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Marine & Environmental Consultancy

Appropriate Assessment Screening for a Proposed Large-Scale Residential Development (LRD) at Summerhill Road, Dunboyne, Co. Meath.



20th of August 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: D/RES Properties for Solkerry Ventures Limited

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1 Introduction

The following Appropriate Assessment has been prepared by Altemar Ltd. for a Proposed Large-Scale Residential Development at Summerhill Road, Dunboyne, Co. Meath.

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.

1.1 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 over 32 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.

2 Methodology

2.1 Guidance

This Appropriate Assessment Screening Report has been prepared with regard to the following guidance documents, as relevant:

2.1.1 European Commission Guidance

- Assessment of Plans and Projects in Relation to Natura 2000 sites: Methodological Guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2021);
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC (European Commission, 2019);
- 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 European Commission (European Commission January 2007, updated 2012);
- Communication from the Commission on the Precautionary Principle (European Commission 2000)[1];
- Nature and Biodiversity Cases – Ruling of the European Court of Justice (European Commission 2006); and
- Article 6 of the Habitats Directive – Rulings of the European Court of Justice (European Commission Final Draft September 2014).
- 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;

2.1.2 Irish Guidance

- OPR Practice Note PN01. Appropriate Assessment Screening for Development Management (Office of the Planning Regulator, 2021);
- Applications for Approval for Local Authority Developments made to An Bord Pleanála under 177AE of the Planning and Development Act, 2000, as amended (Appropriate Assessment) – Guidelines for Local Authorities (An Bord Pleanála, 2013);
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (Department of Environment, Heritage and Local Government 2010 revision); and
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10 (NPWS, 2010).

2.1.3 UK Guidance

- Sustainability and Environmental Appraisal LA 115 Habitats Regulations assessment (formerly HD 44/09) (Design Manual for Roads and Bridges, UK Highways Agency September 2019); and
- Habitat Regulations Assessment Advice Note 10: Habitats Regulations Assessment relevant to nationally significant infrastructure projects Version 8 (The Planning Inspectorate, November 2017).

[1] The precautionary principle is a guiding principle that derives from Article 191 of the Treaty on the Functioning of the European Union and has been developed in the case law of the European Court of Justice (e.g. ECJ case C-127/02 – Waddenzee, Netherlands).
This guidance document notes that the precautionary principle "covers those specific circumstances where scientific evidence is insufficient, inconclusive or uncertain and there are indications through preliminary objective scientific evaluation that there are reasonable grounds for concern that the potentially dangerous effects on the environment, human, animal or plant health may be inconsistent with the chosen level of protection".
Applying the precautionary principle in the context of screening for appropriate assessment requires that where there is uncertainty or doubt about the risk of significant effects on a European site(s), it should be assumed that significant effects are likely, and AA must be carried out.

2.1.4 Other International Guidance

- Methodological Guideline for Impact Assessment of Transportation Infrastructure Significantly Affecting Natura 2000 Sites – Guidance on the provisions of Article 6(3, 4) of the Habitats Directive (Federal Ministry of Transport, Building and Housing of the Federal Republic of Germany 2004).

In addition, the following guidance has informed the approach to characterising impacts, including determining magnitude and significance of impacts, as relevant in the application to Appropriate Assessment and European sites:

- Guidelines for Ecological Impact Assessment in the UK and Ireland (Chartered Institute of Ecology and Environmental Assessment, 2018);
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022);
- Environmental Guidelines Series for Planning and Construction of National Roads (National Roads Authority, 2005-2009); and
- A guide to the assessment of air quality impacts on designated nature conservation sites (Institute of Air Quality management, 2020)

2.2 Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/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 [NATURA 2000] 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)[2]:

"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

[2] 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;

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."*

2.3 Assessment Methodology

The above referenced guidance sets out a staged process for carrying out Appropriate Assessment. To determine if an Appropriate Assessment is required, documented screening is required. Screening identifies the potential for effects on the conservation objectives of European sites, if any, which would arise from a proposed plan or project, either alone or in combination with other plans and projects (i.e. likely significant effects).

Significant effects on a European site are those that would undermine the conservation objectives supporting the favourable conservation condition of the Qualifying Interest (QI) habitats and/or the QI/Special Conservation Interest (SCI) species of a European site(s). 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; and,
   - 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"
   - 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 Natura 2000 site, then no further AA (Stage 2) will be required. In addition, Article 6(3) of the Habitats Directive should be interpreted to mean that, when deciding at the screening stage whether a full Appropriate Assessment (AA) is required for a plan or project, measures intended to avoid or reduce harmful effects on the site must not be considered.

In establishing which European sites are potentially at risk (in the absence of mitigation) from the proposed Project, a source-pathway-receptor approach was applied. In order for an impact to occur, there must be a risk enabled by having a source (e.g. water abstraction or construction works), a receptor (e.g. a European site or its QI(s) or SCI(s)[3]), and a pathway between the source and the receptor (e.g. pathway by air for airborne pollution, or a pathway by a watercourse for mobilisation of pollution). For an impact to occur, all three elements must exist; the absence or removal of one of the elements means there is no possibility for the impact to occur.

The identification of source-pathway-receptor connection(s) between the proposed Project and European sites essentially is the process of identifying which European sites are within the Zone of Influence (ZoI) of the proposed Project, and therefore potentially at risk of significant effects. The ZoI is the area over which the proposed Project could affect the receiving environment such that it could potentially have significant effects on the QI habitats or QI/SCI species of a European site, or on the achievement of their conservation objectives[4].

The identification of a source-pathway-receptor link does not automatically mean that significant effects will arise. The likelihood for significant effects will depend upon the characteristics of the source (e.g., extent and duration of construction works), the characteristics of the pathway (e.g. direction and strength of prevailing winds for airborne pollution) and the characteristics of the receptor (e.g. the sensitivities of the European site and its QIs/SCIs).

The 'likely significant effects' test is based on the precautionary principle[5]. The precautionary principle means that, based on the most reliable available information, where there is uncertainty or doubt as to the absence of significant effects, the project cannot be screened out and an appropriate assessment must be carried out.

[3] The term qualifying interest is used when referring to the habitats or species for which an SAC is designated; the term special conservation interest is used when referring to the bird species (or wetland habitats) for which an SPA is designated.

[4] As defined in the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)

[5] The precautionary principle is a guiding principle that derives from Article 191 of the Treaty on the Functioning of the European Union and has been developed in the case law of the European Court of Justice (e.g., ECJ case C-127/02 – Waddenzee, Netherlands).
The guidance document Communication from the Commission on the Precautionary Principle (European Commission, 2000) notes that the precautionary principle "covers those specific circumstances where scientific evidence is insufficient, inconclusive or uncertain and there are indications through preliminary objective scientific evaluation that

2.4 Desktop Data Review

The desktop data sources used to inform the assessment presented in this report are as follows:

- Online data available on European sites and protected habitats/species as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie , including conservation objectives documents
- Online data available on protected species as held by the National Biodiversity Data Centre (NBDC) from www. biodiversityireland.ie
- Information on the surface water network and surface water quality in the area available from www.epa.ie
- Information on groundwater resources and groundwater quality in the area available from www.epa.ie and www.gsi.ie
- Ordnance Survey of Ireland mapping and aerial photography available from www.osi.ie
- Information on the location, nature and design of the proposed development supplied by the applicant's design team.

2.5 Field Surveys

A series of field surveys at the subject site were carried out between November 2025 and June 2026 in order to identify any sensitive ecological receptors, in particular Qualifying SACs and SPAs within the Zone of Influence (ZoI) of the Proposed Development. Five wintering bird surveys were carried out at the subject lands from November 2025 to March 2026, aimed at providing information to assist in assessing the potential impact of the proposed development on wintering birds within/over the development area, in particular species listed as Qualifying Interests of nearby SPAs. A mammal survey was carried out during the mammal survey period on 11th Dec 2025. Bat surveys were conducted by Frank Spellman (MSc.) and Dr. Tadhg Lonergan on the 21st of May and 12th June 2026. Bat surveys were carried out in mild dry conditions, and all surveys covered all lands within the site outline and the lands immediately outside the site where feasible. Flora surveys were carried out on the same dates as bat surveys to identify habitat types according to the Fossitt (2000) habitat classification and map their extent. In addition, more detailed information on the species composition and structure of habitats, conservation value and other data were gathered.

there are reasonable grounds for concern that the potentially dangerous effects on the environment, human, animal or plant health may be inconsistent with the chosen level of protection".
Applying the precautionary principle in the context of screening for appropriate assessment requires that where there is uncertainty or doubt about the risk of significant effects on a European site(s), it should be assumed that significant effects are possible and AA must be carried out.

3 Stage 1 Provision of Information for Screening Assessment

3.1 Management of the Site

The plan or project is not directly connected with, or necessary to the management of Natura 2000 sites.

3.2 Description of the Proposed Project

The Proposed Development will consist of a Large-Scale Residential Development on lands at Summerhill Road, Dunboyne, Co. Meath. comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works.

The development shall comprise:

a) Construction of 248 no. residential units as follows:
   - 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden.
   - 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies.
   - 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces.
   - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm).

b) 1 no. childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm).

c) Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the creche facility) and a total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces).

d) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;

e) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228).

f) All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatment works including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.

The proposed site location, outline and layout are demonstrated in Figures 1-3.



Figure 1. Proposed site location



Figure 2. Proposed site outline



Figure 3. Proposed site layout plan

3.3 Drainage

An Engineering Assessment Report has been prepared by CS Consulting to accompany this planning application. The report outlines the following:

3.3.1 Storm Water Drainage

As part of this application, it is proposed to divert this existing storm sewer to exit the development via the proposed access, run westwards along Summerhill Road and discharge into the existing culvert just south of the R157.

2.4.1 Allowable run-off rate and Surface water design

The development is required to retain stormwater volumes predicted to be experienced during extreme rainfall events. This is defined as the volume of storm water generated during a 1-in-100-year storm event, increased by 20% for the predicted effects of climate change. In accordance with the Greater Dublin Strategic Drainage Study (GDSDS), the proposed development shall restrict the stormwater run-off to greenfield run-off rates or 2.0l/s/ha whichever is greater, unless other requirements are specified by Meath County Council. The greenfield runoff rate for the proposed development was determined through the HR Wallingford online tool. The calculated Q-Bar value for the overall development site is 14.7 l/sec, considering an overall drainable site area of 6.51ha.

To ensure an accurate calculation of the development's required attenuation storage volume, the following data were obtained from Met Éireann:

a) the SAAR (Standard Annual Average Rainfall) for the area (840mm/year);

b) the sliding duration table for the site, indicating the 1-in-100-year rainwater intensities to be used;

2.4.2 Proposed surface water drainage layout and connection points

The topography of the subject site indicates that the development site is generally flat, albeit falls from south to north. Due to the flat nature of the development site and the invert level of the existing open channel along the northern boundary, the development site has been divided into two principal catchments areas for the collection and disposal of stormwater runoff from impermeable areas:

• Catchment 1 of 1.72ha

All storm water from this Catchment shall be collected in a designed attenuation tank of total volume approx. 551m3. All storm water from this catchment shall discharge into the proposed diverted storm sewer via an appropriate flow control device. The discharge rate for Catchment 1 shall be limited to 3.81 l/s, calculated as a proportion of this Catchment's area relative to the overall site's drainable area and overall discharge rate of 6.51ha and 14.7 l/s, respectively:

14.7 l/s x (1.72ha / 6.51ha) = 3.89 l/s

• Catchment 2 of 4.79ha

All storm water from this Catchment shall be collected in 4 no. designed detention basins placed over 2 no. attenuation tanks and shall have a total combined volume of approx. 1698m3. All storm water from this catchment shall discharge into the existing open channel along the north-eastern boundary of the development site via an appropriate flow control device. The discharge rate for Catchment 2 shall be limited to 10.89 l/s, calculated as a proportion of this Catchment's area relative to the overall site's drainable area and overall discharge rate of 6.51ha and 14.7 l/s, respectively:

14.7 l/s x (4.79ha / 6.51ha) = 10.81 l/s

The total effective impermeable area for the overall development site is:

8422 m2 + 23707 m2 = 32129 m2

For each catchment, the surface water runoff shall be collected in separate storm water pipes of size 225mm to 450mm diameter and shall be discharged into attenuation tanks and detention basins placed over attenuation tanks. The attenuated water from each of the tanks and detention basins shall then pass through a petrol interceptor and a hydrobrake (proposed separately for each catchment), before discharging into the proposed diverted storm line for Catchment 1 and into the existing open channel for Catchment 2.

