - Air and land connectivity assessed based on Proposed Amendments details and proximity to designated sites; and
    - Consideration of potential indirect pathways (e.g., impacts to flight paths, *ex-situ* habitats, etc).
- Review of Ireland's designated sites to identify those sites which could potentially be affected by the Proposed Amendments in view of the identified pathways, using the following sources:
    - European sites and nationally designated sites (e.g., NHAs and pNHAs) from the NPWS (www.npws.ie);
    - Ramsar sites from the Irish Ramsar Wetland Committee (https://irishwetlands.ie/irish-sites/); and

    - Other internationally designated sites (e.g., UNESCO Biospheres).
- Regional development plans to identify any remaining sites or areas designated for nature conservation at a local level.

3.4 Field Surveys

3.4.1 Preliminary Ecological Appraisal

To confirm the previously identified ecological constraints at the Site, and to identify any additional constraints, a Preliminary Ecological Appraisal (PEA) walkover survey was carried out on 19th January 2026. This survey covered the following aspects:

- Habitat mapping to level 3 (Fossitt, 2000) and relevant Heritage Council guidance (Smith *et al.*, 2010);
- Preliminary bat roost assessment and habitat suitability survey;
- Bird scoping survey;
- Invasive flora survey;
- Rare and protected flora survey; and
- A search for signs of protected fauna (e.g., mammals, reptiles, amphibians).

Survey methods were consistent with those outlined in the original EcIA (Enviroguide, 2021) and are therefore not repeated in detail here.

3.5 Ecological Assessment

This EcIA has been undertaken following the methodology set out in '*Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine'* (CIEEM, 2018); and with reference to the '*Guidelines for Assessment of Ecological Impacts of National Road Schemes'* (NRA, 2009), the *'Guidelines on the information to be contained in Environmental Impact Assessment Reports*' (EPA, 2022), and '*BS 42020:2013 Biodiversity: Code of practice for planning and development'* (BSI, 2013).

The evaluation of significant effects should be based on available scientific evidence. Based on the precautionary principle, if the available information is not sufficient, then a significant effect may be assumed likely to occur.

3.5.1 Evaluation of Ecological Features

The value of the ecological features (i.e., the habitats and species present or potentially present) was determined using the ecological evaluation at different geographical scales (NRA, 2009), presented in Appendix II. This evaluation scheme, with values ranging from locally important to internationally important, seeks to provide value ratings for habitats and species present that are considered ecological receptors of impacts that may ensue from a proposal. Based on best practice (CIEEM, 2018), any features considered to be less than of local value are not assessed within this EcIA.

3.5.2 Impact Assessment

As per the NRA guidelines, impact assessment is only undertaken of KERs. The assessment of the potential impact of the Proposed Amendments on the identified KERs was carried out with regard to the criteria outlined in the EPA Guidelines (EPA, 2022), presented in Appendix III. These guidelines set out a number of parameters that should be considered when determining which elements of the Proposed Amendments could constitute impact or sources of impacts. These include;

- Positive, neutral or negative effect;

- Significance;
- Extent;
- Probability;
- Duration;
- Timing;
- Frequency; and
- Reversibility.

The impact assessment process considers both direct and indirect impacts: direct ecological impacts are changes that are directly attributable to a defined action (e.g., the physical loss of habitat). Indirect ecological impacts are attributable to an action, but which affect ecological resources through effects on an intermediary ecosystem, process, or feature (e.g., the creation of roads which cause hydrological changes, which, in the absence of mitigation, could lead to an adverse effect of a sensitive habitat).

3.5.3 Assessment of Cumulative Impacts and Effects

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

Relevant plans and policies (see section 0) were reviewed to identify any potential for negative cumulative impacts with the Proposed Amendments. Additionally, existing planning permissions from the past five years within the ZoI of the Proposed Amendments were reviewed, with particular focus on potential cumulative impacts on the identified KERs. Long-term developments were also considered where applicable.

