



Environmental Consultants

Bat Survey Report

New Hotel Cottages

at Cahernane House Hotel,

Co. Kerry



DOCUMENT DETAILS

Client: Morvagh Ltd

Project Title: Construction of four cottages within grounds of existing hotel

Document Title: 2025 Bat Survey Report (Update on previous bat report)

Prepared By: John Curtin; Eire Ecology

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Abstract: The following report details the results of 2025 bat surveys examining the site for the development of buildings to the North-West of the Hotel.

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2 INTRODUCTION

This report outlines findings of site visits and surveys conducted in September and October 2025 examining Cahernane House Hotel.

2.1.1 Objective of the proposed works

- Reassess the site and identify any potential impacts the proposed development will have on bats.
- Examine buildings where works are proposed for roosting potential.

This report updates previous bat reports submitted in 2021 (for Pl Ref: 2156), 2022 (for planning ref: 22876), 2023 and 2024.

In order to assess the presence and activity of bats within the proposed development grounds the following surveys were undertaken within and adjacent to the proposed planning boundary:

- Roost assessment
- Bat activity
- Static Bat survey

2.1.2 Name, qualifications and relevant experience of scientific staff, including trainees

The survey was designed and carried out by **John Curtin B.Sc. (Env.)**. John has over ten years' experience of carrying out bat surveys and has completed numerous surveys during this time. John has also completed the Bat Conservation Ireland, Bat Detector Workshop and Bat Handling Workshop which are the standard training for the carrying out of bat surveys in Ireland. He follows the Bat Conservation Ireland 'Good Practice Guidelines'(Aughney et al., 2008). In addition, John is a longtime active member of Bat Conservation Ireland, which monitor bat populations in Ireland, and facilitate the education of bat communities to the public. The surveys undertaken are in line with recommendations of the Irish Wildlife Manual No. 134' (Marnell, 2022) while following elements of Bat Conservation Trust 'Good Practice Guidelines, 4th edition, (Collins, 2023).

Surveys were assisted by Rowan Curtin.

John holds the following licences.

Description	Licence No
Licence to capture protected wild animals for educational, scientific or other purposes (bats)	C072/2026
Roost disturbance (bats)	DER-BAT-2026-145
Licence to photograph / film wild animals (bats)	030-2026

3 BACKGROUND TO PROPOSED ACTIVITY

3.1 LEGISLATIVE PROTECTION

There are two main pieces of legislation which cover wildlife protection in Ireland – the Wildlife Act and the Habitats Regulations. These are outlined below, with particular reference to the protection afforded to bat species in Ireland.

The Wildlife Acts 1976–2012 (as amended)

The primary pieces of national legislation for the protection of wildlife in Ireland are the Wildlife Act (1976) and the Wildlife [Amendment] Act (2000). All species of bats in Ireland are listed on Schedule 5 of the 1976 Act, and are therefore subject to the provisions of Section 23, which make it 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

European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94/1997) (with subsequent amendments up to 2024).

The EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) seeks to protect rare and vulnerable species and the habitats in which they are commonly found and requires that appropriate monitoring of populations be undertaken. All bat species found in Ireland are listed under Annex IV of the Directive, while the lesser horseshoe bat is afforded further protection under Annex II. The Habitats Directive has been transposed into Irish law by the European Communities (Natural Habitats) Regulations 1997. All bat species are listed on the First Schedule and Section 23 of the regulations makes it an offence to:

- Deliberately capture or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat

Provision is made in the Regulations for the Minister for Housing, Local Government and Heritage to grant, in strictly specified circumstances set out in that Regulation, a derogation license permitting any of the above activities “where 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”.

The Planning and Development Act 2000 (as amended): This Act integrates biodiversity considerations into the planning process and requires ecological assessments, including for bats, as part of Environmental Impact Assessments (EIAs).

3.2 SITE LOCATION

The proposed site lies in the townland of Cahernane (Grid Ref. N589023 / E496393). The site for the proposed development lies approximately 0.1km from Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC (site code: 000365) (see Figure 2-1 below). This SAC has been designated due to the presence of the Annex II species; Lesser Horseshoe bat (*Rhinolophus hipposideros*) and is the closest designated area for this species to the subject site.

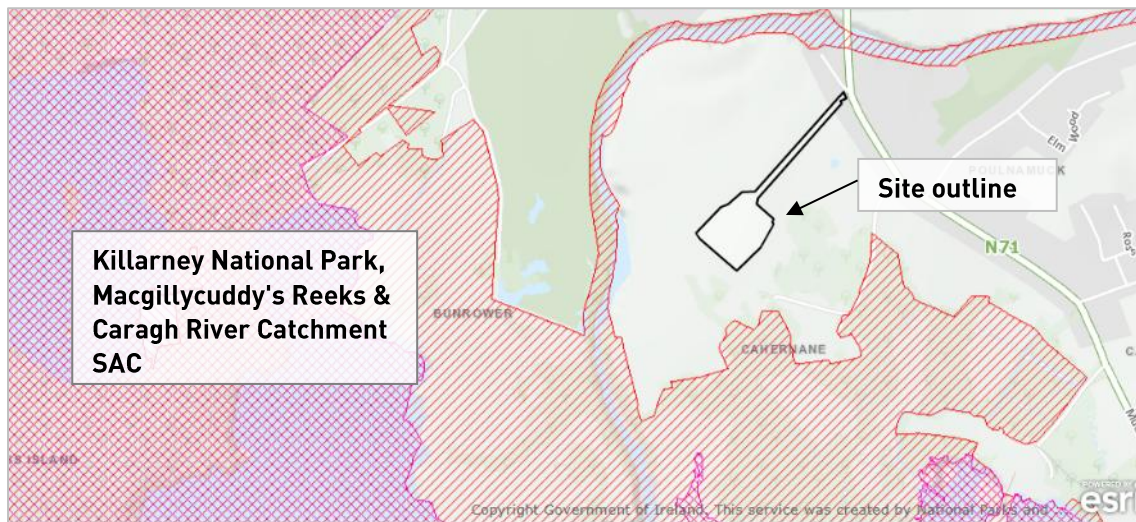


Figure 3-1: Location of proposed development in relation to designated site

3.3 REASON FOR SURVEY

The client; Morvagh Ltd proposes to reapply for a lapsed planning application involving the construction of guest house cottages. Bat surveys were carried out in order to assess impacts on the local bat population.

As such a bat survey of the site was necessary prior to commencement of construction.

4 PROPOSED DEVELOPMENT

This application updates a lapsed permission for the construction of four cottages. Morvagh Limited is applying to Kerry County Council, seeking planning permission for;

- 1) The demolition of the existing single storey staff changing cottage building to the north west of the main hotel and the removal of the adjoining stone garden wall for later reuse.
- 2) The change of use of the existing single storey outbuilding (Cottage 1) to hotel use and for its refurbishment and conversion into 2 no. hotel bedrooms including the addition of 2 no window openings to the north east elevation, 2 no window openings to the north west elevation and 3 no new window openings to the south east elevation.
- 3) 2 No. proposed new 2 storey cottage buildings (Cottages 2&3) located to the north east gable of existing single storey outbuilding to provide 8 no. new hotel bedrooms.
- 4) A proposed new single storey cottage building (Cottage 4) to provide 2 no new hotel bedrooms located adjacent to the existing single storey outbuilding (Cottage 1).
- 5) The demolition and reconstruction of the existing stone garden wall adjacent to the entrance driveway.
- 6) Proposed new landscaped garden courtyard spaces including associated ancillary site works at The Cahernane House Hotel (Protected Structure – RPS Ref RPS-KY-0486 & NIAH Ref 21306608), at Muckcross Road, Cahernane, Killarney, Co. Kerry, V93 E78W.

