

Bat Fauna Impact Assessment for a Proposed Development at Downshire Hotel Co. Wicklow.



11th of November 2025

Prepared by: Luke Dodebier of Altemar Ltd.

On behalf of: TPP & Real Estate Project Partners Ltd

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Summary

Structure:	The subject site is a old disused hotel in Blessington made up of a series of multi stories buildings.
Location:	The Downshire Hotel, Blessington, Wicklow, W91 AE97.
Bat species present:	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Lesser Noctule (<i>Nyctalus leisleri</i>).
Proposed work:	Building renovations.
Impact on bats:	The proposed development will change the local environment as new lights and structures are to be erected and existing buildings to be demolished. A opportunistic day bat roost containing a single common pipistrelle bat within the main hotel building will be lost. It would be expected that, with a sensitive lighting strategy, foraging activity will continue on site. A pre-construction inspection will be carried out on onsite buildings proposed for demolition and restoration. The proposed development will result in a long term/low adverse/not significant/negative impacts on bats. A derogation licence is required for the proposed development.
Survey by:	Gayle O'Farrell and Bryan Deegan
Survey date:	10 th & 11 th September 2025

Project Description

Permission for development at the former Downshire Hotel (a Protected Structure), adjoining 'Foley's House' Townhouse and their attendant grounds to rear at Main Street and Kilbride Road, Blessington, Co. Wicklow, W91 AE97 comprising:

1. Demolition of non-historic / non-original extensions to rear and (north) side of former Hotel and Townhouse and associated and ancillary site clearance and preparation;
2. Conversion / refurbishment of historic / original core of former Hotel to (licenced) Bar / Restaurant / Hospitality use at ground floor level (with associated covered seating / dining area to Northern façade, incorporating external passenger lift adjoining Main Street, for accessible entrance to premises), and to residential use at first floor level (comprising 3 no. apartments), including the construction of new two storey extension to rear of building;
3. Conversion / refurbishment of historic / original Coach Houses to rear of former Hotel and Townhouse to (two storey) Café (A) and (single storey) Residential (1 no. apartment) use (B);
4. Refurbishment of adjoining Townhouse for use as two storey residential dwelling;
5. Construction of three residential blocks comprising:
 - a) A part-three part-four storey (over ground floor undercroft parking) Apartment Block (A) containing 21 no. apartments;
 - b) A part-four part-five storey Apartment Block (B) containing 35 no. apartments; and,
 - c) A block (C) / terrace of duplex apartments and houses up to three storey in height containing 9 no. units.
6. Vehicular and pedestrian access via upgrading and repositioning of existing Kilbride Road entrance, along with pedestrian accesses from Main Street; and,
7. Associated development and works including hard and soft landscaping, internal roads / footpaths / shared spaces, cycle and car parking, public and private amenity and open spaces, boundary treatments, public lighting, waste management facilities and all other ancillary works above and below ground including connections to water supply, surface water infrastructure, wastewater infrastructure and utilities (including electrical sub-station / kiosk and subsidiary equipment as required).

The site outline and site layout plan is demonstrated in figures 1 & 2.

Competency of Assessor

This site was surveyed by Gayle O Farrell who has experience in carrying out many bat surveys including transect, dusk/dawn and static detector and winter roost surveys on range of residential, industrial and commercial projects. Designing and implementing mitigation for bat including lighting and habitat enhancement.

The report is prepared by Bryan Deegan MSc, BSc (MCIEEM). 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).

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.

Lighting

Sabre Electrical Services LTD have prepared the lighting strategy for the proposed development. The following lighting specification is outlined in the External Lighting Design Report:

Layout Report

General Data

Dimensions in Metres Angles in Degrees

Calculation Grids

ID	Grid Name	X	Y	X' Length	Y' Length	X' Spacing	Y' Spacing
1	Grid 1	96.79	-72.23	57.00	96.00	1.50	1.50
2	Grid 2	39.02	-28.48	72.00	51.00	1.50	1.50
3	Grid 3	161.26	-73.84	15.00	57.00	1.50	1.50
4	Grid 4	-1.46	-35.92	33.00	117.00	1.50	1.50
5	Grid 5	53.14	-6.30	1.30	2.48	0.26	0.83
6	Grid 6	89.63	-24.04	1.42	1.48	0.71	0.30
7	Grid 7	99.07	-29.07	12.00	27.00	1.50	1.50

Luminaires

Luminaire A Data



Supplier	C U Phosco
Type	E950-28-P4A-727-C0650-16W
Lamp(s)	727N
Lamp Flux (klm)	2.35
File Name	E950-28-P4A-727-C0650-16W.ies
Maintenance Factor	0.82
Imax70,80,90(cd/klm)	659.3, 183.1, 0.3
No. in Project	6

