

Wildlife Surveys Ireland

A bat assessment of the site at Corderrybane, Castleblayney, Co. Monaghan

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For Pawel Hylinski
October 2026

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Summary

The derelict house and sheds at Corderrybane, Castleblayney was examined over two separate nights in early and late August 2026 by two highly experienced bat surveyors. Ultrasonic receivers were used to determine the species of bat present and thermal imagers were also employed to examine the structure at dusk and dawn for bat emergence and re-entry. A static monitor was placed at the structure to identify bat activity, species present and overall value of the site to bats. The surveys confirm that the house and sheds are roost sites to three bats. Two bats were noted to emerge from a crack in the outside of the extant chimney. The third bat was roosting within a wall cavity in a partially collapsed shed that is connected to a more complete shed structure and from here to the existing house. Measures to ensure that bats are not harmed are proposed for the demolition and construction and measures to provide future roost sites (including the retention of the current roost site are listed below). Any other measures to ensure bat roosting and feeding are also given below.

Bat species found roosting

Soprano pipistrelle	*Pipistrellus pygmaeus*
Natterer's bat	*Myotis nattereri*

Bat species found feeding and commuting on the site

Common pipistrelle	*Pipistrellus pipistrellus*
Soprano pipistrelle	*Pipistrellus pygmaeus*
Leisler's bat	*Nyctalus leisleri*
Natterer's bat	*Myotis nattereri*
Brown long eared bat	*Plecotus auritus*
Daubenton's bat	*Myotis daubentonii (possible or may be incomplete Natterer's bat signals)*

Mitigation and Recommendations

(1) As there are two species of bat present within the buildings, a derogation licence must be applied for progression of the project. The licence is issued by the National Parks and Wildlife Service and allows for the possibility to undertake work that affects the protected structure used by a protected species once the work is carried out in a manner that avoids immediate risk to the bats concerned by means of mitigation.

(2) Trees and hedgerow that are not within the immediate footprint of the building or access paths should be retained. Any mature trees which are ivy clad or contain cracks and crevices must be checked for bats before felling. The trees that are the main consideration are noted in this report.

(3) 1 x 1FR Schwegler bat box shall be integrated into the house and a second 1 x 1FR shall be built into the retained walls to provide further roost sites. The roost area of the Natterer's bat shall not be repointed. The wall within which the Natterer's bat is roosting shall be retained and provided with a small roof cover. The wall shall remain unlit.

6 x 2F bat boxes shall be attached to trees within the site. This type of bat box has been used by Natterer's bats in Ireland previously and is a readily used bat box by a number of species.

(4) The repairs to the building, most crucially repairs around the chimney shall be supervised by a bat specialist. Similarly, work to the Natterer's bat roost wall shall be supervised.

(5) Bats will suffer a loss of feeding. For any hedgerow removed, it must be replaced with the same amount of semi-mature hedgerow and trees in another area.

Native shrubs and trees must be used within the new development. Where other climbers and shrubs are required, they should be taken from the approved list from the All-Ireland Pollinator Plan: pollinators.ie/wp-content/uploads/2023/04/Top-Ten-pollinator-plants-Guide-WEB.pdf

Bat Conservation Ireland recommend the following plants for night time insects - Honeysuckle - Lonicera periclymenum, Wild roses – e.g. Rosa canina, Rosa arvensis, Jasmine – Jasminum officinale, Brambles – Rubus fruticosus, Forget me not – Myosotis arvensis, White clover – Trifolium repens. Red clover – Trifolium pratense, Primroses – Primula vulgaris, Irish bluebells – Hyacinthoides non-scripta.

(6) If bats are discovered at any stage of the development during which a bat specialist is NOT present, building work must cease and the bat specialist and the Conservation Ranger must be contacted.

(7) Bat boxes and bat activity within the site shall be assessed following the completion of all construction and additional measures will be undertaken if bat activity has been reduced or bat occupancy has ceased.

Lighting design will be in accordance with:

Bats and Lighting – Guidance Notes for Planners, Engineers, Architects and Developers (Bat Conservation Ireland, 2010) https://www.batconservationireland.org/wp-content/uploads/2013/09/BCIrelandGuidelines_Lighting.pdf

Bats and Artificial Lighting at Night, Institute of Lighting Professionals, 2023 https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

Guidance Notes for the Reduction of Obtrusive Light GN01-21 (Institute of Lighting Professionals, 2021) https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/

Dark Sky Ireland's Environmentally Friendly Lighting Guide https://www.darksky.ie/lighting-documents/#guidelines

Introduction

This assessment was undertaken in response to a request by Monaghan County Council to address issues relating to wildlife conservation and the restoration and partial demolition and tree and hedge removal at this 130-year-old cottage in farmland at Corderrybane.

Objective of the proposed works

The objective of the works is to render a derelict house in farmland, habitable and suitable for use in the 21st Century. There is a requirement under Council legislation to provide adequate access to the site and provide environmentally suitable services for the house.

The request for further information from Monaghan County Council is shown below:

21/04/2026

Pawel Hylinski
C/O Ronan O'Halloran
3 The Beehives
Ballinderry, Mullingar
Co. Westmeath, N91 HE97

Re: Planning and Development Act 2000 (as amended).
Planning and Development Regulations 2001 (as amended).
26/60062 - permission for the development which will consist of a new two storey extension to existing single storey dwelling to include refurbishment of dwelling and demolition of section of outbuilding attached to existing dwelling at northern end, proposed domestic garage and upgrading existing site entrance with new driveway, new septic tank/waste water treatment system and percolation area/ polishing filter and all associated site works at Corderrybane Castleblaney Co. Monaghan.

Dear Sir/Madam,

With reference to the above application, I am to inform you that the information submitted is not adequate to enable a decision to be made.

In accordance with the provisions of Article 33 of the Planning and Development Regulations 2001 (as amended) you are hereby requested to submit further information as set out on the attached page.

Article 33(3) states that "*where a requirement under sub-article (1) or sub-article (2)* ***(Clarification)*** *is not complied with within the period of 6 months from the date of the requirement for further information, or such additional period, not exceeding 3 months,* ***as may be agreed by the Planning Authority****, the planning application shall be declared to be withdrawn".*

It should be noted that you will be required to give notice in an approved newspaper under article 35(1)(a) and erect a site notice in accordance with Article 35 (1)(b) of the Planning and Development Regulations 2001 (as amended) if the further information received is considered to contain significant additional data.

Please Note: 4 copies of Additional Information to be submitted. In the case of Significantly Different Information, 6 copies of additional information to be submitted.

Yours faithfully,

pp _____

ADMINISTRATIVE OFFICER

2.

The Planning Authority notes that the proposal includes the renovation of existing derelict dwelling as well as the demolition of a section of an existing outbuilding. The presence and possible removal of mature trees within the application site is also noted. Specific concerns and observations have also been raised in submitted objections with regard to the potential impact that they development would have on bats, which are protected under the EU Habitats Directive (92/43/EEC) and the Wildlife Act 1976, and other biodiversity features within or near the site. Having regard to the nature of the development and also section 6.2 'Protection of Biodiversity including Natura 2000 Network' of Monaghan County Development Plan 2025-2031, the applicant is requested to carry out and submit an ecological survey and/or assessments in respect of the proposed development in order to determine the potential impact the development may have on local biodiversity, including in particular bats. The survey/assessments should be carried out by an ecologist or other suitably qualified person.

Buildings are an essential element in the life cycle of bats. Bats are dependent upon buildings throughout the year and may give birth to their single annual young here, may hibernate here, may mate here or may be present at other times of year individually or with other bats. As bats are nocturnal and may be entirely inactive in the daytime, their ability to avoid injury during building repairs can be very limited and this places them at a high risk of injury or death should they be present when work such as slate removal, demolition etc are undertaken.

This assessment addresses the potential for bats within a derelict farmhouse / cottage and sheds in a rural setting in County Monaghan. Any changes to the site must take bats (as

protected species) into account prior to work at roof level to ensure that neither of these protected groups they are not entombed, excluded or injured during modification or repair work.

Name, qualifications and relevant experience of scientific staff

Brian Keeley BSc (Hons) Zool

Director

Brian has been involved in overseas survey work in Wales, England, France, Hungary and Poland and was involved in the compilation of the NRA / TII publications on bat survey and mitigation for roads. Brian has been involved in bat conservation since 1988 and founded the Dublin Bat Group (and later Bat Conservation Group Dublin) and Bat Conservation Ireland and has served as chair of this group for much of its existence. Brian is still a Council member of BCIreland. Brian has been vaccinated against Rabies and is licensed to disturb roosts for the purpose of survey.

Donna Mullen M.P.P.M D.E.N.V.S. P

Director
Donna Mullen is a founder member of Bat Conservation Ireland and the Irish Environmental Network. She was involved in drawing up the guidelines for the Heritage Council on bats and traditional farm buildings and has worked on providing new roosts and adapting old roosts to facilitate bats. This work includes surveying, advising architects, working with derogations and monitoring. She has also worked with the Irish Landmark Trust and the OPW providing advice on castles and old buildings. She has a strong interest in environmental law and worked on case 183/05 which was successful in the ECJ. She has recently published a book “Make Your Home A Nature Reserve” – O Brien Press and is a frequent contributor on wildlife matters with the Claire Byrne Show on RTE. Donna has been vaccinated against Rabies and is licensed to disturb roosts for the purpose of survey.

