

BAT SURVEY TO SUPPORT DEROGATION LICENSE APPLICATION.

Applicant: Michael McMahon

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1 Bat Survey

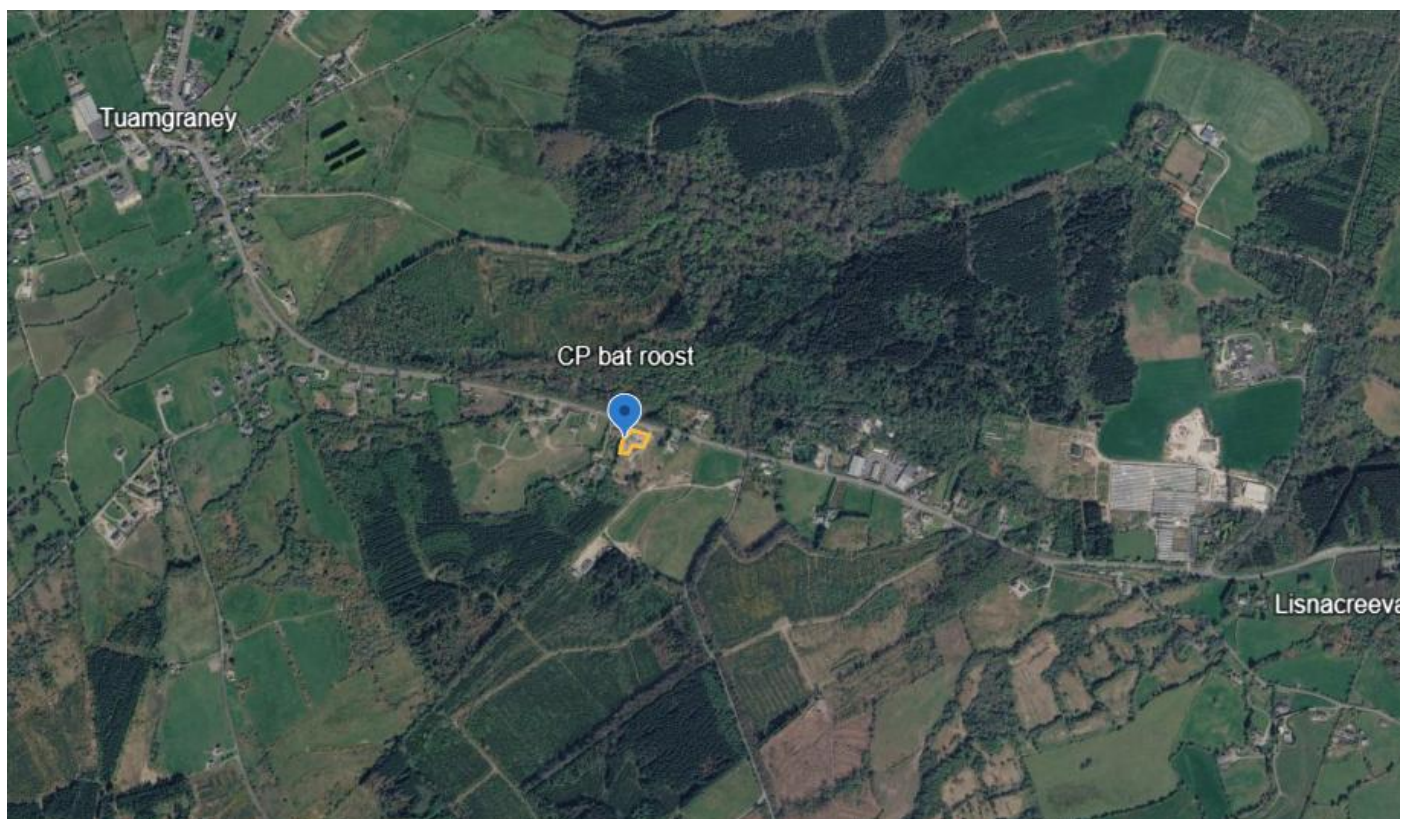
1.1 Introduction

MEC Ltd were commissioned by Michael McMahon to undertake a bat survey to update the previously issued Derogation License (2025-19) for demolition of buildings at Raheen, Tuamgraney Co. Clare.