Luminaire B Data



Supplier	C U Phosco
Type	E950-28-P4A-727-B2-C0650-16W
Lamp(s)	727N
Lamp Flux (klm)	2.02
File Name	E950-28-P4A-727-B2-C0650-16W.ies
Maintenance Factor	0.89
Imax70,80,90(cd/klm)	709.7, 142.6, 0.4
No. in Project	2

Luminaire C Data



Supplier	C U Phosco
Type	E950-28-F2A-727-B2-C0700-17W
Lamp(s)	727N
Lamp Flux (klm)	2.09
File Name	E950-28-F2A-727-B2-C0700-17W.ies
Maintenance Factor	0.82
Imax70,80,90(cd/klm)	708.0, 79.8, 0.4
No. in Project	3

Luminaire D Data



Supplier	Urbis Schreder
Type	ALINEA Handrail 5117 - 3 LED 350mA WW P roffiled Poly Clear, 5m
Lamp(s)	3 LEDs WW
Lamp Flux (klm)	0.37
File Name	ALINEA Handrail 5117 3 LED 350mA WW Pro fited Poly Clear Smooth W07312.lid
Maintenance Factor	0.85
Imax70,80,90(cd/klm)	681.0, 51.7, 4.1
No. in Project	3

Luminaires



Luminaire E Data

Supplier	Philips
Type	BGP291 DW50
Lamp(s)	LED-HB 5.2S 730
Lamp Flux (klm)	5.00
File Name	LumiStreet Gen2 Micro_BGP291_DW50_500_0_20LED_5.2S_CLO_L90_730.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	609.4, 39.0, 0.0
No. in Project	2



Luminaire F Data

Supplier	Philips
Type	BGP704 DW50
Lamp(s)	LED-HB 5.2S 730
Lamp Flux (klm)	15.00
File Name	Luma Gen2 Medium_BGP704_DW50_15000_80LED_5.2S_CLO_L90_730.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	595.5, 51.0, 0.0
No. in Project	2



Luminaire G Data

Supplier	TRT Lighting
Type	VIA ASY 225mA 2700K LED
Lamp(s)	42 0007 0000 100
Lamp Flux (klm)	0.32
File Name	VIA_ASY_225mA_320LM_2.7K.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	615.1, 393.5, 54.6
No. in Project	11

Arborist

An Arboricultural Report and Impact Assessment has been prepared by Treelogic for this development, which outlines the following impacts:

'Arboricultural Impact Assessment'

Nineteen tree features proposed for removal to facilitate the development are summarised in Table 2 by BS5837: 2012 category. Tree 5958 should be removed on health and safety grounds. Trees have been identified for removal where they come into direct conflict with the layout or are considered unsustainable. While the guidance would point to all Category U trees being removed due to their poor condition, which would be advisable regardless of the development proposal, those on open spaces or areas separated from the development, in some cases could be retained for habitat features if suitable.

For visual reference, please refer to Drawing No: DWG:DHB:2018, which accompanies this report. The drawing clearly outlines the trees marked for removal due to the proposed development with red hatching. Trees identified for retention are marked with green hatching. A tree protective fence line has been demarcated on the drawing with a solid orange line, and the construction exclusion zone around the trees to be retained is indicated with orange hatching.