For Catchment 1, it is proposed to backdrop the last pipe immediately downstream of the attenuation tank at approximately 1.2m above the invert level of the diverted storm line. This shall reduce to a minimum the likelihood of surcharge of the proposed storm network for extreme storm events. Likewise, for Catchment 2 it is proposed to outfall the storm above the existing invert level of the open channel.

2.5 Proposed Sustainable Drainage System (SuDS) Design

Meath County Council's Drainage Division requires that all developments adhere to their policy of implementing Sustainable Drainage Systems (SuDS). SuDS not only entail restricting stormwater discharge during extreme storm events but also to integrate sustainable water management solutions to create safe places. The features proposed shall reduce run-off volumes and pollution concentrations and enhance groundwater recharge and biodiversity.

2.5.1 Proposed SuDS Elements

The proposed SuDS features within the subject development shall consist of:

a. Permeable paving for car-parking bays.

b. Detention Basins

c. Tree Pits

2.5.2 Surface Water Treatment

Land use is the primary influencing factor in the quality of urban surface water runoff and can therefore be used to represent the significance of the expected pollutant concentrations generated during rainfall events. The Simple Index Approach (SIA). -The SuDS Manual will be applied in the stormwater treatment analysis of the proposed development, which is residential in nature. To implement this method effectively, the steps described below will be followed.

• Step 1: Define SuDS Treatment Areas for the proposed development.

• Step 2: Produce a SuDS Treatment Train table with the total areas for each hardstanding and soft landscaping surface type present on the proposed development, outlining the proposed SuDS feature and end recipient for each of the surfaces.

• Step 3: Allocate pollution hazard indices to the development's proposed land use for the following types of pollutants: suspended solids, metals, and hydrocarbons.

• Step 4: Allocate pollution mitigation indices to each proposed SuDS component for the following types of pollutants: suspended solids, metals, and hydrocarbons.

• Step 5: Using the Simple Index Approach, compare the aggregated surface water pollution mitigation indices determined in Step 4 to the pollution hazard indices. determined in Step 3. The aggregated surface water pollution mitigation indices should be greater than the pollution hazard indices.

2.5.3 Attenuation Storage

The restriction of post development run-off to greenfield discharge rates is intended to be achieved primarily through the provision of onsite attenuation storage, which shall retain excess runoff during extreme rainfall events and allow this to be discharged at a controlled rate. Refer to chapter 2.4.1 contained in this report for a breakdown of the allowable discharge rates in each Catchment of the proposed development.

As mentioned previously the overall development shall be divided in 2 principal catchment areas. Both catchment areas shall be provided with attenuation systems and shall have a combined volume of 2,249m3 and shall be discharged via flow-controlled mechanism at a maximum combined rate of 14.7l/s.

Catchment 1

Catchment 1 has an area of circa 1.72ha and the greenfield runoff rate has been established as 3.89 l/s. Attenuation is provided in the form of an attenuation tank located to the south of the apartment block along the southern boundary.

*The proposed attenuation tank shall have a total volume of **551m3** and has been designed to cater for 1-in-100 storm event increased by 20% climate change. Stormwater from this catchment shall discharge into the diverted storm line via a flow control device, at a maximum rate of 3.89 l/s.*

Catchment 2

*Catchment 2 has an area of 4.79ha and the greenfield runoff rate has been established as 10.81 l/s. Attenuation storage for Catchment 2 shall be divided onto 2 no. attenuation systems. The overall attenuation volume for Catchment 2 shall equate to a total of **1698m3**.*

*The western attenuation system is in the form of a detention basin placed on top of an attenuation tank. The attenuation tank has been designed for 1-in-30-year storm event and the detention basin has been designed for 1-in-100-year storm event increased by 20% climate change. The detention basin shall have a gradient of 1:4 and the maximum water depth within the basin at any time would not exceed 300mm. Land drains shall collect and direct water from west to east. The storm water from this attenuation system shall then be discharged into the main storm network within the site via a flow-controlled mechanism at a maximum rate of 2.5 l/s. The combined volume of the attenuation tank and the detention basin shall equate to a total of **711m3**.*

*The eastern attenuation system is in the form of three adjoining detention basins placed on top of an attenuation tank. The attenuation tank has been designed for 1-in-30-year storm event and the detention basin has been designed for 1-in-100-year storm event increased by 20% climate change. The detention basin shall have a gradient of 1:4 and the maximum water depth within the basin at any time would not exceed 300mm. Land drains shall collect and direct water from west to east. The storm water from this attenuation system shall discharge into the existing open channel via a flow-controlled mechanism at a maximum rate of 10.81 l/s. The combined volume of the attenuation tank and the detention pond shall equate to a total of **987m3**.*

3.3.2 Foul Water Drainage

3.3 Proposed Foul Drainage Arrangements and Outfall

All foul effluent generated from the proposed development will be collected in separate foul pipes and discharge to a proposed on-site Type 3 foul pump station, designed to provide 24- hour storage capacity as per UÉ Code of Practice. Effluent would then be pumped via an 80mm rising main to the existing 450 mm foul sewer approx. 620m from the development site within the Dunboyne Industrial Estate.

A septicity test was carried out for the 80mm rising main, the test results shows that the 80mm rising main can cater for the proposed development.

3.4 Uisce Éireann Engagement

A Pre-Connection Enquiry (PCE) was submitted to Uisce Éireann for the proposed development. As a response to the PCE, a confirmation of Feasibility (CoF) was issued by Uisce Éireann on September 1st 2025 and it was noted that wastewater connection is feasible subject to upgrades;

'It is the responsibility of the applicant to verify that a gravity connection to the public foul sewer is possible.

Proposed Connection point should be to the existing 450mm Sewer to the Northeast of the site within neighbouring industrial estate.

The proposed wastewater connection for this development connects to the Uisce Eireann network via infrastructure that has not been taken in charge by Uisce Eireann (Third Party Infrastructure). Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

• Identify and procure transfer to Uisce Eireann of the arterial wastewater Infrastructure within the Third Party Infrastructure.

• Demonstrate that the arterial infrastructure are in compliance with requirements of Uisce Eireann Code of Practice and Standard Details and in adequate condition and capacity to cater for the additional water demand.

Please note that there is a lot of interest in this area from Connection Applications and Pre-Connection Enquiries and limited capacity at the connection point/Network and this will be re-assessed if/when a Connection Application is received. This connection point/Network will be monitored from current on the ground connection applications and this may affect the analysis.

In the case capacity is exceeded due to high growth in the catchment, additional upgrades, such as ground infiltration and/or stormwater reduction works may be required to facilitate development.'

As per the CoF received, it is proposed to collect the foul effluent generated within the site in a foul sewer network that shall then outfall via gravity into a Type 3 foul pumping station at the northeast corner of the site. From here the foul effluent shall discharge via an 80mm rising main into the existing 450mm diameter foul sewer along Dunboyne Business Park. Any Letter of Consent required shall be obtained by the applicant and shall be submitted during the Connection Application stage.

3.5 Design Standards

• Uisce Éireann Code of Practice for Wastewater Infrastructure

• Part H of the Building Regulations.

Figure 4 and 5 outline the proposed site drainage.



Figure 4. Proposed site drainage sheet 1

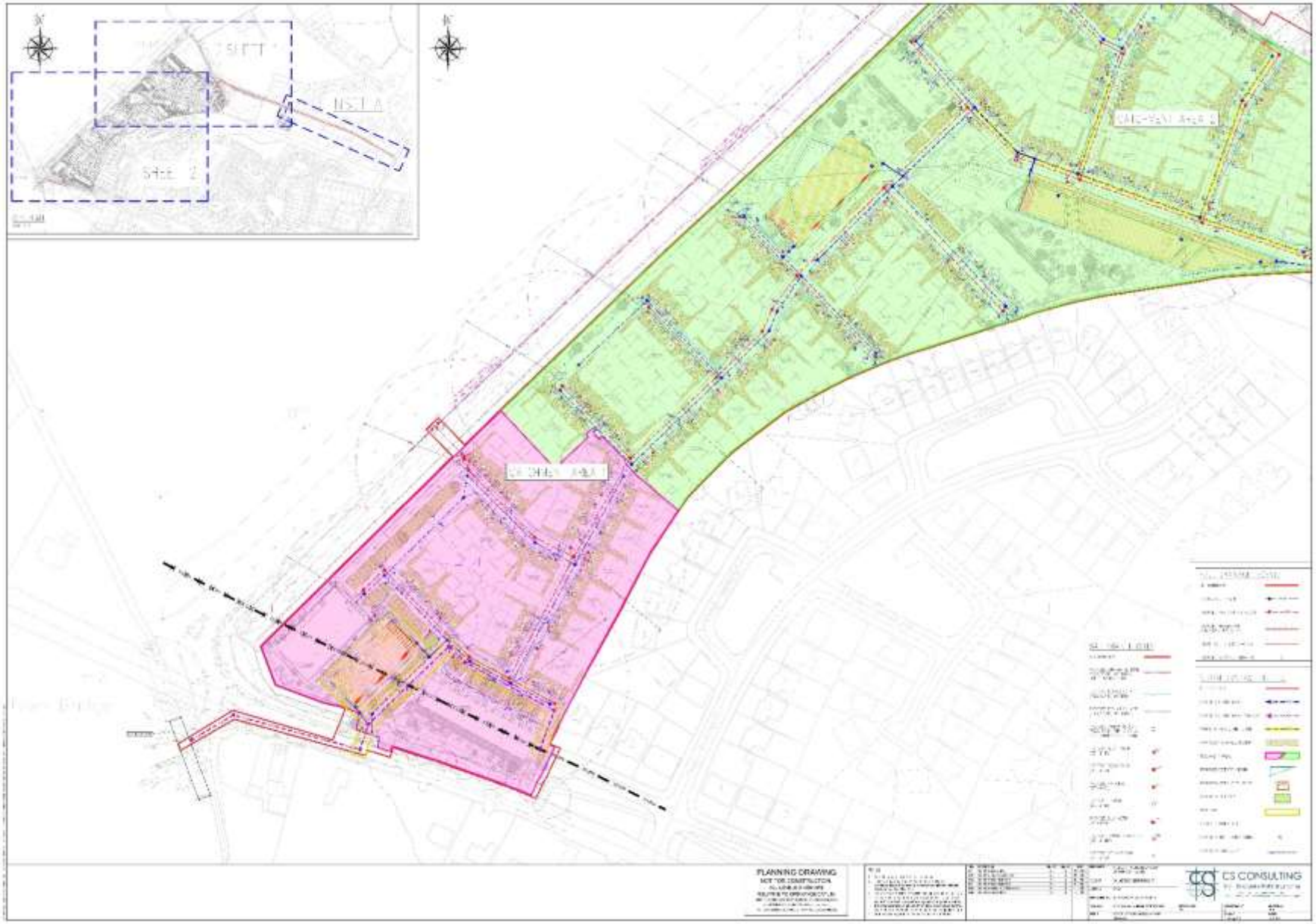


Figure 5. Proposed site drainage sheet 2

3.4 Site-Specific Flood Risk Assessment

The Site-Specific Flood Risk Assessment, as part of the Hydrological Assessment, has been prepared by Tetra Tech. In relation to the flood risk of the development area, the report outlines the following:

"The assessment of flood risk within Stages I, II and III concluded that:

- *The Proposed Development is located within Flood Zone C.*
- *Coastal flood risk is insignificant due the site's inland location.*
- *No Groundwater flood risk is identified*
- *Pluvial flood risk will be managed by an appropriately designed drainage system.*
- *There is no increase in flood risk elsewhere caused by the proposed development.*
- *The flood risk assessment has identified that the site is appropriate for the development as proposed.*

Overall, the assessment concludes that the site is in Flood Zone C with a low risk of flooding. Potential for pluvial flooding, residual flood risks and consideration of climate change are effectively managed through setting of appropriate finished floor levels and a robust and sustainable site drainage design including SuDS. As such, the development complies with the relevant policies and guidelines and is therefore appropriate for development from a flood risk perspective."