The purpose of the survey is to update the baseline to inform a new derogation application.

Figure 1.1. presents the project site and boundary at Raheen, Tuamgraney, Co Clare. Location: 56.4562,-6.82524)

Figure 1-1 Project location and boundary-



1.2 Competences and limitations

Ruth Minogue MCIEEM undertook the survey work, Ruth has been undertaking bat surveys since 2013 and has attended bat training and conferences as part of CPD. She has previously undertaken full season activity survey work on Newhall and Edenvale SAC (Newhall Stables) over 2013 and more recently bat surveys over 2021 at Ballaghfadda for Clare County Council. Ruth undertakes bat surveys over the active bat season from May to early September for planning applications, master planning and the Acres Traditional Farm Building Schemes and is a licensed ecologist (Bat License Der -Bat 23-96).

Limitations: the weather for the evening surveys was conducive to bat activity and surveys were undertaken during the bat activity season.

2 Methodology

The following surveys were undertaken:

Table 2.1 presents details on the surveys.

TABLE 2-1 BAT SURVEY DATES CONDITIONS AND SUNSET

Date	Sunset/sunrise duration of survey	Weather conditions
3 rd July 2026	22.04 2 hours	18C, 63% relative humidity. 7/8 th cover, mild and calm.
Static detector 5 th to 8 th July 2026	3 nights	

2.1 Equipment

Ruth Minogue led the survey effort. The team used the following survey equipment:

- Elekon Batlogger M2 x 2
- Elekon Batlogger S2
- Torches

Results were analysed using Elekon Batexplorer software. The surveyors were located at the side and back of the buildings, two surveyors undertook the survey.

Bats were identified in the field to species level, *Myotis* sp. were identified to family level. During hand-held bat surveys species were identified in real time by recording peak frequency. Notes were also made on the time of recording and type of behaviour of each bat encountered during the activity surveys. The surveyors stayed in these locations for the duration of the survey.

3 Results

The site is located on the main Killaloe to Portumna Regional Road, outside the village of Tuamgraney.

To the immediate south is the regional road and short distance is the woodland associated with Raheen Wood a mix of broadleaved woodland some well established woodland with streams present also.

The site is bounded to the south, north and west by vegetation from shrubs to established hedgerows. Much of the site is built land and artificial surfaces with some recolonising bare ground along the southern part.

3.1 Desktop

A desktop review of publicly available relevant data was undertaken on the National Biodiversity Data Centre (NBDC) and National Parks & Wildlife Service (NPWS) websites. The National Biodiversity Data Centre was reviewed for relevant data, specifically:

- i) existing species records for the 2km square in which the study site is located (R68) and
- ii) an indication of the relative importance of the wider landscape in which the study site is located, based on Model of Bat Landscapes for Ireland (Lundy et al. 2011). In the latter, the index ranges from 0 to 100, with 0 being least favourable and 100 most favourable for bats. See Figure 3.1 below which shows the project site is located within an area of high suitability for all bat species.
- iii) The National Bat Database of Ireland and the Lesser Horseshoe Bat roost database was also consulted with the following results presented in Figures 3.2 respectively. A long brown eared bat roost has been recorded nearby at Raheen Woods in a building since 2017-2020; this is located less than 300m east of the site. Other roosts within a 1km buffer of the site are long brown eared, common and soprano pipistrelle roost in Tuamgraney from 2003 c400m west of the site and nearest recorded LSH bat roost is in the townland of Fortane More south west of the project site c 12km. This surveyor also recorded LSH in the estate of Tinerana in low numbers over 2023 around 6km to the southeast, outside the core sustenance zone of the Lesser Horseshoe Bat.

3.2 Desktop results

National Biodiversity Database was searched on 9th of May for 10km tetrad (R68) and the following records were returned:

- Brown Long-eared Bat (*Plecotus auritus*)
- Common Pipistrelle (*Pipistrellus pipistrellus sensu stricto*)
- Daubenton's Bat (*Myotis daubentonii*)
- Lesser Noctule (*Nyctalus leisleri*)
- Leisler Bat
- Natterer's Bat (*Myotis nattereri*)
- Pipistrelle (*Pipistrellus pipistrellus sensu lato*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Whiskered Bat (*Myotis mystacinus*)

3.2.1 Visual inspection

No evidence of roosting bats was noted associated with the daytime inspection of the office building however 3 pairs of barn swallows were observed flying in and to the office upstairs so it is likely that they were nesting in this location this was reconfirmed in July 2026.

