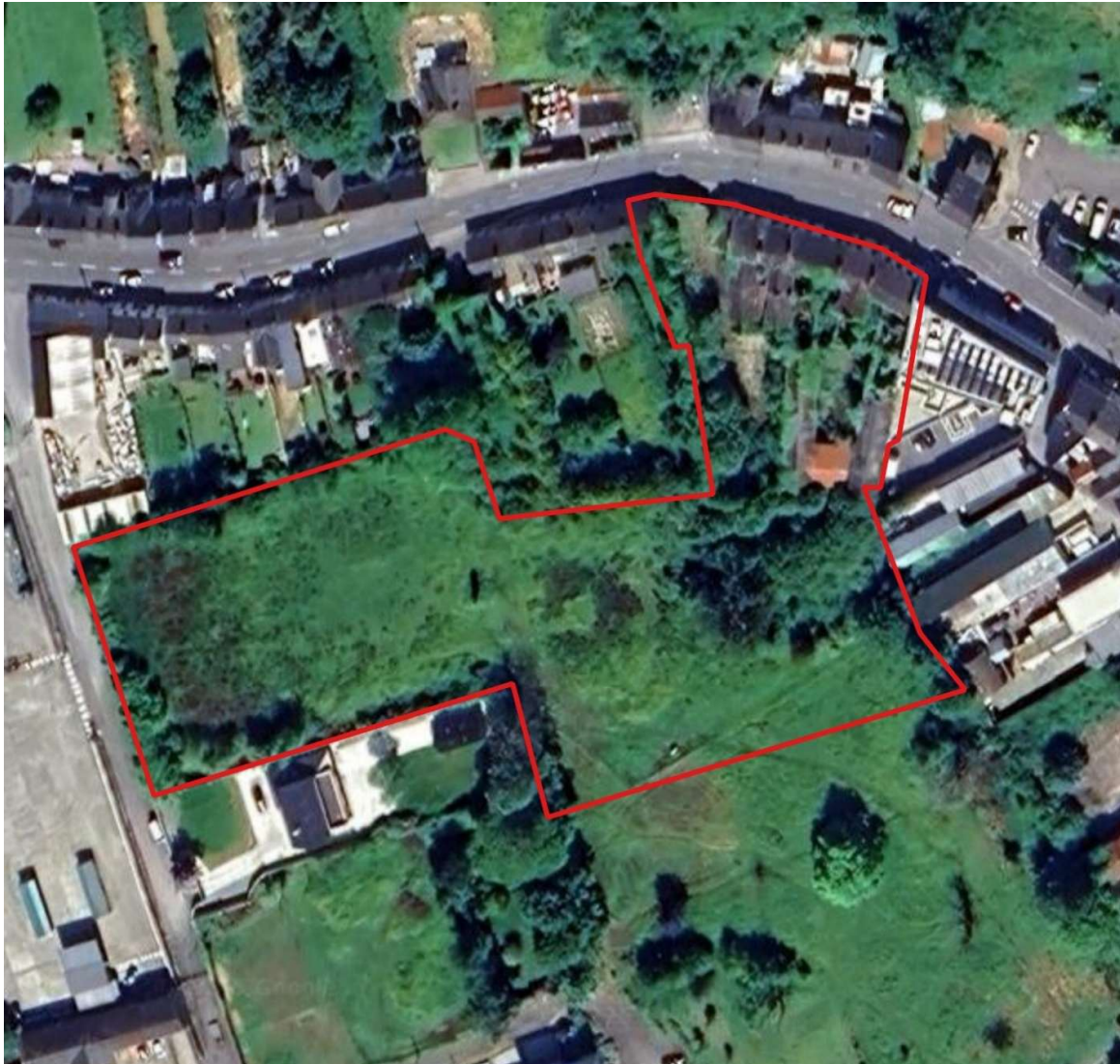


ALTEMAR

Marine & Environmental Consultancy

Bat Fauna Impact Assessment for the Proposed Development of an Aldi Store at Patrick Street, Boyle, Co. Roscommon



26th November 2025.

Prepared by: Luke Dodebier of Altemar Ltd.

