

Wildlife Licensing Unit
National Parks and Wildlife Service
Department of Housing, Local Government and Heritage
reg54derogations@npws.gov.ie

10th February 2026

Re: Application for a Derogation Licence under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 Highfield House, 89 Newry Road, Dundalk, Co. Louth

Dear Sir/Madam,

Please find enclosed an application for a derogation licence under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to proposed development works at Highfield House, Newry Road, Dundalk, Co. Louth.

The application is submitted on behalf of Women's Aid Dundalk. Ecofact Environmental Consultants Ltd. have been appointed as ecological consultants for the project and are submitting this application on behalf of the applicant.

I have attached the Bat Survey Report completed by Ecofact in 2024. Bat surveys undertaken at the site identified a minor roost used by a small number of pipistrelle bats within the structure of the existing building. The proposed renovation and redevelopment works will result in the loss of this roost and therefore require a derogation licence from the National Parks and Wildlife Service prior to the commencement of works.

A detailed bat survey report and supporting documentation are enclosed with this application. The survey confirmed that the roost is used by a small number of non-breeding bats and that the site also provides local foraging and commuting habitat.

Mitigation and compensation measures have been incorporated into the design of the development. These include the installation of six integrated bat boxes within the new building and two additional bat boxes on retained trees within the site. These measures will ensure that suitable roosting opportunities remain available for bats within the site following completion of the development. I have attached a drawing of the proposed integrated bat boxes.

A method statement for monitoring the works is also attached to this letter.

It is considered that the proposed mitigation measures will ensure that the proposed works will not be detrimental to the maintenance of the populations of pipistrelle bats at a favourable conservation status in their natural range.

Should you require any additional information in relation to this application please do not hesitate to contact me.

Yours sincerely,



Dr. Will O' Connor

PhD, MSc, BSc, CBiol, CEnv, MCIEEM, FRSB

Fellow of the Royal Society of Biology

Chartered Biologist

Chartered Environmentalist



Method Statement for Bat Protection During Works

All works that may affect bat roosting habitat at Highfield House will be undertaken under the supervision of a suitably qualified bat ecologist.

Prior to the commencement of works, the supervising ecologist will brief the contractor and site personnel regarding the presence of bats, legal protections afforded to bats, and the procedures to be followed should bats be encountered during the works.

Works that may affect the existing bat roost, including roof removal, structural alterations and demolition of any structures with bat roost potential, will take place outside the active bat season. The active bat season in Ireland runs from April/May to October/November. Works will proceed in a staged and controlled manner to minimise the risk of disturbance to bats.

The supervising ecologist will inspect the relevant structures prior to works commencing. Roof coverings, soffits and other features with roost potential will be removed carefully and progressively under ecological supervision. This will involve the manual removal of materials where necessary to allow any bats present to disperse naturally.

If bats are encountered during the works, all works will cease immediately in the affected area and the supervising ecologist will assess the situation. Any bats discovered will be allowed to disperse naturally where possible. If necessary, the ecologist will advise on appropriate actions in accordance with NPWS guidance and licence conditions.

Compensatory bat boxes will be installed prior to or during the early stages of construction works to ensure that alternative roosting opportunities are available within the site throughout the construction phase.

Monitoring Plan for Bat Boxes

A total of eight bat boxes will be provided within the site as compensatory roosting habitat. Six integrated bat boxes will be incorporated into the external walls of the new building and two additional bat boxes will be installed on retained trees within the site.

Monitoring of the bat boxes will be undertaken by a qualified bat ecologist following completion of the development in order to determine whether the mitigation measures have been successfully implemented. Monitoring surveys will be undertaken during the active bat season following completion of the development. This will involve dusk emergence surveys and bat activity surveys in the vicinity of the installed bat boxes. Where appropriate, bat detectors may be used to confirm bat activity and potential use of the roosting features.

Monitoring will typically be undertaken for a minimum of one survey season following installation of the bat boxes. A brief monitoring report will be prepared and submitted to the National Parks and Wildlife Service if required under the conditions of the derogation licence.