3.5 Lighting

A Public Lighting Report was prepared by Fallon Design M &E Engineering. The report outlines the following:

The design uses 86 x Metro Streetlight 19w LED 3000K:

- 56 x Single Street Optic R03 mounted on 6m columns with no tilt
- 22 x Single Street Optic R01 mounted on 6m columns with no tilt
- 8 x Forward Throw A Optic mounted on 6m columns with no tilt.

1.1 Proposed Lighting Fittings

The lighting design is based on the following light fittings:



Luminaire A Data

Supplier	
Type	Veelite Metro Streetlight 19w LED Forward Throw A Optic
Lamp(s)	8LED 3000K G4 700mA
Lamp Flux (klm)	2.26
File Name	5MTA08LGA-FTA-3K.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	401.3, 47.0, 0.5
No. in Project	8



Luminaire B Data

Supplier	
Type	Veelite Metro Streetlight 19w LED Street Optic R03
Lamp(s)	8LED 3000K G4 700mA
Lamp Flux (klm)	2.27
File Name	5MTA08LGA-R03-3K.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	537.8, 56.5, 0.3
No. in Project	56



Luminaire C Data

Supplier	
Type	Veelite Metro Streetlight 19w LED Street Optic R01
Lamp(s)	8LED 3000K G4
Lamp Flux (klm)	2.15
File Name	5MTA08LGA-R01-3K.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	680.3, 387.6, 0.6
No. in Project	22

The majority of light spill will be contained within the site boundary specifically along the southern, eastern and western boundaries, and open space areas will be kept unlit.

The proposed site lighting layout is shown in Figures 6 and 7. Lighting is compliant with bat lighting guidelines with a temperature of 3000K.

3.6 Landscape

The landscape plan for the proposed development has been prepared by Áit. The landscape plan is shown in Figure 8.



Figure 6. Proposed Public Lighting Plan Part 1



Figure 7. Proposed Public Lighting Plan Part 2



Figure 8. Proposed landscape plan

3.7 Identification of Relevant Natura 2000 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)*."

A key factor in the consideration as to whether or not, a particular European site is likely to be affected by the Proposed Development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest European site to the proposed development is 5.49 km away (Rye Water Valley/Carton SAC) with no hydrological connectivity to the Proposed Development site. However, the Proposed Development site is hydrologically connected via the Tolka_020, located in the east of the project site, to South Dublin Bay SAC (approx. 24.89 km downstream), South Dublin Bay and River Tolka Estuary SPA (approx. 21 km downstream), North Dublin Bay SAC and North Bull Island SPA (both 23.61 km downstream). In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will discharge, via gravity, to an on-site Type 3 foul pump station (providing 24-hour storage), then to the existing foul sewer within Dunboyne Industrial Estate, at the Navan Road/Dunboyne Business Park Road junction. This connects to the wider Uisce Éireann foul network, ultimately conveying flows to Ringsend WwTP, where it will be treated under licence prior to discharge to Dublin Bay.

In the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the ZoI was expanded for this assessment 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 considered.

All Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA's and SAC's within 15km are seen in Figures 9 & 10. Watercourses and waterbodies in proximity to the project development site are outlined in Figure 11.

Table 1. Proximity to designated sites of conservation importance

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE001398	Rye Water Valley/Carton SAC	5.49 km
IE000210	South Dublin Bay SAC	19.90 km
IE000206	North Dublin Bay SAC	20.56 km
Special Protection Areas		
IE004024	South Dublin Bay and River Tolka Estuary SPA	17.73 km
IE004006	North Bull Island SPA	20.56 km

Table 2. Initial screening of Natura 2000 sites within 15km and Natura 2000 sites beyond 15km with potential of source-pathway-receptor connectivity to the proposed development

Natura Code	Name	Screened In/Out	Details/Reason
Special Areas of Conservation			
IE001398	Rye Water Valley/Carton 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** Petrifying springs with tufa formation (*Cratoneurion*)[7220] *Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016] **Potential Impact** The proposed development site is located 5.49 km from this SAC. No potential impact is foreseen. There is no direct or indirect pathway from the proposed development 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.**
IE000210	South Dublin Bay 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** 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 proposed development site is located 19.90 km (24.89 km downstream) from this SAC. There is an indirect hydrological pathway from the proposed development site to this SAC via the watercourse (Tolka_020) on site. The watercourse ultimately outfalls to the River Tolka, which in turn outfalls to the marine environment at Dublin Bay. During construction standard measures will be on site to comply with Water Pollution Acts. In the absence of any measures on site given the substantial hydrological distance, dilution, mixing and flocculation within the watercourse, any pollutants, dust or silt-laden run-off/pollution that enters the drainage network will be at negligible levels, prior to reaching Dublin Bay and associated South Dublin Bay SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. During operation standard SuDS measures will be in place, comprising of permeable paving, attenuation storage and

Natura Code	Name	Screened In/Out	Details/Reason
			petrol interceptors ahead of each discharge point, together with interception storage. In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will be discharged to Ringsend WwTP, via the existing foul sewer network where it will be treated under licence prior to being discharged to Dublin Bay, proximate to this SAC. Given the distance from the proposed development site to this SAC (19.90 km) and that foul water drainage will be treated prior to being discharged into Dublin Bay, any pollutants will be dispersed, diluted, and ultimately treated along the public network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000206	North Dublin Bay 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** 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] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Petalwort (*Petalophyllum ralfsii*) [1395] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] **Potential Impact** The proposed development site is located 20.56 km (23.61 km downstream) from this SAC. There is an indirect hydrological pathway from the proposed development site to this SAC via the watercourse (Tolka_020) on site. The watercourse ultimately outfalls to the River Tolka, which in turn outfalls to the marine environment at Dublin Bay. During construction standard measures will be on site to comply with Water Pollution Acts. In the absence of any measures on site given the substantial hydrological distance, dilution, mixing and flocculation within the watercourse, any pollutants, dust or silt-laden run-off/pollution that enters the drainage network will be at negligible levels, prior to reaching

Natura Code	Name	Screened In/Out	Details/Reason
			Dublin Bay and associated North Dublin Bay SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. During operation standard SuDS measures will be in place, comprising of permeable paving, attenuation storage and petrol interceptors ahead of each discharge point, together with interception storage In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will be discharged to Ringsend WwTP, via the existing foul sewer network where it will be treated under licence prior to being discharged to Dublin Bay, proximate to this SAC. Given the distance from the proposed development site to this SAC (20.56 km) and that foul water drainage will be treated prior to being discharged into Dublin Bay, any pollutants will be dispersed, diluted, and ultimately treated along the public network. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. 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	**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] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetlands [A999] **Potential Impact** The proposed development site is located 17.73 km (21 km downstream) from this SPA. There is an indirect hydrological pathway from the proposed development site to this SPA via the watercourse (Tolka_020) on site. The watercourse ultimately outfalls to the River Tolka,

Natura Code	Name	Screened In/Out	Details/Reason
			which in turn outfalls to the marine environment at Dublin Bay. During construction standard measures will be on site to comply with Water Pollution Acts. In the absence of any measures on site given the substantial hydrological distance, dilution, mixing and flocculation within the watercourse, any pollutants, dust or silt-laden run-off/pollution that enters the drainage network will be at negligible levels, prior to reaching Dublin Bay and associated South Dublin Bay and River Tolka Estuary SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. During operation standard SuDS measures will be in place, comprising of permeable paving, attenuation storage and petrol interceptors ahead of each discharge point, together with interception storage In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will be discharged to Ringsend WwTP, via the existing foul sewer network where it will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given the distance from the proposed development site to this SPA (17.73 km) and that foul water drainage will be treated prior to being discharged into Dublin Bay, any pollutants will be dispersed, diluted, and ultimately treated along the public network. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (17.73 km) across a substantial urban environment, in the absence of mitigation, no noise or vibration impacts on the qualifying interests of this SPA are foreseen. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004006	North Bull Island 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] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149]

Natura Code	Name	Screened In/Out	Details/Reason
			Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland [A999] **Potential Impact** The proposed development site is located 20.56 km (23.61 km downstream) from this SPA. There is an indirect hydrological pathway from the proposed development site to this SPA via the watercourse (Tolka_020) on site. The watercourse ultimately outfalls to the River Tolka, which in turn outfalls to the marine environment at Dublin Bay. During construction standard measures will be on site to comply with Water Pollution Acts. In the absence of any measures on site given the substantial hydrological distance, dilution, mixing and flocculation within the watercourse, any pollutants, dust or silt-laden run-off/pollution that enters the drainage network will be at negligible levels, prior to reaching Dublin Bay and associated North Bull Island SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. During operation standard SuDS measures will be in place, comprising of permeable paving, attenuation storage and petrol interceptors ahead of each discharge point, together with interception storage In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will be discharged to Ringsend WwTP, via the existing foul sewer network where it will be treated under licence prior to being discharged to Dublin Bay, proximate to this SPA. Given the distance from the proposed development site to this SPA (20.56 km) and that foul water drainage will be treated prior to being discharged into Dublin Bay, any pollutants will be dispersed, diluted, and ultimately treated along the public network. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. Given the minimum distance to this SPA (20.56 km) across a substantial urban environment, in the absence of mitigation, no noise or vibration impacts on the qualifying interests of this SPA are foreseen. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

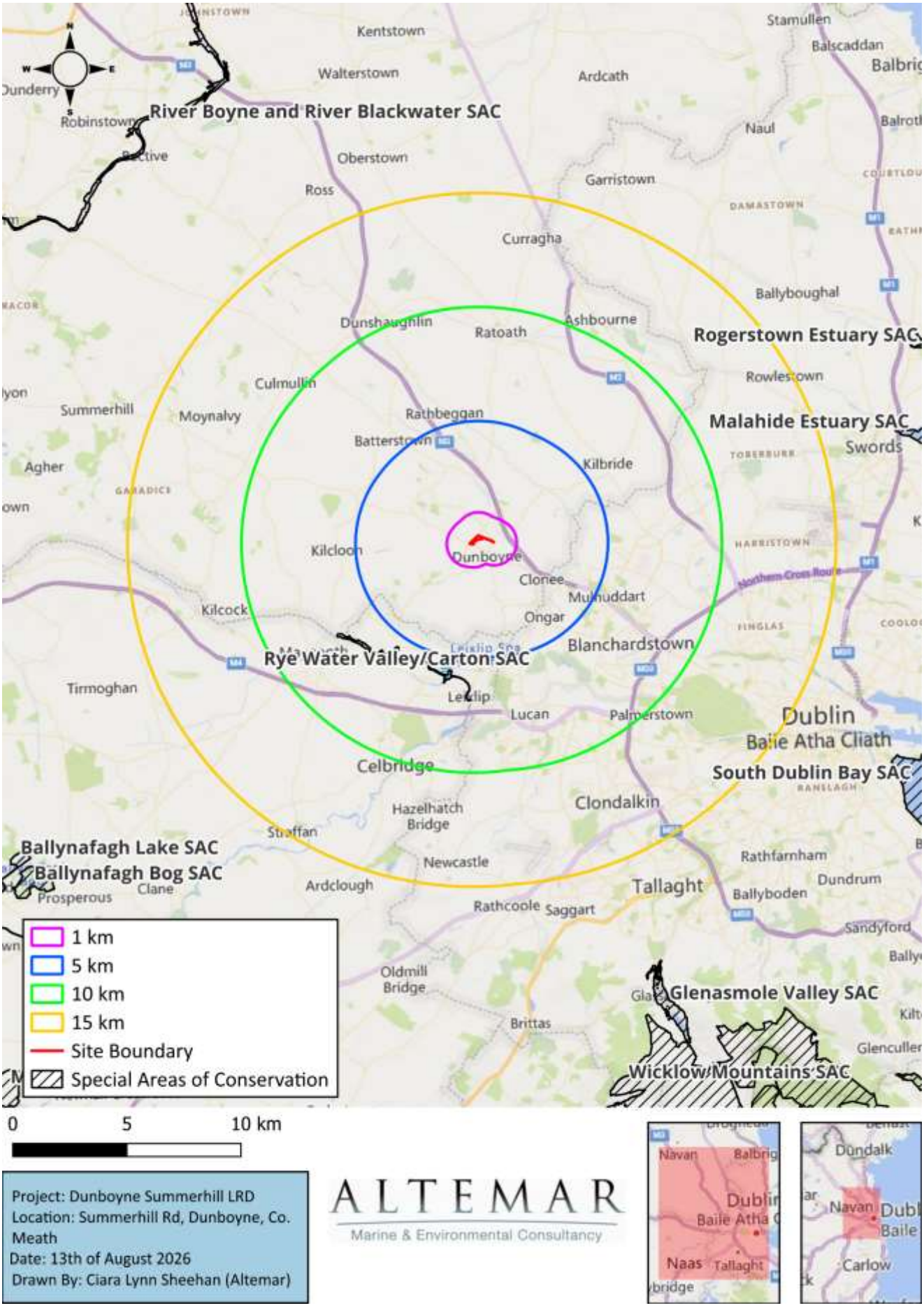


Figure 9. Special Areas of Conservation (SACs) within 15 km of the Proposed Development site