On behalf of: Aldi Stores (Ireland) Limited

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. [REDACTED]

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

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Document Control Sheet			
Project	Proposed Development of an Aldi Store at Patrick Street, Boyle, Co. Roscommon		
Report	Bat Fauna Impact Assessment		
Date	26th of November 2025		
Version	Author	Reviewed	Date
01	Luke Dodebier	Bryan Deegan & Jack Doyle	26th of November 2025

SUMMARY

Structure:	The site is currently occupied by multiple derelict structures, hardstanding surfacing, and agricultural grassland. Treelines border the site to the east, west and north. The southern boundary opens to a field containing horses. A small patch of scrub is located in the centre of the site.
Location:	Boyle, Co. Roscommon
Bat species present:	5 no. Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) bats were observed emerging from a derelict structure onsite. No bats were noted roosting in trees. Prolonged foraging was noted around the site of Leislars bat (<i>Nyctalus leisleri</i>), common pipistrelle (<i>Pipistrellus pipistrellus</i>), and soprano pipistrelle.
Proposed work:	Construction of an Aldi Store.
Impact on bats:	The proposed development will change the local environment as existing derelict structures will be demolished / refurbished, new lights and structures are to be erected, and some of the existing vegetation removed. The development is likely to displace bats from foraging at the site during construction and operation. Based on the number of common species found using the site, displacement from this site will not have any significant effect on local bat populations, and that any such effect will be only significant at the local level. However, demolition / refurbishment works to onsite derelict structures will result in the destruction of a soprano pipistrelle bat roost. The increase in lighting on site will result in a negative impact on bat foraging onsite, particularly in the north of the site. As a result, a NPWS derogation licence will be required. Demolition and refurbishment works to derelict structures onsite will result in a loss of features of bat roosting potential. Loss of foraging areas will also occur in the centre of the site. The development is likely to displace bats from foraging and roosting at the site during construction and post-construction. The development will have slight negative effects on local bat populations, and that any such effect will be moderate adverse at the site level in the short term, based on the likely finding of a bat roost on site. A derogation licence will be required for the proposed development. Mitigation measures will be in place with the residual effect of minor adverse/longterm/not significant. It is expected that bats will continue to use the site following the implementation of the mitigation measures, particularly along the proposed ecological parkland west of the site.
Surveys by:	Luke Dodebier (Altemar)
Survey dates:	20th and 29th of August 2025

Competency of Assessor

Fieldwork elements relating to bats have been carried out onsite by Luke Dodebier (Altemar). Luke Dodebier holds a BSc (Hons.) in Wildlife Biology and has 4 years' experience in ecological consultancy. Luke has worked on a large variety of projects from large scale renewable projects to small scale residential projects and seen them to completion. Luke is a skilled terrestrial ecologist experienced in Bird, mammal and flora surveying as well as associated reporting in AA, NIS and EclA, designing and implementing mitigation for bats (including lighting), and habitat enhancement. Luke has attended the following courses: Bat Detector Workshop (BCI, July 2018), Bat mitigation course (CIEEM, November 2019) Bat Handling Course (BCI, 2025).

The report is reviewed by Bryan Deegan MSc, BSc (MCIEEM) and Jack Doyle. Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

Jack Doyle (MSc Sustainable Environments) has extensive experience in carrying out a wide range of fauna surveys, including both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and breeding/wintering bird surveys. Jack has also carried out Biodiversity Net Gain (BNG) assessments for a range of residential and commercial projects in Ireland.

Legislative Context

Wildlife Act 1976 (as amended by, inter alia, the Wildlife (Amendment) Act 2000).

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation it is an offence to “*Intentionally kill, injure or take a bat, possess or control any live or dead specimen or anything derived from a bat, wilfully interfere with any structure or place used for breeding or resting by a bat, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose.*”

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). See Art.73 of the 2011 Regulations which revokes the 1997 Regulations.

Annex II of the Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) lists animal and plant species of Community interest, the conservation of which requires the designation of Special Areas of Conservation (SACs); Annex IV lists animal and plant species of Community interest in need of strict protection. All bat species in Ireland are listed on Annex IV of the Directive, while the Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is protected under Annex II which related to the designation of Special Areas of Conservation for a species.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), all bat species are listed under the First Schedule and, pursuant to, *inter alia*, Part 6 and Regulation 51, it is an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

Project Description

Project Description

The proposed development consists of the following:

The development will consist of the demolition of derelict buildings and structures to the west of and south of the terrace of buildings fronting Patrick Street and the repair, refurbishment and conversion of the terrace to provide 5 no. residential dwellings with each with private amenity space and communal bin storage area. Reconfigured site access from Patrick Street to lands to rear to facilitate the construction of a single storey discount foodstore (to include off licence use) with a gross floor area of c. 1,839 sqm (net retail area 1,315 sqm), standalone ESB substation and switch room. The development includes the erection of 1 no. internally illuminated sign at the northern perimeter at Patrick Street and 2 no. store signs at northern elevation and western elevation. The proposed Aldi store will be served by 96 no. car parking spaces and set down area and cycle parking spaces. The proposed development includes all engineering works, landscaping works, boundary treatments, external plant area, solar panels at roof level and site development works to facilitate the scheme at the Former Candon's Site and lands to the rear of Patrick Street, Boyle, Co. Roscommon.