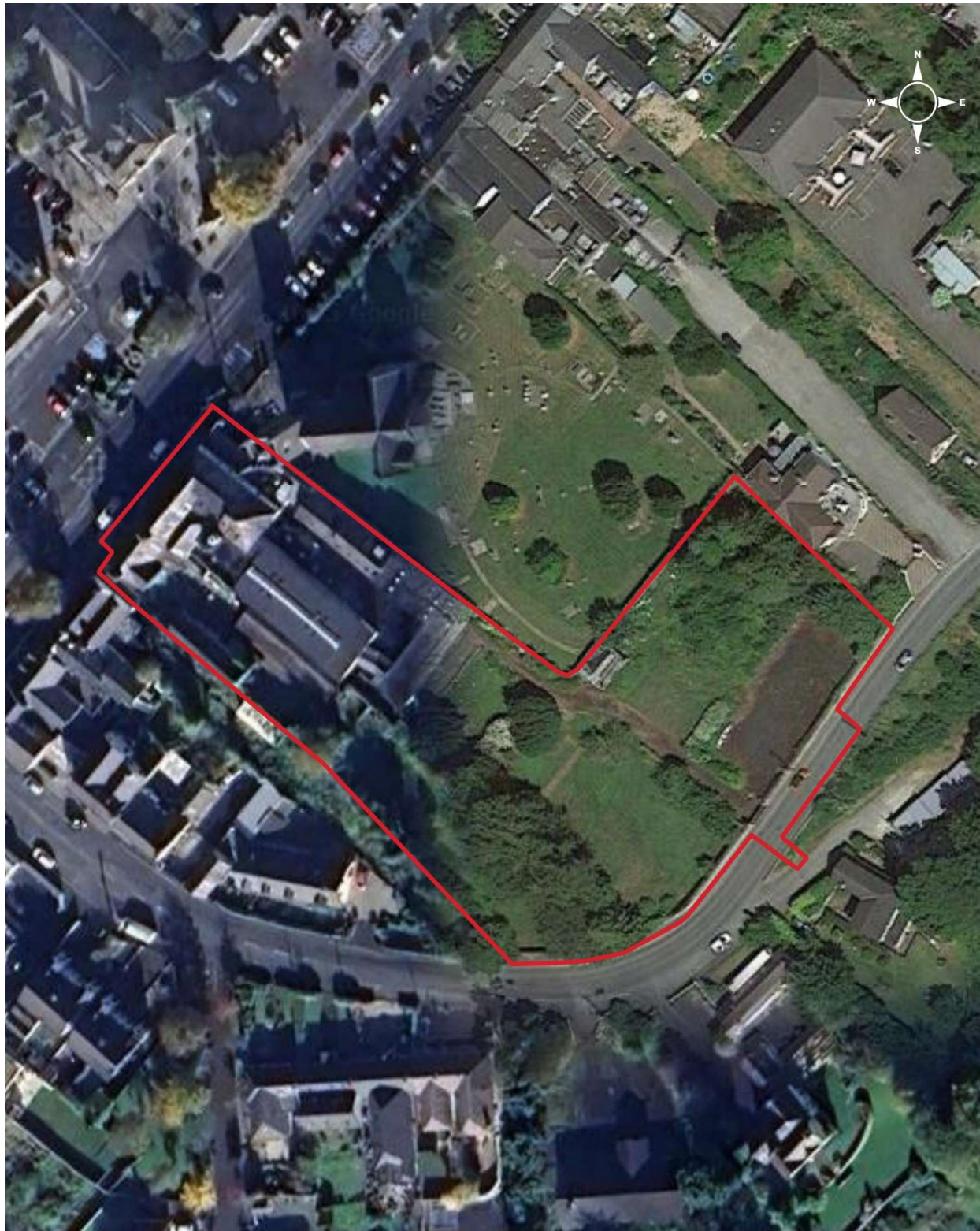
5.3.3 Hedge 1 can be retained and trimmed back into size. It will require monitoring and protecting during the works detailed in section 5.6. The category U trees would be removed within the immediate or short term regardless. The loss of trees and vegetation will be offset by the planting of new tree stock on the site, guided by the direction of the appointed landscape architect to the project. Proposed planting should follow the British Standard, BS: 8545:Trees: From nursery to independence in the landscape.

All trees other than those in Table 2 will be retained and protected during development

Category A Trees/Groups/ Hedges/ Woodland	Category B Trees/Groups/ Hedges/ Woodland	Category C Trees/Groups/ Hedges/ Woodland	Category U Trees/Groups/ Hedges/ Woodland
-	-	T5958,5959,5960, T5961,5962,5963, T5965,5966,5967, T5970,T1,5971, T5972,5973,5974, T5975.	Directly due to the development T5964,5969- On health and safety grounds T5968

Table 2: Tree features for removal by B.S Category.

The tree protection plan which demonstrates the trees to be removed as part of this proposal is shown in Figure 4 below.



Project: Downshire Hotel
 Location: Blessington Wicklow
 Date: 10th November 2025
 Drawn By: Luke Dodebier (Altemar)

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 Marine & Environmental Consultancy



Figure 1. Survey Area



Figure 3. Proposed lighting layout



Figure 4. Tree Removals & Protection Plan-Tree Logic

Bat survey

This report presents the results of two site visits by Gayle O Farrell and Bryan Deegan on the 10th & 11th September 2025. A bat emergent and detector survey was carried out on both occasions. Trees and buildings on site were examined for bat roosting potential.

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 (2023) which included the roost inspection methodologies i.e. external methodology and the internal survey methodology outlined in section 5.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) were carried out for dust emergent surveys.

As outlined in Collins (2023) *'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).'*

Survey Results

Trees as potential bat roosts

A ground level roost assessment was carried out and used to examine the trees on 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. All trees on site were assessed for bat roosting potential.

One tree on site (downy birch, Tree No. T5972) was considered of moderate bat roosting potential and is proposed for removal.

Buildings as potential bat roosts

Prior to the emergent surveys, the buildings were examined for features that could form bat roosts. Potential roosting features include crevices in stonework walls and crevices in brick work of chimneys. It should be noted that a number of the buildings on site were considered of high bat roosting potential, with multiple crevices noted in the stone walls and in the roof slates. A confirmed roost of a Common Pipistrelle (*Pipistrellus pipistrellus*) was recorded within the survey area, was observed emerging from a building on site. Based on current survey guidance, this roost is assessed as a summer day roost used by a single individual. According to Table 3.1 Collins (2023).