3.5.4 Avoidance, Mitigation, Compensation and Enhancement Measures

Where potentially significant effects have been identified, the mitigation hierarchy has been applied, as recommended in the CIEEM Guidelines. The mitigation hierarchy sets out a sequential approach beginning with the avoidance of impacts where possible, the application of mitigation measures to minimise unavoidable impacts and then compensation for any remaining impacts. Once avoidance and mitigation measures have been applied residual effects are then identified along with any necessary compensation measures, and incorporation of opportunities for enhancement. When seeking mitigation or compensation solutions, efforts should be consistent with the geographical scale at which an effect is significant. For example, mitigation and compensation for effects on a species population significant at a county scale should ensure no net loss of the population at a county scale. The relative geographical scale at which the effect is significant will have a bearing on the required outcome which must be achieved.

It is important for the EcIA to clearly differentiate between avoidance, mitigation, compensation and enhancement and these terms are defined here as follows:

- Avoidance is used where an impact has been avoided (e.g., through changes in scheme design). In practice, avoidance measures are typically implemented during the design stage via discussions and re-design (e.g., avoiding a sensitive habitat by relocating a building). Avoidance measures are therefore rarely reported within an EcIA, which focuses on assessing the final design;
- Mitigation is used to refer to measures to reduce or remedy a specific negative impact in situ;
- Compensation describes measures taken to offset residual effects (i.e., where mitigation in situ is not possible); and

- Enhancement is the provision of new benefits for biodiversity that are additional to those provided as part of mitigation or compensation measures, although they can be complementary.

3.6 Limitations

Every effort has been made to provide a comprehensive description of the site; however, the following specific limitations apply to this assessment:

- An extensive search of available datasets for records of rare and protected species within proximity of the Site has been undertaken as part of this assessment. However, the records from these datasets do not constitute a complete species list. The absence of species from these datasets does not necessarily confirm an absence of species in the area; and
- The update walkover survey in January 2026 was undertaken outside the main botanical growing season, and as such, some plant species may have been overlooked. However, it is noted that most well-known invasive plant species would be detectable at this time of year due to presence of living or dead above ground growth (e.g., woody stems or canes in the case of Japanese knotweed (*Reynoutria Japonica*) and butterfly-bush (*Buddleja davidii*)). Foliage is also recognisable at this time of year for species such as three-cornered garlic (*Allium triquetrum*) and Spanish bluebell (*Hyacinthoides non-scripta*).

4 ECOLOGICAL BASELINE CONDITIONS

This section provides an update on the baseline conditions for the ecological features at the Site in relation to the Proposed Amendments, using the findings of the desk study and update walkover survey in January 2026. It should be read in conjunction with the baseline described in the original EcIA (Enviroguide, 2021).

4.1 Site Condition

An update walkover survey was undertaken on 19th January 2026. Since completion of the original EcIA, site clearance works had commenced, and the Construction Phase of the permitted development was scheduled to begin. As a result:

- Several habitat features recorded in 2021 had been altered or removed;
- Vegetation cover was limited to disturbed ground and remnant boundary vegetation, where clearance had not yet been completed; and
- No new habitats of ecological value had developed since the original assessment.

4.2 Designated Sites

All designated sites potentially linked to the Site remain as described in the original EcIA (Enviroguide, 2021). No changes affecting the assessment were identified.

4.3 Habitats

The habitats present within the Site, as recorded during the update walkover survey in January 2026, are described below and illustrated in

Appendix IV – Site Photographs.

Flower beds and borders (BC4)

This habitat was removed due to site clearance works.

Stone Walls (BL1)

Boundary stone wall sections remained but were partially disturbed by site clearance works. Ecological value remains unchanged; local importance (lower value).

Buildings and Artificial Surfaces (BL3)

The former public house and some hardstanding areas were partially cleared, with some hardstanding areas remaining. Ecological value remains unchanged; negligible.

Hedgerows (WL1)

Boundary hedgerows were partially cleared in some places due to site clearance works. Ecological value remains unchanged; local importance (lower value).

Ornamental/Non-native Scrub (WS3)

This habitat was partially cleared in some places due to site clearance works. Ecological value remains unchanged; negligible.

Habitat diversity and extent decreased, but the ecological value of the Site remains unchanged.

4.4 Species and Species Groups

The following provides an update to species groups previously assessed in the original EcIA (Enviroguide, 2021). Only changes relevant to the Proposed Amendments are outlined.