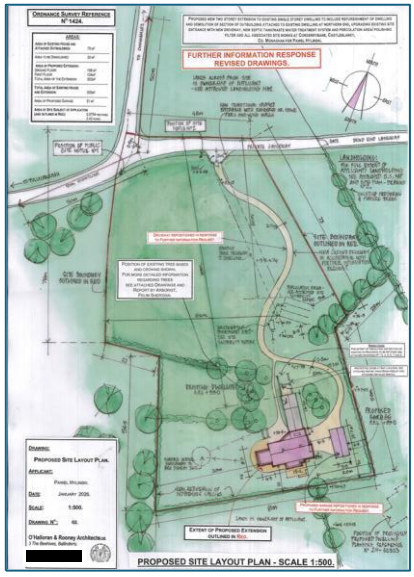
Background to the proposed activity

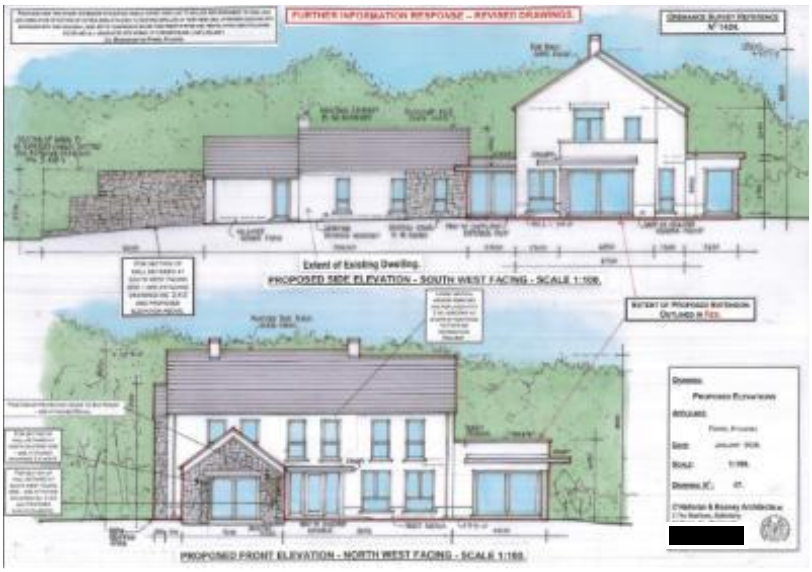
The background is given in communications between the applicant and Monaghan County Council and centre on the proposal to avail of an existing derelict house and ruins to extend and re-activate the site as a dwelling place.

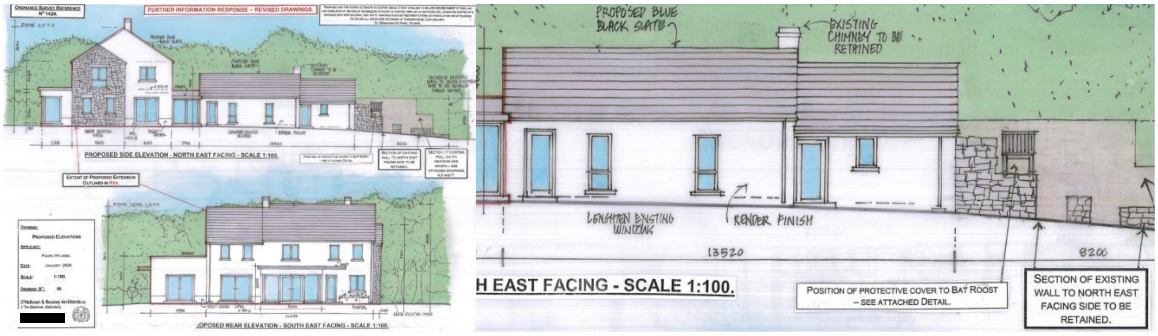
Full details of proposed activity

Please see attached drawings, showing the existing site, proposed demolitions, and the proposed works. The drawings shown incorporate the findings of this ecological assessment to provide solutions that aim as far as possible, while progressing the project, to facilitate the roosting opportunities for bats. Within the incorporated features (which will be dealt with in the Mitigation section also), the chimney)which is a minor soprano pipistrelle roost) has been retained and a farm shed wall has been retained to endeavour to retain a Natterer's bat roost site (single bat seen).

The work will involve partial demolition of elements of the cottage and outbuildings, a low level of tree removal and hedgerow and scrub removal.







Ecological Survey and site assessment

Preliminary survey details

Desktop survey of the existing environment

Pre-existing information on species at location and environs

Bat data from within 1km of the site: None

Status of the bat species noted roosting within the site in the local / regional area

Thanks to Bat Conservation Ireland for their data. All data from this report will be placed on their database.

BCIreland data: search results 9 Sep 2026
within 10000m (10 km) of H7915218502

Roosts

Name	Grid reference	Species observed
3 Storey Red Brick Building, Castleblaney	H8219	Myotis nattereri
Bridge F03, Co. Monaghan	H8418	Unidentified bat
Clarebane Bridge, Co. Monaghan	H8716	Myotis spp.
Lackan Monaghan	H6911	Pipistrellus pygmaeus
The Nestbox	H8321	Pipistrellus pygmaeus

Transects

Name	Grid ref start	Species observed
Clarebane Bridge Transect	H8716	Myotis daubentonii,Unidentified bat

Doohamlet Community Centre	H7620		Myotis daubentonii,Unidentified bat
Doohamlet GFC	H7621		Unidentified bat
Peace Bridge, Ballybay	H7120		Myotis daubentonii,Unidentified bat

Ad-hoc observations

Survey	Grid reference	Date	Species observed
Bat Conservation Ireland Bat Walks	H7220	22/05/2006	Myotis daubentonii,Pipistrellus pygmaeus
Bat Eco Services	H8120	06/05/2021	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
Bat Surveys - Tina Aughney	H8319	09/05/2012	Pipistrellus pygmaeus,Myotis spp.,Nyctalus leisleri,Pipistrellus pipistrellus (45kHz),Myotis daubentonii
Bat Surveys - Tina Aughney	H8319	09/05/2012	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz),Myotis spp.,Myotis natterreri
Bat Surveys - Tina Aughney	H8419	09/05/2012	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	H7525	27/09/2015	Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	H7524	27/09/2015	Pipistrellus pygmaeus
Bat Surveys - Tina Aughney	H7422	27/09/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Plecotus auritus,Myotis daubentonii,Myotis natterreri
Bat Surveys - Tina Aughney	H7520	27/09/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz),Nyctalus leisleri,Myotis spp.,Myotis daubentonii
Bat Surveys - Tina Aughney	H7715	28/09/2015	Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	H7711	28/09/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri
Bat Surveys - Tina Aughney	H7710	28/09/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Myotis spp.,Plecotus auritus,Nyctalus leisleri
BATLAS 2010	H8820	08/07/2008	
BATLAS 2010	H8321	08/07/2008	Myotis daubentonii
BATLAS 2010	H7420	08/07/2008	Myotis daubentonii
BATLAS 2010	H7220	08/07/2008	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2010	H6921	08/07/2008	Myotis daubentonii
BATLAS 2010	H8716	23/07/2008	Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2010	H8319	23/07/2008	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2010	H8714	23/07/2008	Pipistrellus pygmaeus,Nyctalus leisleri
BATLAS 2010	H8320	23/07/2008	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
BATLAS 2010	H7714	23/07/2008	Pipistrellus pygmaeus,Nyctalus leisleri,Myotis spp.
BATLAS 2010	H7211	23/07/2008	Pipistrellus pygmaeus,Unidentified bat,Nyctalus leisleri
BATLAS 2010	H7011	23/07/2008	Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2010	H7215	23/07/2008	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri
BATLAS 2020	H7010	04/08/2018	Pipistrellus pygmaeus

BATLAS 2020	H7714	04/08/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Myotis daubentonii
BATLAS 2020	H8716	04/08/2018	Pipistrellus pygmaeus,Myotis daubentonii
BATLAS 2020	H8319	04/08/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii,Plecotus auritus,Myotis mystacinus
BATLAS 2020	H8320	04/08/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Myotis daubentonii
BATLAS 2020	H7120	23/07/2018	Pipistrellus pipistrellus (45kHz),Myotis daubentonii
BATLAS 2020	H7620	23/07/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
BATLAS 2020	H6921	24/07/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis spp.
BATLAS 2020	H8321	03/08/2018	Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
EIS surveys - Brian Keeley	H7627	01/04/2005	Myotis natterreri,Plecotus auritus,Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Faith Wilson	H8010	06/08/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
Faith Wilson	H7315	05/08/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
Faith Wilson	H7615	08/08/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
Faith Wilson	H7615	09/08/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
Heritage Council Farm Building Surveys	H7916	09/09/2009	Myotis natterreri,Pipistrellus pygmaeus,Nyctalus leisleri
National Biodiversity Data Centre (NBDC) Bat Records	H7120	28/12/2020	Pipistrellus spp. (45kHz/55kHz)
NBDC Records	H7223	20/07/2021	Pipistrellus spp. (45kHz/55kHz)
NBDC Records	H7111	15/07/2021	Pipistrellus spp. (45kHz/55kHz)
NBDC	H8626	31/05/2021	Pipistrellus spp. (45kHz/55kHz)
NBDC Records	H7120	01/09/2024	Pipistrellus spp. (45kHz/55kHz)
NBDC Records	H8319	22/05/2023	Nyctalus leisleri

Objectives of the survey

1. Identify the presence of protected bat species within the structures proposed for removal or significant modification
2. Identify bat species feeding in and commuting through the site
3. Propose measures to ensure the protection of any bats within the site during and after modifications to the site
4. Design measures to prevent loss in conservation statis of the bat fauna identified

Description of survey area

The site is a derelict farmyard within farmland in a rural setting close to Castleblayney, County Monaghan. There is a derelict cottage, two sheds attached to the cottage, of which one is partially roofed and collapsing as well as a small lean-to to the rear of the cottage. The cottage is surrounded by a number of mature trees and hedgerow that are encroaching upon the farmyard.

