

1. The Heritage Officer has concerns in regard to external lighting given that the site adjoins the River Dodder and mature vegetation which is used by bats. The applicant has submitted photos of their lighting arrangements on site. Photos are not considered sufficient information for assessment. The applicant is requested to submit a lighting plan and information of the development. The applicant should ensure that it is demonstrated that lighting associated with the development would not have a negative impact on bats. A report from a suitably qualified Bat expert should be provided.

Please refer to Site Location Map Marked 'A'. The trail between the Shopping Centre Boundary and the River Dodder is marked with Green Arrows.

Please note that the Boundary wall is of solid construction, see Photo 2A

We have walked this trail at various times of day and night. We carried out our own survey to see how the operational lights in the Car Wash might possibly illuminate the River Park boundary.

On 13 April 2022 and 14 April 2022 we took photos of the Car Wash boundary from the River Park, these show the boundary of the car wash to be of solid construction. See photos 2A and 4A

At 21.23 hrs on 29 March 2022 we switched on all the operational lights of the Car Wash (see photo 1A). At 21.30 hrs on the same date, we stood in the River Park opposite the boundary wall of the Car Wash (see photo No.4). The lights from the Car Wash do not illuminate the Park.

I would suggest a site visit to confirm this.

The Car Wash opening hours are 09.30 to 18.00, so operational lighting is only used max. 2 hours per day during the winter months. We have had communication with Bat Survey Specialists who would offer us a survey costing between €3000 - €5000 but could not carry it out between the period October and late March/early April as Bats were in hibernation. After that period of time, we are in Summer daylight time and our operational lights will not be in use.

From our photos and survey it is quite obvious that the lighting from the Carwash has no affect on the darkness in the River Park.