

Adamstown District Centre Blocks A, C  
and D, Adamstown SDZ  
Ecological Appraisal

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Client:

Quintain Developments Ireland Ltd

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# 1 Introduction

Quintain Ireland is seeking permission for a proposed development at the Adamstown District Centre (Blocks A, C and D) within the Station tile in Adamstown Strategic Development Zone.

This document comprises an appraisal of the likely effects on biodiversity (flora and fauna) of the proposed development.

The potential for any impacts on sites designated as European (Natura 2000) sites, under the EU Habitats and Birds Directives was also appraised, and the results of that study are presented in a separate report (Appropriate Assessment Screening Report).

The work was carried out by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate at Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous Ecological Impact Assessment reports, reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects.

Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

## 2 Methodology

### 2.1 Introduction

A detailed desk-based assessment has been undertaken, and a number of comprehensive ecological surveys have been undertaken at the site since 2019. These included habitat, invasive species, mammal and day-time bat surveys. A final follow-up and verification survey was carried out on 29 March 2022.

This Ecological Appraisal has regard to the following **publications**:

- Environmental Protection Agency's (EPA) *Guidelines on the Information to be Contained in Environmental Impact Statements* (2002) (and revised and draft guidelines 2017);
- EPA *Advice Notes of Current Practice (in the Preparation of Environmental Impact Statements)* (2003) (and revised advice notes 2015);
- Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Commission, 2013);
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018)*;
- *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (Transport Infrastructure Ireland (formerly the National Roads Authority), 2009);
- *Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland: Terrestrial, Freshwater, Coastal and Marine* ('the CIEEM Guidelines') published by the Chartered Institute of Ecology and Environmental Management (CIEEM), September 2018 – updated in September 2019 (V1.1);
- *Guidelines for Preliminary Ecological Appraisal* published by the Chartered Institute of Ecology and Environmental Management (CIEEM), Second Edition, December 2017.

The report has regard to the following **legislative instruments**:

- The Planning and Development Act 2000 (as amended);
- The Wildlife Act 1976 (as amended);
- European Commission (EC) Habitats Directive 92/43/EEC;

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- European Commission (EC) Birds Directive 2009/147/EC;
- European Communities (Birds and Natural Habitats) Regulations 2011(as amended);
- Flora (Protection) Order 2015.
- EIA Directive 2011/92/EU of the European Parliament;
- EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014;
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The report has regard to the following Policies and Plans:

- *Third National Biodiversity Plan 2017 – 2021* (Department of Culture, Heritage and the Gaeltacht, 2017);
- *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters* (Inland Fisheries Ireland, 2016);
- *Planning for Watercourses in the Urban Environment* (Inland Fisheries Ireland, 2020);
- *All-Ireland Pollinator Plan 2021-2025* (National Biodiversity Data Centre);
- *Adamstown Strategic Development Zone (SDZ), 2014 Planning Scheme, including the Environmental Report;*
- *South Dublin County Development Plan 2016 – 2022, including the associated Statement for Appropriate Assessment.*

## 2.2 Appraisal methodology

A desk study was undertaken to collate the available information on the local ecological environment. In addition to the resources listed in Section 2.1, information collated from the sources listed below was reviewed:

- Data on rare and protected plant and animal species contained in the following databases:
  - The National Parks and Wildlife Service (NPWS) of the Department of Culture, Heritage and the Gaeltacht ([www.NPWS.ie](http://www.NPWS.ie));
  - The National Biodiversity Data Centre (NDBC) ([www.biodiversityireland.ie](http://www.biodiversityireland.ie));
  - Birdwatch Ireland ([www.birdwatchireland.ie](http://www.birdwatchireland.ie));
  - Bat Conservation Ireland ([www.batconservationireland.org](http://www.batconservationireland.org));
- Recent aerial photography and photographs taken at the site;
- Recent and historic ordnance survey mapping ([www.geohive.ie](http://www.geohive.ie));
- Information on protected areas, as well as watercourses, catchments and water quality in the area available from <https://gis.epa.ie/EPAMaps/>;
- Information on soils, geology and hydrogeology in the area available from [www.gsi.ie](http://www.gsi.ie) ;
- Information on the Status of EU Protected Habitats and Species in Ireland (Article 17 report) (NPWS, August 2019);
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government [www.myplan.ie/en/index.html](http://www.myplan.ie/en/index.html).

Habitats were classified using *A Guide to Habitats in Ireland* (Fossitt, 2000). Vascular plant nomenclature follows that of the *New Flora of the British Isles* 4<sup>th</sup> Edition (Stace, 2019).