Protected Flora

No rare or protected flora were recorded during the 2026 walkover survey. Habitat removal had reduced the overall suitability for native flora.

Invasive Plant Species

No invasive plant species listed on the Third Schedule were recorded during the 2026 walkover survey. Occasional non-native species (butterfly-bush (*Buddleia Davidii*) and sycamore (*Acer pseudoplatanus*)) persisted at boundaries.

Mammals (excluding bats)

No evidence of protected mammals was recorded during the 2026 walkover survey. Although the remaining log piles from site clearance works could offer short-term shelter for small mammals, the overall habitat suitability for small mammals reduced considerably due to site clearance works and high levels of disturbance.

Bats

No structures or trees with roosting potential were noted within the remaining habitats within the Site during the 2026 walkover survey. Boundary vegetation continued to offer limited commuting/foraging potential, similar to 2021. No new bat evidence was recorded.

Birds

Partial loss of scrub habitat reduced nesting opportunities was noted during the 2026 walkover survey. Boundary vegetation continued to offer limited nesting potential for common species. No species of conservation concern were noted.

Other Fauna (Fish, amphibians, invertebrates)

There was no change noted from the original EcIA. The Site still lacks waterbodies or suitable wet habitats for these groups.

4.5 Evaluation of Ecological Features

Habitats have been evaluated for their conservation importance, based on the NRA evaluation scheme (NRA, 2009). Those selected as KERs are those which are evaluated to be of at least local importance (higher value). Fauna that has the potential to utilise the Site and immediate area, or for which records exist in the wider area, have been evaluated for their conservation importance. This evaluation follows the '*Guidelines for Assessment of Ecological Impacts of National Road Schemes*' (NRA, 2009).

The only relevant designated site remains the Dalkey Coastal Zone and Killiney Hill pNHA (National Importance). Its ecological value remains unchanged from the original EcIA (Enviroguide, 2021), and no new pathways were identified.

All habitats and species groups recorded during the January 2026 update walkover survey were evaluated to be of Local Importance (Lower Value) or Negligible value, due to the site clearance works and associated loss of ecological features. As none meet the threshold of Local Importance (Higher Value) or above, no new KERs were identified in relation to the Proposed Amendments.

The impacts of the Proposed Amendments on the identified KERs are assessed in section 5.

5 ECOLOGICAL IMPACT ASSESSMENT

5.1 Construction Phase

5.1.1 Impacts on Designated Sites

The Proposed Amendments do not alter the conclusions of the original EcIA regarding the Dalkey Coastal Zone and Killiney Hill pNHA. The weak, indirect hydrological connections identified in 2021 remain unchanged, where surface water draining to the Kill-O-the-Grange/Deansgrange Stream and treated wastewater discharging via the Shanganagh–Bray WwTP to Killiney Bay. As the nature and scale of the Proposed Amendments do not modify these pathways or introduce any new impact mechanisms, there is no potential for additional or intensified effects on the conservation features of the pNHA. The pNHA is designated primarily for coastal cliff habitats and associated plant and bird communities, which are not sensitive to the type of construction or operational activities proposed.

Therefore, no significant effects on the Dalkey Coastal Zone and Killiney Hill pNHA are anticipated as a result of the Proposed Amendments, and the evaluation from the original EcIA (Enviroguide, 2021) remains valid.

Therefore, no Construction Phase impacts on any designated sites are anticipated as a result of the Proposed Amendments.

5.2 Operational Phase

5.2.1 Impacts on Designated Sites

No Operational Phase impacts on any designated sites are anticipated as a result of the Proposed Amendments.

5.3 Do Nothing Impact

If the Proposed Amendments were not to go ahead, the permitted works would continue as originally approved.

5.4 Potential for In-Combination Effects

5.4.1 Relevant Plans and Policies

The following plans and policies were reviewed and considered for possible in-combination effects with the Proposed Amendments:

- Dún Laoghaire-Rathdown County Development Plan 2022-2028;
- Dún Laoghaire-Rathdown County Biodiversity Action Plan 2021-2025; and
- All Ireland Pollinator Plan 2021-2025 (NBDC, 2021).