3.2.2 Emergence survey 3rd July 2026

The first bat recorded was Leisler bat observed and foraging between the two buildings and sweeping around the site from 22:08 to 22:09. Thereafter, foraging behaviour was observed for soprano, common pipistrelles and Leislars over the survey period. The last bat recorded as a common pipistrelle at 22:48.

Whilst the previous 2024 survey confirmed 4 common pipistrelles bats emerging from the garage building as indicated below. None were confirmed exiting this space. However, it appeared a similar number of Common Pipistrelles were existing from a gap in the roof higher up as indicated in plate 3.2

Overall bat activity via these species was quite high over the survey period with the bats using the space between the two buildings as a corridor to fly across to habitats and forage more generally around the buildings.

Total bat species and calls/recordings are presented below for the emergent survey of 3rd July 2026.

Table 3-1 Species , recordings and calls over 3rd July Emergent Survey

Activity	Frequencies	Frequencies/Time		Species
	Species	#	# Calls	
●	Plecotus auritus	1	5	
●	Myotis spec.	3	29	
●	Nyctalus leisleri	5	67	
●	Pipistrellus pipistrellus	25	382	
●	Pipistrellus pygma	214	5444	

Plate 3-1 Confirmed exit point during emergent survey 2026



This was the area of the site most frequently used by bat species principally commuting from the woodland to the north of the site across the site towards Raheen wood. Species recording during the evening survey were common and soprano pipistrelles and a leisler bat at 22:38.

3.2.3 Static detector results

Based on the emergent activity, the static detector was deployed for three nights at the garage building from the 5th to 8th July 2026.

The most frequently recorded species were Soprano pipistrelles (17521 calls), Common pipistrelles (1920 calls), Myotis spp (307 calls), Leisler bats (272 calls), Brown Long eared bats (170 calls) and Lesser Horseshoe Bats (28 calls, recorded between 01 to 02:00 on 6th July and 23:00-24:00 on 8th July.

The project area is supporting foraging and commuting by the above species, with the low existing light levels and habitat connectivity likely increasing its use by bats between other adjacent higher value habitats.

3.3 Evaluation

Based on the above results, the corrugated building (not office building) supports roosting bats – common pipistrelles. Therefore, the garage building has been identified as a roost for Common pipistrelles, in order to comply with legislation it will be necessary to apply for a derogation license under the Wildlife (Amendment) Act 2000 permitting the disturbance to the building during the demolition works. Works will only proceed upon receipt of a derogation licence.

The following section is provided for information and comprises the Bat Mitigation Strategy for the derogation license application process.

4 Evidence to support the Derogation Tests

4.1 Test 1- Reason for Derogation:

This derogation is being sought under Regulation 54(2)(a-e) of European Communities (Birds and Natural Habitats) Regulations: namely 2c i and ii.

2c) 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:

- i) Where the reason is for public health and public safety, summarise the evidence provided to support this reason (e.g. documentary evidence of the risk from a chartered structural engineer, tree surgeon, Garda Síochána, qualified health professional etc.)
- ii) Where the reason is 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”, summarise the nature of the public interest and how this outweighs the conservation interest of the species under strict protection.

4.1.1 There should be a clear explanation as to why a specific reason(s) has been selected in the application form.

This is an updated application that was previously issued in 2024 for the demolition of the buildings on these lands outside Tuamgraney village. They have been derelict for over twenty years and are in poor structural condition, with roofs collapsed on the main building and the side buildings that are in bad condition.

The buildings were offered for sale but have not sold so the owner now wishes to demolish the buildings and see if this results in sale of the lands.

The buildings face a public road and are at risk of further deterioration over time and possible damage due to its visible presence on the main road.

Clare county Council has contacted the owner to address the condition of the buildings and please also see the findings of the supporting letter from Killaloe Consultants Ltd, in summary:

"The garage and attached office and sundry sheds used for storage are all in excess of 60 years old and the garage has been disused for in excess of 30 years. The roof is in poor condition and leaking in a number of places. The steel pillars are rusted and the galvanised sheeting is also corroded, pitted and leaking.