The site outline, site location, and layout plans are shown in Figures 1 & 2.

Landscape

The landscape strategy for the proposed development has been prepared by Stephen Diamond Associates. This includes the provision of an ecological parkland to the west of the site (within ownership boundary). The landscape masterplan is demonstrated in Figure 3.

Arborist

An Arboricultural Impact Assessment Report has been prepared by John Morris Arboricultural Consultancy to accompany this planning application. This report details the following:

'Trees within the site include self-sown natural regenerating scrub of willow and sycamore and several declining and severely storm damaged parkland beech, horse chestnut, ash and sycamore.

The proposal will require removal of the scrub and younger self-sown trees from the site, with declining parkland trees recommended for removal due to poor health, to maintain site safety. The site layout has been designed to ensure the protection of mature trees on land immediately south of the site.

The applicant proposes to plant 71 no. new trees comprising 11 different species and native mixed species hedgerow on the site within grass verges around car parking, buildings and paths.

This new planting will increase species diversity and canopy cover in the local landscape to provide a net gain in canopy cover and significant improvement on the pre-development baseline.

There is no requirement for tree protection measures on the site.'

The Tree Impact and Protection Plan is demonstrated in Figure 4.

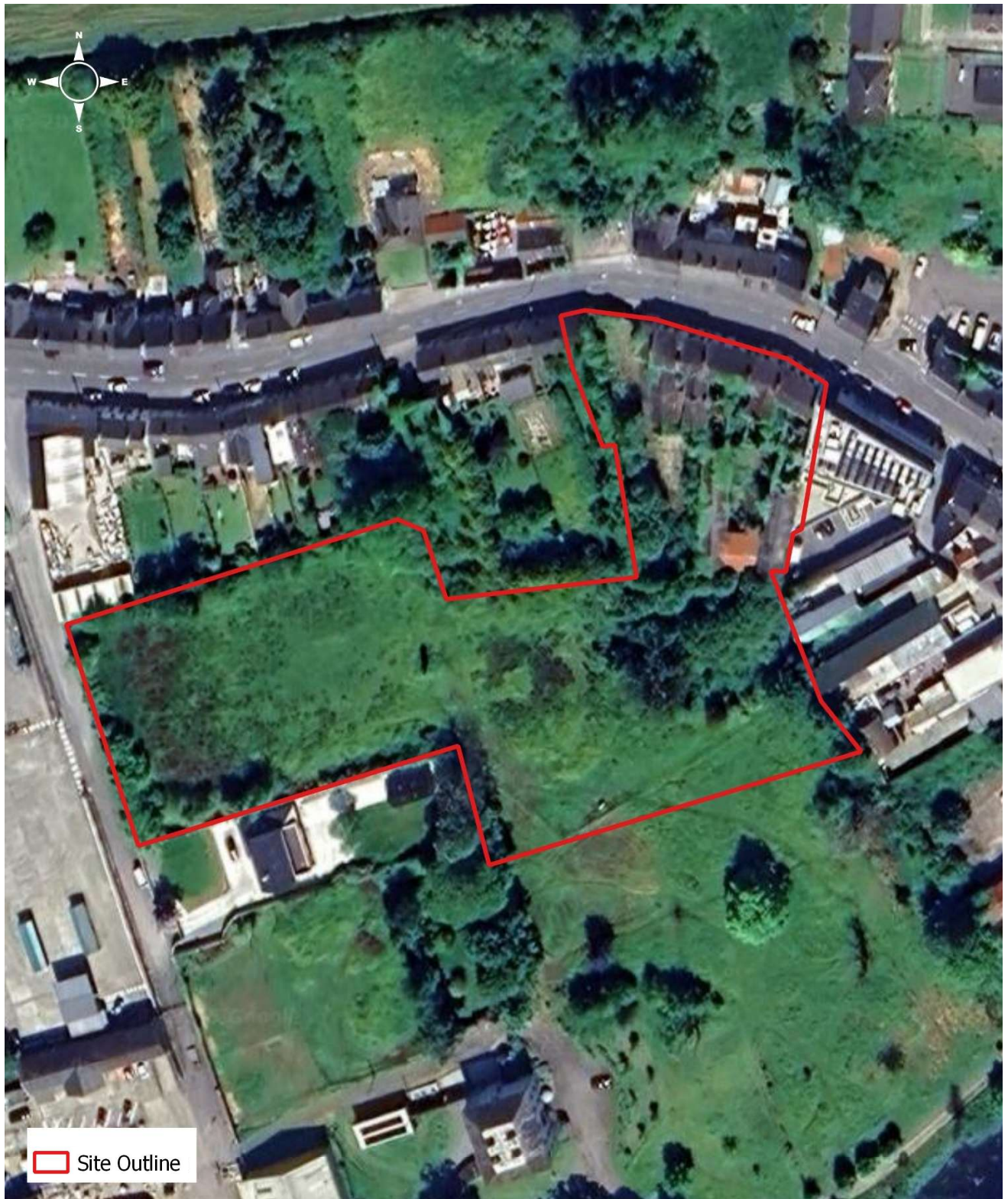
Lighting

The lighting plan for the proposed development has been designed by IPSUM Engineers in consultation with Altemar. Details of the proposed external lighting design are outlined below:

- The lighting design for the grocery store and associated car park comprises column-mounted LED luminaires (Ref. P1) operating via photocell and timeclock control, with automatic shutoff between 23:00 and 06:00.
- Wall-mounted luminaires (Ref. K and KE) on the north elevation are photocell-controlled security lights that remain active throughout the night, while identical units on the west elevation operate via PIR sensors.
- All Ref. K and KE luminaires incorporate downward optics to eliminate forward light spill.
- Canopy luminaires (Ref. H) are photocell and timeclock controlled and also switch off between 23:00 and 06:00.
- All lighting levels comply with IS EN 12464-2:2014.

- Boundary column-mounted luminaires are equipped with backlight shields and installed at 0° tilt to minimise spill towards site boundaries, with additional attenuation provided by existing boundary vegetation, although vegetation cannot be modelled within the lighting calculation software.
- Luminaire colour temperatures across the site are 3000K.
- Mounting heights include 6 m for column-mounted units and 3.6–4.5 m above finished floor level for wall-mounted units.
- Lux contour outputs indicate illumination along the designated corridors at approximately 1 lux to 0.5 lux, with boundary levels not expected to exceed the 1-lux isoline when accounting for backlight shields and the height of existing trees, which exceed column height by a factor of three.

The proposed external lighting layout (including light spill) is demonstrated in Figures 5 & 6.



Site Outline

0 10 20 30 40 50 m

Project: Aldi Boyle
Location: Boyle Co. Roscommon