5.4.2 Existing Planning Permissions

A search of planning applications located within a 500m radius of the Site was conducted using online planning resources such as the National Planning Application Database (NPAD) (MyPlan.ie) and Dún Laoghaire-Rathdown County Council Planning Applications online map (DLRCC, 2025). Any planning

applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with the Proposed Amendments.

It was noted that the majority of the developments within the vicinity of the Site are applications granted for small scale residential developments.

Larger developments included the Rochestown Avenue Active Travel Scheme, the Dún Laoghaire Central Active Travel Improvements, the Active Travel Deansgrange Cycle Route, and the permitted development at Baker's Corner associated with the Proposed Amendments. Owing to their nature, scale, urban context, and the absence of ecological pathways linking these projects to the Site, no in-combination effects are not anticipated.

6 AVOIDANCE, MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

No additional mitigation measures are required to address the Proposed Amendments, as no new KERs or ecological impacts were identified. All ecological features present within the Site were noted to be of Local Importance (Lower Value) or Negligible value, and the Proposed Amendments do not alter the impact pathways assessed in the original EcIA (Enviroguide, 2021).

The standard Construction Phase environmental controls specified in the Outline Construction Environmental Management Plan (OCEMP) (Muir, 2021) and the original EcIA (Enviroguide, 2021) remain applicable and will continue to be implemented.

7 MONITORING

No additional ecological monitoring or pre-works inspections are required as part of the Proposed Amendments. The Proposed Amendments do not introduce any new ecological impacts or affect any KERs beyond those already assessed in the original EcIA (Enviroguide, 2021).

The monitoring, inspections and surveys outlined in the original EcIA (Enviroguide, 2021) will ensure that the previously identified mitigation measures are implemented and maintained efficiently and have the desired effect of protecting the local ecology from adverse impacts.

8 RESIDUAL IMPACTS

Residual impacts are impacts that remain once mitigation has been implemented or impacts that cannot be mitigated. In this Addendum, no new KERs were identified, and no additional mitigation measures are required beyond the standard Construction Phase controls already committed to under the permitted development.

The standard environmental control measures included in the existing OCEMP (Muir, 2021), together with best-practice construction procedures, will continue to ensure that the Proposed Amendments do not impact any habitats, species, or designated sites of conservation importance. It is essential that these measures are adhered to throughout the works.

In the original EcIA (Enviroguide, 2021), both standard Construction Phase control measures, and specific mitigation measures, were outlined to ensure that the permitted development does not impact on any species, habitats or designated sites of conservation importance.

Given that the Proposed Amendments do not result in any new KERs or ecological impacts, no significant negative residual impacts on the local ecology, or on any designated nature conservation sites, are anticipated.

9 CONCLUSION

It is considered that, provided the mitigation measures proposed within the original EcIA (Enviroguide, 2021), together with all best practice development standards as outlined in the updated OCEMP (OCSC, 2026) are carried out in full, there will be no significant negative impact to any KER habitat, species group or biodiversity as a result of the Proposed Amendments.

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APPENDICES

Appendix I – Legislation and Policy

International Legislation

EU Birds Directive

The Birds Directive constitutes a level of general protection for all wild birds throughout the European Union. Annex I of the Birds Directive includes a total of 194 bird species that are considered rare, vulnerable to habitat changes or in danger of extinction within the European Union. Article 4 establishes that there should be a sustainable management of hunting of listed species, and that any large scale non-selective killing of birds must be outlawed. The Directive requires the designation of Special Protection Areas (SPAs) for: listed and rare species, regularly occurring migratory species and for wetlands which attract large numbers of birds. There are 25 Annex I species that regularly occur in Ireland.

EU Habitats Directive

The Habitats Directive aims to protect some 220 habitats and approx. 1000 species through-out Europe. The habitats and species are listed in the Directives annexes where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation (SACs) for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive from a network of protected sites called Natura 2000.

Bern and Bonn Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced in order to give protection to migratory species across borders in Europe.

Ramsar Convention

The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994ha.

