



Terms and Conditions

1. This derogation is granted solely to allow the activities specified in connection with the works located at **Aghadoe House, Aghadoe, Killarney, County Kerry, V93 DK00** for **Simon Gallivan**
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 (**Aghadoe House Accompanying Report**) 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 – 20th January 2026, inclusive.**
6. The works will be supervised by bat ecologist(s): **Mick O'Connor.**
7. If Lesser Horseshoe Bat turns up during the renovation works, the works should stop and local NPWS staff should be contacted
8. 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.
9. 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.
10. 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.
11. The local **NPWS Conservation Ranger – Jason Lyne**, jason.lyne@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.
12. 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 Páircenna
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)

03 December 2025

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





Derogation Assessment

Name of Applicant: Simon Gallivan

Location/Name of Project: Aghadoe House, County Kerry, V93 DK00

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 interests of public health and public safety aspect of reason C. As outlined on page three of the accompanying report the derogation is required to facilitate proposed works at Aghadoe House and associated structures at Knoppoge, Aghadoe, Killarney, Co. Kerry.

Page 26 of the report outlines the current condition of Aghadoe House as representing a safety hazard to persons entering or working in or near the building due to widespread structural defects to the roof and chimneys. The report further highlights that several roof sections are no longer structurally reliable and these will deteriorate further if left untreated, creating a risk of localised collapse. This also limits safe access for maintenance or emergency response, placing contractors, inspectors, and the public at risk of injury from falling material.

The applicants have provided evidence as to the nature and scale of the interests of public health and public safety aspect 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: Conservation repairs to chimneys, cappings/flashings, natural slate re-roofing, timber repairs/replacement where defective, stonework repairs, and repair/upgrade of timber sash windows. The roof strategy includes phasing and sectional working so that parts of the roof remain available to roosting bats throughout, with the intention to commence the main works in October (after the maternity season), under ecological supervision and with bat-safe materials and access arrangements.

1. Alternative 1 [*do Nothing. NPWS regional staff are in agreement with the bat report that this would not be a satisfactory alternative as the roof will continue to deteriorate without repair works and will ultimately become unsuitable as a bat roost due to structural collapse and roof voids would become increasingly damp and uninhabitable.*]
2. Alternative 2 [*Partial Repairs or Temporary Stabilisation. NPWS Regional staff are in agreement with the bat report that this is not a satisfactory alternative, as the proposed works would require multiple access events to roost areas, increasing disturbance risk to bats.*]
3. Alternative 3 [*Restriction of Access or Building Closure. NPWS Regional staff are in agreement with the bat report that this is not a satisfactory alternative, as continued deterioration of the elevated roof would eventually lead to the roost becoming uninhabitable.*]
4. Alternative 4 [*Full Demolition and Rebuild. NPWS Regional staff are in agreement with the bat report. Demolition would eliminate the existing bat roost contrary to the objectives of the Habitats Directive.*]
5. Alternative 5 [*Abandon the building. NPWS Regional staff are in agreement with the bat report. Abandoning the building would lead to the progressive collapse of roost features, through continued water ingress and decay, resulting in roof voids becoming damp and unsuitable for bats.*]

The applicant has provided satisfactory evidence that alternative solutions have clearly been considered. As outlined on page(s) 10-13 of the accompanying report. Based on the assessment of the application documentation, it is regarded that the applicant has considered all available alternative solutions and at this time no other alternative solutions are apparent.

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)

Aghadoe house supports a number of individual brown long-eared bats; small numbers of pipistrelles may also use parts of the structure. The proposed works will lead to some temporary disturbance to these bats but, providing all the mitigation measures outlined in the report are implemented, access to the repaired structure will be retained, predator pressure will be reduced and it is likely that the works will enhance the value of the building for bats. The proposed works will not have a significant negative impact on the conservation status of the bats on site.

NB. the Derogation application includes lesser horseshoe bat “as a precaution”. This species should not be included on the licence and if the species turns up during the renovation works, the works should stop and local NPWS staff should be contacted.

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

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

(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,

(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

(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



The following conditions should be attached to the derogation:

1. | |
2. | |
3. | |
4. | |

[add additional conditions where required]

Signed: _____

Date: December 3, 2025

Position: Ecologist