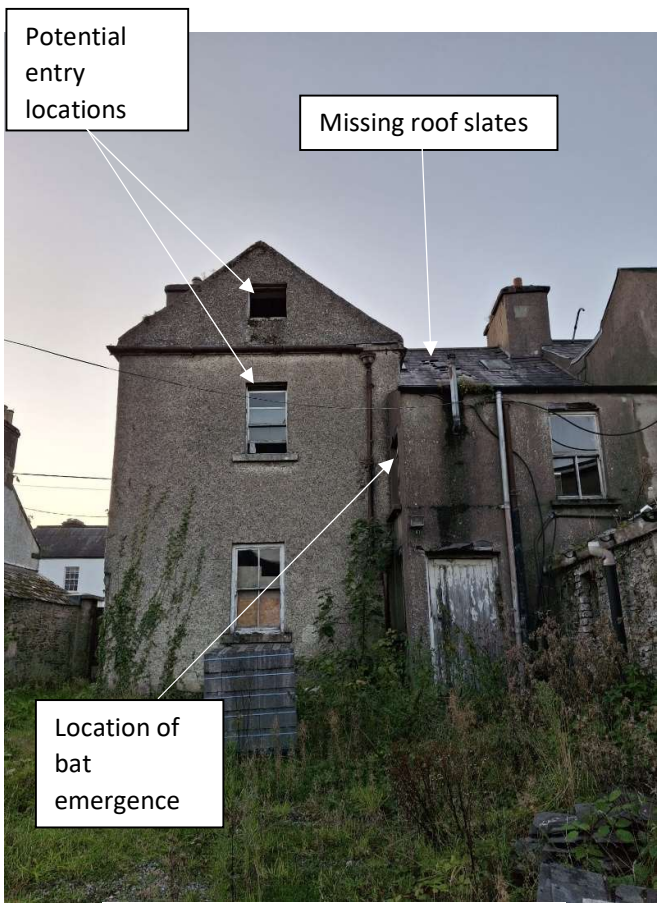


Plate 1. Rear of main hotel building



Plate 2. Outbuilding along the southwestern boundary



Plate 3. Southern side of hotel building

Emergent/detector surveys.

Emergent /detector surveys were carried out by Gayle O Farrell and Bryan Deegan on the 10th & 11th September 2025.

The detector survey was undertaken within the active bat season and the transects covered the entire site during the night. Weather conditions were suitable on both nights with mild temperatures greater than 10°C immediately after sunset. Winds were light and there was no rainfall. Insects were observed in flight during the survey and bats were observed on site.

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 survey carried out. All areas of the site were accessible. Weather conditions were optimal for the emergent survey and acoustic transect survey.

At dusk, a bat detector survey was carried out onsite using an *Echo meter touch 2 Pro* detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations. The weather conditions were ideal for bat surveying for the emergent survey and for one complete survey area transect.

Results of the detector surveys were as follows:

10th September 2025-

- A single common pipistrelle (*Pipistrellus senso lato*) was noted emerging from the rear of the main building by a window frame
- Lesser Noctule (*Nyctalus leisleri*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*), were detected foraging and commuting within the site boundary during the survey.

