

Michelle Dodrill

From: Planning - Registry
Subject: FW: Message from SDCC for Planning Application SD22A/0271 at Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0
Attachments: 54235CON1stan_11892.docx

From: Rosaleen Dwyer <rdwyer@SDUBLINCOCO.ie>
Sent: Thursday 14 July 2022 15:06
To: Colm Maguire <cmaguire@SDUBLINCOCO.ie>
Cc: Michelle Dodrill <mdodrill@SDUBLINCOCO.ie>
Subject: FW: Message from SDCC for Planning Application SD22A/0271 at Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0

Hi Colm,

I have reviewed the documents submitted for this application at Prospect House (SD22A/0271) and find it deficient in ecological information.

There does not appear to be any assessment of the current ecological status of the proposed development site, most particularly in relation to the presence or to the use of the site by protected species such as bats.

Given the nature of the development works proposed for both within and outside of the structure of Prospect House, including the proposed demolition of some outside features and loss of trees, I recommend a request for **Additional Information** from the applicant/agent as follows:

A detailed assessment of the current ecological status of the lands in question is requested as Additional Information. This is to include a survey of the habitats present on the proposed development site and is also to include a survey for bats (protected species). The survey for bats is to be undertaken by a qualified and experienced bat expert and is to include an assessment for the presence of potential bat roosts in Prospect House, its associated buildings (including any proposed for demolition or altering), boundary walls, and trees. The survey is also to include an assessment of bat foraging and commuting activities across the site. An assessment of potential impact is to be determined, with avoidance and mitigation measures proposed where necessary.

Please note that the appropriate timing for the survey of bats is between April and September.

Thank you,

Rosaleen.
Rosaleen Dwyer | County Heritage Officer |
South Dublin County Council,
Land Use Planning and Transportation Department,
County Hall, Tallaght, Dublin 24.
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From: Michelle Dodrill <mdodrill@SDUBLINCOCO.ie>
Sent: Thursday 14 July 2022 10:32
To: Rosaleen Dwyer <rdwyer@SDUBLINCOCO.ie>
Subject: Message from SDCC for Planning Application SD22A/0271 at Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0

Please see attached.

Kind Regards,
Michelle