The monitoring results will be used to confirm the effectiveness of the mitigation measures and to identify any additional measures that may be required to support bats using the site.

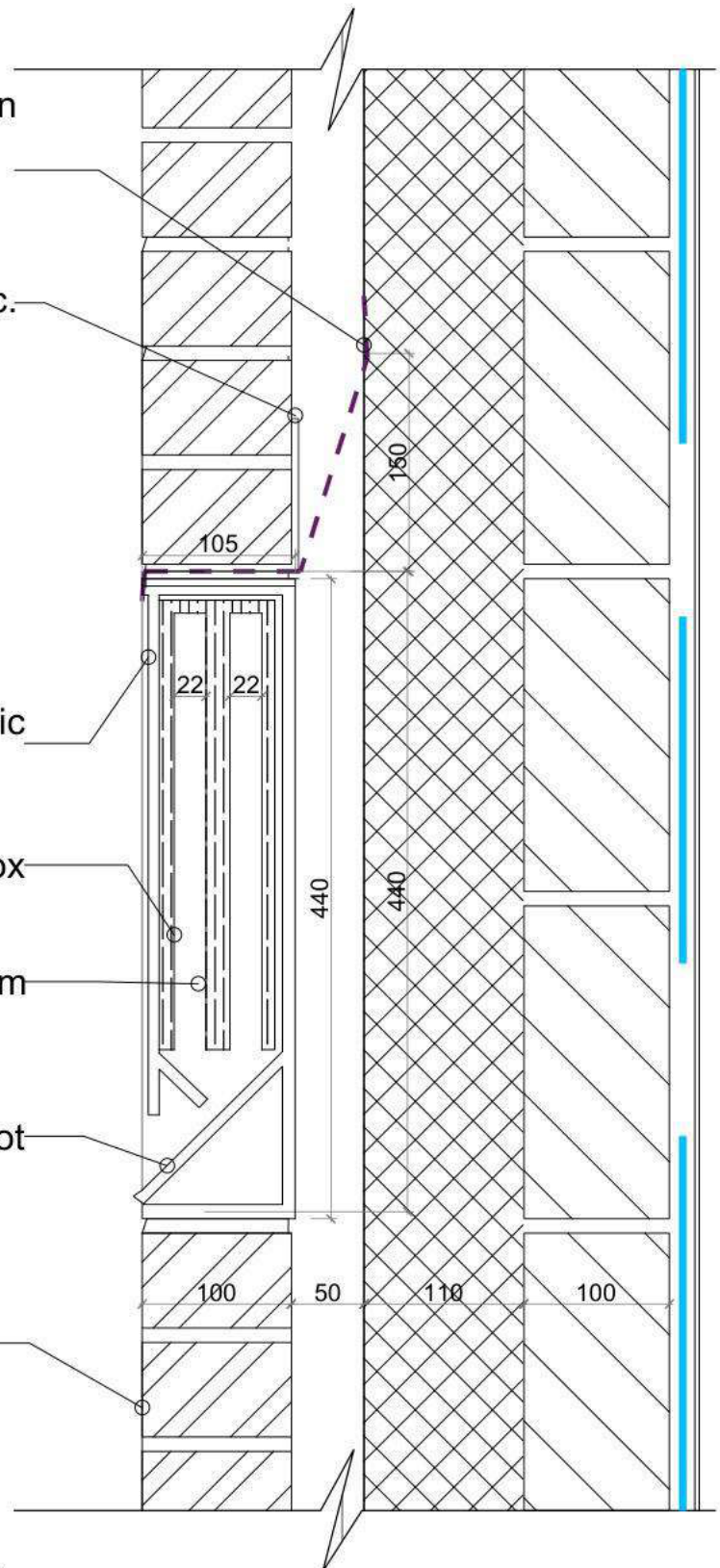
Rev.	By	Date	Description
-	-	---.2024	---

DPC taped to PIR insulation sealed with blue tape and brought out to the external leaf
 Angle iron to engineer spec.