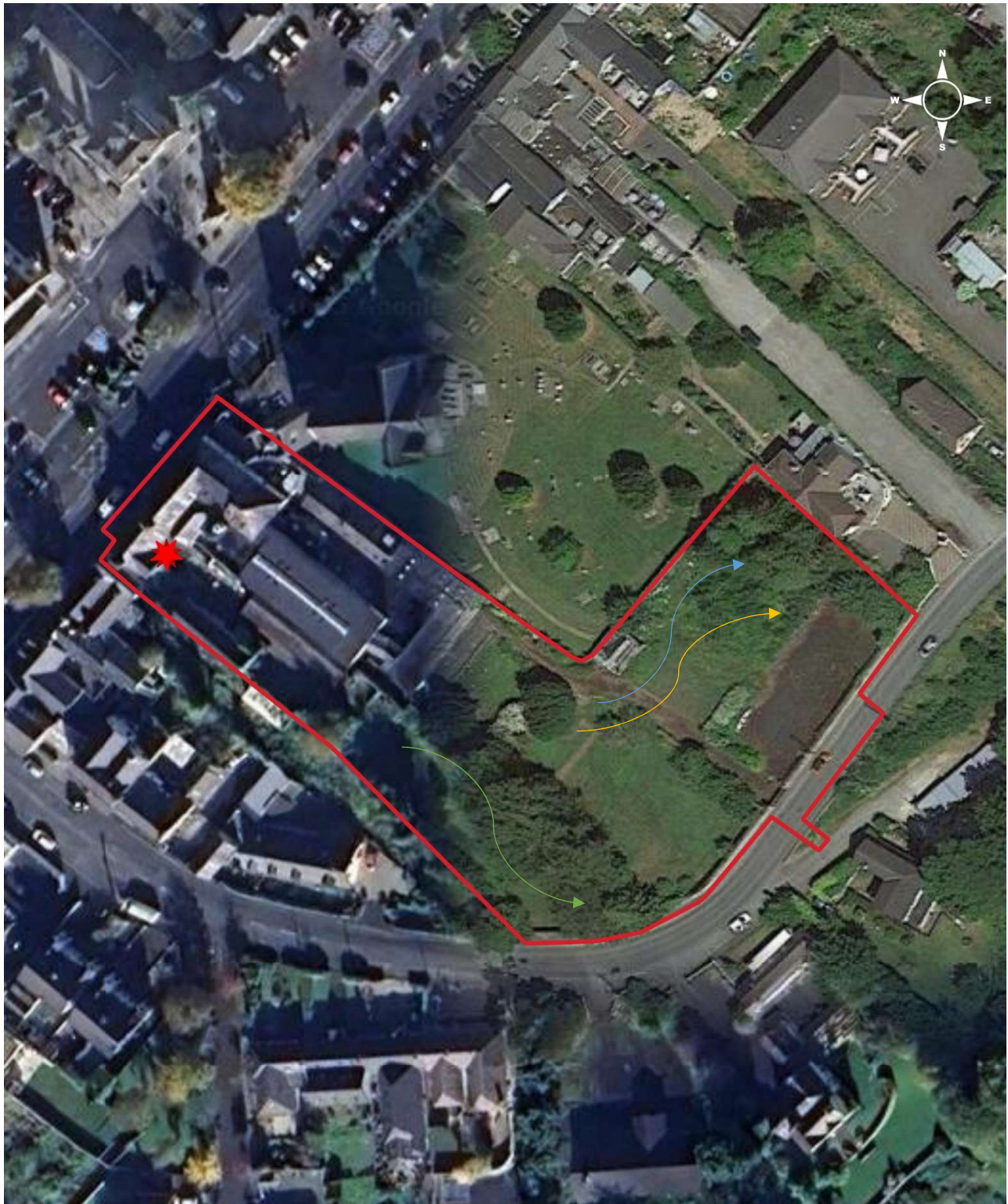
11th September 2025-

- No emergence was noted from the building on site.
- One Leisler was noted foraging briefly within the site boundary.

An internal building inspection was carried out during the survey on the 11th September 2025. No evidence of bats roosting inside the building was noted during this inspection.

Derogation Licence

In relation to the onsite buildings, one common pipistrelle bat was observed emerging from the rear of the main hotel building. Although this structure is not proposed for demolition, restoration works (including roof replacement) are proposed and will impact on the identified bat roost. A derogation licence is therefore required for the proposed works. Failure to comply with the acquisition of the Derogation Licence, the carrying out of the mitigation measures, and any conditions listed in the Derogation licence could result in the impact negative impact on bats or bat roost.



Project: Downshire Hotel
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Figure 5: Bat foraging Soprano pip (yellow), Common pip (blue), Leisler's (green) and roost location.

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 N91X) encompassing the study area reveals that fourth 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 6-8. The following species were noted in the wider area: Brown Long-Eared Bat (*Plecotus auratus*), Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*), Daubenton's Bat (*Myotis daubentonii*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Whiskered Bat (*Myotis mystacinus*) and Lesser Noctule (*Nyctalus leisleri*).

Table 1: Status of bat species within the 2km² grid (S51Q)

Species Name	Record Count	Date of Last Record	Designation
Common Pipistrelle (<i>Pipistrellus pipistrellus sensu stricto</i>)	4	19/07/2016	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Daubenton's Bat (<i>Myotis daubentonii</i>)	1	30/08/2008	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Leisler's Bat (<i>Nyctalus leisleri</i>)	2	19/07/2016	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Pipistrelle (<i>Pipistrellus pipistrellus sensu lato</i>)	2	30/08/2008	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	3	19/07/2016	Protected Species: EU Habitats Directive Protected Species: EU Habitats Directive >> Annex IV Protected Species: Wildlife Acts