Habitat classification and descriptions (Fossitt 2000)

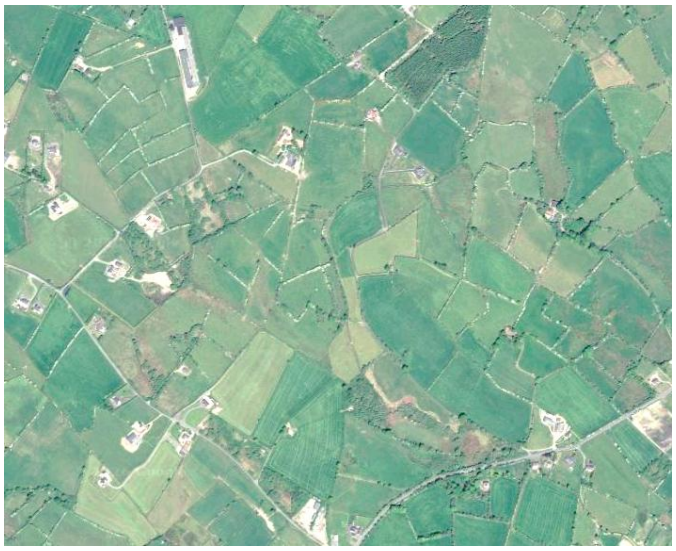
GA1 Improved Agricultural Grassland

Grazing occurs within the site; primarily sheep. There is a small area of marsh adjoining the lands. Through the site, there are hedgerow with mature and developing trees.

WS1 Scrub WL1 Hedgerow WL2 Treelines: semi-mature and mature trees

BL3 Buildings and artificial surfaces

Connectivity – Map of site showing the wider area with ecological features



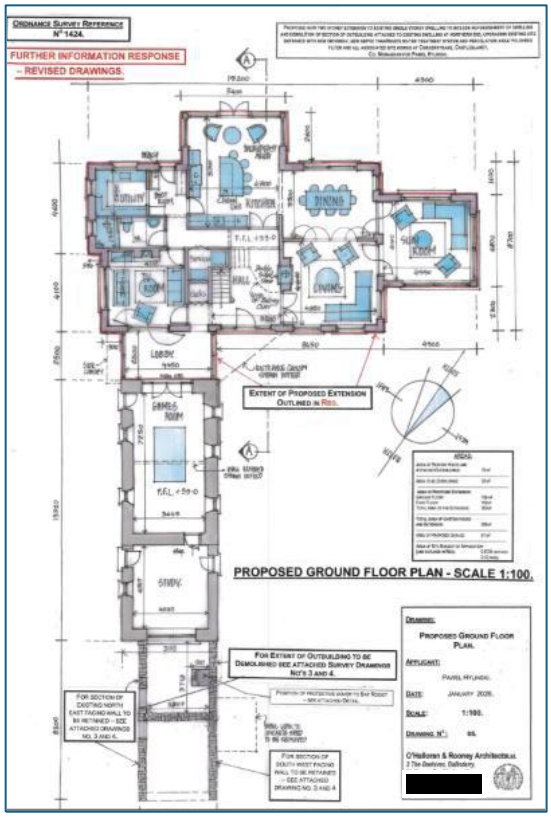
Survey Dates:	**August 6th**		**August 24th**
Sunset time: 21.19		20.41	
Sunrise time:	05.47		06.20
Temperature:	14 degrees Celsius,		14 degrees Celsius,
and weather	dry and calm		dry and calm

All survey periods were suitable for bat activity and bat surveys. Conditions were dry and calm and bat activity was noted at all survey times.

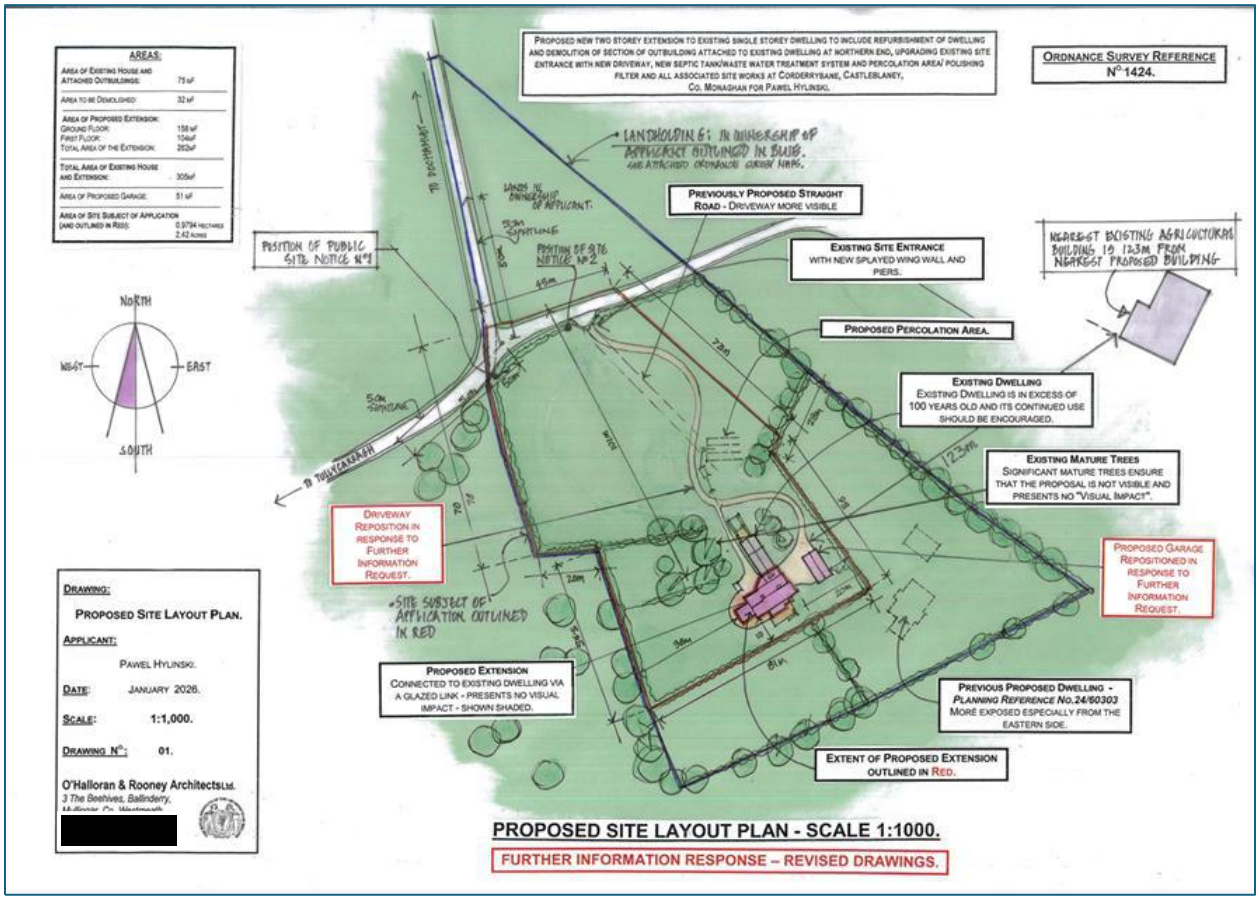
Lux Levels

There is no light pollution within the site.

Proposed works



Tree / hedge removal associated with the construction



Complexity of lands and ability to cover ground during surveys

The site was very manageable and accessible. There were no limitations to survey. The cottage is in a state of decay, and the attics are filled with vegetation and are collapsing. The house has no large cavities for bat occupancy. All roosting would be under slates, under timbers or within wall cracks within the house and would be facilitated by numerous wall cavities within the attached sheds. Surveying of the house and sheds and all trees was from ground level.

Other notes on survey conditions

The surveyors were assisted by the landowner in evaluating the proposed alterations within the site on the two survey periods.