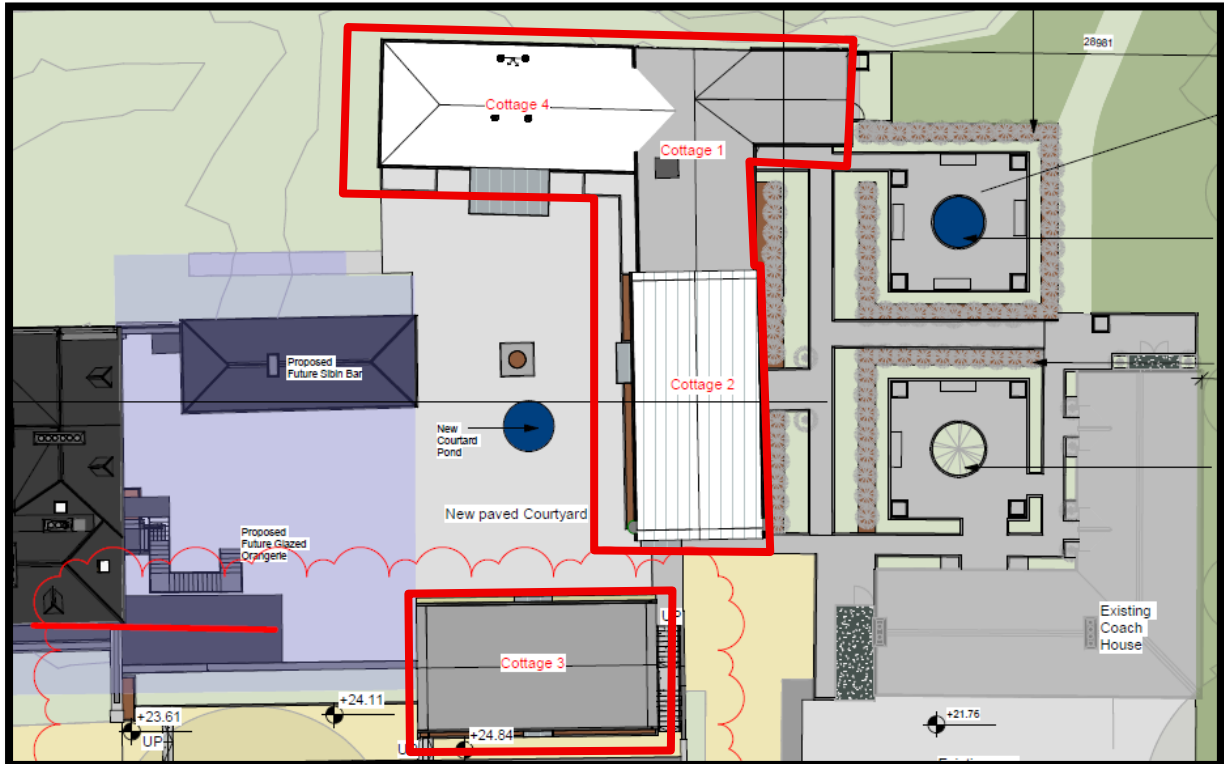


Figure 4-1: Site Layout – Proposed our cottages highlighted in red

5 ECOLOGICAL SURVEY AND SITE ASSESSMENT

5.1 PRE-EXISTING INFORMATION ON SPECIES AT LOCATION AND ENVIRONS

The NBDC database was consulted for details on bat records held for the site and the surroundings. The database was consulted on the 23/06/2023 and 28/01/2026 for details on historical records from the site, the surrounding 2km (V98U) and the 10km hectad; V98. Results are outlined in **Table 2-1**. Five of the nine confirmed resident bat species known to occur in Ireland have been recorded within the 2km square the subject site resides in and all nine confirmed resident bat species have been recorded within the 10km square the subject site resides in, much of these sightings recorded during an EIS and Road Surveys completed by Conor Kelleher. Numerous Lesser horseshoe records were recorded from vague 1km squares around this location, including one Lesser Horseshoe roost.

Table 5-1: Irish bat species recorded in the V98U 2km grid

Record	Distance from subject site	Species (Latin)	Species (Common)	Date (latest recorded with bat presence)	Details
Roost	Vague 1km square c.1km	<i>Rhinolophus hipposideros</i>	Lesser Horseshoe Bat	28/07/2010	Location not disclosed, NPWS roosts
Observation	Vague 1km square c.1km	<i>Rhinolophus hipposideros</i>	Lesser Horseshoe Bat	28/07/2010	12 Count of Individual - National Lesser Horseshoe Bat Database
Observation	c.0.1km	<i>Myotis daubentonii</i>	Daubenton's Bat	24/08/2021	Record from All Ireland Daubenton's Bat Waterways Survey
Observation	c.0.1km	<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	16/07/2004	West of site, BC Ireland Car Based Bat Monitoring Scheme
Observation	c.0.1km	<i>Nyctalus leisleri</i>	Lesser Noctule	31/05/2016	BATLAS 2020
		<i>Pipistrellus pipistrellus sensu lato</i>	Pipistrelle		
		<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle		
Observation	Vague 1km square	<i>Nyctalus leisleri</i>	Leisler's Bat	01/07/1987	Record of roost in building on Muckcross Road during EIS and Road Surveys
		<i>Myotis daubentonii</i>	Daubenton's Bat		
Observation	c.1.2km	<i>Plecotus auritus</i>	Brown Long-eared Bat	20/09/2005	Records to west of site during EIS and Road Surveys
		<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle		
Observation	c. 1.2km	<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	23/07/2008	Field observation to West, recorded during BATLAS 2010
Observation	c.1.6km	<i>Myotis mystacinus</i>	Whiskered Bat	19/08/2005	NW of site, EIS and Road Surveys
Observation	c. 2.8km	<i>Myotis nattereri</i>	Natterer's Bat	19/08/2005	South of site, EIS and Road Surveys

5.1.1 Lesser Horseshoe Bat *Rhinolophus hipposideros*

The Lesser Horseshoe Bat: Wildlife Manuals No. 85 (2015) shows the subject site sits towards the northern end of the Kerry / West Cork range. The closest SAC for the species is the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC (site code: 000365).

The conservation objectives supporting document- lesser horseshoe bat (*Rhinolophus hipposideros*) refers to a Core Sustenance Zone (CSZ) refers to the area surrounding a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost. Lesser horseshoe bats normally forage in woodlands/scrub within 2.5km of their roosts, therefore the NPWS have a 2.5km zone around each known roost. The subject development lies within the CSZ for bat roost 296. The conservation objective document for Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC sets out the goal of maintaining minimum number of 176 in winter and 315 in summer for Roost ID 296.

5.1.2 Historical review of planning applications and bat surveys conducted on site.

A review of previously conducted planning applications and their associated bat surveys can be found in Table 2-2 below.

Table 5-2 Historical review of planning applications within the subject site

Pl. Ref	Application Description	Details pertaining to bats
07/137	(A) erect a 2nd floor bedroom extension comprising of 10 rooms to the south east of the building, (b) to demolish and remodel same outbuildings, (c) to construct a new block to the north west comprising of new kitchens, dining room and service area, a conference room, staff facilities and 5 new bedrooms on 2nd floor, (d) north west of above, to construct a courtyard development comprising of underground car parking, 14 no. Bedrooms, storage, a leisure centre and a gym all at the Cahernane Hotel.	<p>Granted. Application included an Architectural Heritage Impact Assessment. Works were completed on the extension.</p> <p>No bat survey was conducted as part of the application.</p>
17/1285	<p>1) demolition existing single storey storage building & the removal of the existing galvanised exterior fire escape stairs on the north west elevation of the main house in existing service yard,(2)demolition of the existing single storey staff changing cottage & the removal of the adjoining stone garden wall for reuse,(3)the removal of the internal back of house service stairs within the north west elevation of the main house & to fill in the floor penetrations in order to create new access corridors into proposed new bedroom link,(4)minor internal interior modifications to main house basement area including bar reconfiguration, male & female toilets renovation & the conversion of existing snooker room to staff changing rooms,(5)construct a new 3 storey over basement bedroom wing, consisting of a new kitchen area, storage rooms, deliveries area, public space & circulation spaces at basement level & 14 new bedrooms & associated circulation spaces connected back to the main house by way of a glazed link at basement, ground, 1st & 2nd floor levels respectively,(6)construct a new glazed double height enclosed internal courtyard multi-functional space connected to the main house via glazed link on the north west elevation & to the existing single storey cottage on its north east elevation & the proposed new bedroom wing at the south east & south west elevations</p>	<p>Granted. Application included a bat survey conducted by Ecofact Environmental Consultants dated 5th of December 2017.</p> <p>The report included a desktop review and daylight inspection conducted on the 29th of November 2017. Staff Changing Room building and laundry room building were examined with no evidence of bat occupancy found. A derelict outbuilding with roof was also examined. Despite high potential due to a large opening providing access, particularly for species such as Lesser Horseshoe bats no evidence was found. Bat droppings, likely from Pipistrelle were noted within the bathroom of the L shaped outbuilding (see coach house in figure 2-1). Further deposits of bat droppings were noted within the buildings attic. No bats were found. A live Pipistrelle was also noted hibernating in an attic space of the building. The report concludes that a full bat impact assessment be completed under licence from the NPWS prior to the commencement of works. The report also states 'no works may be completed on the subject building in the absence of a derogation license.</p> <p>After submission a FI requested the additional Bat Impact Survey be completed prior to granting permission.</p> <p>A summertime bat survey report was submitted dated 29th of May 2018 also completed by Ecofact. This report details the findings of a daylight survey dated the 17th of May 2018 and a three hour dusk survey conducted with two employees. During the survey two Soprano</p>