The existing sheds are in poor structural condition with some sheds in derelict and dangerous condition".

No trees or woodland boundaries are proposed as part of the demolition and woodcrete bat boxes have been erected on the site under ecological advice.

- i) Where the reason is 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", summarise the nature of the public interest and how this outweighs the conservation interest of the species under strict protection.

[Soprano pipistrelles were confirmed roosting in one of the buildings in 2024 and similar low numbers -3-4 were confirmed existing the same building in 2026 surveys. According to the most recent Article 17 reports (NPWS 2025:598)

" The Soprano Pipistrelle is the most widespread bat species on the island of Ireland. Recent estimates for this species suggest a population size in the order of 1.2-2.7 million animals. Ongoing car based bat monitoring provides evidence for a significant increase in the population; there is no evidence of any decline in Range or Habitat. Furthermore, there is no indication of any major pressures currently impacting populations, and Future prospects are considered good. Overall, the species is assessed as Favourable and the overall trend is demonstrating an on-going increase."

The location of the roost is linked via the treelined to the west and woodland to the north and south including Raheen Woods which in turn links to the Scarrif River and onto Lough Derg all of which offer significant foraging and commuting habitat for bats including soprano pipistrelle. There are known Brown long eared roosts in Raheen and there are a number of building both in the woods and nearby houses that can support roosting bats.

The provision of woodcrete boxes should increase the potential roosting opportunities between the two woodland habitats.

No additional lighting is proposed as part of the works and recommendations for additional tree planting along the boundary with the adjacent house form part of the mitigation measures.

The Soprano Pipistrelle tends to disperse and forage within a wider range of habitats further away from the roost site, not specifically sticking to the same type each night. Soprano Pipistrelles however have a higher chance of foraging within riparian habitats compared to Common Pipistrelles as they have filled in that niche within the ecosystem (Davidson-Watts et al., 2006). The IFF bat box was not available to purchase at the time of their installation so 2 different woodcrete boxes were provided instead. These are Vivara Pro Bat Tree Boxes designed for crevice dwelling bats.



Research has indicated greater uptake of these boxes by Soprano pipistrelles when mounted on trees¹

The provision of two bat boxes along the woodland habitat within the site, and the availability of nearby roosting spaces including bat boxes at the Tuamgraney Community woodland and more generally older buildings associated with Raheen Estate provide additional and available roosting opportunities for these species within the immediate area of the project.]

4.2 Test 2- Absence of Alternative Solutions

Alternative Solution	Reasons for “Unsatisfactory”
Do-Nothing	[In the absence of the proposed works (ie Do Nothing) the structural condition of the building will continue to decline with ongoing collapse of structures and roof space. This would result in loss of any roosting opportunities in the castle and the outcome would be adverse impacts on the local bat population and risk of potential masonry onto public road and /or damage to adjacent mature treeline.]
Alternative 2:Supervision of demolition by ecologist and additional planting and woodcrete box provision.	This alternative, whereby demolition is undertaken outside the bat activity season with pre works survey to ensure absence of bats is the preferred alternative. This minimises risk and disturbance to soprano pipistrelles. The additional planting recommendations and further woodcrete box provision that will be subject to post works monitoring will provide additional ecological connectivity between the two areas of woodland habitat via a stronger treelines comprising of native fast growing species.

