



- **Common Pipistrelle** **Pipistrellus Pipistrellus**



Terms and Conditions

1. This derogation is granted solely to allow the activities specified in connection with the works located at **Hollystown Park Cluster Facility, Fingal, Dublin 15, D15 C628** for **Finbarr O'Mahony**
2. All activities authorised by this derogation, and all equipment used in connection herewith, shall be carried out, constructed and maintained (as the case may be) so as to avoid unnecessary injury or distress to any species of **BAT**. Anything done other than in accordance with the terms of this derogation may constitute an offence
3. This derogation may be modified or revoked, for stated reasons, at any time.
4. The mitigation measures outlined in the application report (**Supporting Bat Derogation License for a Development at Hollystown, Dublin 15, Co. Dublin.**) together with any changes or clarification agreed in correspondence between NPWS and the agent or applicant, are to be carried out. Strict adherence must be paid to all the proposed measures in the application.
5. The actions which this derogation authorise shall be completed between **1st January – 31st December 2026, inclusive.**
6. The works will be supervised by bat ecologist(s): **Bryan Deegan**
7. If this derogation addresses works that are subject of a planning application, no such works permitted under this derogation can occur until planning permission is granted.
8. If this derogation expires prior to works permitted under this derogation commencing, a new application must be sought in advance, including the provision of any updated data or reports.
9. This derogation shall be produced for inspection on a request being made on that behalf by a member of An Garda Síochána or an authorised NPWS officer appointed under Regulation 4 of the Habitats Regulations.
10. The local **NPWS Conservation Ranger – Mairéad Stack**, mairead.stack@npws.gov.ie, must be contacted prior to the commencement of any activity, and if bats are detected on site during the course of the work, under the terms of this derogation.
11. On completion of the actions which this derogation authorises, all recordings of bat species affected will be made using the standardised Returns form and must be submitted to the NPWS **within four weeks of the expiry date of this derogation**. Included with the Returns form, a report will also be submitted to wildlife.reports@npws.gov.ie detailing results of works and success of mitigation. **Both documents must be submitted to constitute a derogation return.**



NPWS

An tSeirbhís Páirceanna
Náisiúnta agus Fiadhúlra
National Parks and Wildlife
Service

For the Minister for Housing, Local Government & Heritage

(an officer authorised by the Minister to sign on his behalf)

14 November 2025

Any query in relation to this derogation should be sent to reg54derogations@npws.gov.ie





Derogation Assessment

Name of Applicant: Finbarr O'Mahony

Location/Name of Project: Hollytown Park Cluster Facility

Tick the following prohibition as chosen on the application:

(a) Deliberately capture or kill any specimen of the relevant species in the wild	<input type="checkbox"/>
(b) Deliberately disturb these species particularly during the period of breeding, rearing, hibernation and migration	<input type="checkbox"/>
(c) Deliberately take or destroy eggs of the relevant species in the wild	<input type="checkbox"/>
(d) Damage or destroy a breeding or resting place of such an animal, or	<input checked="" type="checkbox"/>
(e) Keep, transport, sell, exchange, offer for sale or offer for exchange any specimen of the relevant species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive.	<input type="checkbox"/>
(a) Deliberately pick, collect, cut, uproot or destroy any specimen of these species in the wild, or	<input type="checkbox"/>
(b) Keep, transport, sell, exchange, offer for sale or offer for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 13(1)(b) of the Habitats Directive.	<input type="checkbox"/>

Test 1: A reason(s) listed in Regulation 54 (a)-(e) applies to the proposed activity

i. Tick which reason the applicant claims should be applied to the derogation

(a) In the interests of protecting wild flora and fauna and conserving natural habitats,	<input type="checkbox"/>
(b) To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property	<input type="checkbox"/>
(c) In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment,	<input checked="" type="checkbox"/>
(d) For the purpose of research and education, of re-populating and re-introducing these species and for the breeding operations necessary for these purposes, including artificial propagation of plants, or	<input type="checkbox"/>
(e) To allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of certain specimens of the species to the extent specified therein, which are referred to in the First Schedule.	<input type="checkbox"/>



ii. Test 1: Conclusion

Please tick the following where it applies:

There is a valid reason(s) listed in Regulation 54 (a)-(e) which applies to the proposed activity:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion:

The application form and associated documentation provided by the applicant has been reviewed in full. The application relies on regulation 54(2)(c) *'in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'* as the reason chosen for a derogation that they believe applies to the proposed activity.

In the detail provided, it is clear that the applicants are relying on the imperative reasons of overriding public interest, including those of a social or economic nature aspect of Reason C.