Recycled LDPE plastic outer Eco Bat Box
 FSC OSB internal box
 2no. Crevices 22mm
 17mm Entrance Slot

Brick finish

BAT BOX WALL SECTION
 SCALE 1:5

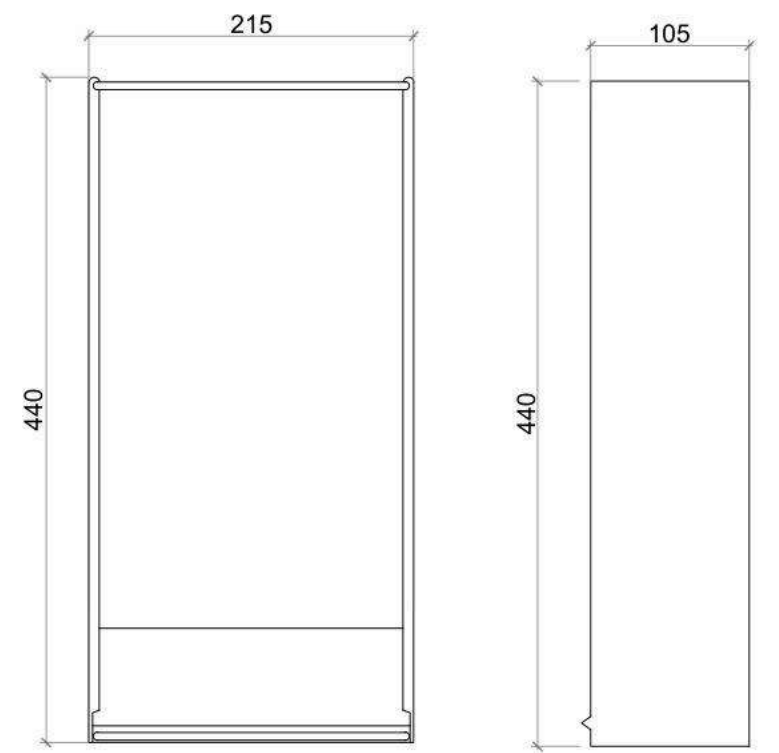
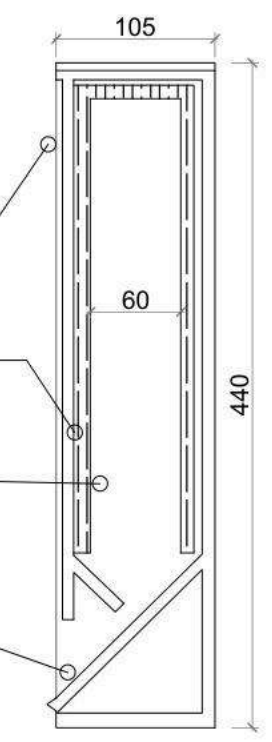
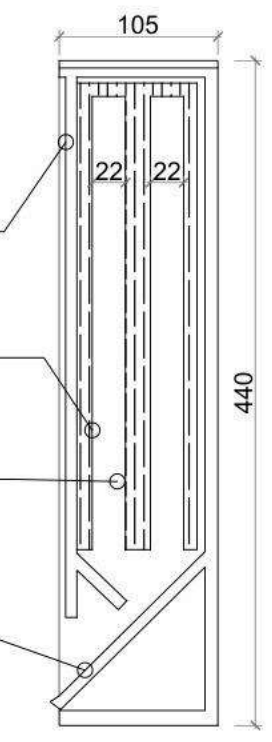


Recycled LDPE plastic outer Eco Bat Box
 FSC OSB internal box
 2no. Crevices 22mm
 17mm Entrance Slot

CREVICE ROOST CHAMBER SECTION
 SCALE 1:5

Recycled LDPE plastic outer Eco Bat Box
 FSC OSB internal box
 60mm cavity with rough walls and roof
 17mm Entrance Slot

CAVITY ROOST CHAMBER SECTION
 SCALE 1:5



BAT BOX FRONT AND SIDE ELEVATION
 SCALE 1:5

Landscaping and mitigation

