



Genesis

Lisdaran Housing Development

Breeding Bird Survey

Document Details

Client:	Genesis Planning
Project Title:	Lisdaran Housing Development
Project Code:	FF808
Document Title:	Breeding Bird Survey
Prepared by:	Flynn Furney Environmental Consultants

Rev	Status	Date	Author(s)	Approved by
01	ISSUE	21/05/2026	BF	AMM

Table of Contents

1. Introduction	2
1.1. Document Summary	2
1.2. Relevant Legislation/Context.....	2
2. Development/Project Details	2
3. Methodology	4
3.1. Bird Surveys	4
3.2. General /Habitat Assessment/Nomenclature	4
4. Results and Discussion	4
4.1. Results.....	4
4.2. Discussion	5
5. Conclusion.....	5
6. References	5
Appendix I - Bird Survey Transect Drawing.....	6

1. Introduction

1.1. Document Summary

This document details the findings of a breeding bird survey carried out by Flynn Furney Environmental Consultants on behalf of Genesis Planning. This was requested as part of a request for further information by Cavan County Council.

1.2. Relevant Legislation/Context

The relevant legislation is generally the Wildlife Acts, 1976 to 2018 as amended as well as the EU Birds Directive (Directive 2009/147/EC).

2. Development/Project Details

The development will consist of the provision of a total of 111 no. residential units along with provision of a crèche. Particulars of the development comprise as follows:

- (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.
- (b) The provision of a total of 55no. residential dwellings which will consist of 15 no. 2 bed units, 24 no. 3 bed units and 16 no. 4 bed units.
- (c) The provision of a total of 56 no. duplex apartment units consisting of 8 no.1 bed units, 20 no. 2bed units and 28 no. 3 bed units.
- (d) Provision of a two storey creche with associated parking, bicycle and bin storage.
- (e) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche and duplex apartment units.
- (f) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.
- (g) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.
- (h) Utilising the existing access point from Loreto Road with associated works to provide for internal access roads, footpaths and associated site works.
- (i) Provision of internal access roads and footpaths and associated works to include for regrading of site levels as required.
- (j) Provision of residential communal open space and public open space areas to include formal play areas along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.
- (k) Internal site works and attenuation systems which will include for provision of a hydrocarbon and silt interceptor prior to discharge.

(l) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul via a rising main and provision of a foul pumping station, water connections and ESB network connections.

A drawing showing the proposed development is given below.



Fig. 1. Site Layout Drawing

The proposed housing development site is situated north of Cavan General Hospital. To the north and south-east of the site, there are residential properties as well as small and medium-scale industrial buildings. Agricultural land surrounds the site to the west and east, and the site itself is predominantly agricultural. A small woodland area is located at the north-east section of the site. The site is currently used for agriculture. The site is delineated with treelines and hedgerows. Two buildings exist to the west the site (outside of the site boundary).

3. Methodology

3.1. Bird Surveys

The methodology of Birdwatch Ireland's Countryside Bird Survey was used. As allowed by the terrain and habitat types, transects were drawn across the site. Notable habitat types such as mature trees, hedgerows and wet areas were included. Birds were recorded when heard or seen, whether in flight across the site / transects or perching. Signs of breeding birds were observed such as male birds in song holding territories, active nesting sites and juvenile birds.

3.2. General /Habitat Assessment/Nomenclature

Habitats were identified, mapped and classified and dominant plant species noted in accordance with the guidelines given by the JNCC (2010) and The Heritage Council (2011). Habitats were classified as per Fossitt (2000).

4. Results and Discussion

4.1. Results

Transect Survey Results

Three bird transects of c.100m were conducted throughout the Lisdaran site in three separate locations. Bird species seen and heard were recorded per transect. These were conducted on the 8th of May 2026.

<u>Transect 1</u>	<u>Transect 2</u>	<u>Transect 3</u>
Blackbird	Jackdaw	Blackbird
Jackdaw	Goldfinch	Swallow
Robin	Chiff chaff	Starling
Goldfinch	Wood pigeon	Pied wagtail
Blackcap	Mistle thrush	Wood pigeon
Buzzard	Song thrush	
Wood pigeon	Willow warbler	
Mallard	Robin	
	Blackcap	
	Blackbird	

4.2. Discussion

A total of 15 no. species were recorded within the site, across 3 no. transects. By far the greater majority of the birds seen or heard were common species of rural areas, hedgerows and woodland. no. Amber-listed species as per Gilbert et al. (2021) were recorded. These were: Mallard, Willow-warbler, Starling and Swallow. Only one water-specialist species was recorded. This was a male mallard overflying the site. None of the Special Conservation Interest species of the Lough Oughter and Associated Loughs Special Protection Area were found to occur within the site.

5. Conclusion

A relatively low number of birds were recorded at Lisdaran. Of the 15 no. species recorded, 4 no. are Amber-listed – being of medium conservation concern. No birds of greater conservation concern were recorded.

6. References

Birdwatch Ireland – The Countryside Bird Survey – see: <https://birdwatchireland.ie/our-work/surveys-research/research-surveys/countryside-bird-survey/>

See also: <https://www.npws.ie/research-projects/animal-species/birds/common-and-widespread-breeding-birds>

Gilbert, G, Stanbury, A and Lewis L (2021) Birds of Conservation Concern in Ireland 2020-2026. *Irish Birds*, **9**: 523–544

Appendix I - Bird Survey Transect Drawing

