

Part 8 Planning Application Review of Ecological Assessment

Planning Ref: PT8LL153

Applicant: 52 New Road, Thomondgate

Development Description:

- a) The demolition of the existing derelict structures on site including the two-storey former public house with apartment over, along New Road, and two-storey apartment extension to the rear, b) The construction of 6 no. housing units comprised of 4 no. 1 bedroom apartments and 2 no. 2 bedroom houses, and all ancillary site development works.

Report Prepared By: Seán Doyle, MSc., BSc. Hons - Ecologist.

Comments:

An EIA Screening, AA screening, bird survey and bat survey were submitted to accompany the planning phase of this project.

I can accept the approach taken and finding of these reports.

Recommendations:

The reports provided contain a number of recommendations.

I would recommend that the following measures be conditional to the proposal going ahead.

- 1) The IASP must be complete prior to the undertaking of any construction/demolition works.
- 2) The below measures must be adhered to and implemented;
 - Any demolition, works on outbuildings or tree removal/topping during construction, will be done outside the bird nesting season March 01st-Aug 31st
 - If a bird/bat species is found actively using the development footprint for breeding/resting during site clearance/construction phase, relevant works will cease immediately, and the area will be cordoned off until advice is sought from a suitably qualified/experienced ecologist.

- The site will not be floodlit during the construction phase; instead all lighting systems will be designed to minimise light spillage nuisance by using shielded, downward directed lighting wherever possible and switching off all nonessential lighting during the hours of darkness.
- The small shed to the rear of site, on the boundary, will be kept to be used for displaced barn swallow during summer months. This shed can be removed, outside the bird nesting season, once suitable swallow nest boxes have been erected.
- Landscaping must retain mature trees present on site. Top trees if necessary for H&S. Hedgerows and smaller trees removed from site must be replaced with Irish species of Irish provenance.
- A series of at least 5 bird nesting boxes should be erected through the site.
- 2 bat boxes must be erected on site in a suitable area.

3) All measures outlined in section 4.1 of the bat report, with regard to lighting for this project must be adhered to and implemented.

Signed: Seán Doyle MSc., BSc. Hons. - Ecologist

Date: 04/10/2024