As outlined on page three of the accompanying report, the derogation is required to assist in proposed works at the former Golf Club in Hollystown, Co. Dublin. The objective of the works is to provide a number of GAA pitches and associated buildings as a cluster facility for Dublin County Board GAA and involve the renovation and extension of the disused clubhouse

Further outlined on page 12 of the accompanying report, the applicants have highlighted the provision of a GAA cluster facility will provide significant social benefits for the local and wider community through the provision of physical activity and sport, youth development and engagement. It will also provide economic benefits through employment

The applicants have provided evidence as to the nature and scale of the public interest including those of a social or economic nature for the proposed works and the proposed activity is necessary to achieve these overall objectives. Based on the above this application has passed Test 1 and can now proceed to Test 2



Test 2: Absence of a satisfactory alternative

Please tick the following where it applies and add a comment below to support the recommendation:

The applicant has provided satisfactory evidence that alternative solutions have been considered and have given reasons why the proposed approach is the only satisfactory alternative:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion (If you wish to add additional conditions please complete pg. 6):

The documentation submitted by the applicant has been reviewed, including the evidence for alternative solutions.

The purpose of the derogation is to allow the following activity to take place: the alteration and refurbishment of the existing clubhouse at the proposed GAA Cluster Facility at the former Hollystown Golf Club, Co. Dublin. The specific situation that needs to be addressed is that Emergence surveys confirmed the presence of a small day roost of four common pipistrelle (*Pipistrellus pipistrellus*) bats within the western elevation of the disused clubhouse building.

The alternative solutions suggested by the applicant are: Do Nothing scenario.

1. “Do-Nothing” scenario: *“Under a “do nothing” scenario, the existing clubhouse would remain in its current state of disrepair and continue to deteriorate over time. The building would gradually become structurally unsafe and unusable for community purposes. Over time, the surrounding area would slowly revert to unmanaged natural growth, with vegetation encroaching on the structure and surrounding grounds. This process would lead to the eventual loss of the building as a potential roosting site due to collapse and overgrowth, creating an uncontrolled and degraded habitat.”*
 - My assessment: Do Nothing scenario is not appropriate as there are health and safety issues with leaving the building as is.
2. Alternative 1: Avoiding the Building Entirely: *It is not feasible to retain the existing structure in its current condition due to the extent of refurbishment required to meet modern safety, accessibility, and design standards. The building’s integration into the proposed GAA Cluster Facility is central to the overall site layout and functionality, providing essential amenities such as changing rooms, gymnasium, and meeting spaces. Avoiding works to the building would compromise the viability of the development*
3. Alternative 2: Alternative Site Location: *Relocating the development to another site was not considered a viable option, as the proposed facility is designed to serve the existing local GAA community and is situated on lands already in the ownership and management of the Dublin County Board G.A.A. The use of the former golf course lands also maximises the reuse of previously modified ground and existing infrastructure, reducing the need for new greenfield development.*

I consider that the applicant has provided thought to two Alternative Solutions, none of which is suitable. Based on the assessment of the application documentation, it is regarded that the applicant has considered all available alternative solutions. Having weighed the possible solutions to solve the applicant's problem against the effects of a derogation on the species concerned, it is concluded that the application has passed Test 2 and can proceed to Test 3. |

Upon completion of your assessment, please return this Recommendation to WLU to continue the application process.



Test 3: Impact of a derogation on conservation status of the species

Please tick the following where it applies and add a comment below to support the recommendation:

The derogation would NOT be detrimental to the maintenance of the populations of the species in question at a favourable conservation status in their natural range.	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion. (If you wish to add additional conditions please complete pg. 6)

The clubhouse supports a minor roost of common pipistrelles. This species is widespread, abundant and in favourable conservation status. Mitigation measures have been proposed to reduce impacts on bats including lighting design, the provision of bat boxes and additional planting to provide roosting and screening. The proposed development is not expected to have a significant effect on the conservation status of the local bat population

If the answer above is Yes then the derogation may be granted, providing Tests 1 and 2 have also been met.

Upon completion of your assessment, please return this Recommendation to WLU to continue the application process.



Derogation decision

The application for a derogation under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477 of 2011), as amended, has been assessed by officials in the Department and the following decision has been made:

Tick box where appropriate:

There is no satisfactory alternative

☒

and the derogation is not detrimental to the maintenance of the populations of the species to which the Habitats Directive relates at a favourable conservation status in their natural range.

☒

Therefore, a derogation may be granted to the applicant, since it is—

(a) in the interests of protecting wild fauna and flora and conserving natural habitats

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(b) to prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property,

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(c) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment,

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(d) for the purpose of research and education, of repopulating and re-introducing these species and for the breeding operations necessary for these purposes, including the artificial propagation of plants, or

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(e) to allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of certain specimens of the species to the extent specified therein, which are referred to in the First Schedule.

☐

OR This application has been refused as one or more of the conditions set out above have not been met

☐



NPWS

An tSeirbhís Páirceanna
Náisiúnta agus Fiadhúlra
National Parks and Wildlife
Service

The following conditions should be attached to the derogation:

Kate Greaney

Signed: .

Date: November 14, 2025

Position: Ecologist