Pl. Ref	Application Description	Details pertaining to bats
	<p>respectively,(7)renovation of existing single storey cottage in existing service yard for use as coffee shop area including the provision of 4 new windows to the south west elevation,(8) refurbishment of the existing 2 storey derelict "outbuilding 2" to provide 8 new hotel bedrooms incl. The construction of a double height bay window extension to south west gable,an external double height glazed enclosure of the existing exterior stone stairs on the south east gable elevation incl. Minor internal modifications,(9)a proposed new enclosed service yard incl. A refuse storage area, gas storage tank & backup generator,(10)a proposed new external terrace area to south west of the proposed bedroom wing enclosed by 2.4m high random stone retaining walls,(11)a new part glazed, part natural slate roof over "outbuilding 1" for use as a green house & potting shed, incl. A new double doors to south east elevation,(12)the provision of 62 new car parking spaces incl. 12 no. Staff car parking spaces.</p>	<p>Pipistrelle bats and four Common Pipistrelle bats were observed leaving the building roost. The report set out mitigation measures including the application of a derogation license for the destruction of a bat roost. It proposed to demolish the building under supervision outside the bat active season and provide 6 bat boxes as mitigation for the loss of the roost. The report also noted strong lighting particularly around the Coach House and stated no new lighting will be installed and where lighting is necessary should follow guidelines as set out in Bat Conservation Ireland lighting document (BCI, 2010).</p> <p>A derogation licence was subsequently received [DER/BAT 2018-27] authorizing Dr. William O' Connor to implement measures provided in the bat report.</p> <p>Planning permission was granted on the 19th July 2018.</p>
19/489	<p>Retention Permission to retain a 18m2 bicycle store & 32m2 plant room constructed over previously approved single storey enclosed service yard (17/1285)</p>	<p>Granted. The planners report for the application states in relation to EIA 'the small scale project' 'is significantly below the mandatory threshold for such projects. No designated areas of biodiversity importance adjoin the site.' The planners also screened out significant effects on the surrounding Natura 2000 sites resulting from the project.</p>
19/901	<p>Retain of the previously approved refurbished 2 storey coach house building including 8 no. Bedrooms, 8 no. Guest car parking spaces, landscaped courtyard including associated site works (reg. Ref. No. 17/1285) at the Cahernane house hotel (protected structure)</p>	<p>Granted. An FI for this application refers to previous bat surveys carried out at the site noting condition 7 of the previous application that the 'conditions of the derogation licence be carried out in full.' It requests confirmation condition 7 was complied.</p> <p>In response a report by Ecofact was submitted dated 03rd January 2019. This report detailed the procedures involved in the destruction of the roost located in the Coach house. A site visit was conducted on the 26th of November and the 03rd of December. An inspection conducted on the 26th of November did not find any live bats however droppings and a dead Brown Long-eared bat were noted. The roof was dismantled on the 03rd of December 2018. Close to the end of removal a hibernating Brown Long-eared bat was noted. Works were stopped and the NPWS was notified. A slate was placed over the bat. The following day the bat had vacated the site and works were completed. As per the derogation licence bat boxes were erected with four placed in trees</p>

Pl. Ref	Application Description	Details pertaining to bats
		<p>adjacent to the Coach House. A further two bat boxes were planned to be positioned on the wall of the coach house facing towards the Flesk River.</p> <p>After submission of report, retention planning was granted.</p>
19/965	<p>(a) the demolition of existing single storey staff changing cottage building to the north-west of the main hotel and the removal of the adjoining stone garden wall for later reuse;</p> <p>(b) change of use of the existing single storey outbuilding to hotel use and for its refurbishment and conversion into 2 no. hotel bedrooms including the addition of 2 no. window openings to the north-east elevation, 2 no. window openings to the north-west elevation and 3 no. new window openings to the south-east elevation;</p> <p>(c) 2 no. proposed new two storey cottage buildings located to the north-east gable of existing single storey outbuilding to provide 8 no. new hotel bedrooms;</p> <p>(d) A proposed new single storey cottage building to provide 2 no. new hotel bedrooms located adjacent to the main hotel entrance and the existing vehicular driveway;</p> <p>(e) The demolition and reconstruction of the existing stone garden wall adjacent to the entrance driveway;</p> <p>(f) The replacement and upgrading of the existing foul water holding tank;</p> <p>(g) Proposed new landscaped garden courtyard spaces including associated ancillary site works.</p>	<p>A further information request submitted as part of the decision process for planning application 19/965 requested to clarify what impact, if any, the proposed development will have on the known bat usage of the site as previously surveyed. Any information previously requested under planning reg. No. 19/901 should be referred to where relevant, particularly if a derogation licence has already been sought from NPWS in relation to any works on the site and possible impacts on bat species'</p> <p>Eire Ecology completed</p> <ol style="list-style-type: none"> 1. A review of previous works and bat survey reports undertaken within the site 2. Daylight searches of buildings within the site proposed for demolition and renovation for evidence of bats 3. Clarified impacts of bats by the proposed development.
21/56	<p>1) The retention of 28 car parking spaces and 1 bus parking space to the north west of the existing hotel, adjacent to the existing service yard, 2) The retention of 26 no car parking spaces including existing access road adjacent to the hotel garden wing, 3) The extension of the existing car park adjacent to the hotel garden wing to provide 14 additional car spaces including new access road and associated ancillary site works at The Cahernane House Hotel (Protected Structure).</p>	<p>Eire Ecology conducted several bat surveys in response to the creation of a car park within the area bat boxes had previously been erected. In order to identify bat usage of the site and in particular to identify usage of the site by Lesser Horseshoe bats (LSH), a static detector was set for ten nights in June. No LSH were recorded. Night time surveys were conducted in June and July using night vision camcorder and bat detector. A Pipistrelle roost (small numbers of bats thus not a maternity roost) was noted within the main body of the hotel within the attic. The entrance point to this roost is towards the centre of the hotel where two A-frame roof sections meet (see figure 2-3). There is no access to this point thus finding the exact roost entrance point</p>

Pl. Ref	Application Description	Details pertaining to bats
		<p>was not possible. Pipistrelles fly out from this point over the hotel and hunt along the surrounding treelines.</p> <p>Lighting was noted as the biggest threat to roosting bats by providing barriers to access roosts. Lighting in the car park is such that bats will not use bat boxes here. A lighting plan was created by Sabre Lighting providing specifications on types of lighting to use throughout the development.</p> <p>The application was granted. These works were not however carried out.</p>
22/876	<p>Modify previously granted planning permission (reg ref 19/965) for the relocation of previously approved single storey hotel bedroom cottage 4 from the front to the rear of the site including minor elevational modifications and associated ancillary site works</p>	<p>Eire Ecology completed</p> <ol style="list-style-type: none"> 1. Daylight searches of buildings and trees with particular focus on the area of works most affected by the proposal. Cottage 4 had previously been proposed to the front of the development, between the main hotel building and the woodland carpark (north-west). The new location for cottage 4 is to the rear (south-west). Habitats here include amenity grassland, ornamental plants of no bat roosting potential. Trees adjacent to the new location were also examined. 2. A nighttime survey was carried out in November, outside the bat active season. Nevertheless, bats can be active at this time when conditions are appropriate. Common and Soprano Pipistrelle were observed hunting however no roosting bats were found. 3. The report concluded the relocation will have minimal impacts on the local bat population.
N/A	<p>Project involving a kitchen extension and minor adjustments to NW elevation of hotel.</p>	<p>In order to establish the current accuracy of previous surveys, Eire Ecology conducted:</p> <ol style="list-style-type: none"> 1. A review of previous planning applications and survey reports associated with the site 2. Daylight searches of the areas surrounding the locations of proposed works. Surveys conducted on the 1st of June and the 8th of May 2024 Habitats remained unchanged from last survey.

Pl. Ref	Application Description	Details pertaining to bats
		<p>3. Nighttime surveys conducted on the 1st of June 2023, focused on the South of the hotel, and another on the 8th of May 2024, which was focused on the laundry room building, which was expected to be heavily impacted.</p>
24/60602	Proposed External Gable Cladding to Existing 8 Bedroom "Coach House" to South West Elevation (Protected Structure – RPS Ref RPS-KY-0486 & NIAH Ref 21306608).	No work conducted. Bat boxes hang on NW wall, not gable.

5.1.3 Synopsis of bat surveys conducted at the hotel to date and outline of current application

Surveys carried out by Ecofact from 2017 to 2019 revealed the presence of a Soprano Pipistrelle and Brown Long-eared roost in the Coach-house building. This roost was removed under license with bat boxes erected on the north side of the coach-house building and within a patch of woodland to the northwest.

Surveys carried out by Eire Ecology from 2019 to present found no occupancy of bats within the woodland bat boxes however Pipistrelle were recently recorded using the coach-house bat boxes. Lighting installed within the woodland (now also used as a car park) was noted as impeding the potential for bats to utilise these boxes. Lights here were uninstalled in 2019 however the existing lighting regime to the front of the hotel was still found to be a detriment to the local bat population; in particular a lamp post and uplight of tree installed prior to 2016 create a high illumination of the front

A new lighting proposal was designed by Alex Naper at Sabre Lighting which will lower light levels to the front while allowing guests to utilise the woodland car park safely (submitted as part of planning application 2156).

2021 bat surveys by Eire Ecology found a Pipistrelle bat roost in the main body of the hotel. The entrance point to this roost is towards the centre of the hotel where two A-frame roof sections meet. The roost exist is dark and not impacted by any proposal to date.

2022 bat surveys conducted to the south-west of the site showed that the construction of cottage 1 and 4 (see figure 2-3 below) will not impact bats.

2023 and 2024 nighttime bat surveys found the presence of Leisler's Bat, Common Pipistrelle and Soprano Pipistrelle, though none were found emerging from the bedroom wing and the laundry room. Soprano and Common Pipistrelle were recorded 16 minutes after sunset in 2024.

2025 nighttime bat surveys confirmed both Common and Soprano Pipistrelle were confirmed to be roosting in a number of satellite roosts at the west end of the existing hotel building, at the shed where Cottage 1 will be located and at staff changing cottage, where Cottage 2 will be.