Water Framework Directive

The EU Water Framework Directive (WFD) 2000/60/EC is an important piece of environmental legislation which aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first cycle ran from 2009 – 2015. The Directive runs in 6-year cycles; the second cycle ran from 2016 – 2021, and the current (third) cycle runs from 2022-2027. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least ‘good’ ecological status, through River Basin Management Plans (RBMP), by 2027.

National Legislation

Wildlife Act 1976 and amendments

The Wildlife Act 1976 was enacted to provide protection to birds, animals, and plants in Ireland and to control activities which may have an adverse impact on the conservation of wildlife. With regard to the listed species, it is an offence to disturb, injure or damage their breeding or resting place wherever these occur without an appropriate

licence from the National Parks and Wildlife Service (NPWS). This list includes all wild birds along with their nests and eggs. Intentional destruction of an active nest from the building stage up until the chicks have fledged is an offence. This includes the cutting of hedgerows from the 1st of March to the 31st of August. The act also provides a mechanism to give statutory protection to Natural Heritage Areas (NHAs). The Wildlife Amendment Act 2000 widened the scope of the Act to include most species, including the majority of fish and aquatic invertebrate species which were excluded from the 1976 Act.

The current list of plant species protected by Section 21 of the Wildlife Act, 1976 (and amendments) is set out in the Flora (Protection) Order, 2015 (S.I. No. 356/2015). The Flora (Protection) Order affords protection to several species of plant in Ireland, including 68 vascular plants, 40 mosses, 25 liverworts, 1 stonewort and 1 lichen. This Act makes it illegal for anyone to uproot, cut or damage any of the listed plant species and it also forbids anyone from altering, interfering, or damaging their habitats. This protection is not confined to within designated conservation sites and applies wherever the plants are found.

EU Habitats Directive 1992 and EC (Birds and Natural Habitats) Regulations 2011

The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to particular species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011.

Annex IV of the EU Habitats Directive provides protection to a number of listed species, wherever they occur. Under Regulation 23 of the Habitats Directive, any person who, in regard to the listed species, "Deliberately captures or kills any specimen of these species in the wild, deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration, deliberately takes or destroys eggs from the wild or damages or destroys a breeding site or resting place of such an animal shall be guilty of an offence."

Invasive Species Legislation

Certain plant species and their hybrids are listed as Invasive Alien Plant Species in Part 1 of the Third Schedule of the *European Communities (Birds and Natural Habitats) Regulations* 2011 (SI 477 of 2011, as amended). In addition, soils and other material containing such invasive plant material, are classified in Part 3 of the Third Schedule as vector materials and are subject to the same strict legal controls.

Failure to comply with the legal requirements set down in this legislation can result in either civil or criminal prosecution, or both, with very severe penalties accruing. Convicted parties under the Act can be fined up to €500,000.00, jailed for up to 3 years, or both.

Extracts from the relevant sections of the regulations are reproduced below.

"49(2) Save in accordance with a licence granted [by the Department of Arts, Heritage and the Gaeltacht]*, any person who plants, disperses, allows or causes to disperse, spreads or otherwise causes to grow in anyplace* [a restricted non-native plant]*, shall be guilty of an offence.*

49(3) … it shall be a defence to a charge of committing an offence under paragraph (1) or (2) to prove that the accused took all reasonable steps and exercised all due diligence to avoid committing the offence.

50(1) Save in accordance with a licence, a person shall be guilty of an offence if he or she […] offers or exposes for sale, transportation, distribution, introduction, or release—

(a) an animal or plant listed in Part 1 or Part 2 of the Third Schedule,

(b) anything from which an animal or plant referred to in subparagraph (a) can be reproduced or propagated, or

(c) a vector material listed in the Third Schedule, in any place in the State specified in the third column of the Third Schedule in relation to such an animal, plant or vector material."

National Biodiversity Action Plan 2023-2030

The National Biodiversity Plan (NBAP) 2023-2030, the fourth such plan for Ireland, captures the objectives, targets and actions for biodiversity that will be undertaken by a wide range of government, civil society and private sectors. Actions required to achieve the strategic objectives as well as the lead and key partners responsible for their implementation are set out for each of the objectives and their outcomes (Table A1).

Table A1: Objectives and Outcomes of the National Biodiversity Action Plan 2023-2030.