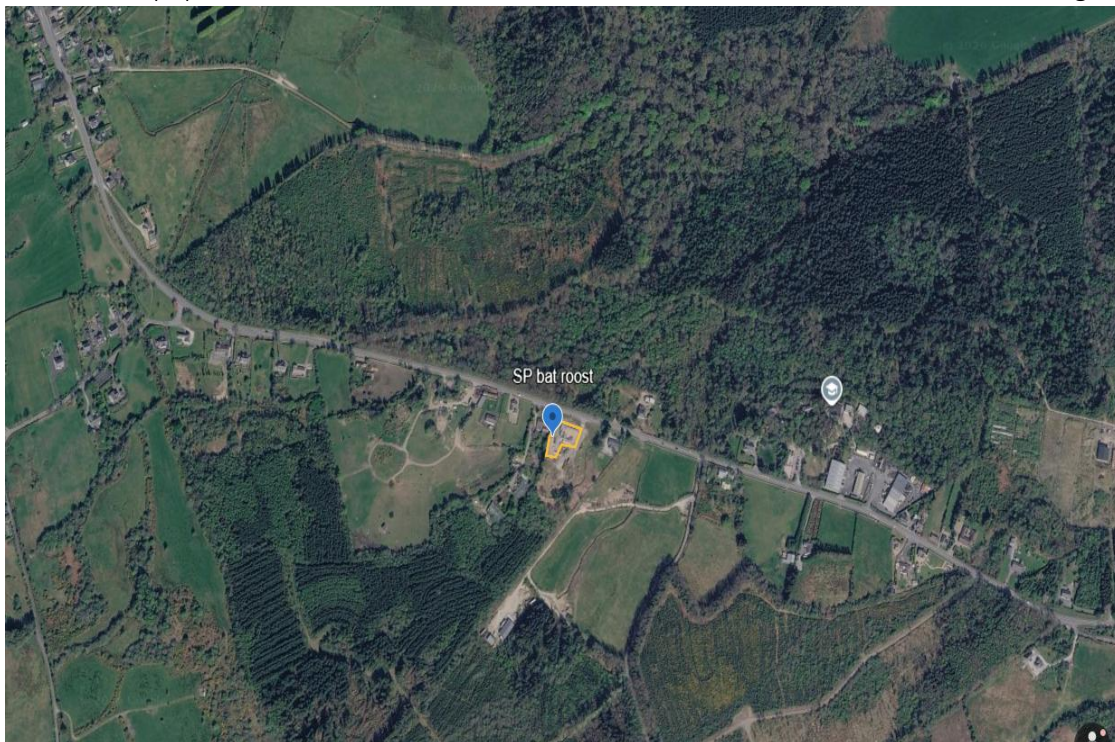
¹ McCabe, Hannah (2023) "The different factors affecting Chiroptera emergences with a focus on Pipistrellus pipistrellus and Pipistrellus pygmaeus," The Plymouth Student Scientist: Vol. 16: Iss. 2, Article 15.
DOI: <https://doi.org/10.24382/w50v-yg52>

4.3 Test 3- Impact of a derogation on Conservation Status²

Without bat mitigation measures, the proposed works as outlined above to demolish the buildings, will have an overall minor impact on local bat populations of Soprano pipistrelles given the survey results that show the one of the buildings is used as a night roost by this species in low numbers and the presence close by of other buildings that have high bat roost suitability.

Mitigation measures relate to pre works survey to ensure absence of bats prior to demolition, additional planting along the treeline, and provision of additional bat boxes suitable for soprano pipistrelles. .

The strategy outlined in the supplementary report includes measures to avoid and minimise disturbance to bats. In light of the size of the roost(s) identified, the nature and setting of the proposed works, the mitigation strategy proposed (see Section 4.4) along with the fact that the bat species are well established in the area and currently classified as 'Least Concern', it can be concluded that, with the implementation of the proposed mitigation measures, the development will not have a detrimental impact on the maintenance of the local bat population. Therefore, this will ensure that the national population remains at a favourable conservation status within their natural range



4.4 Full and detailed descriptions of proposed mitigation measures that are relevant to the potential impact on the target species³.

This section recommends appropriate measures that can be undertaken to ensure compliance with

² Applicants should include 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

³ Evidence that such mitigation has been successful elsewhere should be provided, where available.

The most critical issues for mitigating the potential impact to roosting bats include the maintenance of a suitable structure at the new buildings and adjacent treelines, with appropriate bat access points that is free from routine disturbance during the operation phase of the buildings. The timing of demolition activity will also be critical in ensuring bats are not significantly disturbed. Mitigation measures proposed to achieve minimal disturbance during demolition works and provision of roost spaces during construction and operation.

Potential impacts and mitigation measures are outlined in the following sections of this report.

4.4.1 Direct mortality

As a suitable roosting feature and confirmation of roost was confirmed during survey, in the absence of mitigation relating to timing of works, there would be a risk of direct mortality to bats during demolition. Mitigation is provided in Section 3.2 to address this impact.