The site was searched for any evidence of large mammals such as otters or badgers, such as setts, commuting routes, territorial marking, latrines or feeding signs as well as paw prints, snagged hairs and piles of bedding material. Mammal surveys followed the methodologies contained in the NRA *Guidelines for the Treatment of Badgers Prior to the Construction of National Road Schemes* and the *Guidelines for the Treatment of Otters Prior to the Construction of National Road Schemes*.

The site was also searched for evidence of breeding birds as well as for the presence of any habitat suitable for use by overwintering birds. An assessment was undertaken of the site in order to assess the likely presence of any features suitable for use by roosting bats.

As a result of the biodiversity-related surveys and research, and given the habitats and species known to be present on the site and in the wider area, the amount of information gathered to date is sufficient to allow a comprehensive understanding of the potential impacts of any proposed development at the site on biodiversity and related receptors.

## 2.3 Evaluation of ecological features

The methodologies used to determine the value of ecological resources, to characterise impacts of proposed development and to assess the significance of impacts and any residual effects are in accordance with the NRA *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (NRA/TII, 2009). This methodology is consistent with the *Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland – Terrestrial, Freshwater, Coastal and Marine* ('the CIEEM Guidelines', CIEEM, September 2018 and September 2019).

In accordance with the NRA Guidelines, impact assessment is undertaken of sensitive ecological receptors (Key Ecological Receptors) within the Zone of Influence of the proposed development. According to the NRA Guidelines, the Zone of Influence is the "effect area" over which change resulting from the proposed development is likely to occur and the Key Ecological Receptors are defined as features of sufficient value as to be material in the decision-making process for which potential impacts are likely. As noted in the guidelines, the following geographic frames of reference are used when determining ecological value:

- International Importance;
- National Importance;
- County Importance; and
- Local Importance (Higher Value).

In the context of the proposed development site at Adamstown, a Key Ecological Receptor is defined as any feature valued between Local Importance (Higher Value), such as sites containing semi-natural habitat types with high biodiversity in a local context, or populations of species that are uncommon in the locality, and International Value (such as a European site).

Features of local importance (Lower Value) and features without ecological value are not considered to be Key Ecological Receptors in this context.

## 3 Existing environment

### 3.1 General description of the study area and receiving environment

The site proposed for development forms part of Development Area 11 (Adamstown Station) in Adamstown SDZ. It is the third phase of development of the Adamstown District Centre, located in the southern-most part of the Strategic Development Zone.

The site is located on the western side of the tile, between an agricultural overpass and the Phase 1 development to the east, permitted and now under construction. It was previously part of a single, large agricultural field, and is now effectively abandoned. It has been regraded and is in partial use as a construction compound. It is dominated by recolonising bare ground. Other than some bramble and willow scrub on the western edge along the road overpass there are no hedges, tree lines or other significant features on the proposed development site.

With the exception of a drainage ditch underneath the agricultural overpass there are no functioning streams on the site. The nearest watercourse is the heavily modified channel of the Lucan Stream/Tobermaclugg Stream, located to the south and west of the site. This is linked to the Backstown Stream to the north. This stream eventually



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flows into the River Liffey near Lucan Village, according to the EPA water features database<sup>1</sup>. It is now heavily vegetated, and periodically contains standing water, with minimal flow.

The location of the proposed development is shown in Figures 1a and 1b.



Figure 1a: The location of Adamstown District Centre (within Adamstown Station/Block 11) in Adamstown SDZ (Source: Planning Scheme documentation).

<sup>1</sup> <https://gis.epa.ie/EPAMaps/>



Figure 1b: Location of the proposed development site at Adamstown District Centre, with known watercourses also shown (red line shows indicative site area – refer to project documentation for full details) (Source: Google Maps)

### 3.2 Designated conservation areas

Screening for Appropriate Assessment has been undertaken, and a report (*Appropriate Assessment Screening Report*) has been prepared in order to address any potential impacts on European sites. Figure 2 indicates the location of European sites in relation to the proposed development site.