Objective	Outcome
1: Adopt a Whole-of-Government, Whole-of-Society Approach to Biodiversity	1A. Governance structures and reporting outputs have improved.
	1B. Organisational capacity and resources for biodiversity have increased at all levels of Government.
	1C: Responsibility for biodiversity is shared across the whole of government.
	1D: Biodiversity initiatives are supported across the whole of society.
	1E. The legislative framework for biodiversity conservation is robust, clear and enforceable.
2: Meet Urgent Conservation and Restoration Needs	2A: The protection of existing designated areas and protected species is strengthened and conservation and restoration within the existing protected area network are enhanced.
	2B: Biodiversity and ecosystem services in the wider countryside are conserved and restored – agriculture & forestry.
	2C: Biodiversity and ecosystem services in the wider countryside are conserved and restored – peatlands & climate action.
	2D: Biodiversity and ecosystem services in the marine and freshwater environment are conserved and restored.
	2E: Genetic diversity of wild and domesticated species is safeguarded.
	2F: A National Restoration Plan is in place to contribute to the ambition of the EU Biodiversity Strategy 2030 and global restoration targets.
	2H: Invasive alien species (IAS) are controlled and managed on an all-island basis to reduce the harmful impact they have on biodiversity and measures are undertaken to tackle the introduction and spread of new IAS to the environment.
3. Secure Nature's Contribution to People	3A: Ireland's natural heritage and biocultural diversity is recognised, valued, enhanced and promoted in policy and practice.
	3B: The role of biodiversity in supporting wellbeing, livelihoods, enterprise and employment is recognised and enhanced.
	3C: Planning and development will facilitate and secure biodiversity's contributions to people.
4. Enhance the Evidence Base for Action on Biodiversity	4A: Research funding bodies will have an improved understanding of the research and skills required to address biodiversity research gaps.
	4B: Data relevant to biodiversity and ecosystems, including conservation needs, is widely accessible and standardised.
	4C: Long-term monitoring programmes are in place to guide conservation and restoration goals.
	4D: Ireland has prepared national assessments of ecosystem services.
5. Strengthen Ireland's Contribution to International Biodiversity Initiatives	5A: Science, policy and action on biodiversity conservation and restoration is effectively coordinated in an all-island approach.
	5B: Ireland takes action internationally to cooperate with other countries, sectors, disciplines and communities to address the biodiversity crisis.
	5C: Ireland enhances its contributions to the international biodiversity data drive.

Dún Laoghaire-Rathdown County Development Plan 2022-2028

Policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 that are of relevance to this Screening Report are outlined below:

- **GIB11:** Coastal Area Feasibility Study. It is a Policy Objective to explore undertaking a comprehensive feasibility study on the recreational potential along the coastal area of the County, which comprehensively addresses recreational impact - including visitor numbers, mapping and surveying of sensitive habitats and species and identification of significant threats on European sites - and which would allow an assessment of any future proposals, alone or in combination, to assess impact on the coastal and marine zone within and adjacent to the County boundary. The Council will explore the possibility of carrying out this study with adjoining and/or coastal Local Authorities and/or other agencies.
- **GIB18:** Protection of Natural Heritage and the Environment. It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservations (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.
- **GIB19:** It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.
- **GIB21:** It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.
- **GIB22:** It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).
- **GIB23:** It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non designated sites.
- **GIB25:** It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them. In addition, the Council will promote the protection of existing site boundary hedgerows and where feasible require the retention of these when considering a grant of planning permission for all developments. The Council will promote the County's hedgerows by increasing

coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance. The Council will promote the protection of existing hedgerows when considering a grant of planning permission for all developments.

- **GIB28:** It is a Policy Objective to prepare an 'Invasive Alien Species Action Plan' for the County which will include actions in relation to Invasive Alien Species (IAS) surveys, management and treatment and to also ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).

Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025

The Dún Laoghaire-Rathdown Biodiversity Action Plan is set out to protect and improve biodiversity, following five main themes:

1. Biodiversity research including climate change adaption and mitigation;
2. Building for Biodiversity;
3. Delivery of the Ecological Network across the Dún Laoghaire-Rathdown;
4. Raising awareness among the public, local communities, and council staff; and,
5. Increased collaboration with stakeholders.