4.4.2 Habitat loss

As above, roosting features were identified and the woodland habitat at the site boundaries may support roosting bats. No proposed vegetation removal is part of the project and therefore no possibility of significant effects arising from the loss of roosting habitat. Irish bat species tend to be most strongly associated with woodland habitats, including treelines and hedgerows (Roche *et al.*, 2014).

4.4.3 Disturbance/displacement

Light levels are not anticipated to increase during the construction phase of the proposal, as works will be largely confined to daylight hours, and therefore there will not be a requirement for long-term lighting of the development site which could affect suitable bat foraging habitat in the vicinity. For these reasons disturbance / displacement impacts during construction will not be significant at any geographic scale.

The highest recorded activity was attributed to common and soprano pipistrelles, that are the most common species in Ireland and tend to be associated with edge habitats, they are also relatively light tolerant. Notwithstanding the above, low numbers of activity was recorded for species with low light tolerance including Long Brown eared, *Myotis* spp and lesser horseshoe bats. Therefore additional mitigation and low light levels/dark corridors form part of the mitigation strategy to avoid disturbance to the aforementioned light sensitive bat species.

4.5 Demolition Timing

The timing of the demolition works is of significant importance to ensure disturbance to bats is avoided.

- Any demolition works must be undertaken outside the bat maternity season; i.e. 1st October-1st May is the optimum period for carrying out works.
- A pre demolition survey will be undertaken immediately prior to the demolition works to ensure no bats are present in the garage building.

4.6 Provision of integrated bat boxes and bat boxes on site boundary.

Given the roost requirements of common pipistrelles, it is considered appropriate that more woodcrete bat boxes be provided as part of the new works and also at the treeline to the rear of the site. Two have already been installed at two locations to the rear of the site, facing south west, south east and above 2m with clear run. There are likely other trees to the rear of the site that could support additional boxes.



4.7 Light levels

Additional illumination can deter bats from using a roost. External lighting at the roost access points should be avoided as well as at the woodland habitat.

The current baseline light levels are low in natural conditions and should night time lighting be required this will be reviewed by the ecologist and the lighting of treelines/ hedgerows at the perimeter, and the location of the integrated bat boxes will be avoided. Dark corridors will be maintained around the site at the perimeter and front of the road where they are flying across the woodland.

More generally external lighting should be minimised and avoid light spill such as security flood lightings or excessive lighting along the new hedgerow planted and the woodland at the perimeter. Preferably there would be no external lighting on between May to October. If security requires same, this should be timed lighting.

Lux levels close to the roost exit and woodland habitat should aim to be less than 1lux where possible. External lighting should be designed in line with the Guidance Note GN08/23 Bats and Artificial Lighting At Night (2023) and Bat Mitigation Guidelines (2022). This is very important for the presence of Long Brown eared, Daubenton and Lesser Horseshoe Bats as these are very light sensitive species.

4.7.1 Disturbance/discovery of bat during construction

In the event that a bat(s) is discovered during any stage of the proposed works the following actions will be taken to ensure that no harm will be caused to the bat(s):

- All works within the vicinity of where the bat(s) is found will immediately stop;
- The bat(s) will be removed by a suitably qualified and licenced Ecologist and placed within a temporary bat box which will be kept under suitable conditions (dark, dry, warm, quiet location) for the duration of the day;
- Works will only commence once it has been established by the Ecologist that no other bats are present within the vicinity of where the previous bat(s) was found;

- Measures will be taken to ensure that the bat(s) cannot reuse the roost in which it was found (e.g. blocking/filling the hole in which it was found; and
- The bat(s) will be released from the temporary bat box by the Ecologist after sunset on the same day that it was removed from the buildings.

4.8 Habitat Creation and Enhancement

4.8.1 Landscape measures

The woodland habitat at the site boundary will be maintained and additional screening of native trees should be provided along part of the front of the site and the western boundary to provide screening and increase connectivity for bats across the woodland habitats adjacent. These could be set back and comprise quick growing trees such as silver birch and occasional lime or beech with hawthorn, blackthorn, elder and honeysuckle.

4.9 Post construction and Operation Phase monitoring

On completion of the proposed development and bat mitigation measures a full report will be compiled and presented to the Wildlife Licensing Unit.