Date: 03rd of November 2025
Drawn By: Luke Dodebier (Altamar)

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Figure 1. Site outline

Bat Survey

This report presents the results of site visits by Luke Dodebier on the 20th & 29th of August 2025. A bat detector survey was carried out on each occasion. A bat emergent survey was carried out on the 20th August 2025, and a dawn re-entry survey was carried out on the 29th August 2025. Trees on site were examined for bat roosting potential. An internal and external building inspection was carried out on the buildings proposed for demolition.

Survey Methodology

As outlined in Marnell et al. 2022 *'The presence of a large maternity roost can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others. However, most roosts are less obvious. A visit during the summer or autumn has the advantage that bats may be seen or heard. Buildings (which for this definition exclude cellars and other underground structures) are rarely used for hibernation alone, so droppings deposited by active bats provide the best clues. Roosts of species which habitually enter roof voids are probably the easiest to detect as the droppings will normally be readily visible. Roosts of crevice-dwelling species may require careful searching and, in some situations, the opening up of otherwise inaccessible areas. If this is not possible, best judgement might have to be used and a precautionary approach adopted. Roosts used by a small number of bats, as opposed to large maternity sites, can be particularly difficult to detect and may require extensive searching backed up by bat detector surveys (including static detectors) or emergence counts.'* In relation to the factors influencing survey results the guidelines outlines the following *'During the winter, bats will move around to find sites that present the optimum environmental conditions for their age, sex and bodyweight and some species will only be found in underground sites when the weather is particularly cold. During the summer, bats may be reluctant to leave their roost during heavy rain or when the temperature is unseasonably low, so exit counts should record the conditions under which they were made. Similarly, there may be times when females with young do not emerge at all or emerge only briefly and return while other bats are still emerging thus confusing the count. Within roosts, bats will move around according to the temperature and may or may not be visible on any particular visit. Bats also react to disturbance, so a survey the day after a disturbance event, may give a misleading picture of roost usage.'*

The survey involved the methodologies outlined in Collins (2016) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.'

As outlined in Collins (2016) 'The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.'

Trees – Potential Bat Roost Inspection

A ground level roost assessment was carried and used to examine any trees on/proximate to the site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc.

Buildings - Potential Bat Roost Inspection

The exterior and interior of all accessible onsite buildings were inspected for evidence of bat activity (e.g. bat droppings, grease markings at potential access points). Accessible areas of these structures were inspected for bat roosts using a Petzl Tikkina 300 Lumens headtorch and a Magnusson IM18 Inspection Camera (Endoscope).