Appendix II – Value of Ecological Resources

The criteria outlined in the table below, taken from the *Guidelines for Assessment of Ecological Impacts of National Road Schemes* published by the NRA, were used for assigning value to designated sites, habitats and species within the Site and surrounding area.

Table A2. Description of values for ecological resources based on geographic hierarchy of importance.

Importance	Criteria
International Importance	- 'European Site' including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation. - Proposed Special Protection Area (pSPA). - Site that fulfils the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended). - Features essential to maintaining the coherence of the Natura 2000 Network. - Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive. - Resident or regularly occurring populations (assessed to be important at the national level) of the following: o Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or o Species of animal and plants listed in Annex II and/or IV of the Habitats Directive. - Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971). - World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972). - Biosphere Reserve (UNESCO Man & The Biosphere Programme). - Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).

Importance	Criteria
	- Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979). - Biogenetic Reserve under the Council of Europe. - European Diploma Site under the Council of Europe. - Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 293 of 1988).
National Importance	- Site designated or proposed as a Natural Heritage Area (NHA). - Statutory Nature Reserve. - Refuge for Fauna and Flora protected under the Wildlife Acts. - National Park. - Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park. - Resident or regularly occurring populations (assessed to be important at the national level) of the following: o Species protected under the Wildlife Acts; and/or o Species listed on the relevant Red Data list. o Site containing 'viable areas' of the habitat types listed in Annex I of the Habitats Directive.
County Importance	- Area of Special Amenity. - Area subject to a Tree Preservation Order. - Area of High Amenity, or equivalent, designated under the County Development Plan. - Resident or regularly occurring populations (assessed to be important at the County level) of the following: o Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; o Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; o Species protected under the Wildlife Acts; and/or o Species listed on the relevant Red Data list. o Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance. - County important populations of species; or viable areas of semi-natural habitats; or natural heritage features identified in the National or Local BAP; if this has been prepared. - Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county. - Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.
Local Importance (higher value)	- Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared; - Resident or regularly occurring populations (assessed to be important at the Local level) of the following: o Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; o Species of animal and plants listed in Annex II and/or IV of the Habitats Directive; o Species protected under the Wildlife Acts; and/or o o Species listed on the relevant Red Data list. o Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality;

Importance	Criteria
	- Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.
Local Importance (lower value)	- Sites containing small areas of semi-natural habitat that are of some local importance for wildlife; - Sites or features containing non-native species that is of some importance in maintaining habitat links.

Appendix III – EPA Impact Assessment Criteria

In line with the draft EPA Guidelines (EPA 2022), the following terms are defined when evaluating and quantifying the quality, significance, extent/context, probability and duration/frequency of effects.

Table A3. Definition of quality, significance, extent/context, probability and duration/frequency of effects.

Term	Definition
Quality of Effects	
Positive	A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).
Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Negative/Adverse	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).
Significance of Effects	
Imperceptible	An effect capable of measurement but without significant consequences.
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
Very Significant	An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics. No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error
Extent and Context of Effects	

Extent	Describe the size of the area, the number of sites and the proportion of a population affected by an effect.
Context	Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Probability of Effects	
Likely	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
Unlikely	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Duration and Frequency of Effects	
Momentary	Effects lasting from seconds to minutes.
Brief	Effects lasting less than a day
Temporary	Effects lasting less than a year.
Short-term	Effects lasting one to seven years.
Medium-term Effects	Effects lasting seven to fifteen years.
Long-term	Effects lasting fifteen to sixty years.
Permanent	Effects lasting over sixty years.
Reversible	Effects that can be undone, for example through remediation or restoration.
Frequency	Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).

Appendix IV – Site Photographs



Photograph 1. Site clearance works on 19th January 2026.



Photograph 2. Site clearance works on 19th January 2026.



Photograph 3. Site clearance works on 19th January 2026.



About DNV

DNV is the independent expert in risk management and assurance, operating in more than 100 countries. Through its broad experience and deep expertise DNV advances safety and sustainable performance, sets industry benchmarks, and inspires and invents solutions.

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