Figure 5-1 shows the location of 4 proposed cottage buildings and known bat roosts.

Cahernane House Hotel Survey - Areas of Impact



Figure 5-1: Current application with other bat related locations

5.2 STATUS OF THE SPECIES IN THE LOCAL/REGIONAL AREA

The NPWS Article 17 data (from 2019) was examined to define a status of bats within the environs of the subject site. Ranges and distributions of all Irish bat species were examined (<https://www.npws.ie/maps-and-data/habitat-and-species-data/article-17/2019/species/mammals>) with table 5-1 below showing the status of all bats within the locality is deemed favourable.

Table 5-3: Status of bats found within environ of subject site

Common name	Latin Name	Within range?	Within distribution?	Status
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Yes	Yes	Favorable
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	Yes	Yes	Favorable
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	Yes	Yes	Favorable
Leisler's bat	<i>Nyctalus leisleri</i>	Yes	Yes	Favorable
Brown long-eared	<i>Plecotus auritus</i>	Yes	Yes	Favorable
Daubenton's bat	<i>Myotis daubentonii</i>	Yes	Yes	Favorable
Whiskered bat	<i>Myotis mystacinus</i>	Yes	Yes	Favorable
Natterer's bat	<i>Myotis nattereri</i>	Yes	Yes	Favorable
Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>	Yes	Yes	Favorable

5.3 OBJECTIVE(S) OF SURVEY

The objective of the survey is to determine if a bat roost is present in the areas of interest. Multiple roosts have previously been found within the site including in the hotel but not within this area of interest.

5.4 DESCRIPTION OF SURVEYS AREA

The site is set in a rural location overlooking the Flesk River and Lough Leane. Amenity grassland and scattered trees can be found surrounding the property. The treelined driveway provides good potential connectivity for bats as does patches of wood found to the southeast.

5.5 METHODOLOGIES

5.5.1 Preliminary Ecological Appraisal (PEA)

The proposed development is proposing to convert a shed and ruin into cottages and demolish an existing staff changing room along with ancillary ground works.

An inspection of trees and structures was undertaken to assess for potential to host a bat roost on the 29th of September 2025.

5.5.1.1 Structures.

Searches were carried out with the aid of binoculars, ladder, torches and an endoscope, focused on potential roost features, externally and internally. A search of the changing room including climbing in the attic as well as the south-western shed. Cavities in the ruin were checked with a torch and endoscope.

5.5.1.2 Trees

No trees will be impacted by the proposed development.

5.5.2 Night-time Surveys

Two surveys were conducted as part of this application, one in September 2025 and another in October 2025 consisted of two surveyors. Emergence surveys focused on areas with the potential to be impacted by the proposed development; generally the northern section of the site.

Four NVA's (night vision assisted) were deployed on the 29th of September and five on the 29th of October set according to (Collins, 2023). Each contact with a bat was recorded. Where possible, a positive identification to species level was made. Information on the behavior was also recorded where available. Surveys on the 29th of September and October 2025 were conducted by John Curtin and assisted by Rowan Curtin.

The bat detectors used during the surveys were Wildlife Acoustics Inc. (Massachusetts, USA) EM touch pro 2s and SM Mini's which are triggered to record when a bat call is emitted louder than 18dB for 1sec. These detectors use full spectrum sampling; detecting all frequencies simultaneously, meaning that multiple bat calls can be recorded at the same time. In addition, NVA's were used to identify emerging bats;

- Cannon XA10 with IR Nightfox torch and two nightfox Arc floodlights
- Guidetrack Pro 19mm thermal scope
- Pixfra Arc A613
- Guidetrack TK thermal scope

The contact as shown below describes a bat observed by the surveyor. This contact can range from a commuter passing quickly to a foraging bat circling a feature lasting for several minutes. Some observations contain multiple bats. When several bats of the same species are encountered together they are recorded under the one contact. A separate contact is recorded for each species. A contact finishes when the recorder assumes the bat is no longer present. It is likely that the

same bat is recorded in several contacts throughout the night. This survey type cannot estimate abundance of bats, rather activity; the amount of use bats make of an area / feature

3.1.3 Static Survey

A static detector was deployed for 31 nights between the 29th of September and the 29th October at the location of Cottage 1, to the rear of the current storage shed. This static was set to provide information over a long period of bat activity (hunting and feeding) within the main area of interest. The static detector used was a wildlife acoustic SM4Bat.

Each bat pass does not correlate to an individual bat but is representative of bat activity levels. Some species such as pipistrelles will continuously fly around a habitat and therefore it is likely that a series of bat passes within a similar time frame is one individual bat. On the other hand, Leisler's bats tend to travel through an area quickly and therefore an individual sequence or bat pass is more likely to be indicative of individual bats.

The detector was programmed to commence half an hour before sunset and finish half an hour after sunrise to ensure that bat species that emerge early in the evening and return to roosts late are recorded.

The data was analysed with Wildlife Acoustic's Kaleidoscope Pro; version 5.6.8). This software identifies many of the calls made by Irish bats. **All calls were manually verified by a data analyst.**

5.6 SURVEY FINDINGS

5.6.1 Daylight Examination

5.6.1.1 Buildings

Searches were carried out with the aid of binoculars, torches, an endoscope, focused on potential roost features, externally and internally.

The staff changing cottage where Cottage 2 is proposed to be built was inspected. The attic showed signs of rat occupation.

The interior of the shed at proposed cottage 1 also had its interior inspected for the presence of bats. No signs were found of bat occupation at any time with potential bat access inside limited.

5.6.1.2 Bat Box

Bat boxes were checked. No bats were found in any of the woodland car park bat boxes. Bat boxes erected on the side of the coach house were both occupied by Common pipistrelle (max 2), the same species noted using these boxes in previous daytime inspections in previous years.

5.6.1.3 Lights

The lighting plan, previously detrimental for bats, was redesigned in order to ensure minimal light pollution and disturbance as part of obtaining planning permission prior to this report. The lighting plan was formulated with effects on potential roost buildings in mind and includes these cottages which will ensure no light spill on the outcrop. The rock outcrop and trees to the south of the cottages provide a good dark corridor for commuting bats and care was taken not to affect this area.

5.6.2 Results of emergence survey September 2025

Sunset on the 29th of September fell at 19:05. Weather conditions were good, light drizzle in the latter half.

Four POV's were chosen for nighttime emergence surveys in September, two facing a storage shed to the northwest (proposed cottage 1), one facing the west end of the hotel and yard (as construction of cottages could cause disturbance here) and lastly, one facing a changing room building to be removed for the construction of cottages (Figure 4-1). Audio was recorded at scope locations and were monitored by surveyors throughout the night.

Cahernane House Hotel Emergence Survey - 29th September



Figure 5-2: Cahernane House emergence survey 29/09/2025

Two bats were seen emerging from the West end of the main hotel building, Common and Soprano Pipistrelle. Bat activity was considerable at this location, with bats passing over the courtyard for much of the night, particularly near sunset. These consisted primarily of Common and Soprano Pipistrelle.



Plate 5-1: West side of Cahernane House Hotel



Plate 5-3: Storage Shed (Cottage 1 front)

Plate 5-2: Storage Shed (Cottage 1 rear)

Both the canon IR and Thermal TK were focused by cottage 1, one to the front and one to the rear. Bat activity here was low, with a number of passes recorded behind the shed and heading to the Southeast/South. The rock and tree located behind this building is a used hunting ground for bats. Thermals showed Pipistrelles circling this area.

One Soprano Pipistrelle was seen emerging from the staff changing cottage before re-entered through the same spot 30 minutes later (exiting from underneath the roof). After this, no bat was seen emerging from this building. Bat droppings were found in the building in September, but no signs of occupation were seen after this.



Plate 5-4: Cabin adjacent to Hotel (Cottage 2 Location)

5.6.3 Results of emergence survey October 2025

Sunset occurred at 16:57 and weather conditions were good for this survey. Five POV's were used during the October survey. The Shed at the location of cottage 1 was again surveyed from two angles with the Canon XA10 and Guide Track TK. These were in the same location as the previous survey in 2025. While bats were seen flying behind the Shed, none were seen emerging. Only Soprano Pipistrelle were recorded.



