



Supporting Bat derogation license for Proposed Development at Ervallagh, Oirbhealach, Co. Galway.

Document Control Sheet			
Client	Paula & David Butler		
Project	Proposed development at Ervallagh, Oirbhealach, Co. Galway.		
Date	14 th April 2026		
Version	Author	Reviewed	Date
Final	Bryan Deegan	Jack Doyle	14 th April 2026

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1) Introduction

Altamar Ltd. has been commissioned by the Paula & David Butler. to carry out ecological surveys in support of a proposed development at Ervallah, Oirbhealach, Co. Galway. The project involves refurbishing a traditional four-bay stone house and renovating two nearby stone outbuildings to provide ancillary spaces, including a utility area, storage, and additional bedroom accommodation. A lightweight timber-frame extension will link the structures with an open-plan kitchen and dining area, while external works will incorporate low-impact materials and sustainable drainage to minimise environmental effects.

Ecological surveys, including emergent/detector surveys, were undertaken to assess the presence and potential usage of the existing structures by bats. During surveys carried out on 19th of September 2025, • A single Soprano pipistrelle (*Pipistrellus pygmaeus*) was noted emerging from the front of the main building. No evidence of a maternity or large aggregation roost was identified, although the building exhibits features with potential to support occasional or opportunistic day or night roosting.

This report provides a description of the proposed development, details of the ecological survey works undertaken by Altamar Ltd. and outlines the mitigation measures proposed to ensure that there will be no adverse effects on protected fauna during the course of the works. Altamar Ltd. ecologists hold the appropriate qualifications and experience to undertake such assessments.

2a).Objective of Proposed works

The project involves refurbishing a traditional four-bay stone house and renovating two nearby stone outbuildings to provide ancillary spaces, including a utility area, storage, and additional bedroom accommodation. A lightweight timber-frame extension will link the structures with an open-plan kitchen and dining area, while external works will incorporate low-impact materials and sustainable drainage to minimise environmental effects.

b). Scientific Staff

Name	Position	Qualification	Relevant experience
Jack Doyle	Ecologist	(MSc Sustainable Environments)	Jack Doyle (MSc Sustainable Environments) also carried out fieldwork elements of this Bat Fauna Assessment. Jack is an experienced environmental project manager, joining Altemar in March 2021. Jack has led and carried out a wide range of flora and fauna surveys across Ireland and produced ecological assessments on residential, commercial, and infrastructure projects. Jack is skilled in breeding & wintering ornithological surveys, roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and habitat identification.
Luke Dodebier	Ecologist	BSc Wildlife Biology	Luke holds a BSc (Hons.) in Wildlife Biology and has 6 years' experience in ecological consultancy, Luke has worked on a large variety of projects from large scale renewable projects to small scale residential projects and seen them to completion. Luke is a skilled terrestrial ecologist experienced in Bird, mammal and flora surveying as well as associated reporting in AA, NIS and EclA. Designing and implementing mitigation for bat including lighting and habitat enhancement. Luke has attended the following courses: Bat Detector Workshop (BCI, July 2018), Bat mitigation course (CIEEM, November 2019) Bat Handling Course (BCI, 2025
Bryan Deegan	Managing Director	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).

2).Background

Proposed Activity

The refurbishment and extension of an existing traditionally constructed four-bay stone vernacular dwelling, together with the renovation of two associated stone outbuildings and the construction of a lightweight timber-frame extension, along with all associated site development, drainage and ancillary works. The site location and development boundary are illustrated in Figures 1 and 2, with the proposed site layout shown in Figure 3 and the foul and surface water drainage layout detailed in Figure 5.

A description of the proposed development is outlined below.

Permission for development at Mongans Cottage, Ervallah, Roundstone, Co Galway

The development will consist of:

- Renovation of the existing derelict roofed dwelling (38. 5sq.m) and ruinous outbuildings (32. 4sq.m) to the east and west of the cottage and construction of a new single storey link (33 sq.m) between the cottage and outbuildings to the west, to provide for a three-bedroom cottage (104 sqm GFA).
- Renovation and rebuilding of existing single storey outbuilding (7sq.m) to the east to provide a utility room.
- Installation of new private wastewater treatment system.
- 14 no. ground mounted domestic solar panels to the south of the cottage.
- All ancillary site works and site services.