Emergent / Dawn Re-Entry Surveys

An emergent survey was carried out on the 20th August 2025. A dawn re-entry survey was carried out on the 29th August 2025. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. The surveyor was positioned at areas containing potential features of bat roosting potential at dusk / dawn to determine evidence of bat roosting onsite.

Detector Surveys

Following an emergent survey, a bat detector survey was carried out on the 20th August 2025. A bat detector survey was also carried out prior to the break of dawn on the 29th August 2025. Detector surveys were carried out onsite using an *Echo meter touch 2 Pro* handheld detector to determine bat activity. Bats are identified by their ultrasonic calls coupled with behavioural and flight observations. All areas of the site were surveyed for bat activity during the detector surveys.

Desk Study

A pre-survey bat data search was carried out in August 2025. This included examining records and data from the National Parks and Wildlife Service (NPWS), National Biological Data Centre (NBDC), Bat Conservation Ireland (BCI), in addition to aerial, 6-inch maps and satellite imagery.

Survey Constraints

All surveys were conducted within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight during all surveys.

As outlined in Collins (2016) in relation to weather conditions *'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.'* There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.

Survey Results

Trees as potential bat roosts.

All trees on site were assessed for bat roosting potential. No trees of bat roosting potential are noted within the site outline. No bat roosts, or evidence of bat roosts, were recorded in any of the onsite trees during the ground level roost assessment.

Buildings as potential bat roosts.

The interior of the buildings to be demolished was inspected for evidence of bat activity. Buildings onsite include a number of abandoned buildings, associated concrete surfacing, and a disused courtyard. The structures are in a deteriorated condition, with extensive encroachment of scrub and ivy throughout the area.

The walls of the buildings are heavily colonised by ivy (*Hedera helix*), with gaps in brickwork, roof voids, and crevices providing potential roosting and nesting opportunities for bats. While there was no evidence of significant bat roosts inside any of the buildings onsite, 5 no. Soprano pipistrelle (*Pipistrellus pygmaeus*) bats were recorded emerging from one of the buildings onsite (see Figure 7).

Emergent / Dawn Re-Entry / Detector surveys.

20th of August 2025 (Emergent & Detector)

5 no. Soprano Pipistrelle bats were recorded emerging from the second floor of the south-easternmost derelict structure shortly after sunset. These bats were first noted flying inside the second floor prior to sunset and were recorded emerging from this structure shortly after dark. Common pipistrelle, Soprano pipistrelle, and Leisler's bats were recorded foraging across the site, primarily along tree lines and around the buildings on site (see Figure 7).

29th of August 2025 (Dawn Re-Entry & Detector)

3 no. Soprano pipistrelle bats were recorded re-entering the same building identified as a bat roost during the initial emergent survey. Leisler's bat and common pipistrelle foraging and commuting activity was also recorded along linear vegetative habitats within the site (Figure 7).



Project: Aldi Boyle
 Location: Boyle Co. Roscommon
 Date: 03rd of November 2025
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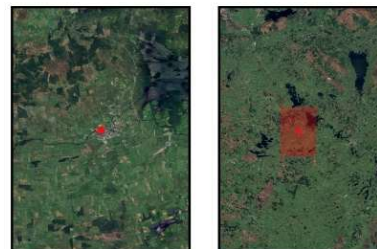


Figure 7. Bat Activity Recorded during Bat Surveys

Bat Assessment Findings

Review of local bat records

The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within a 2km² grid (Reference grid G70W) encompassing the study area reveals that two of the nine known Irish species have been observed locally (Table 1). The National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 8-10. The following species were noted: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Leisler's Bat (*Nyctalus leisleri*), Daubenton's Bat (*Myotis daubentonii*), and Brown Long-eared Bat (*Plecotus auritus*).

Table 1. Status of bat species within a 2km² grid encompassing the subject site (G70W)

Species name	Record count	Date of last record	Note
Common Pipistrelle (<i>Pipistrellus pipistrellus sensu stricto</i>)	1	24/05/2018	National Bat Database of Ireland
Daubenton's Bat (<i>Myotis daubentonii</i>)	55	20/08/2019	National Bat Database of Ireland
Leisler's Bat (<i>Nyctalus leisleri</i>)	4	24/05/2018	National Bat Database of Ireland
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	4	24/05/2018	National Bat Database of Ireland