Survey constraints

(1) Mobility of bats: Bat species are mobile and can move from roost to roost, depending on roost availability, feeding availability and weather conditions. They may move to roosts which have not been identified in this report in order to hibernate or create mating or feeding perches. A bat survey is a snapshot of bat activity over the survey time.

(2) Identification of bats: It can be difficult to differentiate *Myotis* species. For this reason, sound files are included within the report where there is a need to confirm species. Brown long eared bats are very quiet, and their presence can be overlooked in bat surveys as they may not register on bat detectors. In this assessment, there is a likelihood that *Myotis* calls of the one species may be interpreted as a second species based only on the shape of the call. Confirmation of identification is necessary for species of the *Myotis* group. In this survey, one *Myotis* species was confirmed visually, and this is the only definite species present.

(3) Timing of survey: Bat surveys generally take place when the bats are active – May – September. This survey was undertaken in the appropriate period for identifying summer roosts as well as allowing the discovery of autumn mating roosts.

Survey Methodology

Surveyors

Brian Keeley and Donna Mullen of Wildlife Surveys Ireland carried out this survey.

Equipment

- Exide Lamps (one per surveyor)
- Petzl Tikka Head torches (one per surveyor)
- Batlogger M2 time expansion detectors and Kaleidoscope Pro sound analysis software with GPS (one per surveyor)
- One thermal imager per surveyor Pixfra Arc613 and an additional Pulsar Helion XP50 Pro
- One Songmeter Mini Bat detector placed overnight within the house and a second placed on the house window ledge over a 2-week period in August.
- Mobile phones for communication during the survey (one per surveyor)
- One lux meter per surveyor

Survey procedure

Surveyors arrive on site shortly before sunset. All lands, trees, buildings and hedgerows are assessed for suitability for bats, including their suitability as feeding habitat and/or suitability as bat roosts. Areas and features with high potential are identified throughout the site and used as points of interest during the active survey. Survey routes are planned so that a surveyor can efficiently cover as much land as possible while maintaining a focus on these key points of interest. Larger sites are divided up into sections to be covered across multiple nights. Static bat monitoring devices are placed near areas and features of especially high interest, particularly features that bats may be using as roosts, in order to provide a timeline of bat activity throughout the night.

Over the next 90 minutes, surveyors cover the walkable area of the site along their planned routes, with adjustments being made to account for especially high or low bat activity in an area – for example, a surveyor may examine a tree associated with a high level of bat activity, as it may be a bat roost. After the 90 minutes have elapsed, most bats will already have emerged from their roosts in order to feed for the night, making the period shortly after sunset one of the best times to identify roosts and feeding habitats.

Surveyors return to a site approximately 90 minutes before sunrise the next morning. At this time, any changes in temperature and weather conditions are noted, as well as any other factors (e.g. street lighting) that may have impacted bat activity during the night. Surveyors cover the site area again, this time with particular attention paid to possible roosts, as bats can be seen returning to their roosts during this time period. Any static monitors left out the previous night are collected for analysis.

Surveys are conducted with reference to the following documents –

(1) NPWS BAT MITIGATION GUIDELINES FOR IRELAND – V2 Ferdia Marnell, Conor Kelleher & Enda Mullen
(2) Heritage Council's Bat Survey Guidelines for the Traditional Farm Buildings Scheme
(3) Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition, 2024. Developed on behalf of the Bat Conservation Trust
(4) C.I.E.E.M Bat Mitigation Guidelines 2023

We feel that both emergence and return surveys are necessary on most occasions and go beyond these guidelines to ensure dawn roosts are located.

This survey included 2 emergence surveys by two surveyors (August 6th and 24th) and one pre-dawn re-entry survey on August 7th 2026.

The survey also noted any evidence of nesting birds and foraging birds within the house and associated vegetation that would be affected by the proposal.

Survey Results

Assessment of buildings as potential roosts with photos

House

The house offers a variety of roost options in stonework and in timber panelling. The attic has been overtaken with vegetation, and it is clear that there are no large clusters of bats availing of the house based on the vegetation present, the development of spider webs, an absence of bat droppings and staining and of any visible living or dead bats. There are several crevices in stonework / plasterwork that would offer roost potential

Sheds

There are numerous cavities and crevices within the surviving sheds. While there are no accumulations of droppings to indicate large numbers of bats, there is potential for individual bats within the cavities (which would leave limited trace of their presence).

There are two sheds with high roost potential and a third lean-to within which a swallow was nesting in early August (finished in late August) that would have some roost potential also.



Cracks in house and shed walls internally and externally offer roost potential



Roof areas are collapsing and the attic is overgrown with vegetation



The sheds offer high roost potential primarily for individual bats based on the absence of droppings from the buildings. Swallow chicks were present in the lean-to in early August 2026

Description of trees with PBR values – Ground level tree assessment

Tree Bat Roost Category Classification System (Collins, 2016).

Tree Category

Description 1 Trees with multiple, highly suitable features (Potential Roosting Features = PRFs) capable of supporting larger roosts;
Description 2 Trees with definite bat potential but supporting features (PRFs) suitable for use by individual bats;
Description 3 Trees have no obvious potential although the tree is of a size and age that elevated surveys may result in cracks or crevices being found or the tree supports some features (PRFs) which may have limited potential to support bats;
Description 4 Trees have no potential

There will be a small number of trees removed for this proposal, and these have been considered for their roost potential. In essence, these are the following trees:
Ash trees and sycamore 1738 1739 1740
1744 1745 1746



1738 1739 1740 will all be felled



1738 Low roost potential



1749 (left, sycamore) and 1739 Low roost potential

Trees on site proposed for removal range in potential from no roost potential (Description 4) to low roost potential (i.e. potential provided by features such as ivy that offer roosting features for individual bats(Description 2).

Emergence/re-entry survey

Impact assessment procedure:

Potential impacts assessed

- Habitats, Feeding areas, Flight paths and Roosts
- Species

Conclusions of survey

Bat roosts within the site: 2

Species of bat roosting within the site:

Soprano pipistrelle (*Pipistrellus pygmaeus*)– 2 individuals

Natterer's bat (*Myotis nattereri*) – 1 individual

Two soprano pipistrelles emerged during observations on August 24th 2026. The bats emerged from a crack in the existing house chimney and flew over the roof and proceeded to feed within the site. These bats were seen in early August also, but the



roost site was only identified from an examination of thermal imager videos subsequent to the survey. On the previous page is a still from the video showing the soprano pipistrelle perched on the roof before flying to the left and then over the roof to the right. A soprano pipistrelle was noted flying over the roof similarly on August 7th, but it was not noted that the bat had emerged from the chimney on this date.



The second bat emerged in the same way as the first and fed around the house before moving farther afield and later returning to feed and call here.

While soprano pipistrelles were recorded to feed and call within the lands, there was no evidence of a large maternity roost. This species may form large roosts of over a thousand individuals and typically roost close to water or wetlands.

The second roost site was the location of the Natterer's bat. This was within a dilapidated shed, the wall of which is shown in the above image (with a purple arrow) to the left of the house but attached to it. The bat flew from the shed and entered a better maintained shed adjoining the house and perched upon the roof for a short period.

From there, the bat returned to the original shed, flew here for a period before entering the cavity shown in the following images.





Natterer's bat on the timbers of one of the attached sheds within the site



Roost site within the dilapidated shed. This is a midpoint within the shed and is no higher than 1.5 metres approximately. The markings on the stones to the left and right are to assist in pinpointing the area.

Bat species found roosting

Soprano pipistrelle	*Pipistrellus pygmaeus*
Natterer's bat	*Myotis nattereri*

Bat species found feeding and commuting on the site (see Appendix II)

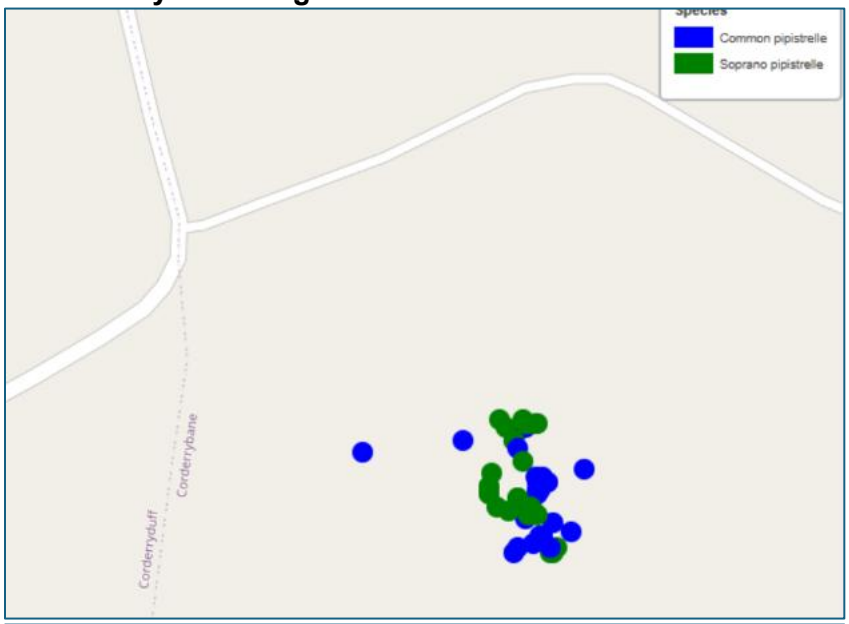
Common pipistrelle	*Pipistrellus pipistrellus*
Soprano pipistrelle	*Pipistrellus pygmaeus*
Leisler's bat	*Nyctalus leisleri*
Natterer's bat	*Myotis nattereri*
Brown long eared bat	*Plecotus auritus*
Daubenton's bat	*Myotis daubentonii (possible or may be incomplete Natterer's bat signals)*

