

31st January 2025

Ms. Laura Johnstone | MRAI
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Dear Ms Johnstone,

**Re: Ecological Site Walkover survey
No. 9 George's Place & Former Wash House Kelly's Avenue**

An Ecological site walkover was conducted on Monday 20th January 2025 by Dr Tina Aughney bat specialist. On Wednesday 22nd January a further site visit carried out by project lead Nevin Traynor BSc Env of Traynor Environmental Ltd facilitated by Noreen Mc Loughlin MSc, MCIEEM. Ecologist was carried out to inform the ecological baseline of the site.

On the 20th of January 2025 a daytime building inspection survey was carried out followed by a second visit on the 22nd January 2025.

The ecological walkover survey recorded habitats and protected species, following the methods outlined in the documents below:

- Heritage Council (2011). Best Practice Guidance for Habitat Survey and Mapping (Smith et al.2011).
- Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes (NRA, 2009).

Aerial photographs and site maps assisted the survey. Habitats have been classified and described following Fossitt (2000). Nomenclature for higher plants follows that given in The New Flora of the British Isles 4th Edition (Clive Stace 2019). Identification of Irish plants generally follows Webb's An Irish Flora (Parnell and Curtis, 2012).

Figure 1.1: Site Location Map



The site is located in an urban environment and the main habitats represented locally include buildings and artificial surfaces (mostly residential and commercial areas, along with roads and car parks), amenity gardens and grasslands, and scattered trees and parkland. The marine and coastal habitats of Dún Laoghaire Harbour are located north of the site.

No part of the site lies within any area that is designated for nature conservation purposes. All proposed development works within the application site will take place in an urban environment on areas of low biodiversity value.

The site is largely devoid of vegetation, with the exception of ruderal and opportunistic plants that are growing along the bottoms of the existing walls and through cracks in the existing concrete. The dominant habitat within the site is Buildings and Artificial Surfaces (BL3). There are no habitats of biodiversity value within the site.

Table 1-1: Habitats recorded during site visit.

Habitat	Fossitt Code
Buildings and Artificial Surfaces	(BL3).

A winter survey of the potential of the buildings for use by bats was undertaken by Dr Tina Aughney in January 2025. It was considered that both buildings on site are of low value to bats. Nonetheless, two dusk surveys and possibly a dawn survey will be necessary to provide accurate information on the potential bat usage of the buildings during the bat activity season (May to August).

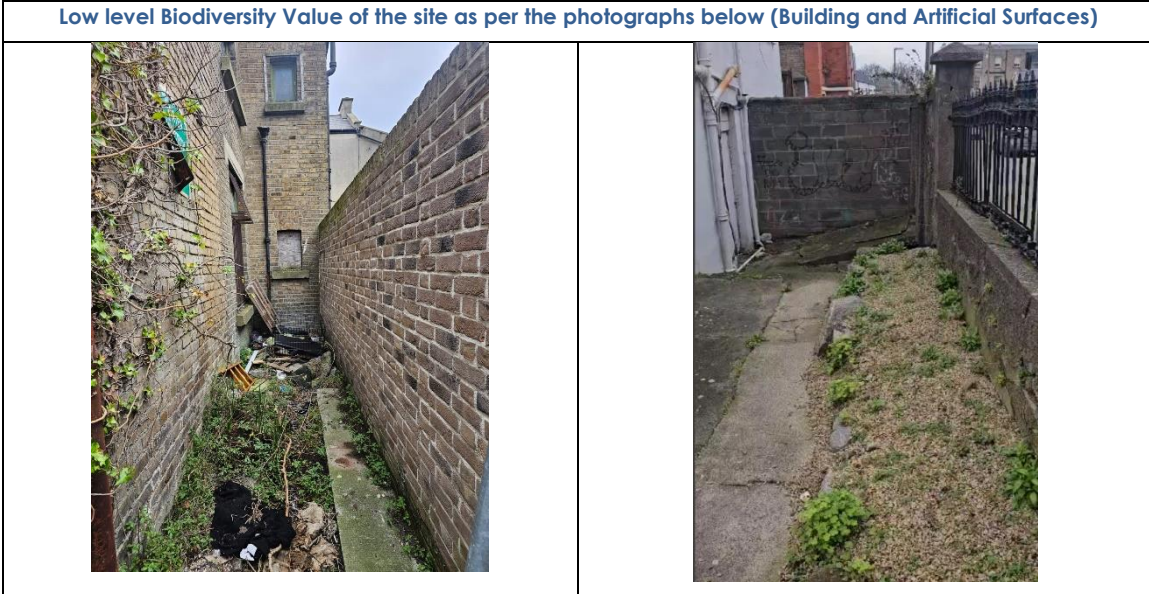
Figure 2.1 Aerial View of Site Habitats.



3.0 Photographic Record of the Existing Site.

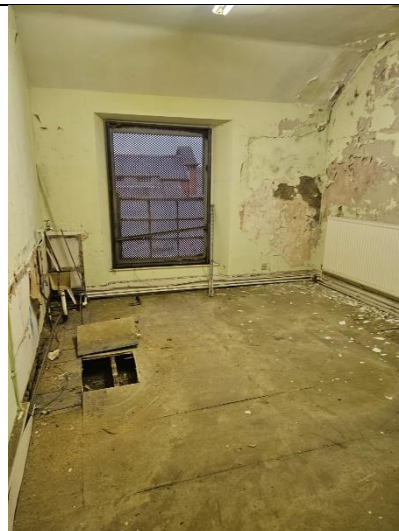
Photographic Record of the Exterior of the Existing Buildings

Low level Biodiversity Value of the site as per the photographs below (Building and Artificial Surfaces)



Photographic Record of the Interior of the Existing Buildings

Interior of the Existing Buildings



Summary of Findings

Traynor Environmental Ltd has considered the proposed development and conducted an Ecological site Walkover Survey. The site is largely devoid of vegetation, with the exception of ruderal and opportunistic plants that are growing along the bottoms of the existing walls and through cracks in the existing concrete. There are no habitats of biodiversity value within the site.

The daytime building survey conducted for the presence or roosting of Bats has concluded that both buildings on site are of low value to bats. Nonetheless, two dusk surveys and possibly a dawn survey will be necessary to provide accurate information on the potential bat usage of the buildings during the bat activity season (May to August).

We believe that no other ecological surveys are required except the two dusk surveys and a dawn survey. A Appropriate Assessment report is also required to be completed.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Nevin Traynor

BSc Env, HDIP IT, Cert SHWW, IAH.

Traynor Environmental Ltd