Plate 5-6: Storage Shed - Canon



Plate 5-5: Storage Shed - Thermal TK

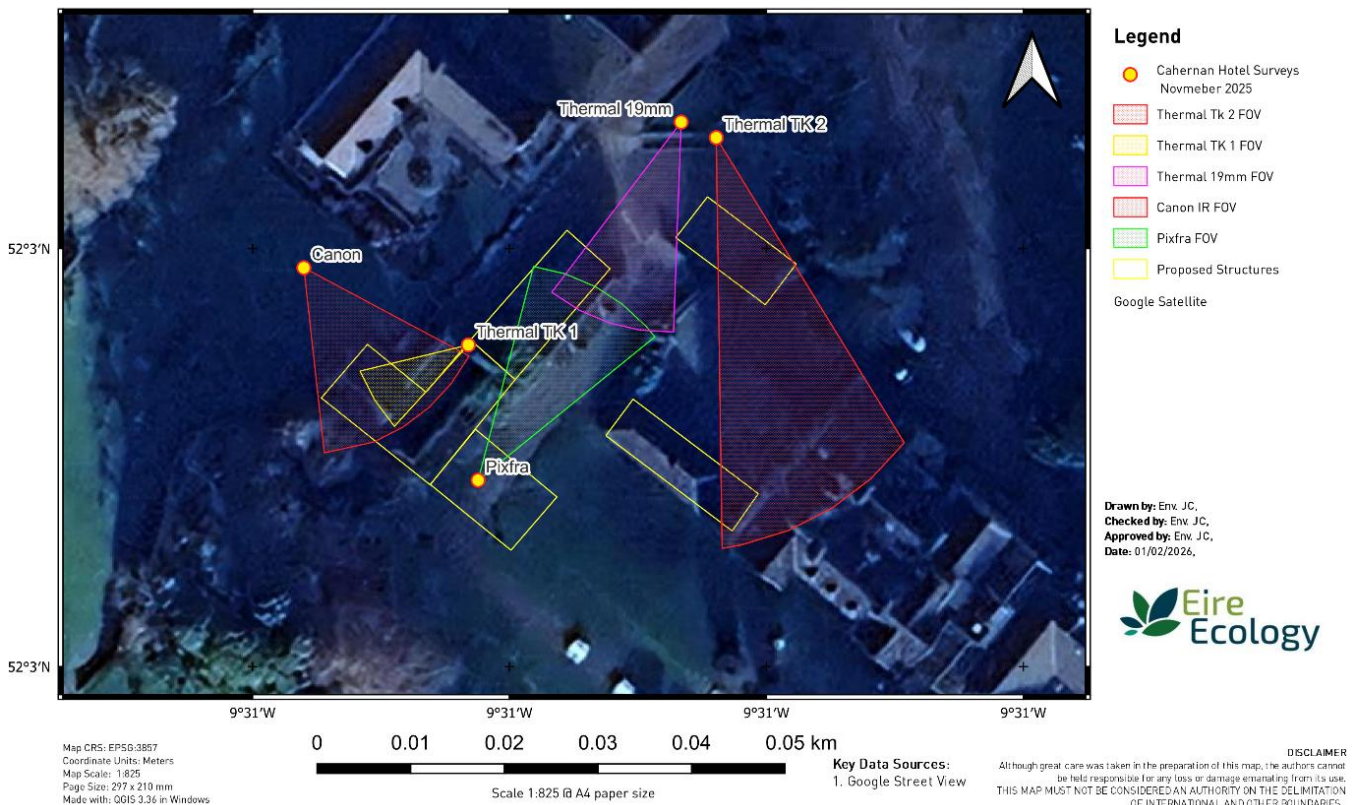


Figure 5-3: Cahernane Emergence Survey October 29th

The Staff changing cottage surveyed in September (proposed Cottage 2) was surveyed again, this time with two POV's, from the Northeast and Southeast. No bats were seen emerging from this building from either viewpoint, though Common and Soprano Pipistrelle were both recorded close to sunset on both scopes.



Plate 5-7: Cabin - Pixfra



Plate 5-8: Cabin - Thermal TK 1

The main Cahernane hotel building was surveyed on the western side with a Thermal Scope. The scope looks over the yard where cottage 3 will be located and covers the roof of the laundry building. Two bats were seen to emerge from different spots here, one from the pumphouse next to the fire escape and one from the window adjacent to the Air conditioning unit. Due to distance, none of these bats were recorded echolocating during emergence.



Plate 5-9: West end - Cahernane Hotel

5.6.4 Results of Static Survey

A single static detector was deployed during the emergence survey in September and was left to record for 30 days. The detector was located to the rear of the Storage shed to the West of the main hotel (location of Potential Cottage 1). Results of this static survey are shown below in table 5-5.

Table 5-4: Static Detector Summary

Species	Passes	Percentage of Activity
Leisler’s Bat	44	0.6
Common Pipistrelle	1,532	21.1
Soprano Pipistrelle	5,026	69.1
Nathusius Pipistrelle	28	0.4
Pipistrelle 40 kHz	42	0.6
Brown Long-eared Bat	407	5.6
Lesser Horseshoe	91	1.2
Natterer’s Bat	31	0.4
Unidentified Myotis	76	1.0
Total	7,273	100

Seven of the nine Irish bat species were recorded during the Static survey, with the majority of these being attributed to Soprano Pipistrelle. Lesser Horseshoe Bat was recorded some 91 times over 31 nights (including the night of 29th of October), with the peak nightly activity being 21 passes on October 5th and 16 on October 6th. These two nights account for 40 percent of calls recorded for this species. Despite the presence of Lesser Horseshoe on site, no findings of any of our bat surveys suggest that this species is using the site buildings as a roost.

Time Analysis of calls suggests that Soprano and Common Pipistrelle are roosting in the vicinity, with numerous calls before typical emergence. Lesser horseshoe bat, Natterer’s myotis, a brown long-eared bat, Leisler’s bat and unidentified pipistrelle were also recorded within typical emergence times at this location.

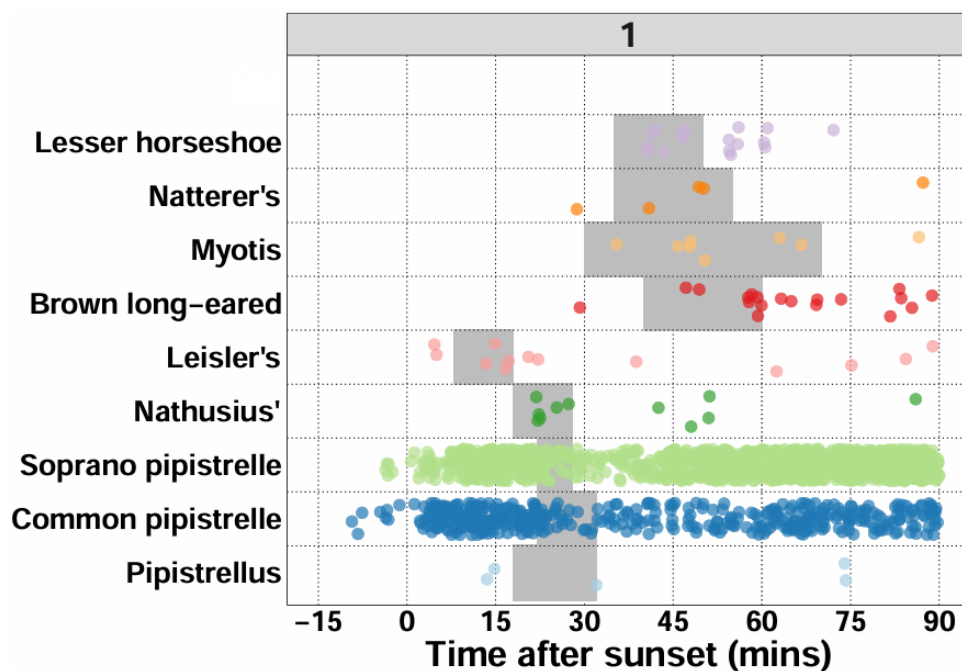


Figure 5-4: Time analysis: 29th Sep -> 29th Oct

5.7 POPULATION SIZE CLASS ASSESSMENT

A single Soprano Pipistrelle was recorded roosting in a building (changing room) proposed to be demolished. A second survey showed no bats roosting here. Other bat roosts noted will not be impacted by the development.

Following Figure 20 of (Marnell, 2022) provides information on the conservation significance of a roost. An Individual bat of a common species is towards the lowest conservation significance. (Roche, 2024) states there is a soprano pipistrelle population of approximately 1.2-2.7 million in the Republic of Ireland.

Table 5-5: Status of species found roosting within site.

Species	Located within the known Range? (Article 17)	Located within the known Distribution? (Article 17)	Conservation Status
Soprano Pipstrelle	Yes	Yes	Favourable

5.8 DISCUSSION

This report details the results of bat surveys examining the site of Cahernane House as part of a planning application proposing the construction of four cottages. These had previously been granted planning permission which lapsed in 2025. The report is an addition to previous findings of bat surveys carried out by Eire Ecology.

The 2025 site visits included;

- Checking of previously installed bat boxes
- Daylight assessment of the staff changing cottage, and any buildings being impacted by the development
- Nighttime emergence surveys

Common and Soprano Pipistrelle activity was recorded on the site. In 2022, a Soprano Pipistrelle roost was noted in the bedroom wing, and the main hotel. The 2025 surveys reveal an additionally Soprano Pipistrelle satellite roost in the staff changing cottage.

No signs of roosting bats were found from the proposed new location of Cottage 1, Cottage 3 and Cottage 4.

The bat boxes located by the coach house were shown to be utilised by common pipistrelle for multiple years. The lighting plan submitted by Sabre Lighting (previously enacted) has improved lighting to the front of the hotel and at the woodland car park.

As in previous studies, no evidence of roosting lesser horseshoe was found. Emergence surveys did not note this species, though the static survey, deployed at proposed Cottage 1 had several records.

6 EVIDENCE TO SUPPORT THE DEROGATION TESTS

6.1 TEST 1 – REASON FOR DEROGATION:

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.