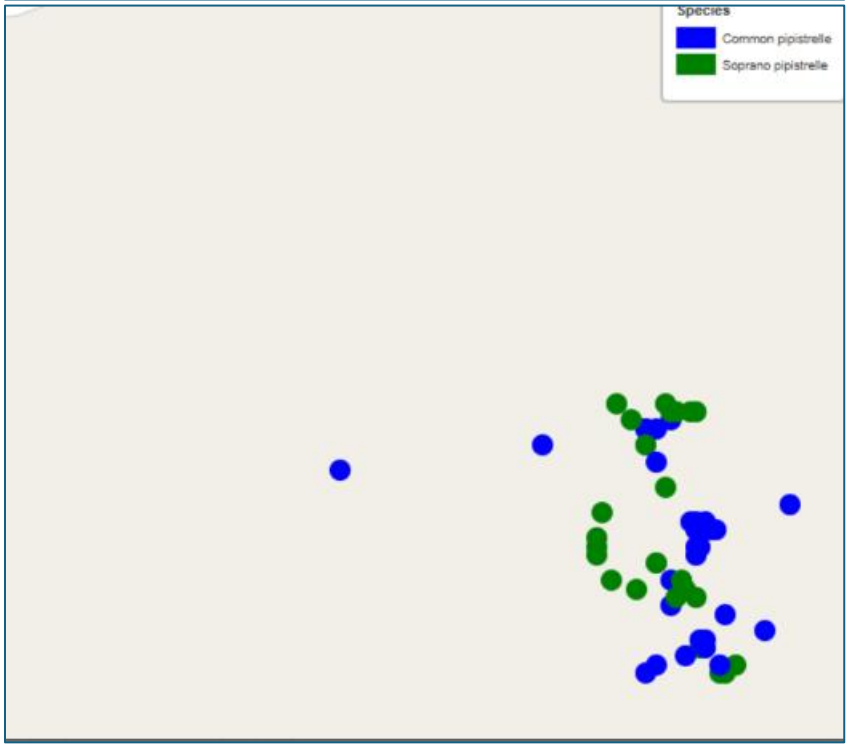
As noted previously, there are two roosting species within the site. There are at least three other species feeding within the site and a potential for four other species (6 species in total – the presence of Daubenton's bat is based on 2 sequences over more than two weeks and is likely to be segments of Natterer's bat signals). There is relatively high common pipistrelle activity within the environs of the house, and this species may also roost within the buildings occasionally. In some cases, this was the most recorded bat species. The level of Brown long-eared bat activity was low (3 signals over the survey period), but this bat is also difficult to record on a bat detector unless it is very close and there is likely to have been more activity than that recorded. Leisler's bat was only occasionally recorded in most cases and may be passing through the site or feeding sporadically here.

Thus, bats are feeding around and occasionally within the buildings (Natterer's bats and potentially brown long-eared bats) and around the trees and hedgerow.

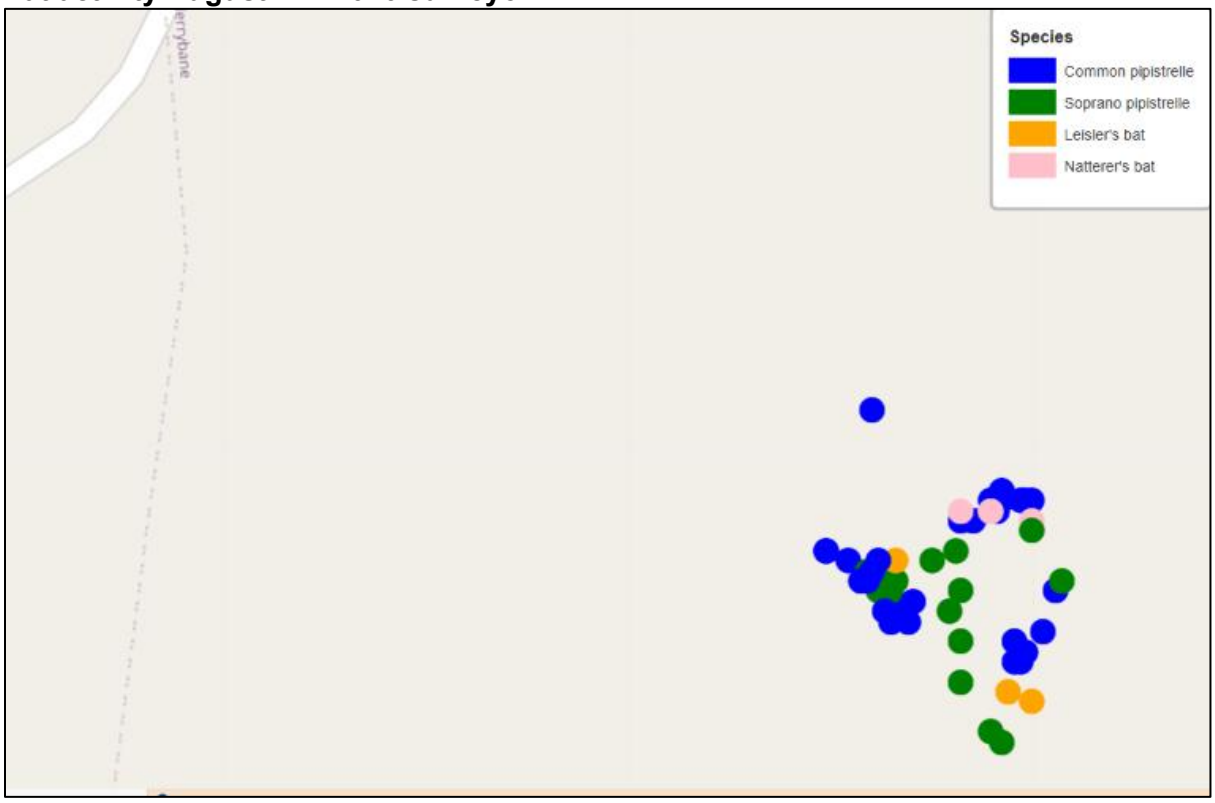
The house and one shed are roost sites.

Batlogger data – Maps of bat activity and observations
First survey date: August 7th to 8th 2026