Location

- The site of the proposed works is in Ervallah, Oirbhealach, Co. Galway. Grid reference (53.38408672078158, - 9.930905739022068)

Ownership

The proposed development client is Paula & David Butler

Reason for Activity

Refurbishment and extension of an existing four-bay stone vernacular dwelling [single dwelling / low-rise development] comprising the renovation of the main house, refurbishment of two associated stone outbuildings to provide ancillary accommodation, and the construction of a lightweight timber-frame extension, together with associated drainage, wastewater treatment, and minor site development works. The proposed works will require the alteration of existing structures and habitats within the redline boundary, including the main dwelling which was confirmed to support a single soprano pipistrelle (*Pipistrellus pygmaeus*) roost during survey.

Planning History

Planning permission for the proposed development was originally granted under Ref. 21541. As the permitted development was successfully appealed the application is set to be resubmitted in 2026.

3). Proposed Works

Proposed Works and Mitigation Measures

The proposed works involve the refurbishment and extension of an existing four-bay stone vernacular dwelling and associated outbuildings to provide an upgraded residential unit, including a lightweight timber-frame extension, together with all associated drainage, wastewater treatment, and minor site development works. The project will comprise the renovation of the main dwelling, repurposing of two stone outbuildings for ancillary accommodation, construction of a glazed link extension, and the installation of foul and surface water infrastructure, including an on-site wastewater treatment system and soakaway.

Emergence surveys confirmed the presence of a single soprano pipistrelle (*Pipistrellus pygmaeus*) emerging from the main dwelling, indicating a roost within the structure. The following mitigation measures will be implemented to ensure compliance with relevant wildlife legislation and to minimise potential impacts on bats and other protected fauna:

Mitigation Measures

The following mitigation will be carried out:

1. Lighting during construction will be carried out sensitively with no direct lighting on boundary hedgerows.
2. A derogation license will be acquired for the bat roost located to the rear of main building
3. 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, licensed in manual handling of bats, will oversee the removal of the bat from the buildings in compliance with derogation license conditions.
4. 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.

4. Ecological Surveys and Site Assessment

Bat roosts.

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

Emergent surveys were carried out by Frank Spellman on the 19th of September .

Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. Surveyors were positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

A single soprano pipistrelle bat was noted emerging from the main building on site. A derogation license is therefore required for alterations to the buildings on site.

Emergent/detector surveys.

Emergent surveys were carried out by Frank Spellman on the 19th of September .2025. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. Surveyors were positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

The detector survey was undertaken within the active bat season and the transects covered the entire site during the night. Weather conditions were good 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.

Status of species in local/regional area

Table 1 Irish Bat Species Conservation Status and Threats (NPWS, 2019)

Bat Species	Conservation Status
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Favourable
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Favourable
Leisler's bat <i>Nyctalus leisleri</i>	Favourable

Survey Objective(s)

The primary aim of the surveys was to collect information on roosting, commuting, and foraging bats within the site and to identify key features of importance to bats. The surveys were undertaken to establish the type, extent, and locations of potential bat activity on site and to evaluate whether additional surveys or mitigation measures would be required to protect bats.

Description of Survey Area

The survey area is a small dwelling with grassland and hedgerows on the site.

Survey Methodology

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

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Survey Results

Emergent surveys were carried out by Frank Spellman on the 19th of September 2025. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. Surveyors were positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

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A single Soprano pipistrelle (*Pipistrellus pygmaeus*) was noted emerging from the front of the main building .

No evidence of a maternity or large aggregation was observed during the survey and no other bat species were observed exiting the structure. The roost was not identified as a maternity roost. no evidence of active roosting (e.g. live or dead bats, staining, or accumulations of droppings) was recorded within the interior of the structure. The building does exhibit features with potential to support occasional or opportunistic use by bats for day or night roosting,.