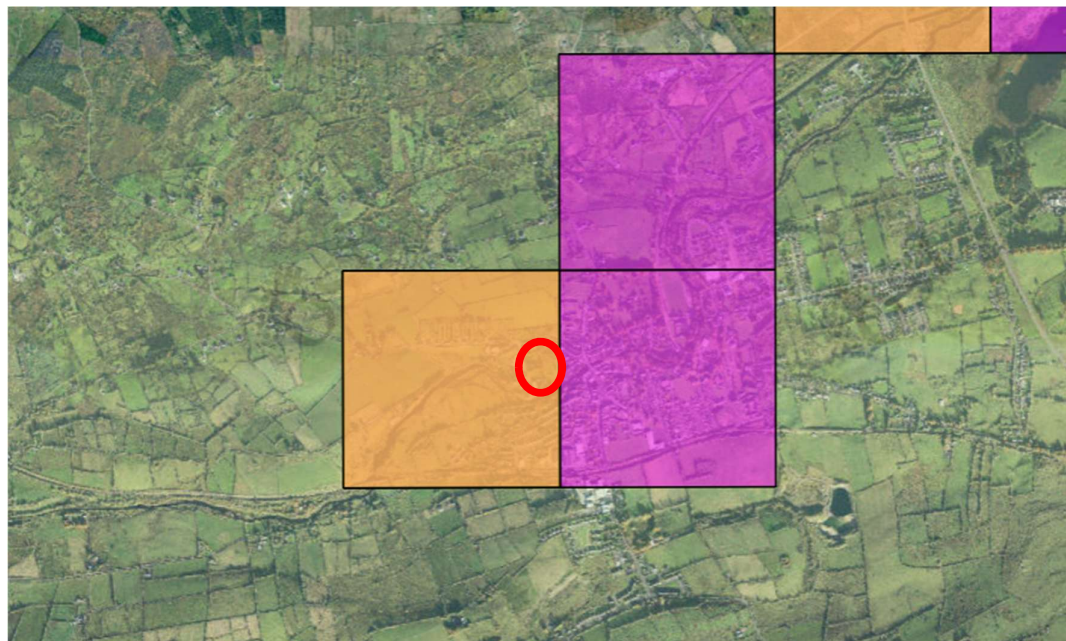


Figure 8. Soprano Pipistrelle (*Pipistrellus pygmaeus*) (purple) and both Soprano Pipistrelle and Common Pipistrelle (*Pipistrellus pipistrellus*) (orange) (Source NBDC) (Approx. site area – red circle)

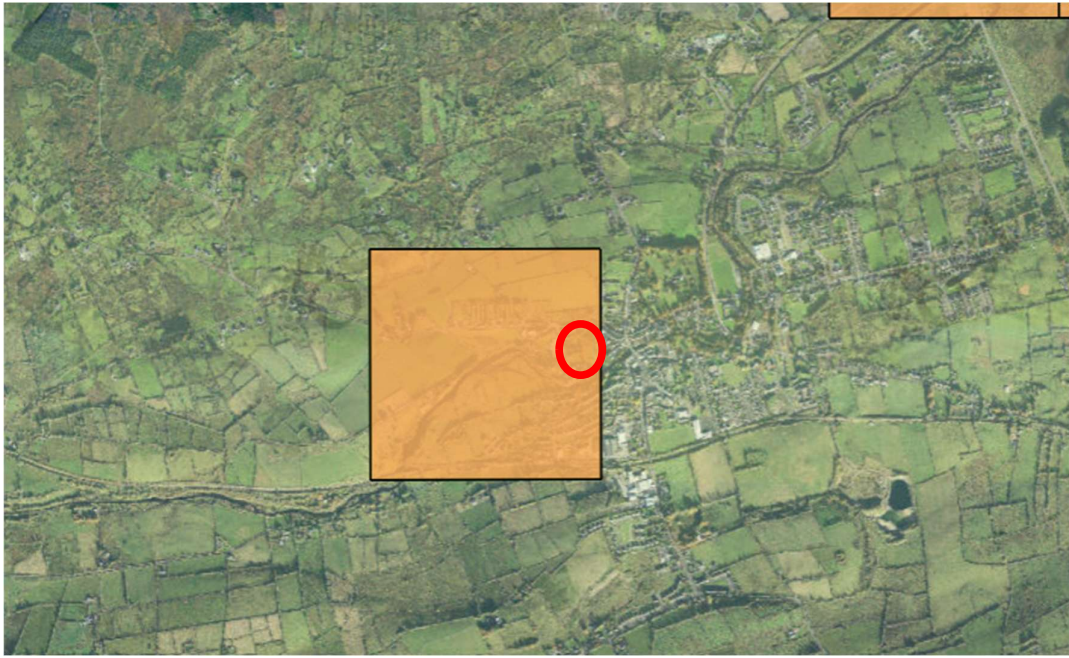


Figure 9. Leisler's bat (*Nyctalus leisleri*) and Daubenton's bat (*Myotis Daubentonii*) (orange) (Source NBDC) (Approx. site area – red circle)