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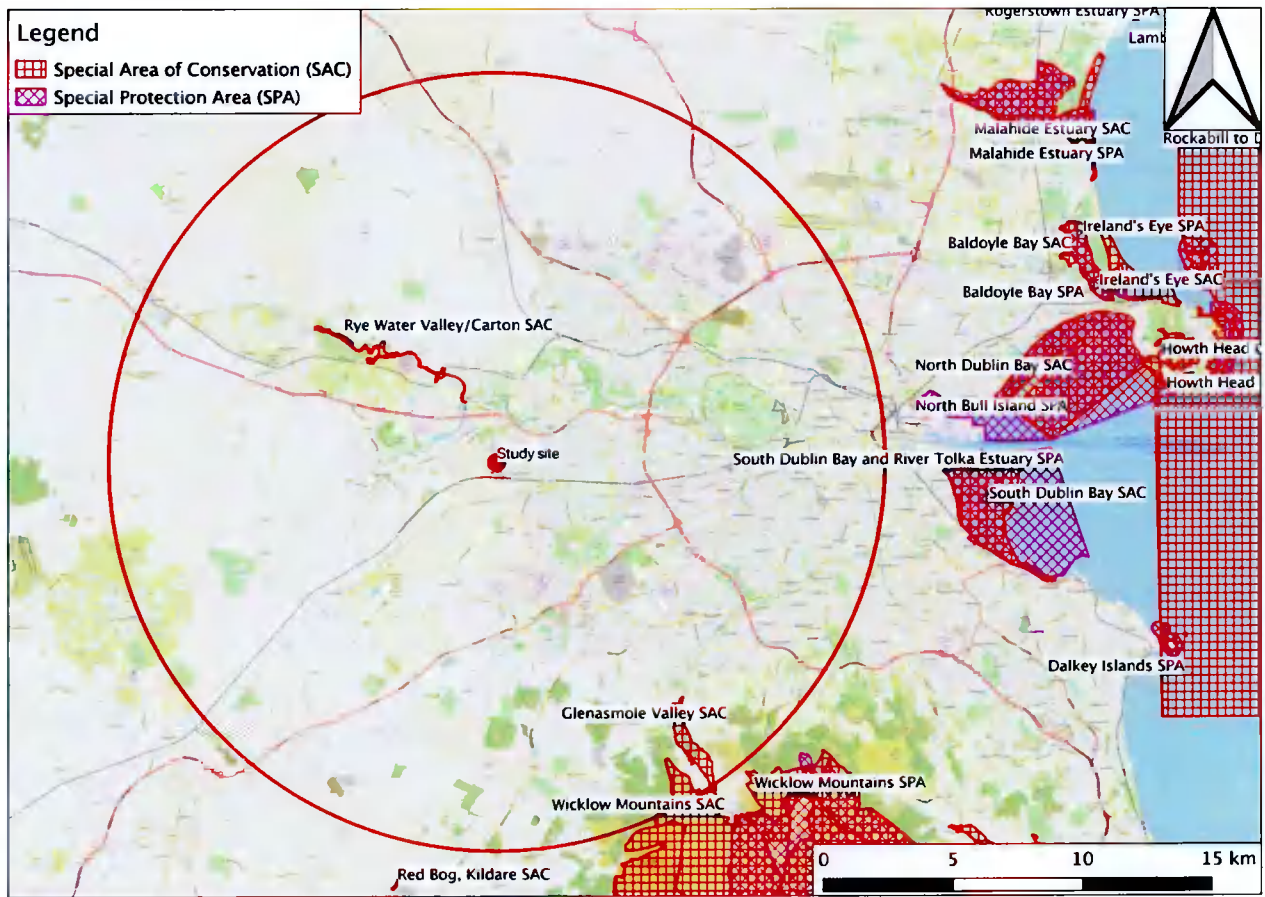


Figure 2: Proposed Adamstown Boulevard development site showing European sites (Source: Open StreetMap)

In addition to the European sites, a number of other sites designated for nature conservation are present in the wider area (Figure 3). The nearest sites designated for nature conservation, not otherwise designated as European sites, are Grand Canal proposed Natural Heritage Area (pNHA site code 002104), c.800m to the south, Liffey Valley pNHA (site code 000128), c.2.2km to the north and Royal Canal pNHA (site code 002103), c.4km to the north.