Population size and class assessment

Considering that the confirmed Soprano Pipistrelle roost supports only one individual and given the species' 'Least Concern' conservation status, widespread distribution, and stable population in Ireland, it is concluded that with implementation of the mitigation measures outlined above, the proposed development will not be detrimental to the maintenance of the local bat population at a favourable conservation status within its natural range.

5.)Evidence to support the Derogation Tests

The NPWS document, Guidance on the Strict Protection of Certain Animal and Plant Species under the Habitats Directive in Ireland - National Parks and Wildlife Service Guidance Series 1 (2021), was reviewed before undertaking this derogation application. Article 16 of the Habitats Directive sets out three pre-conditions, all of which must be met before a derogation from the requirements of Article 12 or Article 13 of the Directive can be granted. These preconditions are also set out in Regulation 54 of the Regulations.

The preconditions are:

1. A reason(s) listed in Regulation 54 (a)-(e) applies
2. No satisfactory alternatives exist
3. Derogation would not be detrimental to the maintenance of a population(s) at a favourable conservation status.

It is believed that the pre-conditions for granting a derogation licence have been met, as follows:

Test 1 – Reasons for Seeking Derogation

Regulation 54(2) (a)–(e) states that a derogation licence may be granted for any of the reasons listed (a) to (e).

Under Regulation 54(2)(a)–(e) of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), a derogation licence may be granted where there is a legitimate justification for doing so.

It is the opinion of the applicant that the following reason applies in this instance:

(c) The proposed works involve the refurbishment and extension of an existing four-bay stone vernacular dwelling, including the renovation of two associated outbuildings and the construction of a lightweight timber-frame extension, together with all associated drainage and site development works. The development will contribute to addressing the ongoing housing shortage by delivering a high-quality residential unit, supporting national and regional housing objectives, and making efficient use of existing building stock. The project will also generate short-term employment during construction and provide economic benefits through the use of local labour, materials, and services.

The existing dwelling and outbuildings require refurbishment to ensure they are safe, functional, and suitable for modern habitation. The proposed works will secure the long-term use of these structures, improve their energy performance, and upgrade site infrastructure in line with current standards, thereby contributing to sustainable rural development and housing supply.

The disturbance of a single soprano pipistrelle (*Pipistrellus pygmaeus*) roost within the main dwelling is unavoidable to facilitate the safe and effective refurbishment of the structure. The proposed development represents an overriding public interest by contributing to the provision of housing in the context of the current housing crisis, while ensuring compliance with wildlife legislation through the implementation of appropriate mitigation measures as detailed in the accompanying ecological assessment.

Test 2 – There is no Satisfactory Alternative

Under Regulation 54(3)(a) of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), a derogation licence may only be granted where there is no satisfactory alternative to the proposed action that would avoid impacts on a protected species.

In this instance, the proposed works involve the refurbishment and extension of an existing four-bay stone vernacular dwelling and associated outbuildings, which supports a roost of a single soprano pipistrelle (*Pipistrellus pygmaeus*) within the main structure. The following alternatives were considered:

1. Do Nothing Scenario

Under a “do nothing” scenario, the existing dwelling and outbuildings would remain in their current condition and continue to deteriorate over time. The structures would become increasingly unsuitable for habitation and may ultimately become unsafe. While the building could continue to provide temporary roosting opportunities, long-term structural decline would likely result in the eventual loss of the roost through collapse or degradation, leading to an unmanaged and uncertain outcome for the species. Furthermore, this option would not contribute to addressing housing demand or the sustainable reuse of existing building stock.

2. Avoiding the Building Entirely

Avoiding works to the existing structures is not considered feasible, as the refurbishment of the dwelling and outbuildings is central to the delivery of the proposed residential development. The works are required to ensure the buildings are safe, functional, and compliant with modern standards. Retaining the structures in their current condition would prevent their viable use for residential purposes and undermine the objective of providing additional housing. In addition, the presence of the roost within the main dwelling means that any meaningful upgrade or reuse of the building would inevitably result in some level of disturbance.

3. Alternative Design or Layout Options

Alternative design approaches, including reducing the scale of works or omitting the extension, were considered. However, such options would not provide a functional or sustainable residential layout and would limit the long-term usability of the development. The proposed design has been developed to minimise environmental impact through the use of lightweight, low-embodied carbon materials and by integrating the extension sensitively with the existing structures. Any viable design solution that achieves the required residential standard would still necessitate works affecting the roost location.