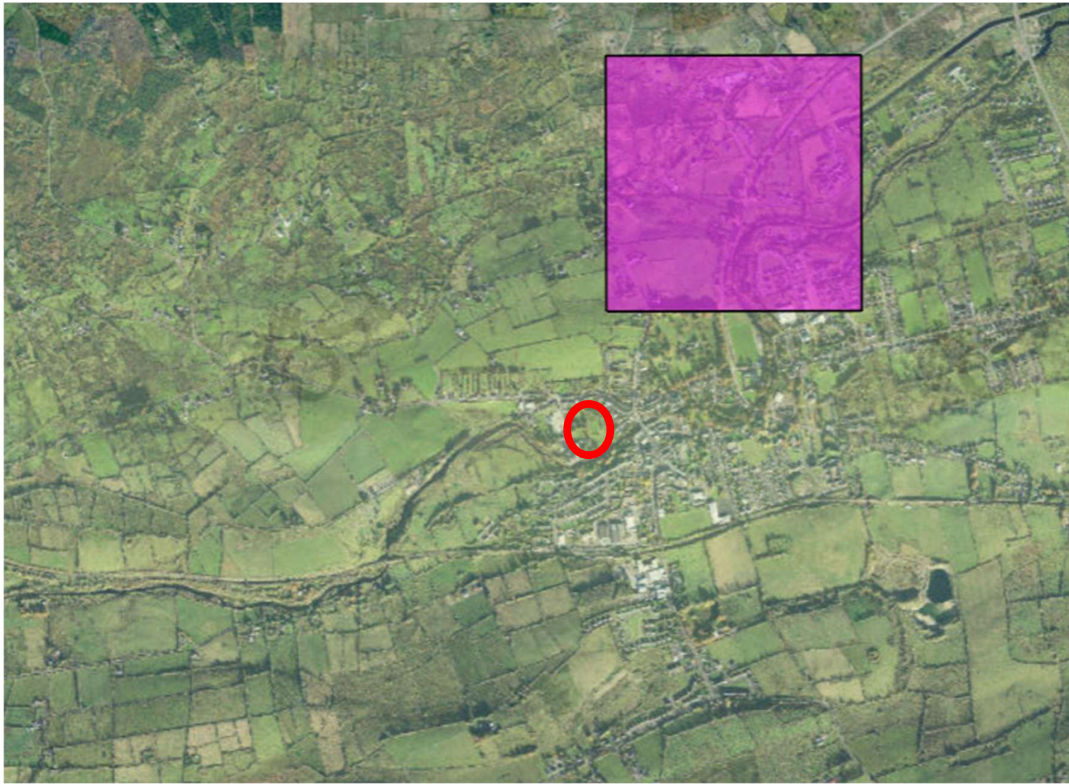


Figure 10. Brown Long Eared Bat (*Plecotus Auritusi*) (Purple) (Source NBDC) (Approx. site area – red circle)

Potential Impact of the Proposed Development on Bats

The proposed development site consists of multiple derelict buildings and a large greenfield area, predominantly consisting of grassland and scrub bordered by treelines and hedgerows. No trees of bat roosting potential are noted on site. Features of bat roosting potential were recorded on the derelict structures onsite. A Soprano Pipistrelle bat roost (5 no. individuals) was recorded in the south-easternmost derelict structure during the emergent and dawn re-entry surveys. No bats were recorded roosting in any onsite tree. Foraging and commuting activity of relatively common bat species (common pipistrelle, Leisler's Bat, and soprano pipistrelle) was recorded along linear vegetative features onsite.

As the development will require demolition / refurbishment of a number of buildings on site, one of which has a confirmed bat roost, a derogation license is required as this roost will be destroyed. In accordance with current guidance, and considering the low level of bat activity recorded, the common nature of the species present, and the absence of any breeding behavior, the roost is not regarded as being of ecological significance (NRA, 2006). Soprano pipistrelle, the only species confirmed roosting onsite, is currently assessed as having a favorable conservation status in Ireland (NPWS, 2019;). However, as the roost is legally protected, it must still be fully considered and appropriately managed during the planning and implementation of any proposed works.

The proposed development will result in the loss of a roost for five no. soprano pipistrelle bats. A derogation license from NPWS is required to carry out the proposed works to the buildings on site.