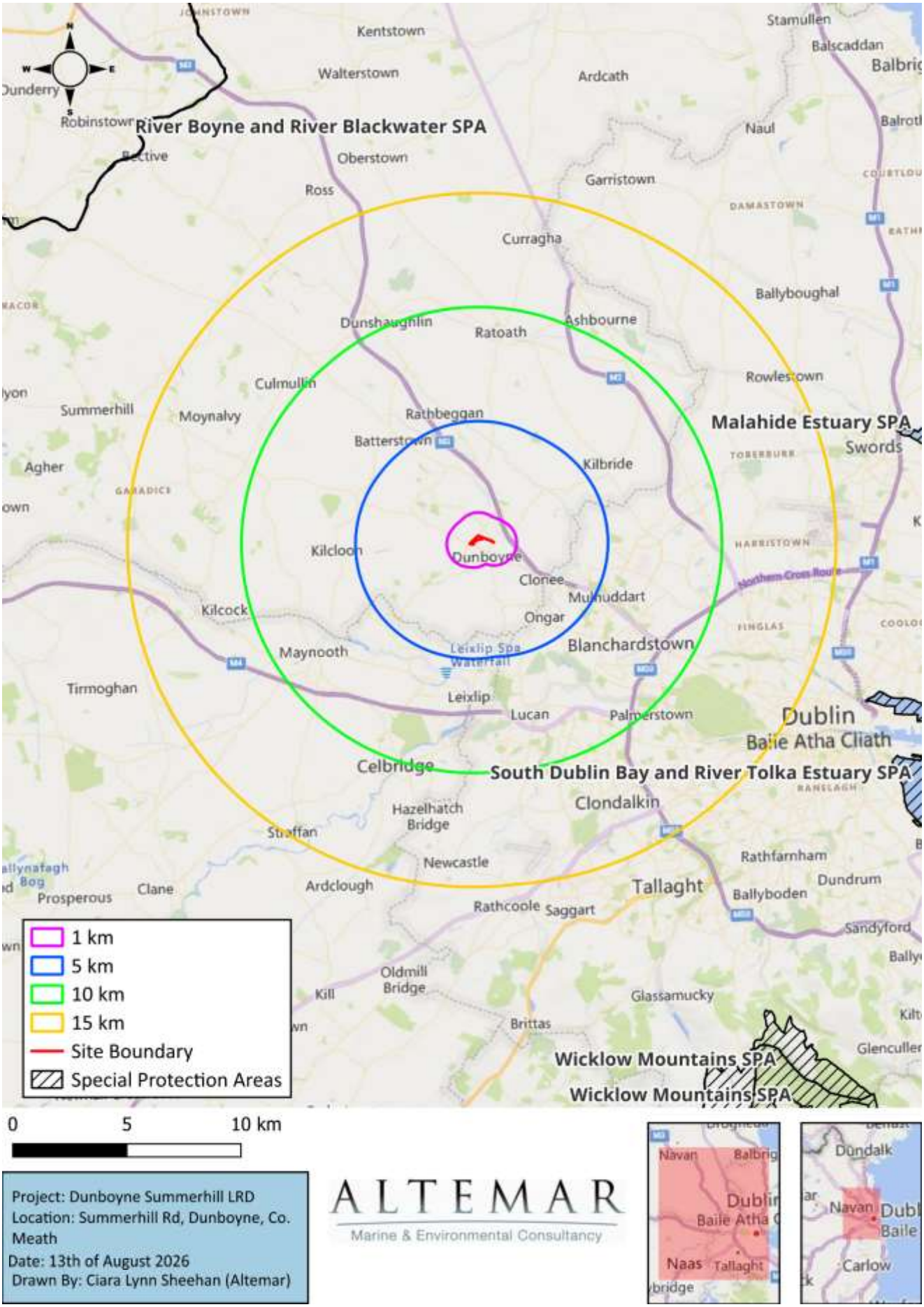


Figure 10. Special Protection Areas (SPAs) within 15 km of the Proposed Development site

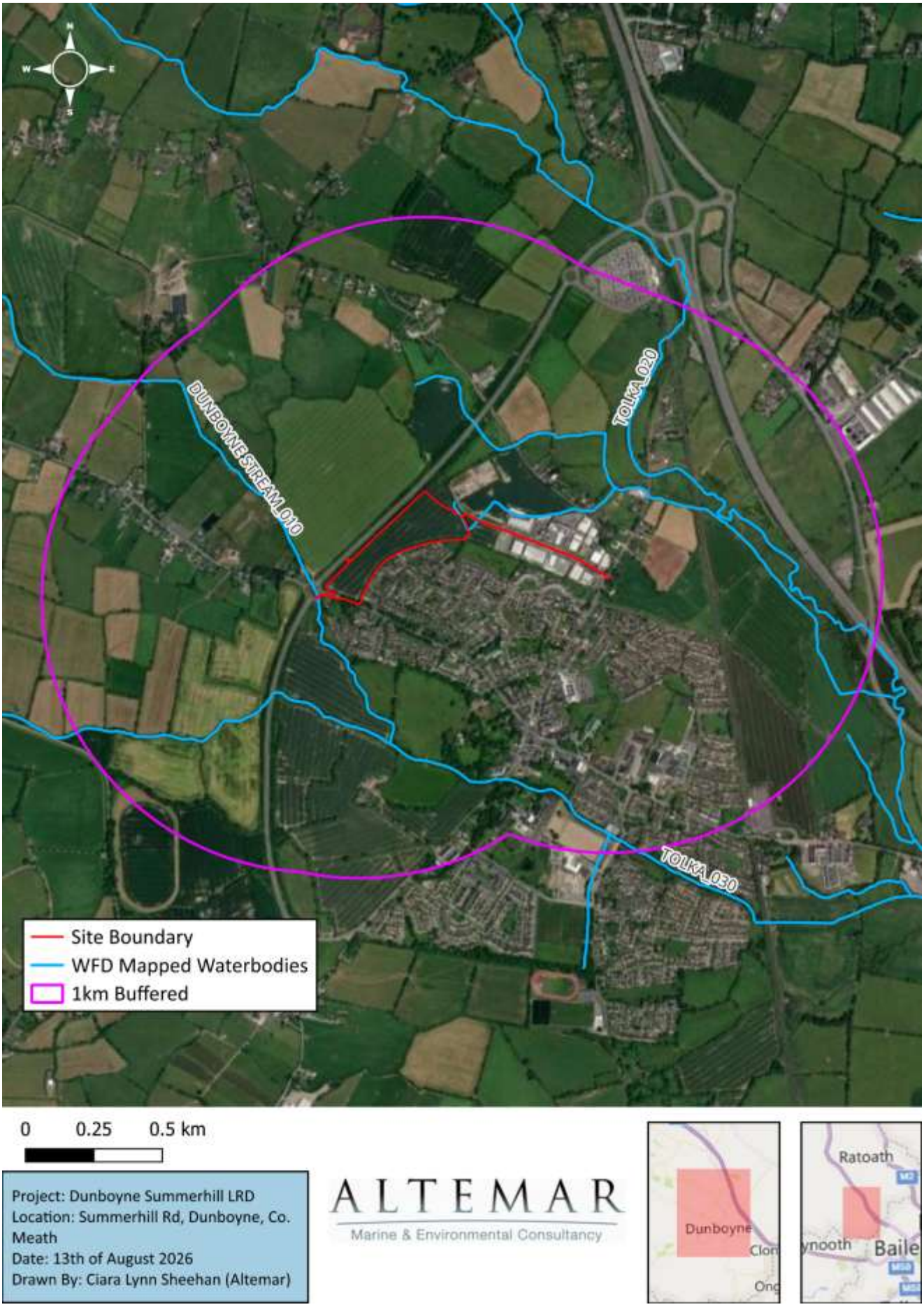


Figure 11. WFD Mapped Waterbodies in proximity to the Proposed Development site



Figure 12. Habitat Map according to Fossitt (2000) of the Proposed Development site

3.8 In-Combination Effects

There are several proposed developments (last five years) located in the area immediately surrounding the subject site that have been assessed for potential in-combination effects through the examination of planning documentation. The following is a list of planning applications in close proximity to the subject site as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal[6],:

Table 3. In combination effects evaluated.

Ref. No.	Address	Proposal
2660066	The townlands of Hilltown Jarretstown Walterstown Moor of Meath Rathleek , Cappaghcreen Milestown Oranstown Castlefarm Dunboyne and Bennetstown.	Permission for a 10-year approval for development at this site consisting of up to approximately 23.99 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Meath with a total site area of c. 25.71 ha. The proposed development consists of the following elements: •Installation of 3no. new 38 kV underground cable routes or cable route sections and all associated site and development works within the administrative area of Meath County Council (MCC) as outlined below and illustrated on the maps herein: •The proposed Coolmine cable route section in MCC is approximately 3.42 km in length crossing the townlands of Hilltown, Jarretstown and Walterstown from east to west. • The proposed Leixlip cable route section in MCC is approximately 4.08 km in length crossing the townlands of Moor of Meath, Walterstown, Rathleek, Cappaghcreen and Milestown from south to north. • The proposed Macetown cable route is wholly within MCC and is approximately 16.49 km in length crossing the townlands of Cappaghcreen, Walterstown, Milestown, Rathleek, Oranstown, Castlefarm, Dunboyne and Bennetstown from south to north. The primary purpose of the proposed underground cables is to provide electrical power to the Dart+ West Railway project as granted under the DART+ West Railway Order (ACP Ref. 314232). The proposed underground cable routes will incorporate the following elements: • Communication links and fibre optic cables between all substations in the same trench as the UGC; • Joint bays and communication chambers along the UGC alignment; • Temporary construction laydown and work areas with ancillary staff facilities and parking, temporary access tracks, passing bays and water and utility crossings; • All associated and ancillary above and below ground site development works, including works comprising or relating to permanent and temporary construction and roadworks and excavation (including HDD) and vegetation clearance. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Assessment (NIS) will be submitted to the Planning Authority with the application.
2360256	Dunboyne AFC , Summerhill Road , Dunboyne Co. Meath A86 KT68	Permission for the erection of 6no. 15m high floodlight poles and associated lighting for the existing main pitch and training pitch along with all other ancillary site development works
2660589	Summerhill Road , Dunboyne , Co. Meath	Permission for the development will consist of the construction of a new proposed two storey dwelling and detached single storey garage, opening of a new vehicular entrance to the site and wastewater treatment system and coco filter together with all associated site development works
2360065	South-west of the M3 Parkway , and south-east of the Dunboyne Bypass (R157) , located in the Townland of Bennetstown and the balance (1.92ha) located in the	We, McGarrell Reilly Homes intend to apply for a 10-year permission for development in the Townlands of Bennetstown, Pace, and Dunboyne. The subject site (2.79ha) encompasses an area of 0.87ha situated to the south-west of the M3 Parkway and south-east of the Dunboyne Bypass (R157) located in the Townland of Bennetstown, and the balance (1.92ha) located in the Townlands of Pace, Bennetstown and Dunboyne including the Dunboyne Bypass (R157) and M3 Parkway access, Kennedy Road and Navan Road for infrastructure works. The development will consist of: i.