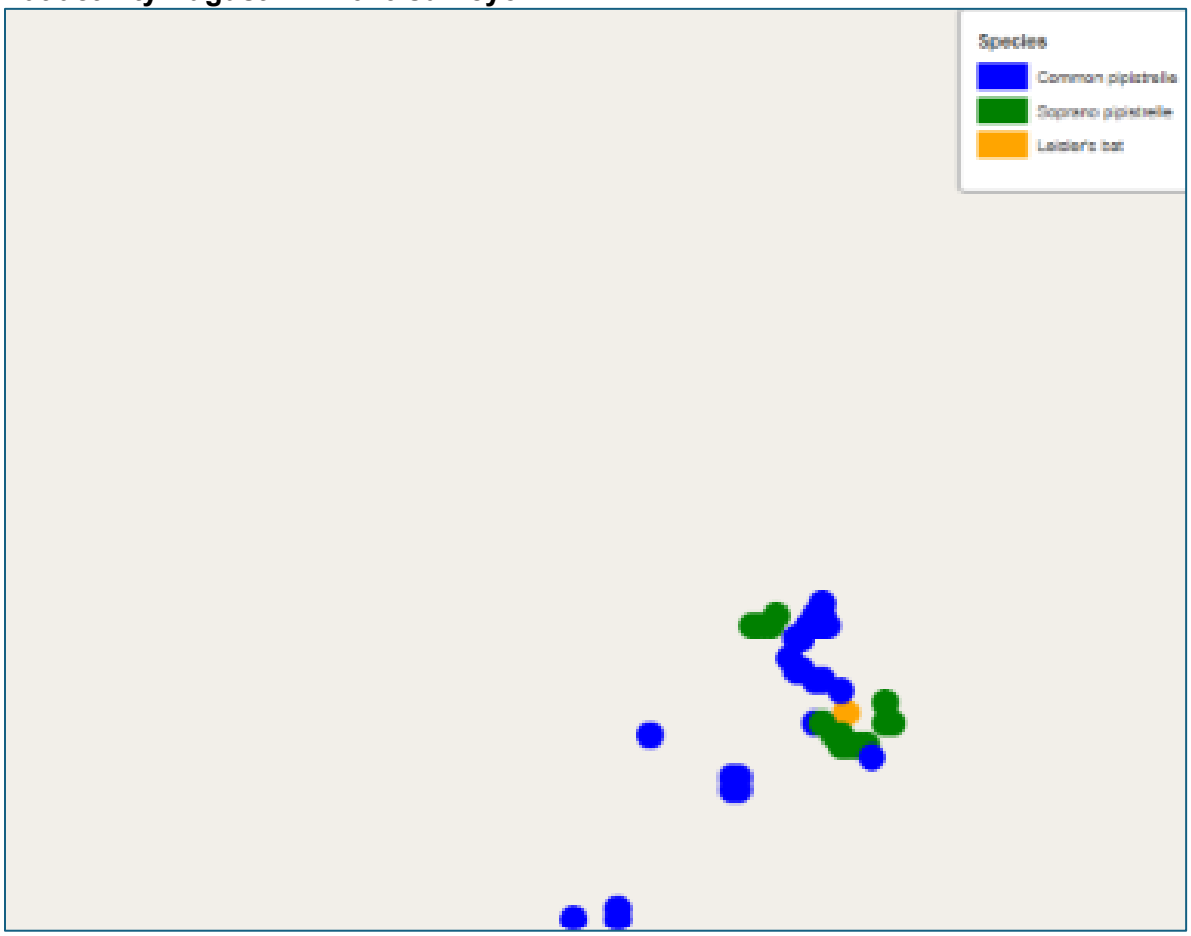


Bat activity August 24th 2026 surveyor 1



Bat species	Bat passes per hour			
	20	21	22	Grand Total
Natterer's bat		6	2	8
Leisler's bat	4	2		6
Pipistrelle		3		3
Common pipistrelle		36	23	59
Soprano pipistrelle	14	21	10	45
Grand Total	**18**	**68**	**35**	**121**

Bat activity August 24th 2026 surveyor 2



Bat species	Bat passes per hour			
	20	21	22	Grand Total
Leisler's bat	1	2		1
Common pipistrelle		20	16	36
Soprano pipistrelle	4	13	1	16
Grand Total	**5**	**33**	**17**	**55**

Population Size Class Assessment

There were 2 soprano pipistrelles noted to roost within the building and 1 Natterer's bat. There is the potential for other individual bats within the structures but there is no evidence of breeding roosts,

large mating roosts or hibernation sites within the lans proposed for alteration to bring this house back into occupancy. The number of bats affected is very low for each species.

Evidence to support the Derogation Tests

Test 1 - Reason for Derogation:

There are 2 species of bat roosting within the chimney of the house and the house sheds. There are 2 soprano pipistrelle bats (given the social calling at the house, this may be a mating roost) and a Natterer's bat within the shed that is partially roofed and is attached to the cottage with a wall that connects intervening sheds with the cottage.

There will be significant work at the site to make the building habitable again. While the proposal has been modified to retain the roost sites (the chimney and shed wall were originally die to be removed but are to be retained), there will be some modifications to the building in addition to ongoing construction that would affect the accessibility and viability of a roost site during the operations.

Thus, the roosts will be hugely disturbed and potentially rendered unusable in their original occupancy.

Test 2 - Absence of Alternative Solutions

In accordance with Best Practice in Rural Development, the proposed development involves utilising an existing cottage for the purposes of this development integrating old and new, to avoid an additional dwelling.

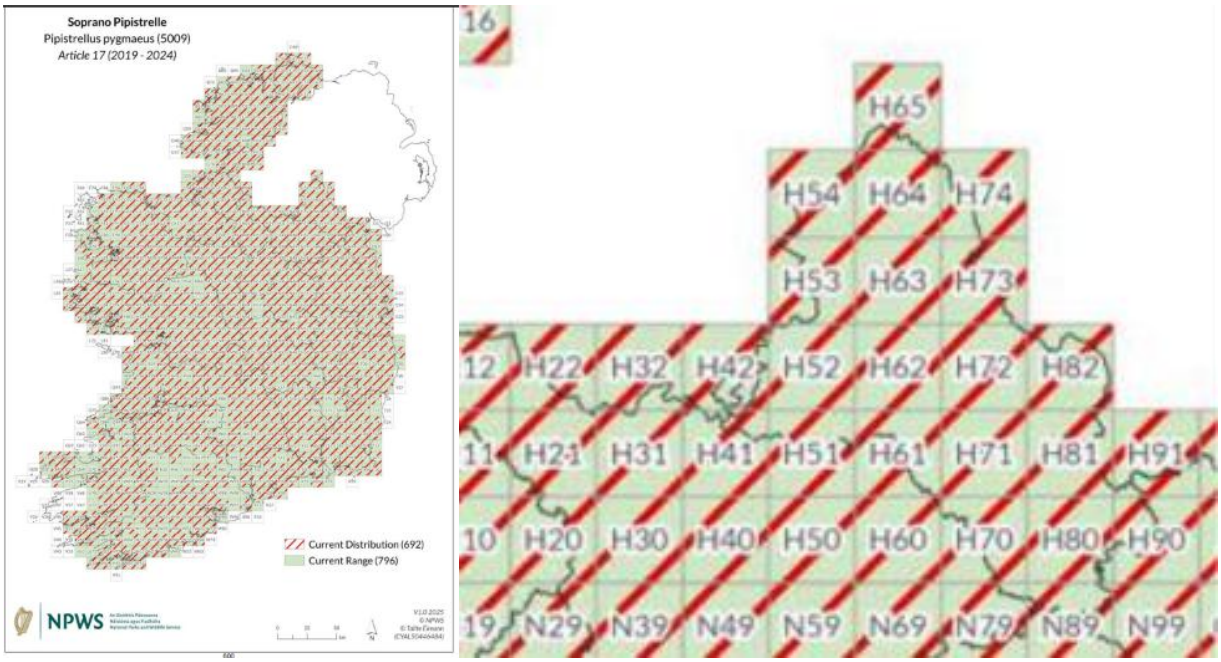
The proposed layout has made every effort to retain the existing roost sites, in addition to providing a variety of alternative roost sites within the immediate surroundings of the roost sites at risk. Avoidance of the cottage and construction of a new building would lead to the retention of a building that would degenerate over time and collapse and the roost sites would be lost, while this option ensures the retention of roost features and the provision of new purpose-built roost structures.

Test 3 - Impact of a derogation on Conservation Status

i) Details of the population and conservation status

Population and Conservation Status based upon “The Status of EU Protected Habitats and Species in Ireland SPECIES ASSESSMENTS Volume 3 2025” – NPWS

Soprano pipistrelle status



Distribution in Ireland (left) and in Monaghan (right)

NATIONAL LEVEL	
1 General information	
1.1 Member State	**IE**
1.2 Species code	**5009**
1.3 Species scientific name	***Pipistrellus pygmaeus***
1.4 Alternative species scientific name *Optional*	
1.5 Common name *Optional*	**Soprano Pipistrelle (Ialtóg fheascrach sopránach)**
1.6i Species description	The Soprano Pipistrelle (*Pipistrellus pygmaeus*) is present across much of central Europe and into southern Scandinavia and Greece, but may be absent from parts of France and southern Italy. It is the most widespread bat species on the island of Ireland, occurring in all counties including the extreme north, west and south. It is the second most commonly encountered species in the national bat monitoring programme, although its abundance is variable across the island with no particular north-south or east-west pattern apparent. Summer roosts are usually in buildings, including modern suburban houses, old abandoned mansions, churches, amenity buildings and farm sheds. Bat boxes are also used. Soprano Pipistrelles normally roost in very confined spaces, such as behind window sashes, under tiles and weather-boards, behind fascia and soffits, and within the cavities of flat roofs. Roosts of >1,500 individuals are known. The species is thought to hibernate in buildings and trees, but has seldom been recorded in winter. Although this bat is known to forage in a broad range of habitats, it shows some preference for aquatic habitats – riparian woodland, rivers and lakes.

6 Population		
Population within the biogeographical/marine region concerned.		
6.1 Year or period	***2024***	
6.2 Population size *(in reporting unit)*	**a) Unit**	***Number of individuals***
	b) Minimum	***1,204,800***
	c) Maximum	***2,709,600***
	d) Best single value	
	e) Class	
6.3 Type of estimate	***Best estimate*** */ multi-year mean / 95% confidence interval / minimum*	
6.4 Quality of extrapolation to reporting unit *Optional*	*High /* ***Moderate*** */ Low*	
6.5 Additional population size *(using population unit other than reporting unit)* *Optional*	**a) Unit**	***Number of individuals***
	b) Minimum	
	c) Maximum	
	d) Best single value	***1,443,100***
6.6 Type of estimate *Optional*	***Best estimate*** */ multi-year mean / 95% confidence interval / minimum*	