4. Alternative Site Location

Relocating the development to an alternative site was not considered viable, as the proposal is focused on the refurbishment and reuse of an existing dwelling and associated structures. The development represents an efficient use of an established site and avoids the need for additional greenfield development. Delivering a new dwelling elsewhere would not align with sustainable development principles and would not utilise the existing building resource.

Given these considerations, it is concluded that no satisfactory alternative exists to the proposed works. The refurbishment and extension of the existing dwelling are necessary to provide a viable residential unit and contribute to housing supply. The proposed derogation, combined with appropriate mitigation measures, will ensure that impacts on the soprano pipistrelle are minimised and that the species is maintained at a favourable conservation status in the wider area.

Test 3 – Favourable Conservation Status

With mitigation measures, the proposed works, namely the refurbishment and extension of the existing dwelling and associated site development, will have an overall minor impact on local bat populations of soprano pipistrelles (*Pipistrellus pygmaeus*), given the survey results which confirm the presence of a single individual roosting within the structure and the availability of alternative suitable roosting habitats in the surrounding rural landscape.

The presence of a soprano pipistrelle roost within the dwelling is not unexpected. This species is widespread and commonly encountered throughout Ireland and is frequently recorded during bat surveys (NPWS, 2019). Soprano pipistrelles are highly adaptable, utilising a range of habitats including woodland edges, watercourses, farmland, and built environments for both foraging and roosting. The national population is considered stable to increasing, with favourable conservation status in terms of range, population, and habitat, and no significant threats identified at a national level (NPWS, 2019). The species is known to utilise a wide variety of roost types, from small crevices in buildings to trees and other man-made structures, indicating a high degree of flexibility in roost selection.

The ecological report submitted alongside this application outlines measures to avoid and minimise disturbance to bats during the works. In light of the small scale of the roost, the nature and setting of the proposed development, and the mitigation strategy proposed, it can be concluded that the development, when implemented in accordance with these measures, will not have a detrimental impact on the maintenance of the local soprano pipistrelle population

6.)Monitoring the impacts of the derogations

Monitoring of the impacts associated with the derogation licence and implementation of mitigation measures will be undertaken by a suitably qualified ecologist to ensure full compliance with licence conditions and best practice. As outlined in the mitigation an ecologist be present during works at the identified roost locations. This will allow for: Confirmation of bat presence/absence at the time of works, Verification of the nature of the roost and Will provide guidance on appropriate reinstatement or replacement of roosting features. Should any bats be found to be roosting during the site works the removal of the roost will be carried out as a bat specialist under NPWS license.

References

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- Wildlife Act 1976 and Wildlife [Amendment] Act 2000.** Government of Ireland.



An Roinn Tírdheochta,
Rialtais Áiríúil agus Dídheochta
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
	Paula	Butler
(b) Address Line 1	Ecoconscious Living, 6 Edward Square	
Address Line 2	Bloomfield Avenue	
Town	Donnybrook	
County	Dublin	
Eircode		
(c) Contact number		
(d) Email address		
(e) Address where works are to be carried out if different from (b) above.		
Address Line 1	Mongans Cottage	
Address Line 2	Ervallagh,	
Town	Roundstone,	
County	Galway	
Eircode		

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	Altamar	
Address Line 1	50 Templecarrig Upper	
Address Line 2		
Town	Delgany	
County	Wicklow	
Eircode		
(c) Contact number		
(d) Email address		
(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 pygmaeus

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 roosts

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.

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.

Altamar 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 Q1-2026 (approx.)
End Date:	Planning Dependant Q1- 2028(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	☐
b.	To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property	☐
c.	In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment	☒
d.	For the purpose of research and education, of re-populating and re-introducing these species and for the breeding operations necessary for these purposes, including artificial propagation of plants	☐
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	☐

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.	☒
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.	☒
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.	☒
11.4	As much information as possible to allow a decision to be made on this application.	☒

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

14/04/2026

Name in BLOCK LETTERS

Bryan Deegan

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