[6] https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de

Ref. No.	Address	Proposal
	Townlands of Pace Bennetstown and Dunboyne including the Dunboyne Bypass (R157) and M3 Parkway	Construction of a single-storey commercial building with a cumulative gross floor space (GFS) of 2,160 sq.m comprising: a. A supermarket with delivery, store and service area (1,880 sq.m), including net retail floorspace of 1,510 sq.m, and b. 2 commercial units (combined 280 sq.m) to facilitate Class 1 (Shop), Class 2 (Financial, Professional and Other Services) or Café (food and beverage) uses. ii. Provision of a 4-arm signalised junction replacing the existing Pace roundabout to include a new northern arm with segregated cycleway and footpath; iii. Upgrade works to the existing R157 and M3 Parkway access road to facilitate junction improvements; iv. Access to the development is proposed via a new 3-arm priority-controlled junction from the upgraded southern arm of the proposed 4-arm signalised junction, with 6m wide internal access roads to serve the development; v. A total of 118 surface level car parking spaces including 6 disabled access bays and 4 electric car charging points; vi. 20 short-stay bicycle parking spaces; vii. 1 Electricity substation / switch room; viii. Foul sewer connection to existing public system including pumping station on site with rising mains along Kennedy Road and Navan Road; ix. Permission is also sought for hard and soft landscaping, lighting, attenuation and drainage and all ancillary site development works. Significant further information/revised plans submitted on this application
2660001	Principally located in Bennetstown (townland) to the west of the R157 and North of Kennedy Road and also extending into Pace and Dunboyne (townlands) , Dunboyne North , Co. Meath	Permission for the following Large-Scale Residential Development consisting of: 1) the demolition of 2 no. existing agricultural farm sheds and associated structures, 2) the removal of the existing GAA pitch and associated structures; 3) the construction of 356 no. residential units comprising 252 no. dwelling houses and 104 no. maisonettes/apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The maisonettes are 2 storey in height and the apartments/duplexes are in 4 no. blocks (i.e. Blocks A-D) ranging in height from 3 to 4 storeys; 4) a 2 storey creche; 5) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes, the replacement of an existing roundabout with a new signalised junction and the provision of a northern arm off the new signalised junction; 6) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; 7) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, 8) foul pumping stations and connection to the existing public sewerage system via the Old Navan Road; 9) a watermain connection to the north of the site at Pace (townland); 10) 4 no. ESB substation/kiosks; 11) construction of conveyance swales and filter drains as part of pluvial flood mitigation measures and 12) all ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin/bike storage, boundary treatments and landscaping/amenity areas at this site principally located in Bennetstown (townland) to the west of the R157 and north of Kennedy Road, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new signalised junctions on to the R157 comprising 1 no. new vehicular access point to the southeast along the R157 and via 1 no. new vehicular access point to the north along a new northern arm off a new signalised junction which will replace the existing roundabout on the R157. The planning application red line boundary overlaps with planning ref. 23/60290 (ABP Ref: 320049-24), 23/60065, 23/424, 24/60805 and 25/61001. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. Significant further information/revised plans submitted on this application
2360290	Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station and also extending into Pace & Dunboyne	Permission for the following Large-Scale Residential Development consisting of: i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H, with Blocks B and C joined) ranging in height from 3 to 5 storeys; ii) a single storey creche; iii) modifications to the

Ref. No.	Address	Proposal
	(townlands), Dunboyne North , Co. Meath	R157 regional road including changes to the existing carriageway/traffic lanes and the replacement of an existing roundabout with a new signalised junction; iv) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; v) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, vi) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; vii) a watermain connection to the north of the site at Pace (townland); viii) 3 no. ESB substation/kiosks and the undergrounding/re-routing of existing electricity lines; ix) reprofiling of land and relocation of existing berm adjoining the River Tolka as part of flood mitigation measures; and x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site measuring 14.17 hectares principally located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new vehicular access points along the new link road between the R157 and the Old Navan Road. Pedestrian access will also be provided on to the existing M3 Parkway access road. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. Significant further information/revised plans submitted with this application
2460805	principally located in Bennetstown (townland) to the west of the R157 and also extending into Pace & Dunboyne (townlands) , Dunboyne North , Co. Meath	Permission for a Large-Scale Residential Development: permission for the following Large-Scale Residential Development consisting of: i) 309 no. residential units comprising 169 no. dwelling houses and 140 no. apartments/duplexes providing a mix of 1, 2, 3 and 4-bed units. The dwelling houses range in height from 2-3 storeys. The apartments/duplexes are in 8 no. blocks (i.e. Blocks A-H) ranging in height from 3 to 4 storeys; ii) a 2 storey creche; iii) modifications to the R157 regional road including changes to the existing carriageway/traffic lanes, the replacement of an existing roundabout with a new signalised junction and the provision of a northern arm off the new signalised junction ; iii) a new signalised junction and link road (including new bridge over the River Tolka) connecting the R157 and the Old Navan Road; iv) the provision of footpaths, cycle lanes and 2 no. pedestrian crossings on the existing M3 Parkway access road, v) a foul pumping station and connection to the existing public sewerage system via the Old Navan Road; vi) a watermain connection to the north of the site at Pace (townland); vii) 3 no. ESB substation/kiosks; viii) temporary raised levels and soil storage to the south west of the site; ix) reprofiling of lands, construction of conveyance swales and a surface water runoff retention area as part of pluvial flood mitigation measures and x) all associated ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, bin storage, boundary treatments and landscaping/amenity areas at this site principally located in Bennetstown (townland) to the west of the R157, and also extending into Pace & Dunboyne (townlands), Dunboyne North, Co. Meath. Access will be via 2 no. new signalised junctions on to the R157 comprising 1 no. new vehicular access point to the southeast along the R157 and via 1 no. new vehicular access point to the north along a new northern arm off a new signalised junction which will replace the existing roundabout on the R157. The planning application red line boundary overlaps with planning ref. 23/60290, 23/60065 and 23/424. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application
23424	Bennetstown , Pace , Dunboyne Co. Meath	Permission for the development will consist of: i. Construction of 3 no. office buildings with a cumulative gross floor area (GFA) of 13,729 sq.m ranging in height from 3 to 4- storeys and shall comprise the following: a. Building 1 (3,597 sq.m GFA) 3-storeys in height (12.35 metres to top of parapet), with a set back louvred screen 2m above parapet level. b. Building 2 (5,336 sq.m

Ref. No.	Address	Proposal
		GFA) 4-storeys in height (16.125 metres to top of parapet), with a set back louvred screen 2m above parapet level. c. Building 3 (4,796 sq.m GFA) 4-storeys in height (16.125 metres to top of parapet), with a set back louvred screen 2m above parapet level. ii. Roof mounted solar PV panels (c. 180 sq.m combined area); iii. Provision of a 4-arm signalised junction replacing the existing Pace roundabout to include a new northern arm with segregated cycleway and footpath; iv. Access to the development is proposed from the new northern arm, with 6m wide internal access roads to serve the development; v. Upgrade works to the R157 and M3 Parkway access road to facilitate junction improvements; vi. A total of 275 surface car parking spaces including 14 disabled access bays and 55 electric car charging points; vii. 280 bicycle parking spaces in 3 secure cycle storage areas adjacent to the buildings; viii. Site signage is to be erected, all spot-lit and back-lit illuminated, including 2 no. type 1 entrance signs (6.15m x 2.4m) and 3 no. type 2 building signs (1.35m x 2.4m); ix. 3 standalone electricity substations; x. Foul sewer connection to existing public system including pumping station on site with rising mains along Kennedy Road and Navan Road; xi. Watermain connection to the north east of site at Pace for connection to Irish Water Infrastructure; xii. Permission is also sought for associated landscaping, boundary treatments, public lighting, plant, waste storage and all ancillary site and development works. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. Signficant further information/revised plans submitted on this application
2660607	Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station , Dunboyne North , Co. Meath	Permission for a Large-Scale Residential Development - Permission for the following Large-Scale Residential Development (LRD) comprising of i) the construction of 124 no. apartments in blocks A, B and C ranging in height from 4-5 storeys ; ii) a foul pumping station iii) and all ancillary development works including footpaths, cycle lanes, car and bicycle parking, drainage, public lighting, an ESB substation; and landscaping/amenity areas at this site located in Bennetstown (townland) to the south of the M3 Parkway park and ride and rail station, Dunboyne North, Co. Meath. The proposed development will replace 76 no. apartments previously permitted under Meath County Council Ref. 23/60290 (An Coimisiún Pleanála ref. 320049-24). An Environmental Impact Assessment Report (EIAR) addendum report has been submitted to the planning authority with the application. The EIAR addendum report will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during public opening hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.bennetstown5lrd.ie
2460625	Lands at Old Navan Road , Dunboyne , Co. Meath	Permission for the proposed development will consist of the following: a) Development of 171 no. residential units as follows: i. 114 no. houses comprising 101 3-bedroom houses, and 13 no. 4-bedroom houses, ranging in size from c. 107.6 sqm to c. 153 sqm, all 2-storeys in height. Each house will have an associated rear/side private garden. ii. 57 no. apartment/duplex units comprising the following: 5 no. 1-bedroom units of c. 56 sqm to 66.9 sqm, 26 no. 2-bedroom units of c. 78.8 sqm to 120.2 sqm., and 26 no. 3-bedroom units of c. 119 sqm to 128.6 sqm. in 7 no. blocks ranging in height from 2 to 3 storeys. All apartment and duplex units will be provided with private open space areas in the form of balconies/terraces. iii. Communal open space associated with the proposed apartment units will be provided in the form of landscaped areas located in the vicinity of the apartment units (of c. 595 sqm). iv. Provision of 301 no. car parking spaces across the development site (inclusive of accessible (4 no.) and EV (60 no.) parking spaces) and 195 no. bicycle parking spaces for residents and visitors of the scheme provided throughout the development site. b) 1 no. childcare facility of c. 161 sqm with associated outdoor amenity space of c. 40sqm. c) The provision of landscaped public open space amenity areas (totalling c. 6971 sqm). d) Surface water drainage infrastructure on a site of c. 0.36 ha on the eastern side of the railway line (all lands in the control of the applicant). e) Section of the Dunboyne Eastern Distributor Road from the western site