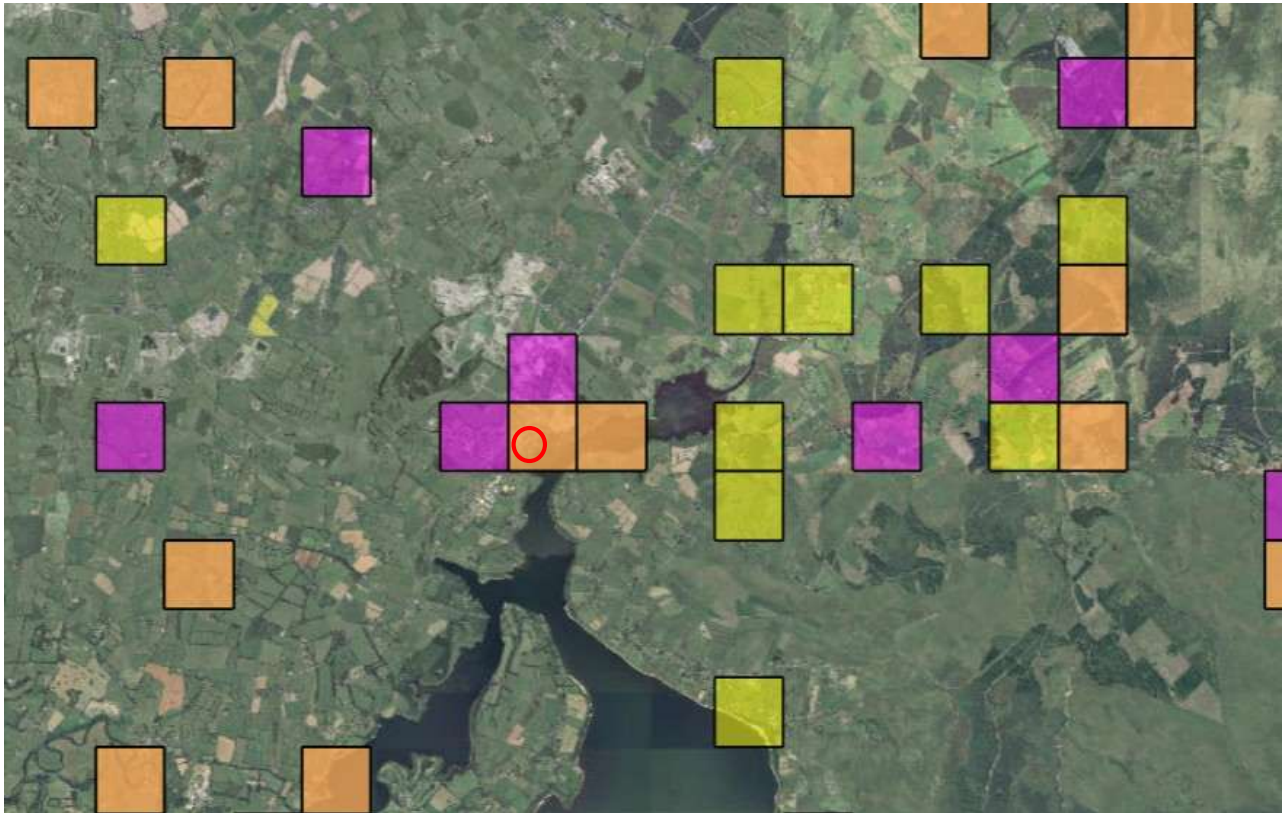


Figure 6. Soprano Pipistrelle (*Pipistrellus pygmaeus*) (yellow) and Common Pipistrelle (*Pipistrellus pipistrellus sensu lato*) (purple) both (orange) (Source NBDC) (Approximate site location – red circle).