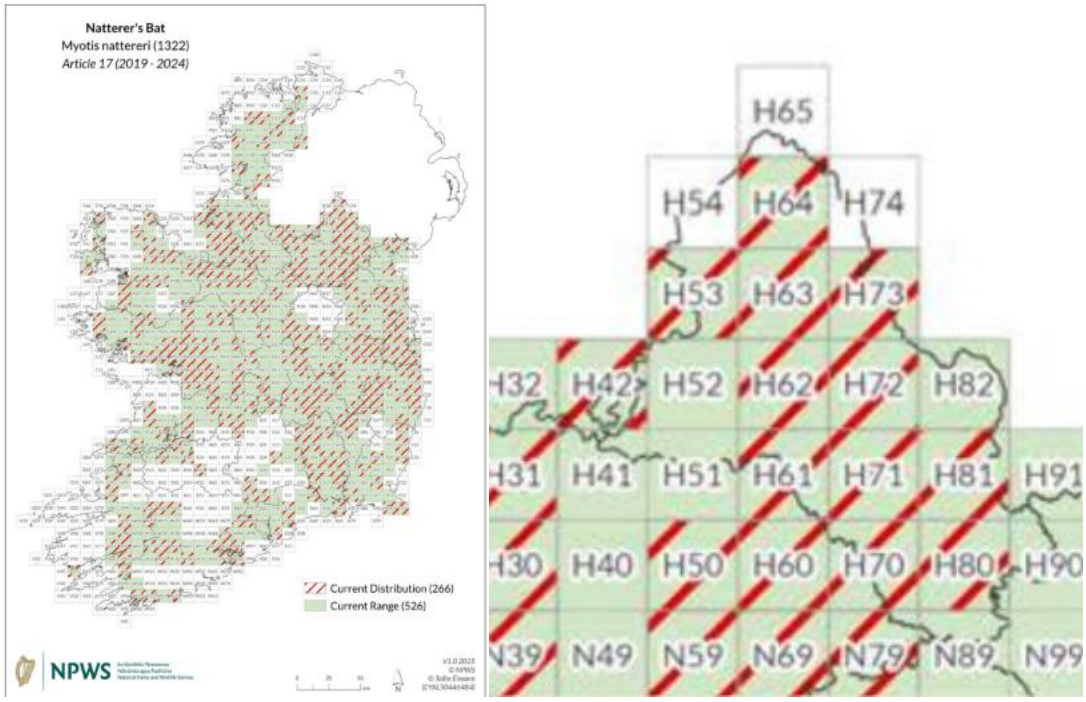
7.3 Short-term trend Period	***2013-2024***
7.4 Short-term trend Direction	***stable*** */ increasing / decreasing / uncertain / unknown*
7.5 Short-term trend Method used	*Select one of the following methods:* *a) Complete survey or a statistically robust estimate* ***b) Based mainly on extrapolation from a limited amount of data*** *c) Based mainly on expert opinion with very limited data* *d) Insufficient or no data available*

Natterer's bat status

NATIONAL LEVEL	
1 General information	
1.1 Member State	**IE**
1.2 Species code	**1322**
1.3 Species scientific name	***Myotis nattereri***
1.4 Alternative species scientific name *Optional*	
1.5 Common name *Optional*	**Natterer's Bat (Ialtóg Natterer)**
1.6i Species description	The Natterer's Bat is widespread across Europe and found from Portugal and north-west Africa to the Urals and the near East. It is widely distributed in Ireland, though records are relatively scarce. Summer roosts are normally in old stone buildings or masonry bridges. Usually only small numbers of bats are present, often hidden in narrow spaces where they are difficult to locate. A few larger roosts (>50 bats) have been found in Church of Ireland churches. A number of important autumnal swarming sites have been identified. This species is seldom recorded in winter, but occasionally individuals have been observed in bridges, mines and caves. Detector records have been limited due to the difficulty of distinguishing the *Myotis* species, but, more recently, improved bat ID technology is allowing detector records to be distinguished and confirmed more reliably. This bat gleans most of its prey (spiders, beetles, caterpillars, moths) from foliage, rather than catching it in the air. Woodland habitats, river corridors and pastures appear to be favoured for foraging.

6 Population		
Population within the biogeographical/marine region concerned.		
6.1 Year or period	***2025***	
6.2 Population size *(in reporting unit)*	**a) Unit**	***Number of individuals***
	b) Minimum	
	c) Maximum	
	d) Best single value	
	e) Class	*Population class (1 to 14, provide where reporting individuals and where the number is not precisely known)* *Class — Population size* *1 — 0-50* *2 — 50-100* *3 — 100-500* *4 — 500-1000* *5 — 1000-5000* *6 — 5000-10 000* ***7 — 10 000-50 000*** *8 — 50 000-100 000* *9 — 100 000-500 000* *10 — 500 000-1 000 000* *11 — 1 000 000-5 000 000* *12 — 5 000 000-10 000 000* *13 — 10 000 000-50 000 000* *14 — 50 000 000-100 000 000*

5.3 Short-term trend Period	***2013-2024***	
5.4 Short-term trend Direction	***stable*** */ increasing / decreasing / uncertain / unknown*	
5.5 Short-term trend Magnitude *Optional*	**a) Estimated Minimum**	
	b) Estimated Maximum	
	c) Pre-defined range	
	d) Unknown	
5.6. Short-term trend Magnitude Type of estimate *Optional*		
5.7 Short-term trend Method used	*Select one of the following methods:* *a) Complete survey or a statistically robust estimate* *b) Based mainly on extrapolation from a limited amount of data* ***c) Based mainly on expert opinion with very limited data*** *d) Insufficient or no data available*	



Monitoring the impacts of the derogation

The bat specialist will be present at the time of any work on the known roost sites, any walls connected to the roost and any roof elements connected to a roost. The mitigation also includes the examination of all trees within the site that will be felled or modified. To

ensure that the roost opportunities are optimised, the bat boxes and roost elements will be examined over 2 consecutive years. All data will be sent in a report to NPWS and where any urgent information must be provided, the Conservation Ranger will be contacted directly. A Returns form will also be provided to NPWS.

It is predicted that the derogation will have no impact on the conservation status of either species within the region and that there will be no loss or injury of protected species from the works proposed and future use of the site, following the implementation of all measures.

Potential impacts

Predicted Impacts Before Mitigation

(1) Loss of feeding and commuting habitat.Three species of bat are feeding and commuting along and within the pasture, trees and hedgerow, some of which would be removed in this development.
This will have a significant long-term permanent negative impact on individuals within these species.

(2) Loss of roosting habitat. The house and sheds are roost sites and the trees and buildings have roosting potential. Removal of the trees and changes to the buildings will have a moderate long-term impact on individual bats.

(3) Light Pollution -Lighting of the constructed house and areas around it will have a significant long-term negative impact on individual bats.

……..

Character of Impacts

- Identify the aspect of the environment affected.
- Describe whether the impact is positive, neutral or negative.
- Highlight significant impacts (positive and negative).
- Indicate whether the impact will be temporary, short, medium or long-term; Construction phase, post construction, etc.
- Highlight permanent impacts.
- Magnitude:
    - Quantify the amount or intensity by which the character/quality of any aspect of the environment will change (i.e. how much pollution).

- Indicate the spatial extent of the impact (will some, much or all of the areas be affected).
- Describe the degree of change; (i.e. imperceptible, slight, noticeable or significant).
- Highlight profound (i.e. complete) changes of character.

- Duration:
  - State whether the impact will be continuous, intermittent or occasional.
  - Indicate whether the impact will be temporary, short, medium or long-term.
- Consequences:
  - Identify the receptors which will be affected, indicating their sensitivity and significance.
  - Indicate whether the impact can be avoided mitigated or remedied.
  - State whether compensation is available, possible or acceptable.
  - Highlight irreversible impacts.
  - Highlight when the consequence cannot be determined.

ii) Full and detailed descriptions of proposed mitigation measures

Mitigation measures should follow the hierarchy of 1) avoid the impact, 2) reduce or minimise the scale or severity of the impact and, if these are not possible, then 3) abate the impact at the source or 4) abate the impact at the receptor through provision of alternative feeding areas, roosts or flight path features (e.g. hedgerows, treelines).(*Bat Conservation Ireland Appropriate Assessment Guidelines)*

Mitigation by remedy

(1) As there are two species of bat present within the buildings, a derogation licence must be applied for progression of the project. The licence is issued by the National Parks and Wildlife Service and allows for the possibility to undertake work that affects the protected structure used by a protected species once the work is carried out in a manner that avoids immediate risk to the bats concerned by means of mitigation.

(2) Trees and hedgerow that are not within the immediate footprint of the building or access paths should be retained. Any mature trees which are ivy clad or contain cracks

and crevices must be checked for bats before felling. The trees that are the main consideration are noted in this report.

(3) 1 x 1FR Schwegler bat box shall be integrated into the house and a second 1 x 1FR shall be built into the retained walls to provide further roost sites. The roost area of the Natterer's bat shall not be repointed. The wall within which the Natterer's bat is roosting shall be retained and provided with a small roof cover. The wall shall remain unlit.

6 x 2F bat boxes shall be attached to trees within the site.

(4) The repairs to the building, most crucially repairs around the chimney shall be supervised by a bat specialist. Similarly, work to the Natterer's bat roost wall shall be supervised.

(5) Bats will suffer a loss of feeding. For any hedgerow removed, it must be replaced with the same amount of semi-mature hedgerow and trees in another area.