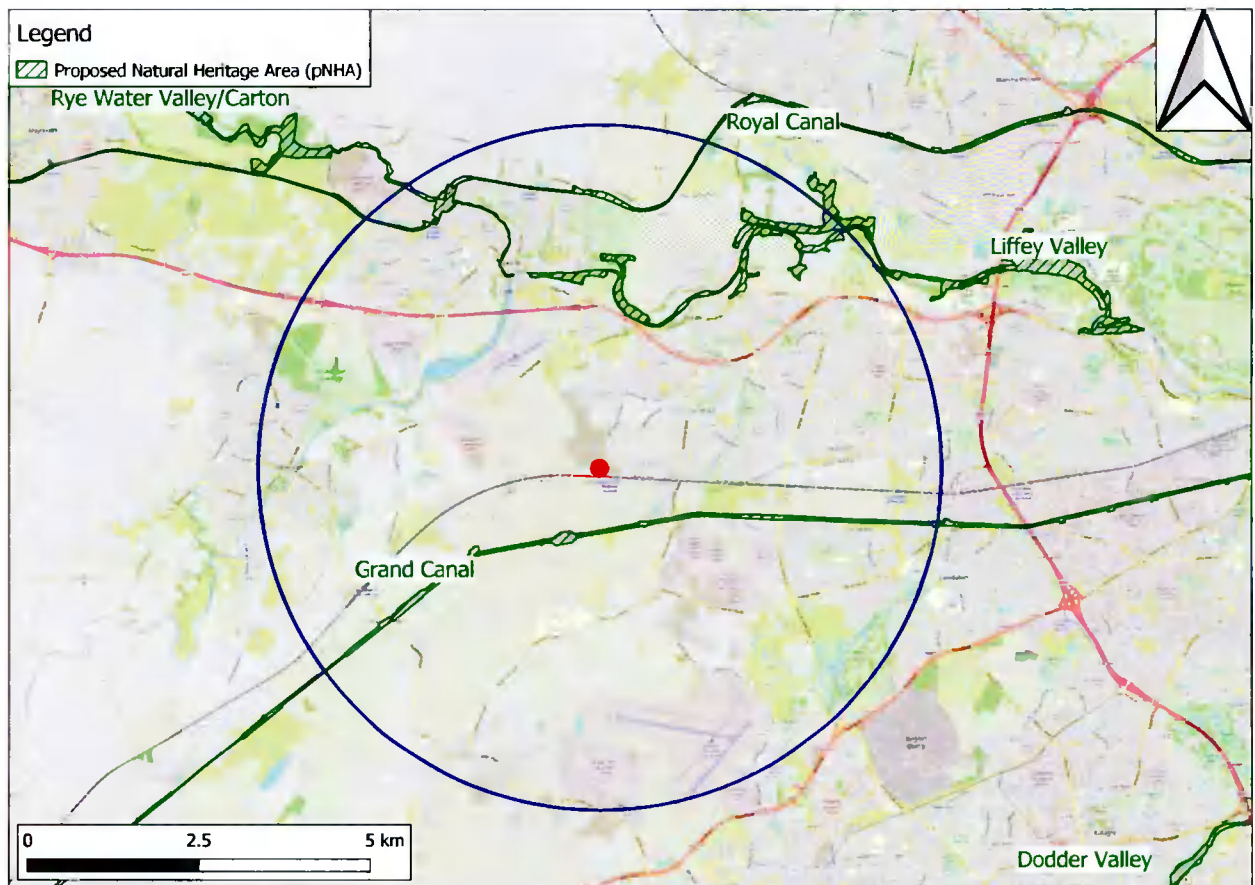


Figure 3: Designated Conservation Areas (non-European Sites) in relation to the study site (source: OpenStreetMap)

### 3.3 Rare and protected species

The proposed development site is not under any wildlife or conservation designation. The NPWS database was consulted with regard to rare species and species protected under the *Flora Protection Order* (2015). There are records of a number of protected species within the 10km grid square (O03) that covers the proposed development area, including hairy St. John's wort (*Hypericum hirsutum*), basil thyme (*Acinos arvensis*), red hemp nettle (*Galeopsis angustifolia*), meadow barley (*Hordeum secalinum*), betony (*Stachys officinalis*), opposite-leaved pondweed (*Groenlandia densa*) and hairy violet (*Viola hirta*).

A population of one rare and protected species, hairy St. John's wort listed in the *Irish Red Data Book 1 – Vascular Plants* (Curtis & McGough, 1988) and the *Flora Protection Order*, 2015 has been recorded in the wider area of Adamstown SDZ, within the boundary of a proposed park (Airlie Park) which is currently under construction, as well as within the Aderrig tile, within the alignment of a proposed (and permitted) linear park. No legally protected plant species, including hairy St. John's wort, are known to occur within the site and none were recorded during any of the field surveys undertaken.

### 3.4 Ecological features

#### 3.4.1 Proposed development site

##### 3.4.1.1 Habitats

The habitats present on the proposed development site are described in this section and are shown in **Figure 4**.

The site is as described in Section 3.1 of this report. It was previously part of a single, large agricultural field, and is now effectively abandoned. It has been regraded and is in partial use as a construction compound. It is dominated by recolonising bare ground (Fossitt code **ED3**). Other than some bramble (*Rubus fruticosus* agg.) and willow (*Salix* spp.) scrub (**WS1**) on the western edge along the road overpass there are no hedges, tree lines or other significant features on the proposed development site. A construction road (**BL3**) passes through the centre of the site from west to east.