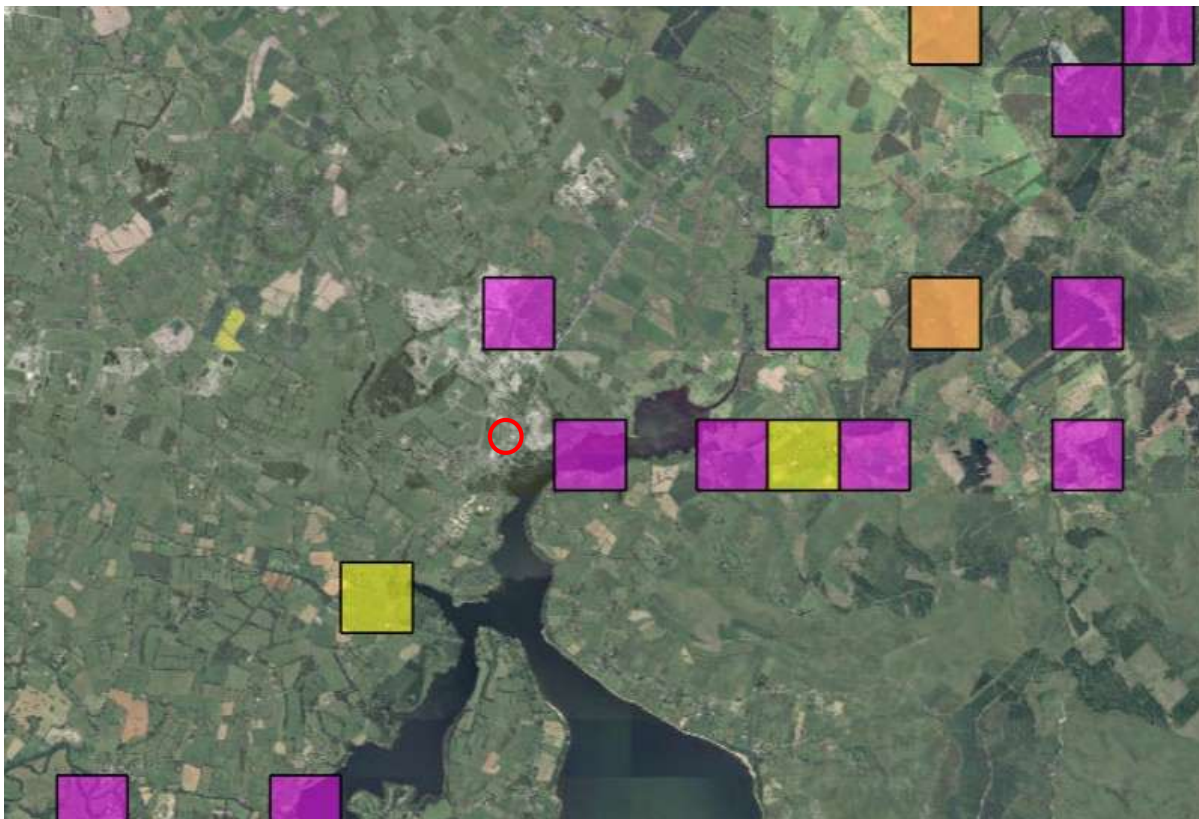


Figure 7. Lesser Noctule (*Nyctalus leisleri*) (Purple) and brown long-eared bat (*Plecotus auritus*) (yellow) both (orange) (Source NBDC) (Approximate site location – red circle).



Figure 8. Daubentons bat (*Myotis daubentoni*) (Yellow) and Whiskered Bat (*Myotis mystacinus*) (Purple) both (orange) (Source NBDC) (Approximate site location – red circle).

Evaluation of Results

The bat surveys comply with bat survey guidance documentation including Marnell et al (2022) and Collins (2016). A confirmed roost of a Common Pipistrelle (*Pipistrellus pipistrellus*) was recorded within the survey area, with an individual observed emerging from a window at the rear of the building. Based on current survey guidance, this roost is assessed as a opportunistic summer day roost used by a single individual. According to Table 3.1 Collins (2023) This roost would be unlikely to support wintering bats.

Three species were recorded foraging onsite; Common pipistrelle, Soprano pipistrelle and Leisler bat in the hours after dusk. The site is of low importance as foraging grounds for the local bat population.

Potential Impact of the development on Bats

The proposed development will result in the removal of trees, including a confirmed roost of a Common Pipistrelle (*Pipistrellus pipistrellus*) and several trees of low bat roosting potential. Survey results indicate that the confirmed roost is most likely a summer day roost used by a single individual. As such, The loss of roosting habitat on site is not considered significant within the wider landscape, as abundant similar roosting opportunities exist in surrounding treelines, hedgerows, and mature trees that provide comparable features suitable for local bat species.

While foraging activity was recorded on site, the removal of trees and the introduction of site lighting could locally reduce foraging habitat and disrupt commuting corridors.

Given the presence of a confirmed bat roost, a NPWS derogation licence is required. Mitigation measures, including pre-construction inspections, bat boxes, and sensitive lighting design, are proposed to minimise impacts and maintain favourable conservation status of local bat populations.

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.’*

As a bat roost has been identified within the site and is proposed to be removed, mitigation measures regarding these bats are needed during the construction works. There is also a requirement for a *National Parks and Wildlife Service* derogation licence application.

As such the following mitigation measures are to be implemented:

- Lighting during construction will be carried out sensitively with no direct lighting on boundary hedgerows.
- A derogation licence will be acquired for the bat roost located to the rear of main hotel building
- A pre-construction inspection of the buildings and trees will be carried out by a bat specialist. If a bat is, or bats are, found, a specialist, licenced in manual handling of bats, will oversee the removal of the bat from the buildings in compliance with derogation licence conditions.
- External lighting will be carried out in consultation with a bat specialist with bat friendly lighting being put in place. Lighting will comply with bat Lighting Guidelines and set to 3000K. Back spill protection will be installed on all light fittings.

Predicted Residual Impact of Planned Development on Bats

The proposed development will change the local environment as new lights and structures are to be erected. A bat roost containing one common pipistrelle bat within the rear of main hotel building will be lost. It would be expected that, with a sensitive lighting strategy, foraging activity will continue on site. A pre-construction inspection will be carried out on onsite buildings proposed for demolition and restoration. The proposed development will result in a long term/low adverse/not significant/negative impacts on bats. A derogation licence is required for the proposed development.

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An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Application for Derogation Licence

**Under the European Communities
(Birds and Natural Habitats) Regulations
2011 – 2021**

- This form is to be used by any person applying for a derogation licence under Regulation 54 or by the Minister under Regulation 54(A)
- Please ensure that you answer questions fully in order to avoid delays
- If you experience any problems filling in this form, please contact the Wildlife Licensing Unit;
- Please note – applications/reports received and licences issued under this derogation may be published on the NPWS website and/or the Department's Open Data website

Wildlife Licensing Unit,

Department of Housing, Local Government and Heritage

National Parks and Wildlife Service

Wildlife Licensing Unit, R. 2.03

90 North King Street

Smithfield

Dublin 7 D07 N7CV

Email: wildlifelicence@npws.gov.ie

Part A. The Applicant: Personal Details

These questions relate to the person responsible for any proposed works and who will be the **named licensee**. As the licensee you will be responsible for ensuring compliance with the licence and its conditions, even though you may employ another person to act on your behalf.

