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Meath County Council,
Buvinda House
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13/2/2025

RE: Large Scale Residential Development at Grangend, Dunshaughlin, Co. Meath

Applicants: Loughglynn Developments Ltd

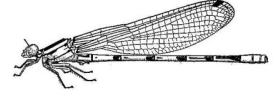
A chara,

I refer to a proposed application at the above site for a Large Scale Residential Development for Loughglynn Developments Ltd and the proposed changes to the previously permitted SHD application which was previously granted planning permission by An Bord Pleanála.

In 2019, Whitehill Environmental was engaged to undertake the required ecological reports for the SHD application. These reports consisted of an Ecological Impact Assessment and a Natura Impact Statement. Field work was undertaken in September 2019, and a bat survey was also carried out at this time by Wildlife Surveys Ireland. A summary of each report is presented below:

Ecological Impact Assessment

Prior to the commencement of construction works on the site, the habitats on the site were considered to be of low - medium biodiversity value. The original habitats within the study area mainly consisted of areas of dry calcareous and neutral grasslands (GS1), dry meadows and grassy verges (GS2), recolonising bare ground (ED3), spoil and bare ground (ED2), hedgerows (WL1) and treelines (WL2). There is also a small stream within the site flowing from north to



south. Proposals were included for the re-alignment of this stream to achieve a more cohesive site layout, and these proposals were permitted.

There was little evidence of mammals in the site and bat activity in the site was determined to be low.

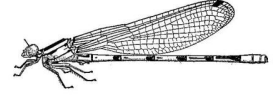
Construction commenced on the site in 2022, and this resulted in the loss of the grassland habitats within the entire site. Many of the existing hedgerows and treelines within the site were also lost and fragmented, whilst the existing stream corridor was re-aligned in accordance with a Method Statement prepared by Waterman Moylan Consulting Engineers. These impacts were addressed in the EcIA and were considered in the original grant of planning permissions. A suite of mitigation measures were outlined in the EcIA to mitigate and compensate for these impacts.

Natura Impact Statement

As required under Article 6(3) of the Habitats Directive, a Natura Impact Statement was also submitted for the original proposals for the site. This NIS was undertaken as there was a source-pathway-receptor linkage between the stream on the application site and the Malahide Estuary SAC and SPA via the Broadmeadow River. The hydrological separation distance was 25km but having regards to the requirement to re-align the stream within the site, it was considered that significant effects upon water quality in the Broadmeadow River and subsequently downstream on the QIs of the Malahide Estuary SAC/SPA could not be ruled out with certainty. Therefore, mitigation measures were included to reduce and offset the potential impacts of the development on this European site. The mitigation measures in the NIS were fully aligned with those in the EcIA.

Current Proposals

Loughglynn Developments are now seeking permission for a slight alteration to the plans originally submitted. Whitehill Environmental has reviewed the proposals and has concluded that the proposals as they stand would not materially alter the impacts that were identified originally in the EcIA or NIS and the mitigation measures included in these reports remain applicable and they will continue to be adhered to during the ongoing works on the site. They proposals are simply altering the type of building originally proposed from apartments to semi-detached dwellings. The proposals will result in a reduced capacity on the site.



It is considered that the original EciA and NIS that were submitted for the SHD application, remain applicable to the current proposals.

Is mise le meas,

A handwritten signature in cursive script that reads "Noreen McLoughlin". The signature is written in dark ink on a light blue rectangular background.

NOREEN MCLOUGHLIN

BA (ZOOLOGY) MSc (ECOLOGY) MCIEEM