With the exception of a drainage ditch (**FW4**) underneath the agricultural overpass there are no functioning streams on the site. The nearest watercourse is the heavily modified channel of the Lucan Stream/Tobermaclugg Stream, located to the south and west of the site. This is linked to the Backstown Stream to the north. This stream eventually flows into the River Liffey near Lucan Village, according to the EPA water features database<sup>2</sup>. It is now heavily vegetated, and periodically contains standing water, with minimal flow.

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<sup>2</sup> <https://gis.epa.ie/EPAMaps/>



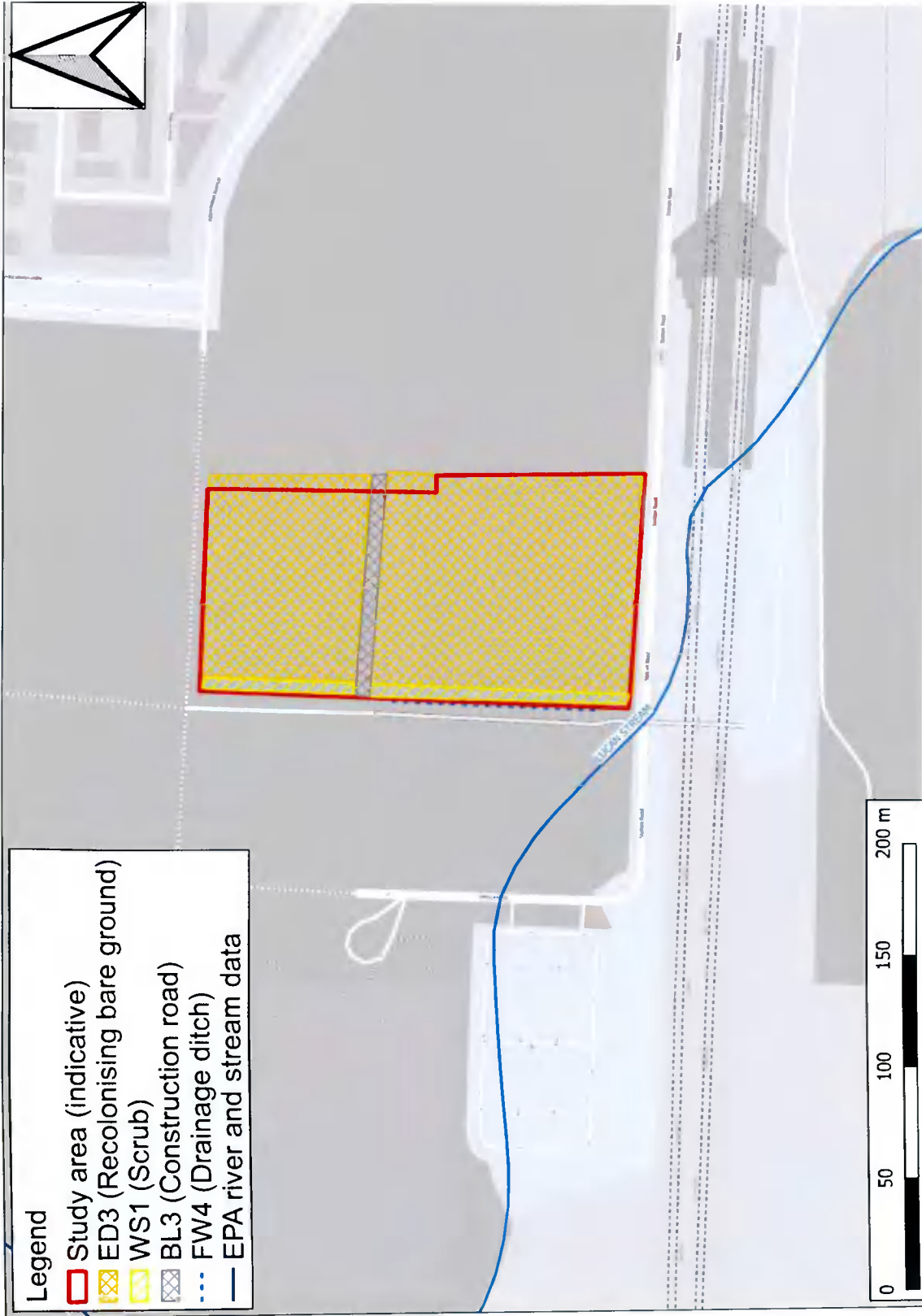


Figure 4: Habitat map for the proposed development site. For the project red line please refer to the reports that accompany the application.