If this application is being submitted on behalf of a third party please also complete Part B below.

1. (a) Name of Applicant

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
Mr	Gerry	Melia
(b) Address Line 1	Real Estate Project Partners Ltd	
Address Line 2	26 Ranelagh	
Town	Ranelagh	
County		
Eircode	Dublin	
(c) Contact number	D06 WY97	
(d) Email address	[REDACTED]	
(e) Address where works are to be carried out if different from (b) above.		
Address Line 1	Downshire Hotel	
Address Line 2	Main Street and Kilbride Road	
Town	Blessington	
County	Co. Wicklow	
Eircode	W91 AE97	

Part B. Details of Person Submitting Application on Behalf of Applicant/Licensee

Information relating to the person (e.g. ecologist) responsible for submitting the application on behalf of the applicant/licensee should be entered below:

1. (a) Name of Person/Ecologist

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
Mr	Bryan	Deegan
(b) Company Name	Altemar	
Address Line 1	50 Templecarrig Upper	
Address Line 2		
Town	Delgany	
County	Wicklow	
Eircode		
(c) Contact number	[REDACTED]	
(d) Email address	[REDACTED]	
(e) Relationship to Applicant	Project Ecologist	

Part C. The Application

1. **Species of Animal:** Please indicate which species is affected by the proposed works:

- Bat
- Otter
- Kerry Slug
- Natterjack Toad
- Dolphin
- Whale
- Turtle
- Porpoise

2. Please detail the exact species (scientific name): Pipistrellus pipistrellu

3. Please provide the maximum number of individuals affected* 1

4. Please provide the maximum number of breeding or resting sites affected* 1 x bat roost

5. Please provide the maximum number of eggs to be taken* N/A

6. Please provide the maximum number of eggs to be destroyed* N/A

*If no figures can be provided for the maximum number of individuals, breeding sites, resting places and eggs to be covered by the derogation please provide reasons why.

The emergent / detector survey on the 11th of August 2025. A single common pipistrelle (Pipistrellus senso lato) emerging from the rear of the main hotel building. .

7. **Species of Plant:** Please indicate which species is affected by the proposed works:

- Killarney Fern
- Slender Naiad
- Marsh Saxifrage

8. If you previously received a derogation for any species of animal or plant please state licence number and confirm that you have made a return to NPWS on the numbers actually affected by that licence

Licence No. C 158/2021 translocation of frogs.

Licence No.: DER/BAT 2023 – 126- Removal of bats in Greenore Co. Co. Louth.

Licence No.: Der/Bat (151-2024)- Removal of bats from Central Mental Hospital.

Altemar have also been involved in the translocation of 7 badgers at the Glass Bottle site in Ringsend (Dr Chris Smal)

9. **Proposed Dates for Works:** Please indicate the timeframe that you propose to carry out works. Dates set by NPWS may differ from dates proposed here.

Start Date: Planning Dependant Q4-2025 (approx.)

End Date: Planning Dependant Q1-2027 (approx.)

10. Please tick which reason below explains How this Application Qualifies under Regulation 54(2)(A-E) of the European Communities (Birds and Natural Habitats) Regulations:

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	<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"/>

11. Report Checklist: Please append a detailed report to support this application and ensure that it contains the following information:

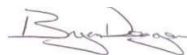
11.1	Explanation as to why the derogation licence sought is the only available option for works and no suitable alternative exists as per Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations.	<input checked="" type="checkbox"/>
11.2	Evidence that actions permitted by a derogation licence will not be 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 as is required under Section 54(2) of the European Communities (Birds and Natural Habitats) Regulations.	<input checked="" type="checkbox"/>
11.3	Details of any mitigation measures planned for the species affected by the derogation at the location, along with evidence that such mitigation has been successful elsewhere.	<input checked="" type="checkbox"/>
11.4	As much information as possible to allow a decision to be made on this application.	<input checked="" type="checkbox"/>

Part D. Declaration

I declare that all of the foregoing particulars are, to the best of my knowledge and belief, true and correct. I understand that the deliberate killing, injuring, capturing or disturbing of protected species, or damage or destruction of their breeding sites or resting places or the deliberate taking or destroying of eggs is an offence without a licence and that it is a legal requirement to comply with the conditions of any licence I may be granted following this application. I understand that NPWS may visit to check compliance with a licence.

Please note that under Regulation 5 of the European Communities (Birds and Natural Habitats) Regulations 2011-2021 an authorised officer may enter and inspect any land or premises for the purposes of performing any of his or her functions under these Regulations or for obtaining any information which he or she may require for such purposes.

Signature of the Applicant



Date

16/11/2025

Name in BLOCK LETTERS

PRIVACY STATEMENT

Please note that under Data Protection legislation Wildlife Licencing Unit staff may only discuss licence applications with the applicant, and not with any third party. See Privacy Statement at www.npws.ie/licences