Ref. No.	Address	Proposal
		boundary with Navan Road to the eastern site boundary. This includes all associated vehicular and pedestrian accesses, carriageways, paths and junctions. The following planning application - Meath Co. Co. Reg Ref 24/60063 – encroaches the application lands in this regard. f) The development will also consist of all associated site development works, demolition of an existing disused entrance way, services provision, infrastructural and drainage works, vehicular connections, internal access roads, homezones, cycle and pedestrian infrastructure, bin stores, bicycle stores, apartment storage, carparking, public lighting, communal and public open space, private open space in the form of the terraces/balconies, and rear/side gardens, as well as all landscape treatment works. Significant further information/revised plans submitted on this application
2460063	Lands at Station Road Pace Line Bracetown , Townlands: Dunboyne Castlefarm , Co. Meath	Permission for the proposed road development comprises of: • Construction of a new carriageway (c.1.46km) between Navan Road and Station Road (L2228); • Construction of a carriageway featuring 1 no. 3-3.5m wide lane of traffic in each direction; • A proposed design speed of 50 km/h; Provision of 2m wide cycle lanes on both sides of the corridor; • Provision of 2m wide footpaths on both sides of the corridor; • 3m landscaped verges to provide a buffer between the proposed cycle facilities and vehicular traffic. These verges could be converted into a potential bus lane in the future; • Construction of a new bridge over the existing railway line including embankments, bridge length c 22.5 m without embankments, height of a bridge underpass c 5.5 m; • Provision of 11 no. new priority junctions off the Eastern Distributor Road to provide a new access to Dunboyne Rail Station, to serve future residential development lands and lands zoned as 'G1-Community Infrastructure' to the east of the subject site. These junctions will be provided as raised tables to ensure priority for pedestrians and cyclists; • Provision of a new signal-controlled junction including a right turn lane off Navan Road in continuation of Dunboyne Business Park Road at the northern end of the proposed distributor road; • Provision of a new signal-controlled junction including turning lanes off Station Road aligned opposite to an already constructed segment of a distributor road (entrance to Castle Farm Residential Development); • Removal of the existing train station car park entrance road from Station Road and its replacement with a new access road off the proposed distributor road. It will also include ancillary works: • Drainage works; • Public lighting; • Traffic signals; • Road marking and signage; • Associated landscaping works; • Miscellaneous ancillary works above and below ground level including soil stabilisation works. Temporary areas necessary for construction phase include: • Provision of 2no. temporary construction compounds necessary for construction phase; • Provision of 2no. temporary storage areas for excavated spoil material with maximum capacities of c.25,000m3 and c.8,000m3; • 5m buffer area at identified locations along the proposed development. This planning application is accompanied by an Environmental Impact Assessment Report. Significant further information/revised plans submitted on this application
2460709	Station Road (L2228) and Old Navan Road (R147) , Dunboyne Co. Meath , townlands of Dunboyne Clonee Castle Farm and Loughsallagh	Permission for a 10 year Planning Permission of a Large-Scale Residential Development on a site of approx 21.9 ha in total and 15.74 ha net developable area respectively, at Lands at Station Road (L2228) and Old Navan Road (R147), Dunboyne, Co. Meath in the townlands of Dunboyne, Clonee, Castle Farm and Loughsallagh. The principle application site is generally bounded by Station Road (L2228) to the south, Dunboyne Train Station and the Iarnród Éireann rail line to the West, a cluster of detached houses to the south east, greenfield lands to north and east. The application includes also modifications to 2 no. roundabouts on the Old Navan Road, (R147). Development comprises: - a) Construction of 853 no. residential units as follows: 1) 398 no. Apartment Units in 3 no. 1-6 storey blocks (A-C) consisting of 121 no. 1-bedroom apartments; 258 no. 2-bedroom apartments; and 19 no. 3-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies/terraces. 2) 112 no. Duplex Units in 6 no. 2-4 storey blocks (D-H) consisting of 60 no. 2-

Ref. No.	Address	Proposal
		bedroom units, 52 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces. 3) 343 no. 1-3 storey houses consisting of 4 no. 2-bedroom units, 308 no. 3-bedroom units, 31 no. 4-bedroom units. ....TBC
23849	Castlefarm Rusk Clonee , Dunboyne , Co. Meath	Permission for a 10-year permission for a Large-Scale Residential Development at this site in the Townlands of Castle Farm, Ruskin and Clonee, Dunboyne, County Meath on lands generally bound to the east and south by agriculturally zoned lands, to the west by the larnr6d Eireann rail line, and to the north by the residential development permitted under Meath County Council (MCC) Reg. Ref. RA180561, agricultural lands and the L2228 (Station Road/Clonee Road). Alterations to two no. roundabouts on the R147 (Old Navan Road) is also proposed and these are located on lands in the townlands of Loughsallagh and Clonee, Dunboyne, County Meath. The proposed development is on a site of approximately 16.92Ha overall and consists of 716no. dwellings in a mixture of terraced, semi-detached and detached houses, duplexes and apartments as follows: • 517no. apartment units are accommodated in 8no.buildings of 4-7 storeys in height comprising: l0no. 1-bed apartments, 202no. 2-bed apartments and 24no. 3-bed apartments accommodated in 4no. 4-6 storey apartment blocks (Blocks Al, A2, A3 and A4); 55no. 1-bed apartments, 80no. 2-bed apartments and 12no. 3-bed apartments accommodated in 2no. 6-7 storey apartment blocks (Blocks Bl and B2); 36no. 1-bed apartments, 78no. 2-bed apartments and 20no. 3-bed apartments accommodated in 2no. 4-5 storey apartment blocks (Blocks Cl and C2)…….. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application.
2660481	Lands within the townland of Dunboyne , Dunboyne , Co. Meath	Permission for a Large-Scale Residential Development - Apply for Permission for a period of 8 Years for a Large-Scale Residential Development at a site (c. 7.93 Ha) bounded generally by Station Road (L2228) to the south, Dunboyne Train Station and the Iarnród Éireann rail line to the west, greenfield lands to the north and east on lands in the townland of Dunboyne, Dunboyne, County Meath. The development comprises 314 no. residential units consisting of 234 no. houses, 2 to 3 storeys in height, comprising of 3 no. 2-bed houses, 167 no. 3-bed houses, 64no. 4-bed houses and 4no. apartment blocks, 1 to 5 storeys in height, accommodating 80 no. apartments comprising, 17no. 1-bed apartments, 63no. 2-bed apartments with balconies/terraces; a childcare facility (c. 396.3 sqm) at ground floor of apartment Block D. Vehicular access from Station Road (L2228) is to be provided by the Dunboyne Eastern Distributor Road as previously permitted under MCC Reg. Ref. 24/60709. All ancillary site development and landscape works, including new internal access roads, footpaths, lighting, public open space (1.74 Ha), 486no. car parking spaces, 489 no. bicycle parking spaces, communal open space, ESB sub-stations, bin storage and boundary treatments. The proposed development seeks amendments to approximately 7.93Ha of an already permitted residential development under MCC Ref. 24/60709 on an overall site of 21.9Ha, so as now to provide 865 units overall and includes adjustments to phasing and represents an increase of 55 additional units, overall.

Ref. No.	Address	Proposal
2460468	Station Road , Dunboyne , Co Meath	Permission for the development, on a site area of c.2.14Ha, located at Station Road, Dunboyne, Co. Meath, in the townland of Castle Farm, south and east of the existing Castle Farm residential development. The proposed development consists of 76 no. dwellings, comprised of 42 no. 1, 2 & 3 bedroom apartments and duplex units, accommodated in 4 no. 2-3 storey buildings, and 34 no. 2, 3 and 4 bedroom, 2 & 3 storey, terraced, semi-detached and detached houses. Permission is also sought for a creche (c. 324sq.m) located on the ground floor of Block L, which will replace the creche permitted (under Ref. RA/180561) in the adjoining phase of the Castle Farm development. Access to the development will be via the constructed access road to Castle Farm, directly off Station Road. The proposed development also provides for all associated site development works, above & below ground, public and communal open spaces, including hard & soft landscaping and boundary treatments, car & bicycle parking, bin stores, public lighting etc. The effect of the proposed development will result in a modification to an extant permission under Ref. RA/180561. Significant further information/revised plans submitted on this application
2560854	Site in the Townlands of Castlefarm Rusk and Clonee Dunboyne County Meath on lands generally bound to the east and south by agriculturally zoned lands to the west by the Iarnród Éireann rail line , and to the north by the residential development perm	Permission for a Large-Scale Residential Development - the development will comprise amendments to the permitted development as per Large-scale Residential Development permission reference 23/849 which comprises 517no. apartment units, 44no. duplex units,155no. 2storey houses, a creche and associated site works. The proposed development incorporates the following amendments: (I) Reconfiguration of apartment block B1 with reduction of associated basement parking and provision of ground level parking in lieu of same. Apartment block B1 is amended with omission of 3no. 2 bed apartments to comprise a total of 67 apartments in lieu of 70 apartments as granted. (II) The omission of the Creche from apartment block B1 with a new two storey creche to be provided. (III) Revised phasing and associated site works. (IV) Reconfiguration of apartment block B2 with reduction of basement parking and provision of ground level parking in lieu of same. Apartment block B2 unit mix is amended with omission of 5no. 1 bed apartments and 3no. 2bed apartments to comprise 69 apartments in lieu of 77 apartments as granted. (V) The reduction in basement parking provision and overall parking provision will be amended by the provision of additional spaces at ground level. Revisions to bicycle storage provision are also proposed. (VI) Amendments to the design of duplex units (unit type D) comprising revised facades and roof designs to incorporate provision of a mono-pitch roof in lieu of previously approved pitch roofs. (VII) The amendment of 44no. duplex units from 1bed and 2bed units to now incorporate 2bed and 3bed units; (no change in overall duplex unit numbers proposed). (VIII) The overall residential unit numbers will decrease to 506no. apartment units, 44no. duplex units and 155no. dwelling houses (705 residential units in lieu of 716 units as granted). (IX) A revised phasing proposal with the creche provided in phase 1B. (X) Reconfiguration of public open space and communal space and associated site works.A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application
22675	Station Road , Dunboyne , Co. Meath	Permission for the proposed development will consist of (a) the construction of 8 no. two storey semi-detached houses with habitable attic accommodation, 2 no. two storey end-terrace houses with habitable attic accommodation, 2 no. two storey mid terrace houses, a three storey apartment building accommodating 9 no. apartments with communal access, a bicycle storage building and a bin storage area (b) provision of public open space, landscaping and public lighting; (c) provision of vehicular and pedestrian access via Elton Grove; (d) provision of pedestrian/cyclist access to Station Road including improvement works to existing public paths; (e) provision of a shared pedestrian/cyclist route to the boundary of the Western platform of Dunboyne Railway Station and (f) associated site works on site. Significant further information/revised plans submitted on this application

Ref. No.	Address	Proposal
21852	Dunboyne Castle Hotel & Spa , Dunboyne , Co Meath	EXTENSION OF DURATION OF PLANNING APPLICATION RA151320 - the development will consist of - (i) 28 no. two storey and two and a half storey houses arranged in 5 no. terrace blocks to form courtyard type development. (ii) Apart-hotel consisting of 13 no. 2 bedroom hotel suites and 2 no. 3 bedroom hotel suites and cookery school/meeting space (284.2sq.m) - with adjoining kitchen garden - in 1 no. 3 storey (part 3.5 storey) block and all associated site development works including connections to existing services, parking etc. within the existing hotel grounds. The proposed development is located within the curtilage of a Protected Structure. Significant Further information / Revised plans submitted on this application
211293	100m South of Gaelscoil Thulach Na Nog , Rooske Road , Dunboyne Co Meath	Permission for the construction of a new single storey primary school building which is to include 5 no. mainstream classrooms, a new dedicated special needs unit consisting of two safe base classrooms, general purpose hall, central activities space, multi-sensory room, new school office, ancillary accommodation and all associated site development works, with new boundary treatments to the east, south and west perimeters
21629	Dunboyne Junior + Senior NS , Station Road , Dunboyne Co. Meath	Permission for the development to which the permission relates: (i) Demolition of an existing c.1088 m2 temporary structure. (ii) Demolition of an existing c.2125 m2 Senior School building. (iii) Construction of new 4447 m2 two storey - Senior School building, located on parish owned lands to the north of the Junior School building. (iv) Refurbishment and construction of new 2120 m2 two storey extension (replacing existing temporary accommodations). (v) Newly configured approach - avenue to the east of the site - off Station Road with new road layout for both schools, bus and cars set-downs, staff car parks, improvement of the existing footpaths/cycle-lanes and all associated external works, hard play areas, soft landscaping, boundary treatment and new vehicular and pedestrian gates along Station Road

There is no direct pathway to designated sites. It is considered that in combination effects on Natura 2000 sites, 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 designated conservation sites will be seen as a result of the proposed development alone or in combination with other projects.

No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.

4 Conclusions

The proposed development is located in a suburban environment, 5.49 km from the nearest Natura 2000 site (Rye Water Valley/ Carton SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites.