The proposed development will provide guest house accommodation for tourism purposes.

6.1.1.1 Strategic Alignment with the "Key Town" Mandate

Killarney is formally designated as a Key Town in the Kerry County Development Plan (KCDP) 2022-2028. The project directly facilitates the Council's objective KA 12 to deliver significant new units within the town boundary, supporting the 30% population growth target by 2040.

6.1.1.2 Diversification of the "Authentic" Killarney Tourism Offer

Per Policy Objective KA 9, the plan explicitly seeks to "Enhance and Extend the 'Authentic' Killarney Offer". This development supports the Killarney Destination Experience Development Plan (KDEDP) goals of increasing the average length of stay. This translates to higher direct spend in Killarney's retail and hospitality sectors, supporting the local workforce.

6.1.1.3 Proportionality and Biodiversity Enhancement

The design has considered all environmental aspects and provides a Manor type setting with significant landscaping and biodiversity enhancement. Given that the efforts proposed will ensure the overall negative impacts on the affected bat populations will be negligible, the benefits to the public in this instance outweigh the conservation interest of the bat species. By integrating native planting and structured habitats, the project achieves a net gain for local ecology while fulfilling a critical socio-economic need.

6.1.1.4 Implementation of Compact Growth

The KCDP prioritises the reuse of underutilised or infill sites to achieve Compact Growth (Objective KCDP 3-4). The economic revitalisation of this site provides a "beneficial consequence of primary importance" by turning underproductive land into a contributor to the local tax base.

6.1.1.5 Conclusion

The proposed construction is a strategic implementation of the Kerry County Development Plan. The economic benefits—specifically regarding regional growth targets, tourism yield, and compact urban regeneration—coupled with a design that ensures negligible impact on protected species, constitute an overriding public interest justifying the derogation licence.

6.2 TEST 2 – ABSENCE OF ALTERNATIVE SOLUTIONS

6.2.1 Do-nothing Solution

The “do nothing” option would not deliver the permitted development or meet policy objectives for sustainable development in Kerry. The existing changing room building is a redundant, deteriorating structure that no longer serves a functional purpose for the hotel.

- **Economic Impact:** Under the “do-nothing” scenario, the building remains an underutilised asset, directly contradicting Kerry County Development Plan objectives for Compact Growth and the efficient use of hotel-zoned lands.
- **Ecological Risk:** As a derelict structure, the building is prone to further structural decay. Relying on a single, deteriorating roost for a lone Soprano Pipistrelle (*Pipistrellus pygmaeus*) is not a sustainable long-term conservation strategy, as the eventual natural collapse of the structure would result in an unmanaged loss of habitat.

6.2.2 Renovation or Retention of the Existing Structure Retaining the changing room in its current form was deemed unfeasible.

- **Operational Conflict:** The footprint of the obsolete building is required to facilitate the four cottage-style guest houses. These units are essential to meeting the hotel’s strategic goal of diversifying the “Authentic Killarney” accommodation offer.
- **Structural Limitation:** The current structure is not compatible with the high-performance thermal and safety standards required for modern guest accommodation. Attempting to renovate while preserving the specific roost point would likely lead to accidental disturbance during works or failure to meet building regulations.

6.2.3 The Chosen Solution: Strategic Relocation and Enhancement

The proposed demolition, combined with the construction of the cottages, represents the only viable solution that achieves the necessary economic objectives while providing an ecological net gain.

- **Habitat Improvement:** The installation of two integrated Schwegler 3FE Bat Wall Systems into the southern aspects of Cottages 1 and 4 offers a permanent, thermally stable, and purpose-built habitat.
- **Strategic Orientation:** Unlike the incidental roost in the changing rooms, these boxes are specifically positioned to face the rock outcrops and tree lines known to be favoured foraging and commuting routes for the local bat population.
- **Proportionality:** Given that only a single Soprano Pipistrelle roost is affected, and multiple more significant roosts on the hotel grounds remain fully protected and unaffected, the demolition is a proportionate action when weighed against the overriding public interest of regional tourism growth.

6.3 IMPACTS OF A DEROGATION LICENCE ON CONSERVATION STATUS

6.3.1 Details of the population at the appropriate geographic scale and an evaluation of how the proposed activity will affect the conservation status both before and after mitigation measures have been applied.

A single Soprano Pipistrelle bat was found roosting in the changing room building. This roost can be considered a satellite roost towards the lowest scale of conservation significance as it contained a single common bat species. Numerous other Soprano Pipistrelles were noted flying within the site and are known to roost in the main hotel. The conservation status of the bats in this location is known as favourable by the NPWS.

Determination of impacts is derived with guidance from EPA 2022 Guidelines on the information to be contained in Environmental Impact Assessment Reports. Table 5-1 provides definitions of effect while table 5-2 provides an assessment of impacts prior to mitigation for bats recorded within the site.

6.4 LOSS OF ROOSTING HABITAT

Table 6-1 Assessment of Potential Impacts on Roosting Bats

<p>Describing the Significance of Effects</p>	<p>A single Soprano Pipistrelle was recorded emerging from a changing room proposed to be demolished as part of a planning application for the construction of four cottages. The main hotel contains multiple Pipistrelle bat roosts, while a range of bat boxes have previously been erected. Two of these contain Common Pipistrelle roosts.</p> <ul style="list-style-type: none"> ▪ Direct impacts including the destruction of a roost and potential bat mortality (where construction and demolition occurs unsupervised). ▪ Indirect impacts such as disturbance to roosting bats during the proposed works, through increased noise, lighting and human activity.
<p>Characterisation of unmitigated effect</p>	<p>The demolition of the building could see the destruction of the roost and potentially mortality of any roosting bats.</p>
<p>Assessment of Importance prior to mitigation</p>	<p>This has the potential to have a low effect on a receptor of Local Importance (High Value). The loss of a satellite roost, even without mitigation would have a low impact on the local bat population given the amount of other available roosting sites. As stated above the roost is deemed towards the low conservation significance based on (Marnell, 2022).</p> <p>Construction and demolition works on the roost while a bat was in-situ however could lead to injury or death to the bat. While this is unlikely to have a significant impact on the local Soprano Pipistrelle local population, it would be an unacceptable loss of life.</p>
<p>Mitigation</p>	<p>Regarding mitigation / compensation Figure 20 states the roost status measures lies between “Flexibility over provision of bat boxes, access to new buildings etc. No conditions about timing or monitoring” and “<i>Provision of new roost facilities where</i></p>

	<p><i>possible. Need not be exactly like-for-like, but should be suitable, based on species' requirements. Minimal timing constraints or monitoring".</i></p> <p>Based on the above it is proposed to;</p> <ul style="list-style-type: none"> ▪ Apply for a derogation licence for the destruction of a roost. ▪ Remove tiles between the 01st of September and the 31st of December 2026 under the supervision of an ECoW with a bat handling licence (Note at this time of year it is unlikely any bats are present). Should bats be found the bat worker will move bats to a pre erected temporary bat box. ▪ Proceed with development. ▪ Install two integrated two Schwegler bat wall system 3FE bat boxes. These will be fitted into the southern aspect of cottages 1 and 4 facing the rock and trees known to be favoured by bats.
<p>Residual Effect following Mitigation</p>	<p>With the implementation of the prescribed mitigation measures, no significant residual effects are predicted as a result of the construction works.</p>

6.4.1.1 Disturbance.

<p>Describing the Significance of Effects</p>	<p>Lighting effects on feeding and commuting bats.</p> <p>Guidance on lighting has been based on Bats and artificial lighting in the UK, Guidance Note 08/18 (BCT, 2018), EUROBATS; <i>Guidelines for consideration of bats in lighting projects</i>. (Voigt, 2018) and BCI; Bats & Lighting document; (BCI, 2010). Lighting can alter the behaviour of bats and the insects they prey on. Night flying insects can be attracted to lights particularly sources that emit an ultraviolet component or have a high blue spectral content. Whilst some species of bat such as Leisler's and Pipistrelle species can take advantage of this occurrence, other species such as Daubenton's bat and brown long-eared avoid such areas. Lighting can create barriers for bat species both entering roosts and using commuting routes such as rivers, treelined roads and woodland edges.</p>
<p>Characterisation of unmitigated effect</p>	<p>An increase of outdoor lighting could reduce the range of foraging behaviour within the site.</p>
<p>Assessment of Importance prior to mitigation</p>	<p>This is assessed as a long-term Significant effect on both a receptor of Local Importance (Lower Value).</p>
<p>Mitigation</p>	<p>Construction</p> <p>Where lighting is unavoidable during construction, low-intensity lighting and motion sensors will be used to limit illumination. Exterior lighting, during construction, will be designed to minimize light spillage, thus reducing the effect on areas outside the proposed development, and consequently on bats i.e. Lighting will be directed away from mature trees/treelines around the periphery of the site boundary and woodland areas to minimize disturbance to bats. Directional accessories will be used to direct light away from these features, e.g. through the use of light shields (Stone, 2013). The luminaries will be of the type that prevent upward spillage of light and minimize horizontal spillage away from the intended lands.</p>

	<p>Operation</p> <p>A lighting plan was conducted as part of the previous planning application. This plan outlined light types and was designed to lower light pollution on the bat boxes found in the northern woodland / carpark. The survey conducted in May 2024 confirms these works have been completed and the lighting regime to the NW of the site has significantly improved.</p> <p>Works completed include;</p> <ul style="list-style-type: none"> ▪ Bollard lights have replaced 3m lamp posts ▪ A retained lamp posts has had two sides blacked out. ▪ Uplights shining at features have been removed. ▪ The proposed plan also detailed proposed lighting for the four cottages. Outdoor lights will consist of bollards. No lights will be set to the rear of cottage 1 or 4.
<p>Residual Effect following Mitigation</p>	<p>No significant residual effects on are expected at a county, national or international level.</p>

Following guidance outlined in (Marnell, 2022), the proposed mitigation is appropriate based on the conservation status of the roost.