Foraging activity was relatively low on site. The proposed development will change the local environment as buildings are to be constructed, new lighting will be built, and some of the existing vegetation and trees will be removed. The development will remove a confirmed bat roost and demolish / refurbish buildings with identified features of bat roosting potential. Therefore, in order to safeguard bats during the construction and operation of the proposed development, robust mitigation measures and a derogation license from the NPWS will be required.

The River Boyle (located c. 80m south of the site) provides a suitable foraging habitat for bat species, particularly Daubenton's Bat (*Myotis daubentonii*) (Aughney *et al.*, 2009). No Daubenton's Bats were recorded onsite during the bat surveys. However, Daubenton's Bats have historically been recorded along the River Boyle proximate to the site (see Figure 9). In the absence of mitigation, increased lighting during construction has the potential to spill onto the River Boyle and cause disturbance impacts on bat foraging activity. Mitigation measures are required.

A number of Bat Boxes will be installed in the western portion of the site (designated ecological parkland) in suitable conditions to replace lost roosting features. This area will stay connected to the larger landscape providing suitable commuting and foraging areas and maintaining connectivity for bats on site.

Mitigation Measures

As outlined in Marnell et al. (2022) *“Mitigation should be proportionate. The level of mitigation required depends on the size and type of impact, and the importance of the population affected.”* In addition as outlined in Marnell et. al (2022) *‘Mitigation for bats normally comprises the following elements:*

- *Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this*
- *Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged*
- *Long-term habitat management and maintenance – to ensure the population will persist*
- *Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.*

The following mitigation measures will be implemented:

A derogation license will be sought for the removal of the bat roost onsite (5 no. soprano pipistrelle bats). Conditions in relation to the derogation licence will be carried out. However, as a minimum, mitigation in relation to the removal of the roost include the following:

- As bats were observed emerging from a derelict structure onsite, a bat derogation licence will be obtained from NPWS prior to the commencement of works.
- Demolition works will be undertaken outside the main bat activity period (May - August).
- Prior to the commencement of works, a toolbox talk will be undertaken to ensure that all staff members are fully aware of the sensitivities of the site i.e. existing soprano pipistrelle roost.
- As five soprano pipistrelle bats was identified emerging from a derelict structure onsite during the dusk emergence survey (from the interior at the western elevation), a pre-commencement endoscope and visual inspection survey will be carried out to ensure there are no roosting bats present in the building prior to works at the identified roost entrances.
- The requirement for a pre commencement survey does not represent a lacuna in the survey assessment but is fully in line with industry best practice, and will serve to assess any changes in baseline conditions since the surveys undertaken in August 2025.
- It is recommended that an ecologist be present during works at the identified roost locations. This will allow for:
 - Confirmation of bat presence/absence at the time of works;
 - Verification of the nature of the roost; and
 - Will provide guidance on appropriate reinstatement or replacement of roosting features.
- Two bat boxes will be placed on trees within the ecological parkland west of the site, the installation of which will be supervised by an ecologist to confirm correct installation.
- Should any bats be found to be roosting during the site works, the removal of the roost will be carried out by a bat specialist under NPWS license and placed in suitable bat boxes in suitable location.
- No lighting will be directed to the western side of the site or at bat boxes
- Detailed discussions took place in relation to the proposed lighting of the site. The lighting design has been optimised to facilitate bat activity. This includes restricting the spill from the lights through design and deflectors and providing warm lighting (3000oK)

Predicted Residual Impact of Planned Development on Bats

The proposed development will change the local environment as existing derelict structures will be demolished / refurbished, new lights and structures are to be erected, and some of the existing vegetation removed. The proposed development will result in the destruction of a soprano pipistrelle bat roost (containing 5 no. bats). As a result, a NPWS derogation licence will be required. The development is likely to displace bats from foraging at the site during operation. Based on the number of common species found using the site, displacement from this site will not have any significant effect on local bat populations, and that any such effect will be only significant at the local level. The increase in lighting on site will result in a negative impact on bat foraging onsite, particularly in the north of the site. Loss of foraging areas will also occur in the centre of the site. The proposed lighting plan has been designed in consultation with Altamar to implement bat-friendly features (reduced spill into adjacent habitats, time restrictions, luminaire colour temperatures set to 3000K). During operation, no light spill is foreseen onto the proximate River Boyle.

The development will have slight negative effects on local bat populations, and that any such effect will be moderate adverse at the site level in the short term, based on the likely finding of a bat roost on site. A derogation licence will be required for the proposed development. Mitigation measures will be in place with the residual effect of minor adverse/long-term/not significant. It is expected that bats will continue to use the site following the implementation of the mitigation measures, particularly along the proposed ecological parkland west of the site.

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