The Tolka_020, located in the east of the project site, connects the project development site to Dublin Bay and the associated Natura 2000 sites including South Dublin Bay SAC (approx. 24.89 km downstream), South Dublin Bay and River Tolka Estuary SPA (approx. 21 km downstream), North Dublin Bay SAC and North Bull Island SPA (both 23.61 km downstream). In addition, there is an indirect pathway via the foul water network. Foul water drainage from the site will discharge, via gravity, to an on-site Type 3 foul pump station (providing 24-hour storage), then to the existing foul sewer within Dunboyne Industrial Estate, at the Navan Road/Dunboyne Business Park Road junction. This connects to the wider Uisce Éireann foul network, ultimately conveying flows to Ringsend WwTP, where it will be treated under licence prior to discharge to Dublin Bay. There is, therefore, an indirect hydrological pathway from the proposed development site via surface water and foul water drainage to the European sites located within Dublin Bay. However, given the minimum distance from the proposed development site to European sites at Dublin Bay, the surface water treatment and further dilution of surface water that will occur along the watercourse before reaching Dublin Bay, and the fact that foul water will be treated at Ringsend WwTP via the foul sewer network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately treated within the public network prior to reaching the marine environment.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and attenuation effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the proposed altercations to the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or Natura 2000 site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

5 Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a Proposed Large-Scale Residential Development (LRD) at Summerhill Road, Dunboyne, Co. Meath.
Name and Location of European Sites Within and Beyond 15km	Rye Water Valley/Carton SAC South Dublin Bay SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA
Project Description	Large-Scale Residential Development (LRD)
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No Natura 2000 sites are within the zone of influence of this development. There is no direct hydrological pathway to Natura 2000 sites. Surface water drainage will outfall to the River Tolka which in turn outfalls to Dublin Bay, and foul wastewater will be treated at Ringsend WwTP. Having taking into consideration the works, the indirect surface water and foul water discharge from the proposed development works to existing networks, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

6 Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within and beyond 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery.

7 References

The following references were used in the preparation of this AA screening report.

1. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009; http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
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;
7. The Status of EU Protected Habitats and Species in Ireland. http://www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2021) Conservation Objectives: Rye Water Valley/ Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
9. 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.
10. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. Office of the Planning Regulator (2021). OPR Practice Note PN01. Appropriate Assessment Screening for Development Management

ALTEMAR
Marine & Environmental Consultancy

2025/2026 Wintering Bird Assessment for a Proposed Large-Scale Residential Development (LRD) at Summerhill Road, Dunboyne, Co. Meath.



20th of August 2026

Prepared by: Ciara Lynn Sheehan of Altemar Ltd.
On behalf of: D/RES Properties for Solkerry Ventures Limited

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Document Control Sheet			
Client	D/RES Properties for Solkerry Ventures Limited		
Project	2025/2026 Wintering Bird Assessment for a Proposed Large-Scale Residential Development (LRD) at Summerhill Road, Dunboyne, Co. Meath.		
Report	Wintering Bird Assessment		
Date	20th of August 2026		
Version	Author	Reviewed	Date
Planning	Ciara Lynn Sheehan	Frank Spellman	20th of August 2026

Summary

Structure/features:	The proposed development area consists mainly of a arable crop with areas of dry meadows and grassy verges, scrub, roads classified as buildings and artificial surfaces, some hedgerows and treelines, and a small watercourse that connects to the River Tolka.
Location:	Summerhill Rd, Dunboyne, Co. Meath.
Bird species present:	Blackbird, black-headed gull, bullfinch, buzzard, chaffinch, dunnock, goldcrest, great tit, grey heron, herring gull, hooded crow, jackdaw, long-tailed tit, robin, song thrush, starling, woodpigeon, wren.
Proposed work:	Large-scale Residential Development
Surveys by:	Frank Spellman (Altemar)
Survey dates:	21st November 2025, 11th December 2025, 8th January 2026, 4th February 2026, 5th March 2026.



Figure 1. *Wintering bird survey areas.*



Figure 2. *Wintering bird survey location.*

Competency of assessor

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.

This report has been prepared by Ciara Lynn Sheehan and reviewed by Frank Spellman, both of Alemar Ltd.

Ciara Lynn Sheehan (BSc Ecology and Environmental Biology)

Bryan Deegan, the managing director of Altemar, is an Environmental Scientist and Marine Biologist with 32 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. He is currently lead project ecologist for Project Pembroke and was contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Frank Spellman (BSc Zoology, MSc (Ind) Zoology).

Frank has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, and freshwater ecology surveys. Frank has been lead ornithologist on numerous development projects within Ireland carrying out full wintering bird and breeding bird assessments.

Legislative context

The Wildlife Act 1976 protects wild birds in Ireland. Based on this legislation it is an offence to wilfully interfere with or destroy wild birds and their nests and eggs (other than the wild species mentioned in the Third Schedule of this Act). Under this legislation it is an offence for any person who "*wilfully takes or removes the eggs or nest of a protected wild bird otherwise than under and in accordance with such a licence, wilfully destroys, injures or mutilates the eggs or nest of a protected wild bird, wilfully disturbs a protected wild bird on or near a nest containing eggs or unflown young.*"

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

Council Directive 2009/147/EC 2010 on the conservation of wild birds provides for the conservation of wild birds by, among other things, classifying important ornithological sites as Special Protection Areas. The Directive relates to the conservation of all species of naturally occurring birds in the wild state, their eggs, nests and habitats in the European territory of the Member States. The Directive prohibits in particular:

- deliberate killing or capture by any method;
- deliberate destruction of, or damage to, their nests and eggs or removal of their nests;
- taking their eggs in the wild and keeping these eggs even if empty;
- deliberate disturbance of these birds particularly during the period of breeding and rearing, in so far as disturbance would be significant having regard to the objectives of this Directive;
- keeping birds of species the hunting and capture of which is prohibited.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule:

- 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 of those species from the wild,
- damages or destroys a breeding site or resting place of such an animal, or

- keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive, shall be guilty of an offence.

Wintering bird surveys

This report presents the methodology and results of 5 visits to the Project Development site in Dunboyne by Frank Spellman from November 2025 to March 2026.

Survey methodology

Wintering bird surveys were carried out during the wintering bird season in Dunboyne in order to gather baseline data to assist in assessing the potential impacts on wintering birds from future proposed developments on the site, in particular those listed as Qualifying Interests of SPAs within 15 km and other amber/red-listed birds of conservation concern in Ireland (BoCCI). Potential impacts on wintering bird species include disturbance, destruction of foraging areas, destruction of roosting areas and collision risk during construction and operation (cranes, buildings etc.). These wintering bird surveys were carried out based on the BTO Common Bird Census (Bibby *et al.*, 2000 and Gilbert *et al.*, 1998) and I-WeBS Counter Manual: Guidelines for Irish Wetland Bird Survey counters (BWI & NPWS), following CIEEM guidelines.

A 15-minute settlement period was given following arrival to allow resumption of bird activity after any possible disturbance caused by arrival to the site. Various features such as arable crop, grassland, scrub, watercourses, hedgerows, and treeline were present within and adjacent to the survey area. A roving transect survey around the perimeter was carried out on each occasion, providing clear views of all areas within and over that survey area. Flight lines, large flights, foraging, perching, bathing and any other observed behaviour by wintering bird species and other species observed within, over and immediately adjacent to the survey area were recorded. Each survey was carried out by a single surveyor. A pair of binoculars were used by the surveyor to identify and count birds at distance.

Care was taken not to double count any observations. Surveys were initiated at varying times (morning/midday/afternoon) to account for fluxes in bird activity and birds transiting to/from foraging and roosting areas. Local temperatures varied from 4 – 12^{o}C. Winds varied from 1 – 2 on the Beaufort scale. Weather conditions were favourable on all occasions.

Peak counts for the survey area were compared to 1% national and international population sizes of relevant species for which data was available. Foraging areas, flight paths, large flights and other observations were mapped according to field sheet records.

Survey results/discussion

Habitats of wintering bird potential

A desk and ground level wintering bird habitat assessment were carried and used to examine the structures, features and vegetation on site that could provide wintering bird habitat. Potential features associated with foraging/roosting include agricultural fields, improved/amenity grassland, scrub, watercourses and drainage ditches, estuaries and intertidal zones. All open areas, vegetated areas, built areas and water-holding features within and immediately adjacent to the site were assessed for wintering bird potential.

Habitat of foraging value for wintering birds was limited throughout the site. The site consisted mainly of arable crop, grassland, areas of scrub, hedgerows and treelines. A small watercourse was present in the east of the site with some rushes, but with no significant vegetation/reed cover. There were no structures present within the site. The nearest SPA to the Proposed Development site is the South Dublin Bay and River Tolka Estuary SPA, located 17.73 km for the project site.

Wintering bird activity survey

A total of 18 species were recorded within, above and immediately adjacent to the survey area across 5 surveys (see Appendix 1a for individual observations of target species). 14 green and four amber listed bird species of conservation concern in Ireland (BoCCI) were recorded either within, over and immediately adjacent to the survey area (Table 1). Details regarding the status, behaviour and abundances of species recorded on/over/adjacent to the site relevant to the conservation interests of Special Protected Areas (SPAs), any red listed BoCCIs and birds of prey are discussed below.

Herring gull (amber BoCCI) was observed in flight over the survey area during all five surveys. A total of 21 observations of herring gull were made. This species was observed in flight over and adjacent to the survey area. No particular patterns in flights were noted. Flights likely demonstrate movements between foraging/roosting areas. Multiple foraging opportunities exist for gull species in the form of arable fields, agricultural fields and urban/suburban environments in surrounding area. Peak count was 14 individuals. This species is not listed as a Qualifying Interest of any SPAs within or beyond 15 km of the project site. The peak number is below 1% of the international population (Table 2). Observations are demonstrated in Figure 3.

Black-headed gull (amber BoCCI) was observed in flight over the survey area on three occasions. A total of 4 observations of black-headed gull were made. This species was primarily observed flying over, or adjacent to, the site. No particular pattern was noticed in flight movements. Multiple foraging opportunities exist for gull species in the form of arable fields, agricultural fields and urban/suburban environments in surrounding area. No foraging was observed within the survey area. Peak count was 2 individuals. This species is an SCI of the nearest SPA, South Dublin Bay and River Tolka Estuary SPA. The peak number is below 1% of the international population (Table 2). Observations are demonstrated in Figure 3.

Buzzard (green BoCCI) was observed on one occasion. Peak count was 1 individual (Table 2). This species was recorded flying east to west over the survey area. Suitable foraging habitat exists throughout the project site and the surrounding area. This species is not an SCI for the nearby SPAs. Observations are demonstrated in Figure 3.

Grey heron (green BoCCI) was observed on one occasion. Peak count was 2 individuals (Table 2). This species was recorded flying west to east over the survey area. Suitable foraging habitat exists throughout the project site and the surrounding area. This species is not an SCI for the nearby SPAs. Observations are demonstrated in Figure 3.

Table 1. *Total species recorded within, above and/or immediately adjacent to the*

Common name	BTO	Latin name	BoCCI
Blackbird	B.	*Turdus merula*	Green
Black-headed Gull	BH	*Larus ridibundus*	Amber
Bullfinch	BF	*Pyrrhula pyrrhula*	Green
Buzzard	BZ	*Buteo buteo*	Green
Chaffinch	CH	*Fringilla coelebs*	Green
Dunnock	D.	*Prunella modularis*	Green
Goldcrest	GC	*Regulus regulus*	Amber
Great Tit	GT	*Parus major*	Green
Grey Heron	H.	*Ardea cinerea*	Green
Herring Gull	HG	*Larus argentatus*	Amber
Hooded Crow	HC	*Corvus cornix*	Green
Jackdaw	JD	*Corvus monedula*	Green
Long-tailed Tit	LT	*Aegithalus caudatus*	Green
Robin	R.	*Erithacus rubecula*	Green
Song Thrush	ST	*Turdus philomelos*	Green
Starling	SG	*Sturnus vulgaris*	Amber
Woodpigeon	WP	*Columba palumbus*	Green
Wren	WR	*Troglodytes troglodytes*	Green

Table 2. *Peak counts of target bird species recorded within, above and/or immediately adjacent to the survey*

Species	Peak count (2025/26)	1% national	1% international
Black-headed Gull	5	n/a	>10,000 [1]
Buzzard	1	n/a	n/a
Grey Heron	2	n/a	n/a
Herring Gull	14	n/a	>1,000 [1]

[1] AEWA. (2022). *AEWA Conservation Status Review 8 (CSR8) Report on the conservation status of migratory waterbirds in the agreement area*. Eight Edition. Agreement on the Conservation of African-Eurasian Migratory Waterbirds, September 2022. *

*Out of caution, where discrepancies in international flyway estimates occurred between sources, the lowest estimate was utilised.