6.4.2 Changes to lighting regime

The survey conducted in May 2024 confirms these works have been completed and the lighting regime to the NW of the site has significantly improved.



Plate 6-1: Lamp post with blacked out sides and new bollards.



Plate 6-2 & Plate 6-3: Sensor lamps within woodland carpark

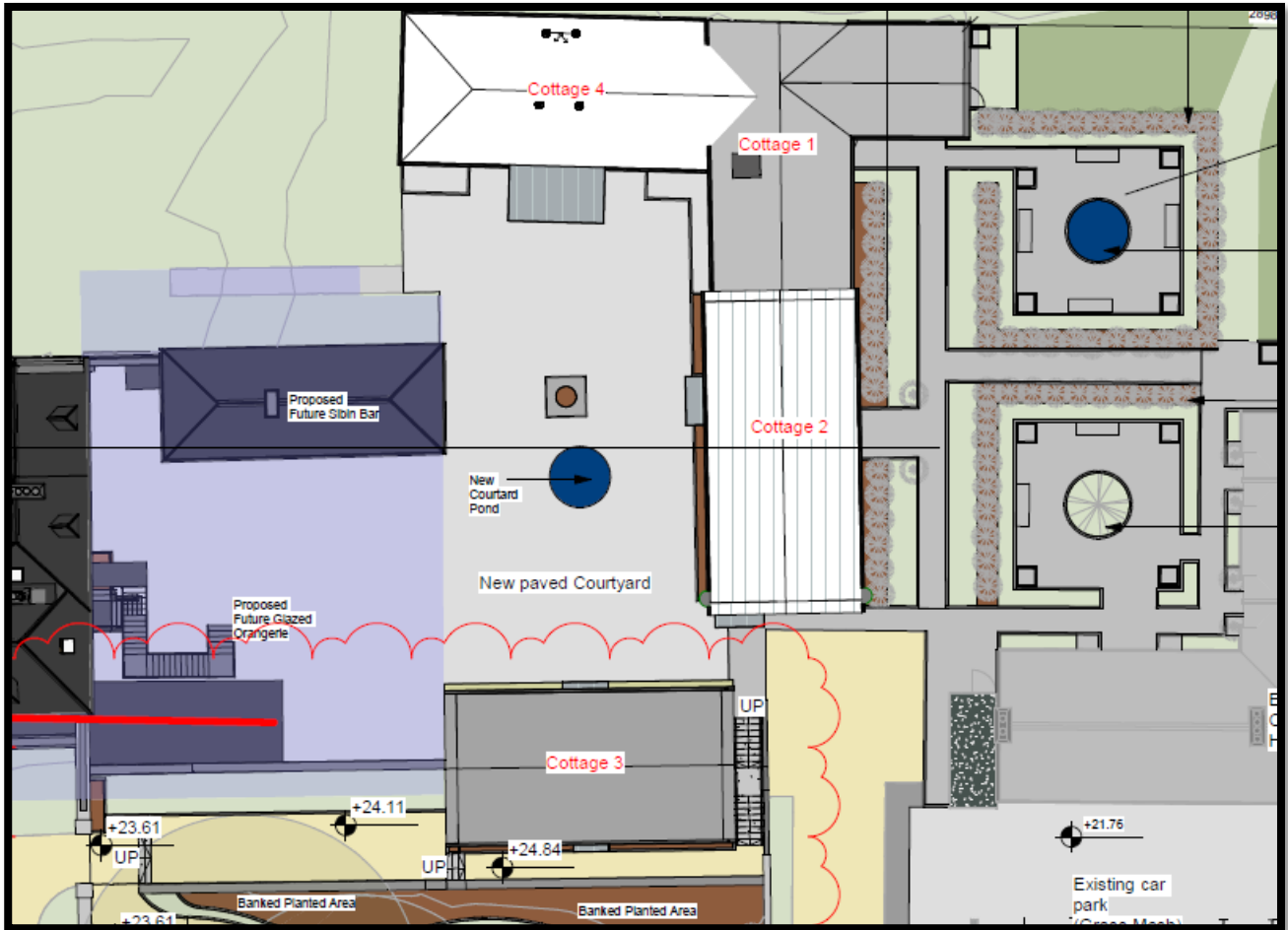
The change to the NW of the courtyard will have minimal impact on the lighting regime within the carpark woodland and represents a smaller scale development than the previously approved orangery.

As such no impacts on the local bat population are expected from the current proposal.

7 MONITORING THE IMPACTS OF THE DEROGATIONS

Mitigation measures will involve the presence of a licensed bat worker during demolition (until such time as the building is deemed unsuitable to act as a bat roost). The surveyor will come back after the integrated bat boxes have been installed, and the outdoor bollards has been installed and that it functions as stated in 6.3.1.3. and photograph evidence of compliance with a final report submitted to the NPWS at this point.

SITE LAYOUT



PHOTOS



Plate 0-1: Front of hotel, May 2024.



Plate 0-2: Laundry room and NW face of hotel.



Plate 0-3: NW face of laundry room.

APPENDIX – TABLES AND FIGURES

Table 0-1: Cottage 1 29/09/2025

Contact number	Time	Species	Details	NVA
1	19:37	Soprano Pipistrelle	Flying over building courtyard	Canon IR
2	19:46	Soprano Pipistrelle	Flying past	
3	19:51	Soprano Pipistrelle	Flying past	
4	20:00	Soprano Pipistrelle	Two bats flying over building	
5	20:04	Common Pipistrelle	Over Building	
6	20:05	Soprano Pipistrelle	Flying in front of building, by scope and torches	
No Bats Emerge				

Table 0-2: Northeast face - Main Hotel 29/09/2025

Contact number	Time	Species	Details	NVA
1	19:30	Common Pipistrelle	Flies past x2	Thermal 19mm
2	19:39	Soprano Pipistrelle	Bat swoop x2	
3	19:37	Common and Soprano Pipistrelle	Activity kicks up, 2-3 bats swoop by camera every minute	
4	19:39	Soprano Pipistrelle	2 Bats swoop	
5	19:53	Soprano Pipistrelle	Flies Past Scope	
6	20:00	Common Pipistrelle	Flies over house	
7	20:19	Common and Soprano Pipistrelle	Bat appears from behind chimney, then another bat appears to emerge from roof ridge	
8	20:46	Soprano Pipistrelle	Swoops past Scope	
2 Bats Emerging; Common and Soprano Pipistrelle				

Table 0-3: Cottage 1 – Rear 29/09/2025

Contact number	Time	Species	Details	NVA
1	19:32	Soprano Pipistrelle	Appears behind corner of shed, flies over scope	Thermal Tk
2	19:32	Soprano Pipistrelle	3 fly over shed together	
3	19:35	Soprano Pipistrelle	Pass	
4	19:53	Soprano Pipistrelle	Flies in front of scope	
5	19:59	Common Pipistrelle	2 in front of Canon	
6	20:14	Soprano Pipistrelle	Appears over shed	
7	20:19	Soprano Pipistrelle	Above shed	
8	20:24	Common Pipistrelle	Low flying bat in front of scopw	
9	20:27	Common Pipistrelle	Over shed	
10	20:37	Soprano Pipistrelle	Two bats appear	
No Bats emerging				

Table 0-4: Cottage 2 29/09/2025

Contact number	Time	Species	Details	NVA
1	19:35	Soprano Pipistrelle	Bat emerges from building fascia	Thermal Tk 2
2	20:07	Soprano Pipistrelle	Re-enters same spot	
3	21:19	Soprano Pipistrelle	Swoops past from West	
One Bat Emerges; Soprano Pipistrelle				

Table 0-5: Cottage 2 - Southeast view 29/10/2025

Contact number	Time	Species	Details	NVA
1	17:13	Bat	Poss bat passing over building (East)	Thermal 19mm
2	17:24	Bat	Poss bat passing over building (East)	
3	17:26	Bat	3 Poss bat passing over building (from tree to West)	
4	17:27	Bat	From tree	
6	17:47	Soprano Pipistrelle	Passing from northeast in front of scope	
7	17:51	Soprano Pipistrelle	Passing from northeast in front of scope	
-	18:03	-	Scope repositioned	
-	18:30	-	Scope returned to initial position	
No Bats seen emerging				

