Memorandum to:
Robyn Kelly,
Ronan Woods, and
Joe Clarke.

Memo No:	1
From:	Synergy Environmental Limited t/a DNV
Date:	30/10/2026
Prep. By:	Kelly Macken (Graduate Ecologist)
Approved By:	Matt Peden (Technical Director)

Ecological Impact Assessment Addendum

DNV was commissioned by Ballymore Real Estate Investments Limited to carry out an updated general ecology survey of the Phase 1 lands in relation to a proposed Large-scale Residential Development (LRD) at Cornamaddy, Athlone, Co. Westmeath, hereafter referred to as 'Proposed Development' or 'Site' when referring to the site area of the Proposed Development.

This survey was carried out by a qualified ecologist in June 2026 and confirmed with an additional survey in October 2026.

For reference by the Planning Authority, multiple ecological field surveys have been carried out at the site to date. Surveys undertaken within the past eighteen months are summarised in Table 1.

Table 1: Field Surveys Undertaken at the Proposed Development Site

Survey	Surveyor	Dates
Preliminary Habitat Survey	KM	11th and 22nd June
Invasive Flora Survey		
Bird Scoping Survey		
Preliminary Bat Habitat Assessments		
Mammal Survey		
General Fauna Survey		
Ecological Walkover Survey		27th October

The habitat types identified on Site were the same as those detailed in the 2023 Environmental Impact Assessment Report (EIAR) submitted for the original application. Whilst habitat extents had changed in the time between the surveys (e.g., both dry meadows and grassy verges habitat (Fossitt Code: GS2) and wet grassland habitat (Fossitt Code: GS4) were more dominant on Site during the 2026 survey when compared to the original survey carried out in August 2022), no significant change in habitats on Site was observed. A greater number of floral species were recorded during the June 2026 survey; however no protected floral species were observed, nor were any Annex 1 habitats recorded on Site or in the immediate surrounding area.

The June and October 2026 surveys found no evidence of resident protected mammals on Site (e.g., badger setts (*Meles meles)*), and the bird species recorded were not significantly different from the breeding bird assemblage recorded during the 2022 breeding bird surveys detailed in the 2023 EIAR. The lack of significant change in the habitats on Site make it

unlikely that faunal assemblages (e.g., bats, birds, mammals etc.) have significantly changed since the ecology surveys undertaken in 2022 and 2023 for the original submission.

As no material change to the habitats and faunal communities on Site have been observed, the proposed mitigation measures detailed in the 2023 EIAR are deemed to be appropriate for the amended application. Proposed mitigation measure recommended within the 2023 EIAR include the following additional surveys:

1. Pre-construction mammal surveys. These surveys will identify evidence of protected mammals and ensure they have not taken up residence within or close to the development footprint. Should breeding or resting places be recorded in the preconstruction surveys, a site-specific mitigation plan shall be prepared and agreed with the NPWS prior to the commencement of works.
2. Two pre-felling emergence surveys will be carried out on tree T1984 within the period of May – September as it has *moderate* suitability for roosting bats.
3. Pre-construction amphibian surveys. These are to be carried out during the optimal time of year for signs of breeding activity.

Should the listed surveys, in addition to the other measures outlined in the 2023 EIAR submitted for the original application, be carried out as described in the 2023 EIAR, no significant impacts on the local ecology are predicted as a result of the Proposed Development.

Matthew Peden

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Technical Director