In order to monitor the success of the mitigation measures, monitoring of the bat boxes will be undertaken on the first, third and fifth year after the completion of the renovations. The monitoring will be undertaken by an experienced bat ecologist and will involve bat inspection surveys and bat activity surveys at the roost site to establish the roost size. The results of monitoring surveys will be provided to the NPWS.

4.10 Conclusion

The Bat surveys have recorded four common pipistrelle bats emerging from the garage building proposed for demolition at Raheen, Tuamgraney, County Clare.

The EU Habitats Directive 92/43/EEC states the conservation status of a species is favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

An impact on the conservation status of a habitat or species is considered to be significant if it will result in a change in conservation status.

The presence of Common pipistrelle roosting at the project site is not unexpected. This species are widespread and commonly occurring throughout the country and are “commonly encountered during bat surveys” (NPWS, 2019). Common and Soprano pipistrelle are also “very general in *their* habitat preference, foraging in woodland, riparian habitats and parkland, along linear features in farmland, and in towns and cities” (NPWS, 2019). The national population of this species is increasing and no existing pressures or threats to the conservation status of this species at a national level have been identified. Overall, the future prospects for this species in terms of range, population and habitat are Good (NPWS, 2019).

- 5 Supporting documents – Clare County Council and Engineering Letter re condition of buildings.

Killaloe Consultants Ltd. .

Rahenabeg ,
Killaloe ,
Co. Clare.

Engineering , Architectural and Project Management Services .

Mr. Michael McMahon
Scariff
Co. Clare.
31-726

TO WHOM IT MAY CONCERN

Re Old Garage , sheds and barns at Raheen Road , Tuamgraney , Co. Clare

A Chara ,

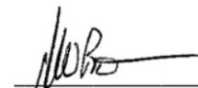
I refer to the above.

The garage and attached office and sundry sheds used for storage are all in excess of 60 years old and the garage has been disused for in excess of 30 years . The roof is in poor condition and leaking in a number of places. The steel pillars are rusted and the galvanised sheeting is also corroded , pitted and leaking.

The existing sheds are in poor structural condition with some sheds in derelict and dangerous condition .

Planning permission has been granted to demolish the sheds and garage/office under Clare Co. Council planning ref 24/36 . Planning permission has also been granted to erect replacement warehouses/light industrial units

Yours faithfully ,



Michael O'Brien



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Michael McMahon
Alley Bridge
Gortaderra
Scarriff
Co Clare V94 Y28F

30 July 2026

RE: DS21-03 DERELICT SITE AT RAHEEN ROAD, TUAMGRANEY, CO CLARE V94 RH48

A Chara

I refer to previous correspondence in relation to the above.

Although a Grant of Permission to develop the site was issued on 10th December 2024, works have not commenced and the site remains in a derelict condition. Therefore, I now enclose and serve on you, as the registered owner of the site, a Section 8(2) Notice of Intention to Enter Land as a Derelict Site in the Derelict Sites Register, in accordance with the provisions of the Derelict Sites Act, 1990, along with the associated site map.

You are invited to make representations, in writing, in relation to the carrying out of the works and timeframe for same, within a period of 21 days from the date of the attached notice, which will be considered by Clare County Council. Please be aware that the Derelict Sites Register is a public document.

In the event I do not receive an adequate response within the above timeframe, it is the Council's intention to take further action under the Derelict Sites Act 1990, which will include the placing of the property on the Derelict Sites Register, valuing the site for the purpose of a derelict sites' levy and/or the compulsory acquisition of the site.

if you have any further queries, please contact the undersigned.

Le meas


Anne Griffin
Administrative Officer

An Rannóg um Bainistiú Réadmhaoine
An Stiúrthóireacht Forbairt Gheilleagrach
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Property Management Unit
Economic Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2

► in

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P. F. Reason / Conservation Evidence (2017) 14, 52-57 52 ISSN 1758-2067 Designing a new access point for lesser horseshoe bats, Gloucestershire, U

Websites:

www.biodiversityireland.ie

www.batconservationireland.ie

www.vincentwildlifetrust.ie

www.batsorg.uk

www.eurobats.org

Appendix A: Photographic Record

Plate 1: Rear of building with Raheen Woods in distance



Plate 2: Front of garage building facing regional road





Plate 4: Dense ivy growth on main building to the rear