Table 0-6: Main Hotel - Northwest Face 29/10/2025

Contact number	Time	Species	Details	NVA
1	17:19	Bat	Flying over hotel	Thermal TK 2
2	17:24	Bat	Passes south of hotel	
3	17:29	Bat	Flying from West behind Cahernane	
4	17:38	Unknown Bat	Emerges from Pump House West of main Hotel	
5	17:44	Unknown Bat	Emerges from low on main hotel, next to aircon unit	
6	17:47	Soprano Pipistrelle	Appear from North, fly low over laundry and continue south	
7	17:51	Soprano Pipistrelle	Pass	
8	17:54	Soprano Pipistrelle	Passes behind hotel	
-	18:14	-	Scope Repositioned	
-	18:29	-	Scope Repositioned	
9	18:37	Soprano Pipistrelle	Flies behind hotel	
10	19:08	Unknown Bat	Flies East to West in front of hotel	
Two Bats Emerging; Unknown Species				

Table 0-7: Cottage 1 - Rear 29/10/2025

Contact number	Time	Species	Details	NVA
1	17:51	Soprano Pipistrelle	Pass West to East	Thermal TK 1
2	18:37	Soprano Pipistrelle	Passes over building	
No Bats seen emerging				

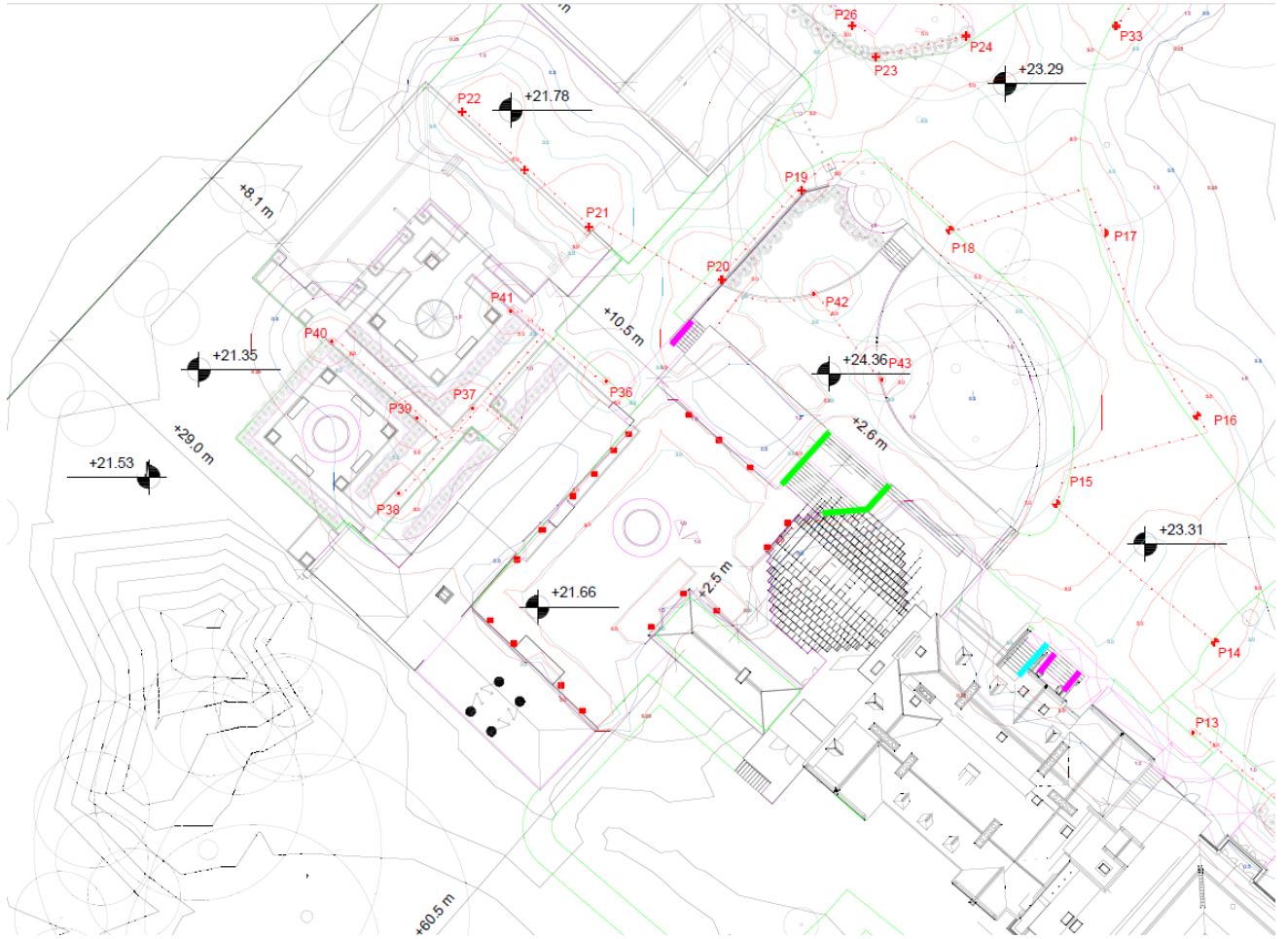
Table 0-8: Cottage 2 - Northwest View 29/10/2025

Contact number	Time	Species	Details	NVA
1	17:32:50	Bird/Bat	Passes over building	Pixfra
2	17:41:40	Soprano Pipistrelle	Flies past	
3	17:56:30	Soprano Pipistrelle	Passes North to south in front of building	
4	18:24:00	Unknown Bat	Over house, towards other scope	
5	19:42:00	Common Pipistrelle	Flies behind building	
No Bats seen emerging				

Table 0-9: Static Detector Results 29th September -> 29th October

Day	Date	Leister's Bat	Common Pipistrelle	Soprano Pipistrelle	Nathusius Pipistrelle	Pipistrelle 40 KHz	Brown Long eared	Lesser Horseshoe	Natterer's Bat	Whiskered Bat	Daubenton's Bat	Unidentified Myotis	Total
1	29th September	6	184	985	0	3	18	7	0	0	0	4	1207
2	30th September	2	55	93	0	0	67	0	0	0	0	1	218
3	1st October	8	122	479	0	2	53	0	1	0	0	2	667
4	2nd October	2	105	124	0	0	39	0	0	0	0	11	281
5	3rd October	0	12	24	0	1	2	0	0	0	0	1	40
6	4th October	1	45	97	1	2	10	3	3	0	0	5	167
7	5th October	3	141	700	7	1	4	21	3	0	0	9	889
8	6th October	1	50	341	0	3	7	16	0	0	0	6	424
9	7th October	4	117	342	1	0	67	3	0	0	0	4	538
10	8th October	1	24	240	1	1	12	4	1	0	0	1	285
11	9th October	2	70	379	2	1	9	2	3	0	0	3	471
12	10th October	5	64	240	1	3	16	6	1	0	0	3	339
13	11th October	0	29	117	0	1	0	0	0	0	0	2	149
14	12th October	1	64	157	1	0	5	7	0	0	0	1	236
15	13th October	4	96	224	0	0	9	1	0	0	0	3	337
16	14th October	1	104	130	0	1	59	2	1	0	0	5	303
17	15th October	0	54	0	0	0	11	3	1	0	0	1	70
18	16th October	0	12	35	1	1	5	2	0	0	0	1	57
19	17th October	0	7	30	1	0	0	0	5	0	0	1	44
20	18th October	1	8	34	0	5	5	0	0	0	0	1	54
21	19th October	1	5	9	0	0	0	0	0	0	0	0	15
22	20th October	1	46	69	0	0	5	7	1	0	0	2	131
23	21st October	0	14	60	0	0	2	5	10	0	0	5	96
24	22nd October	0	0	0	0	0	0	0	0	0	0	0	0
25	23rd October	0	55	6	0	0	1	0	1	0	0	0	63
26	24th October	0	5	8	0	0	0	0	0	0	0	1	14
27	25th October	0	0	4	0	0	0	1	0	0	0	0	5
28	26th October	0	1	1	0	0	0	0	0	0	0	0	2
29	27th October	0	28	41	10	14	0	1	0	0	0	1	95
30	28th October	0	14	51	2	3	1	0	0	0	0	2	73
31	29th October	0	1	6	0	0	0	0	0	0	0	0	7

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	<p>Schwegler Bat Wall System 3FE options: 2. Rear panel 3FE</p> <p style="font-size: 0.8em; color: green;">✓ In stock: Ordered on working days before 17:00, shipped the same day.</p>	<div style="border: 1px solid #ccc; padding: 2px 5px; display: inline-block;">- 2 +</div>	€ 74,37	Delete
	<p>Schwegler Bat Wall System 3FE options: 3. Entry attachment 3FE</p> <p style="font-size: 0.8em; color: green;">✓ In stock: Ordered on working days before 17:00, shipped the same day.</p>	<div style="border: 1px solid #ccc; padding: 2px 5px; display: inline-block;">- 2 +</div>	€ 41,92	Delete
	<p>Schwegler Bat Wall System 3FE options: 4. Screws and mounting 3FE</p> <p style="font-size: 0.8em; color: green;">✓ In stock: Ordered on working days before 17:00, shipped the same day.</p>	<div style="border: 1px solid #ccc; padding: 2px 5px; display: inline-block;">- 2 +</div>	€ 12,67	Delete
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