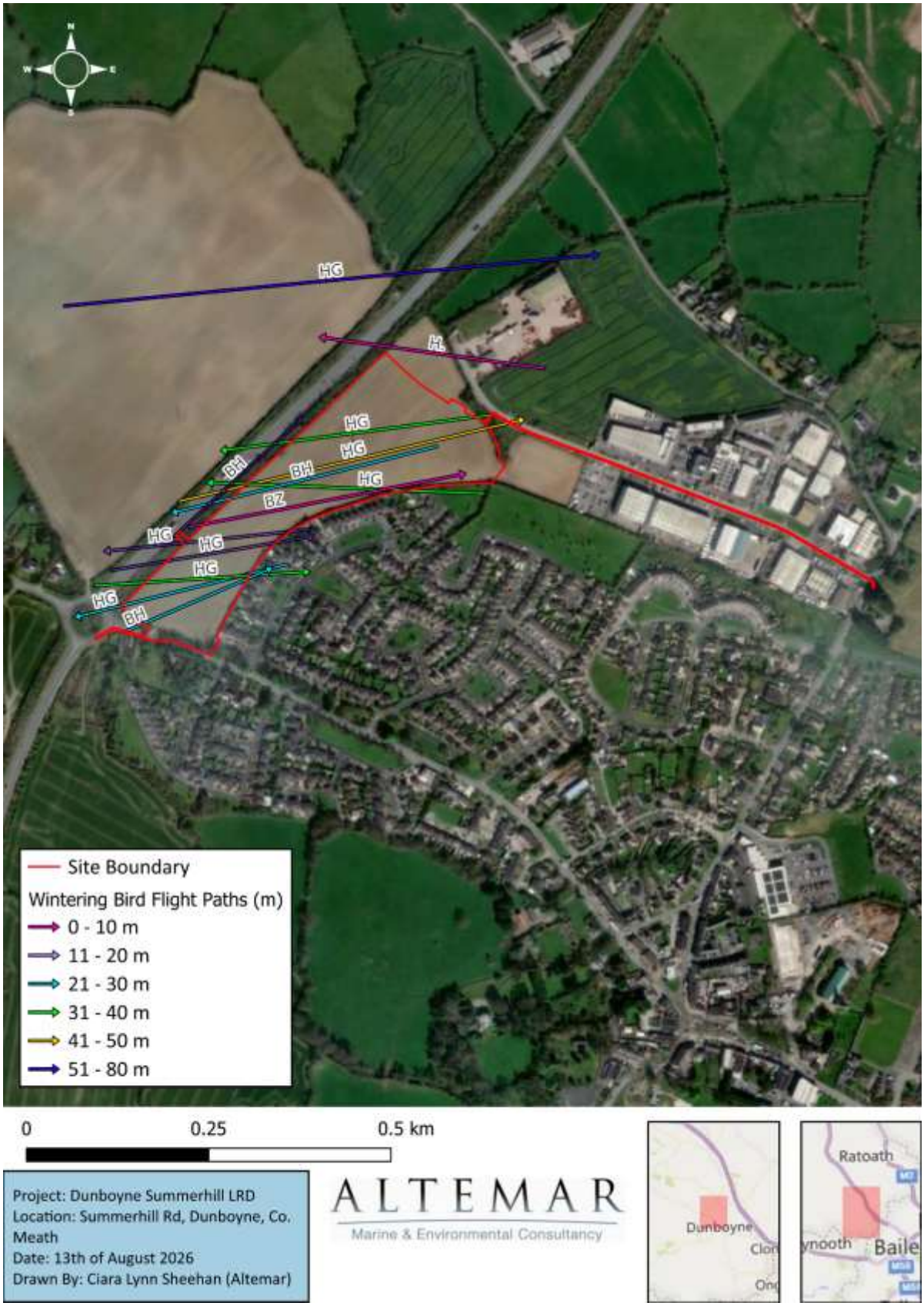


Figure 3. *Flight observations of BoCCI species within, over and immediately adjacent to the survey area.*

Wintering bird assessment findings

Review of local bird records

The review of existing bird records (sourced from NBDC Database) within a 2 km^2 grid (Reference grids O04B) encompassing the study area reveals that 25 known bird species have previously been observed and recorded locally (*Table 3*).

Table 3: *NBDC bird records within 2 km^2 (grids O04B)*

Species Name	Record Count	Date of Last Record	Dataset	BoCCI Status
Blackcap (*Sylvia atricapilla*)	1	14/03/2023	Birds of Ireland	
Blue Tit (*Cyanistes caeruleus*)	1	03/08/2019	Birds of Ireland	
Buzzard (*Buteo buteo*)	1	31/12/2011	Bird Atlas 2007 - 2011	
Chiffchaff (*Phylloscopus collybita*)	1	31/07/2019	Birds of Ireland	
Coal Tit (*Periparus ater*)	2	30/03/2023	Birds of Ireland	
Collared Dove (*Streptopelia decaocto*)	1	03/09/2018	eBIRD Bird Records for Ireland	
Great Tit *(Parus major*)	1	03/08/2019	Birds of Ireland	
Greenfinch (*Chloris chloris*)	1	30/03/2023	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Martin (*Delichon urbicum*)	4	16/07/2020	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
House Sparrow (*Passer domesticus*)	1	13/07/2019	Birds of Ireland	Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Jackdaw (*Coloeus monedula*)	2	13/07/2019	Birds of Ireland	
Lesser Redpoll (*Acanthis cabaret*)	1	30/03/2023	Birds of Ireland	
Little Egret (*Egretta garzetta*)	2	31/03/2020	Birds of Ireland	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species
Long-tailed Tit (*Aegithalos caudatus*)	1	01/09/2019	Birds of Ireland	
Merlin (*Falco columbarius*)	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts || Protected Species: EU Birds Directive || Protected Species: EU Birds Directive >> Annex I Bird Species || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Moorhen (*Gallinula chloropus*)	1	14/05/2012	Birds of Ireland	
Raven (*Corvus corax*)	1	26/07/2025	Birds of Ireland	
Rook (*Corvus frugilegus*)	2	25/07/2019	Birds of Ireland	
Sparrowhawk (*Accipiter nisus*)	1	04/08/2025	Birds of Ireland	Protected Species: Wildlife Acts
Starling (*Sturnus vulgaris*)	2	15/05/2020	Birds of Ireland	Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Stonechat (*Saxicola rubicola*)	1	06/07/2019	Birds of Ireland	Protected Species: Wildlife Acts
Swallow (*Hirundo rustica*)	2	24/06/2020	Birds of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
Swift (*Apus apus*)	12	24/06/2025	Swifts of Ireland	Protected Species: Wildlife Acts || Threatened Species: Birds of Conservation Concern || Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
Woodpigeon (*Columba palumbus*)	1	06/07/2020	Birds of Ireland	
Wren (*Troglodytes troglodytes*)	1	03/08/2019	Birds of Ireland	

National Summary

Species	Trend (%) National - 5 Year	National - 12 Year	National - 23 Year	Long Term Trend
Scaup	-33.6	-82.9	-89.2	Large Decline
Pochard	-19.8	-60.4	-79.1	
Goldeneye	-32.5	-39.0	-66.9	
Lapwing	-6.5	-45.1	-63.9	
Grey Plover	-21.9	-42.8	-58.8	
Golden Plover	-17.5	-58.0	-54.1	
Dunlin	5.9	-21.2	-45.2	Moderate Decline
Curlew	-9.4	-23.7	-43.1	
Turnstone	-33.6	-46.0	-23.7	Intermediate Decline
Coot	-10.1	1.1	-23.2	
Mallard	-11.3	-19.7	-19.1	
Wigeon	0.9	-17.0	-18.2	
Tufted Duck	-20.7	-28.9	-17.9	
Red-breasted Merganser	-12.9	5.2	-14.7	
Pintail	-0.8	-6.0	-13.7	
Great Crested Grebe	-39.5	-6.1	-10.8	
Shoveler	23.0	-21.3	-10.8	
Knot	0.0	-12.2	-9.8	
Bar-tailed Godwit	-32.6	-13.9	-5.1	
Ringed Plover	-4.3	-26.8	-1.1	
Grey Heron	1.0	-4.9	6.6	Stable or Increasing
Redshank	-14.0	-28.4	6.7	
Shelduck	6.3	-0.8	9.3	
Oystercatcher	-17.5	-31.1	10.8	
Mute Swan	4.6	9.6	13.8	
Teal	1.8	5.7	19.4	
Purple Sandpiper	-36.4	-37.6	23.5	
Gadwall	-26.5	4.3	24.4	
Little Grebe	6.1	16.7	38.2	
Greenshank	0.9	7.3	41.0	
Cormorant	38.5	8.4	42.9	
Sanderling	-23.8	-11.1	84.6	
Black-tailed Godwit	22.5	25.0	92.3	
Light-bellied Brent Goose	-11.2	1.2	93.3	
Little Egret	34.6	61.5	483.3	

Figure 4. *I-WeBS National Trends Report.*

Historical Surveys

I-WeBS

I-WeBS National and Site Trends Report 1994/95 – 2019/20 report presents national and site-specific trends of wetland birds in Ireland. This report was used to assess the trends of species recorded during wintering bird surveys at Dunboyne in winter of 2025/26. The survey area is hydrologically connected to Dublin Bay (0U404) I-WeBS site.

Two grey herons were observed during surveys that are listed on Dublin Bay's Site Summary as 'Stable or Increasing'.

The national wetland bird trend summary (Figure 4) provides long-term population trends for wintering species in Ireland.

Conclusion

This report aims to build on the baseline data and provide information to assist in assessing the potential impact of Proposed Large-Scale Residential Development (LRD) at Summerhill Road, Dunboyne, Co. Meath, on wintering birds within/over/adjacent to the development area. This report presents the methodology and results of 5 visits to this location by Altemar Ltd. from November 2025 to March 2026.

A total of 18 species were recorded within, above and adjacent to the survey area across five surveys. 14 green and four amber listed bird species of conservation concern in Ireland (BoCCI) were recorded either within, over and immediately adjacent to the survey area. One species, Black-headed Gull, listed as a Qualifying Interest of the nearest downstream SPA, South Dublin Bay and River Tolka Estuary SPA (17.73 km). No red-listed species of conservation concern in Ireland were recorded during the surveys. One species, Grey Heron, listed on Dublin Bay's I-WeBS Sit Summary (0U404), was noted flying over the survey area.

Future developments on lands at Summerhill Rd, Dunboyne are predicted to reduce available foraging area for wintering birds locally. However, it is considered that the subject site is not of significance to species listed as SCIs of nearby SPA(s), in particular the South Dublin Bay and River Tolka Estuary SPA. The reduction in foraging and potential roosting areas are not significant in the context of current use by wintering birds and the widespread and abundant habitats of comparable and superior suitability in the wider area. In addition, given that the site is located 17.73 km to the north-west of the nearest SPA, no significant noise and vibration during construction will impact the SCI species within this designated site. Impacts on wintering bird species foraging and transiting between foraging/roosting sites are not likely in the absence of mitigation measures. No significant impact on species listed as SCIs of nearby SPAs, in particular the South Dublin Bay and River Tolka Estuary SPA, or bird species of conservation interest, are predicted.

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Appendix 1a – Individual survey observations of target species.

Date	Species	No.	Behaviour	Height (m)	Details
11/12/2025	Herring Gull	14	Flight path	80	East flight to north of survey area
11/12/2025	Heron	2	Flight path	10	West flight from field to west of survey area of northern corner of survey area
08/01/2026	HG	1	Flight path	40	Flying southwest across site
08/01/2026	HG	1	Flight path	50	Flying northeast over site
08/01/2026	HG	2	Flight path	30	Flying southwest corner of site
08/01/2026	HG	1	Flight path	20	Flying northeast
08/01/2026	HG	1	Flight path	40	Flying east to west
08/01/2026	BH	2	Flight path	30	Flying east to west
08/01/2026	HG	1	Flight path	20	Flying east to west over centre of site
04/02/2026	BZ	1	Flight path	10	Flying low over site
04/02/2026	HG	1	Flight path	40	Flying west to east
04/02/2026	BH	1	Flight path	20	Flying along western boundary
04/02/2026	BH	1	Flight path	30	Flying south to east