### 3.4.1.2 Fauna

All Irish bat species are fully protected under the *Wildlife Act (1976)* and subsequent amendments, and under the *EU Habitats Directive*, via the *European Communities (Birds and Natural Habitats) Regulations, 2011-2015*. There are however no features remotely suitable for use by roosting bats on the site – there are no buildings or any other structures, and there are no trees. The agricultural overpass along the western site boundary is similarly unoccupied by bats. While there are areas within the wider Adamstown SDZ where bat activity has been recorded, given the open, featureless nature of the proposed development site and the lack of suitable habitat in the immediate vicinity the value for commuting or foraging bats is greatly reduced.

Badgers, hedgehogs and Irish hare are fully protected under the *Wildlife Act 1976* and subsequent amendments. There are no records of these species using this site and no signs of badger, hare or hedgehog were recorded on the site or in the immediate vicinity during the surveys undertaken.

Similarly, no evidence of otters, protected under the *Wildlife Act 1976* and subsequent amendments, and under the *EU Habitats Directive*, as transposed into Irish law by the *European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended)*, was recorded. No evidence of the species (such as footprints or spraints) has been recorded at the site during the surveys undertaken.

Evidence of other large mammals (i.e. species not protected under the *Wildlife Acts*), such as fox and rabbit, was recorded at the site by the author.

Birds, as well as their nests and eggs, are fully protected under the *Wildlife Act 1976* and subsequent amendments. The bird community present is quite typical of such a site, with buzzard, robin, rook, jackdaw, magpie, blackbird, blue tit, goldfinch, woodpigeon and wren (all species of least conservation concern – green listed on the list of *Birds of Conservation Concern in Ireland 2014 to 2019* (Colhoun and Cummins 2013)) all recorded. One amber listed species, of medium conservation concern (house sparrow) was recorded during the field visits, and no red list species (of high conservation concern) were recorded. Three red-listed species; meadow pipit, yellowhammer and raven, have been recorded in other parts of Adamstown, but never at Adamstown Station.

An appraisal of the site was undertaken to assess its suitability for use by birds that favour open farmland or rough pasture, such as lapwing and curlew (red list species) or pale-bellied Brent goose (amber list). However, no signs of these or any similar species were recorded and the site itself is not of any significant value for these species.

No amphibians (common frog or smooth newt) have been observed during the surveys undertaken to date at the site. Similarly, no evidence of common lizard has been recorded, and the area of suitable habitat (such as exposed rock) is limited.

Amphibians and reptiles are fully protected under the *Wildlife Act 1976* and subsequent amendments.

The site was assessed for the presence of butterflies and for the suitability of the habitats for butterfly abundance and diversity. No evidence of marsh fritillary, Ireland's only protected insect, or its food source, devil's-bit scabious (*Succisa pratensis*) was recorded.

## 4 Overall ecological valuation of the site

### 4.1 Proposed development site

The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora Protection Order, 2015* or the *EU Habitats Directive*, are known to occur within the site. None were recorded during any of the site visits undertaken to date.

No evidence of bats, otters, badgers or other protected large mammals was recorded on the site during any of the surveys undertaken at the site.



The site is unsuitable for use by species linked to the European sites of Dublin Bay, such as light-bellied Brent geese, due to the types of habitats present (unmanaged former agricultural grassland and disturbed ground).

No evidence of any other protected animal species such as amphibians (smooth newt or common frog), reptiles (common lizard) or hedgehogs was recorded during the surveys carried.

The proposed development site contains no features of any ecological significance, and is of no more than Local (Lower Value) importance as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (NRA/TII, 2009 (Rev. 2)).

## 5 Potential impacts of the proposed development

### 5.1 Description of the proposed development

The proposed development consists of:

- A development to be constructed in 3no. blocks (known as Block A,C and D) ranging in height from 2 to 9 storeys including an ancillary residents Pavilion Amenity Building;
- 436no. apartments comprising 9no. studio units, 204no. 1-bedroom units, 213no. 2-bedroom units and 10no. 3-bedroom unit;
- Communal open space provided at podium and ground levels;
- 220no. car parking spaces are to be provided in a mixture of on-street parking, podium and within the already permitted Block F multi-storey car park;
- The provision of 526no. bicycle parking spaces provided through stacked (416no. spaces) and Sheffield (110no. spaces) bicycle parking spaces;
- The development also includes the provision of all ancillary site development and landscape works.

### 5.2 Designated conservation areas –Appropriate Assessment

As previously stated, the potential for any impacts on European sites under the EU Habitats and Birds Directives was considered. Full results of that study are presented in a separate report prepared by Brady Shipman Martin (*Appropriate Assessment Screening Report*). The following paragraphs comprise a summary of the conclusions outlined in that report:

*In view of best scientific knowledge this report concludes that the proposed development at Adamstown District Centre, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.*

*It is considered that this report provides sufficient relevant information to allow the Competent Authority (South Dublin County Council) to carry out an AA Screening, and reach a determination that the proposed development will not have any likely significant effects on European sites under Article 6 of the Habitats Directive in light of their conservation objectives.*

Similarly, there is no realistic pathway between the proposed development site and the Grand Canal pNHA, and no impacts on this or any other pNHA are considered likely.

### 5.3 Habitat loss and disturbance within the site

Each element of the development under appraisal is required to comply with the Approved Adamstown SDZ Planning Scheme 2003 (amended in 2014). This contains a number of Strategic Environmental Objectives in relation

to biodiversity, in order to sustain and enhance ecological habitats, avoid significant adverse impacts and to sustain and enhance key ecological networks. In addition, the South Dublin County Development Plan 2016-2022 has a series of objectives intended to protect and enhance the natural environment. For example the CDP contains significant objectives to protect and enhance green infrastructure within the county. It also includes policies for to protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development.

The development will involve the removal of part of a disturbed field, of no more than low ecological value. This loss is considered to be a probable permanent impact, significant at the site level only. The long-term landscaping design is focussed on biodiversity enhancement, and this will ensure that this potential impact is reduced over time.

It is not expected that there will be any impacts on bats (including via lighting), badgers and other large mammals, amphibians or reptiles, as a result of the proposed development. In addition there will be no loss of habitat utilised by overwintering birds, such as lapwing or curlew. The loss of habitat may result in a minor impact at the site level only on lepidoptera (butterflies and moths) and other insect groups.

There will be no transfer of invasive plant material during the construction phase that could potentially lead to species such as giant hogweed or Japanese knotweed becoming established in the area. The construction methodology will ensure that no invasive species are introduced, either deliberately or inadvertently, to the site.

## 5.4 Water

All **construction activities** pose a potential risk to watercourses as surface water arising at a site may contain contaminants. The main contaminants arising from construction activities may include suspended solids, hydrocarbons and concrete/cement products. If not properly managed, such pollutants could pose a temporary risk to surface water quality in local watercourses and ditches during construction.

Although there are no significant watercourses on or in the vicinity of the site, the construction of the proposed development at Adamstown Station could nevertheless have impacts on water quality, via run-off to the wider surface water network, including the Lucan Stream/Tobermaclugg Stream to the west, which is linked to the Backstown Stream to the north.

In the event that contaminated water should enter any drainage ditch, watercourse or sewer during the construction (or operation) of the proposed development, there is the theoretical potential for negative effects on water quality.

Once **operational** the proposed development has the potential to alter the rate of discharge of rainwater from the site to the local surface water network. There is potential for this water to contain contaminants such as petrol and oil from vehicles, as well as other contamination.

Provided that site facilities are correctly designed and proper working procedures (in particular including the measures set out in the Construction Management Plan submitted separately) are strictly adhered to, no impacts on existing watercourses are expected, either during the construction or operation of the proposed development.

## 6 Mitigation measures

### 6.1 Designated conservation areas

No designated conservation areas will be impacted in any way by the proposed development and no specific mitigation measures are required.

Full details in relation to European sites are provided in the accompanying report (Information for Screening for Appropriate Assessment).

## 6.2 Habitats

All site clearance and landscaping works will comply with current legislative requirements and best practice.

As it is proposed to effectively change the site from (former) agricultural to an urban character, it is not possible to mitigate all of the potential impacts on local ecological receptors. However, as noted in Section 5.3, the potential impacts are, while probable and permanent, not significant beyond the site level. The planting proposed for the development will comprise an appropriate mixture of native and non-native trees and shrubs, primarily those with local provenance. The planting will incorporate a range of species that will attract feeding invertebrates, including moths, butterflies and bees. It will take account of and implement the relevant objectives of the [All-Ireland Pollinator Plan 2021-2025](#).

All planting plans and landscaping proposals will ensure that no invasive species are introduced, either deliberately or inadvertently, to the site. This includes invasive plants that are not listed on the Third Schedule of the *European Communities (Birds and Natural Habitats) Regulations 2011-2015*, such as *Crocasmia* spp.

Despite the new urban character of the site, the landscaping proposed will ensure a neutral or minor positive impact on biodiversity once the development is complete.

## 6.3 Fauna (bats)

The site at Adamstown District Centre has very little significance for roosting, foraging or commuting bats. No bats have been recorded and there are no potential roosting sites. It will not be necessary to apply for a derogation licence under Regulation 54 or 55 of the *European Communities (Birds and Natural Habitats) Regulations 2011-2015* to undertake any works. In line with best practice, all new public lighting for the proposed development has been designed and will be constructed in line with the recommendations of Bat Conservation Ireland (2010), taking account of the following lighting design characteristics:

- The minimum level of appropriate/required lighting level will be provided within the developed/residential areas;
- Light standards will be fitted with low intensity, horizontal cut-off LED light fittings employing a narrow directional light or cowled light. This will avoid the effect of light spill arising;
- Light standards and associated lighting will, where design requirements permit, be directed away from areas of open space;
- No floodlighting will be used in the development.

## 6.4 Water

### 6.4.1 Surface water

Construction will be undertaken in strict accordance with the requirements of the project Construction Management Plan (prepared by Quintain and submitted separately) and in line with the requirements of Inland Fisheries Ireland.

According to the Engineering Services Report (prepared by CS Group Consulting Engineers) that accompanies the application, the proposed development will not restrict storm water flow generated on site and all storm water attenuation storage requirements will be dealt with off-site in accordance with the provisions of the SDZ. Attenuation is to be provided on a regional basis. Notwithstanding this, the design of the proposed development conforms to the general principles of Sustainable urban Drainage Systems (SuDS) in order to increase the overall quality of storm water before it leaves the site and enters the public network.

According to the Site Specific Flood Risk Assessment Report (prepared by CS Group Consulting Engineers) that accompanies the application, historically the site has no recorded flood events as noted in the OPW historical flood

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maps for pluvial or fluvial events. Predicted flood mapping for pluvial, fluvial or tidal flood events will not affect the subject lands and the site is deemed to be located in Flood Zone 'C', outside the predicted 1 in 1000 year flood zone.

#### 6.4.2 Foul water

All **wastewater** from the proposed development will be treated at the Irish Water Wastewater Treatment Plant (WwTP) at Ringsend prior to discharge to Dublin Bay.

The Ringsend WwTP operates under licence from the EPA (Licence no. D0034-01) and received planning permission (ABP Reg. Ref.: 301798) in 2019 for upgrade works, which are expected to be completed within five years. This will increase the plant capacity from 1.65m PE (population equivalent) to 2.4m PE. Regardless of the status of the WwTP upgrade works, the peak discharge from the proposed development, as described in the accompanying Engineering Assessment Report (Peak Foul Flow = 13.62l/s) is not significant in the context of the existing capacity available at Ringsend. Though the WwTP is currently over capacity (the plant is currently accommodating 1.9m PE), recent water quality assessment undertaken in Dublin Bay (published by the EPA and available on the EPA online mapping database<sup>3</sup> confirms that Dublin Bay is classified as "*unpolluted*" and there is no evidence that the over-capacity issues at Ringsend are affecting the conservation objectives of the European sites in Dublin Bay.

Irish Water has provided a Confirmation of Feasibility Letter for the foul sewer design of the proposed development. This is included as Appendix B to the Engineering Services Report prepared by CS Group. The purpose of the Confirmation of Feasibility Letter is to confirm the viability of the proposed development with respect to its potential impact on the capacity of Ringsend Wastewater Treatment Plant, as the receiving infrastructure. By providing a Confirmation of Feasibility Letter, Irish Water has confirmed that, subject to a valid connection agreement being put in place, the proposed connection to the Irish Water networks can be facilitated.

#### 6.5 Monitoring

Given the nature of the Adamstown District Centre site no long-term ecological monitoring is necessary. A suitably experienced ecologist will work with the appointed landscape architect for the duration of the construction phase and regular monitoring of all construction works will take place to ensure the correct and full implementation of the landscape design.

### 7 Conclusion

The proposed development will form the third phase of the development of Adamstown District Centre. It will not result in the removal of any habitats of significant biodiversity value. The existing disused field will be replaced with a new development and associated public open space and landscaped areas, including areas of ecologically sensitive planting.

There will be no long-term residual impact on any ecological receptors, either within or in the vicinity of the site, or associated with any site designated for nature conservation as a result of the proposed development.

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<sup>3</sup> <https://gis.epa.ie/EPAMaps/default>

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