Native shrubs and trees must be used within the new development. Where other climbers and shrubs are required, they should be taken from the approved list from the All-Ireland Pollinator Plan: pollinators.ie/wp-content/uploads/2023/04/Top-Ten-pollinator-plants-Guide-WEB.pdf

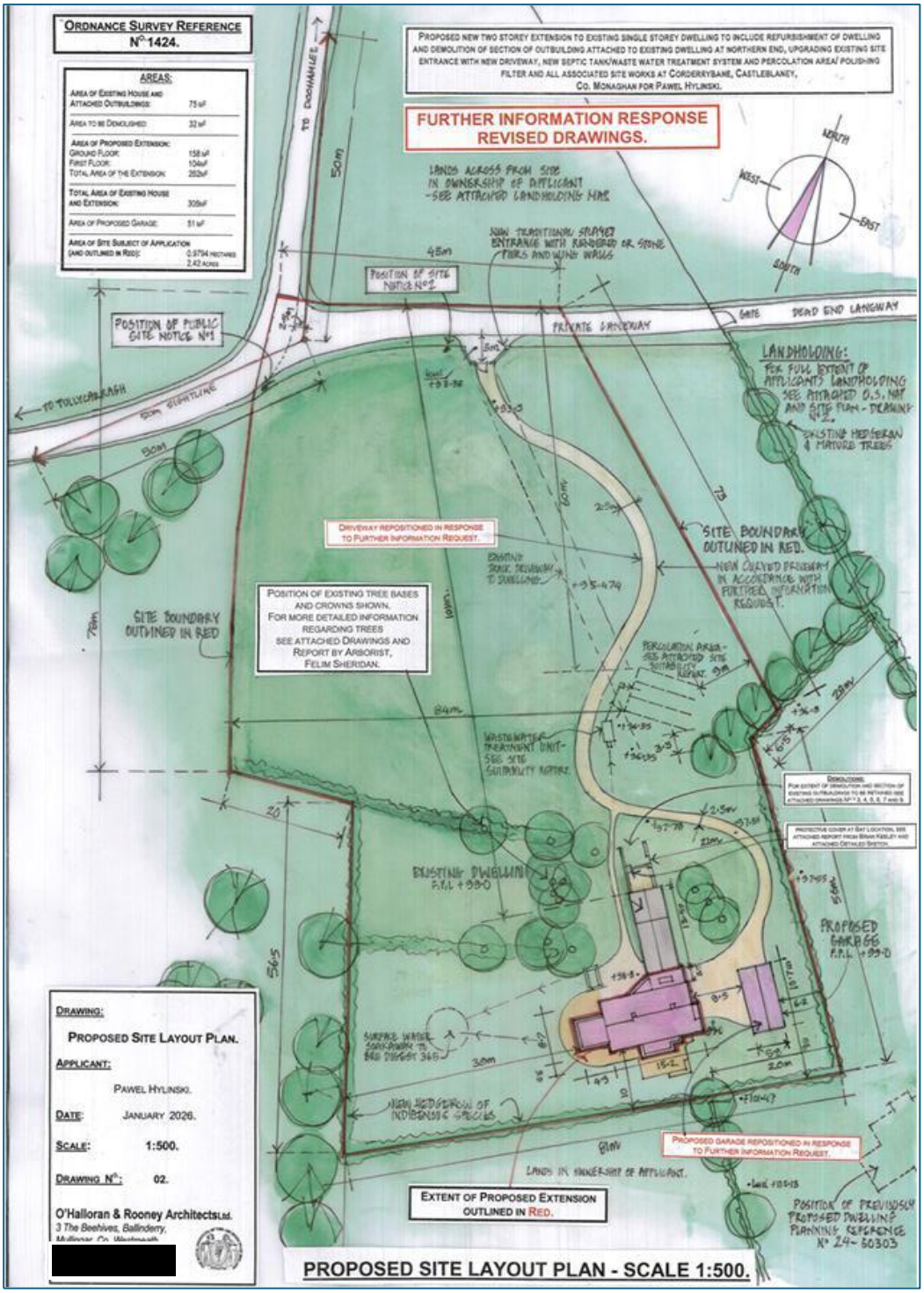
Bat Conservation Ireland recommend the following plants for night time insects - Honeysuckle - Lonicera periclymenum, Wild roses – e.g. Rosa canina, Rosa arvensis, Jasmine – Jasminum officinale, Brambles – Rubus fruticosus, Forget me not – Myosotis arvensis, White clover – Trifolium repens. Red clover – Trifolium pratense, Primroses – Primula vulgaris, Irish bluebells – Hyacinthoides non-scripta

(6) If bats are discovered at any stage of the development during which a bat specialist is NOT present, building work must cease and the bat specialist and the Conservation Ranger must be contacted.

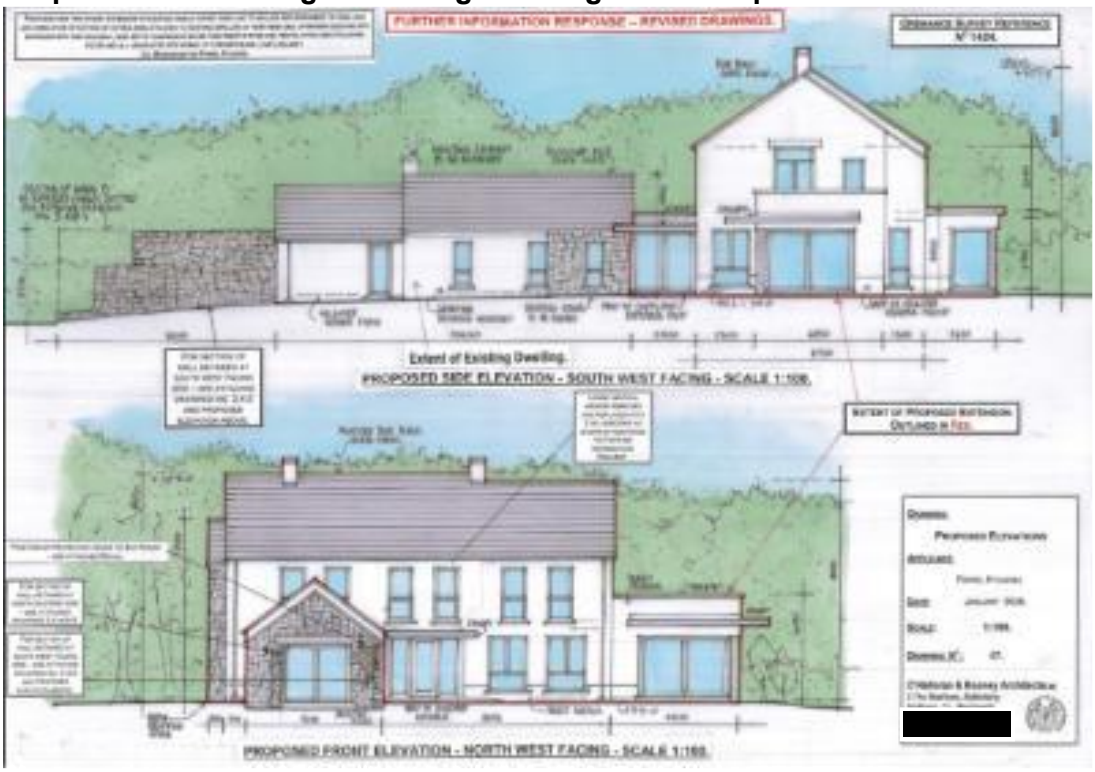
(7) Bat boxes and bat activity within the site shall be assessed following the completion of all construction and additional measures will be undertaken if bat activity has been reduced or bat occupancy has ceased.

Wildlife Surveys Ireland

Proposed site and house design following bat mitigation incorporation



Proposed house design following bat mitigation incorporation



Key mitigation features to retain existing roosting sites in addition to new bat box installation



Lighting design will be in accordance with:

Bats and Lighting – Guidance Notes for Planners, Engineers, Architects and Developers (Bat Conservation Ireland, 2010) https://www.batconservationireland.org/wp-content/uploads/2013/09/BCIrelandGuidelines_Lighting.pdf

Bats and Artificial Lighting at Night, Institute of Lighting Professionals, 2023 https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

Guidance Notes for the Reduction of Obtrusive Light GN01-21 (Institute of Lighting Professionals, 2021) https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/

Dark Sky Ireland's Environmentally Friendly Lighting Guide https://www.darksky.ie/lighting-documents/#guidelines

Mitigation Options and Recommendations (Eurobats)

	Measure	Recommendations
Avoidance	*Conserve dark areas*	High priority areas that should remain dark: • protected areas, including roosting and underground hibernation sites • feeding areas (natural areas, vegetation patches) • commuting routes (forest edges, hedgerows, rivers, tree lines)
Only if lighting is necessary, and after an assessment of bat occupancy and patterns of activity within the landscape framework of functional habitats:		
Mitigation	*Part-night lighting*	Turn off public outdoor lighting within **2 hours after sunset** (civil twilight): • Especially during bat reproduction and migration periods • Particular attention within home ranges of maternity colonies
	Dimming	• Adapt dimming strategy to human activities • Keep illuminance levels as low as possible according to EU standards (not going over minimum illuminance required)
	Avoid light trespass	Avoid light trespass over 0.1 lx on surrounding surfaces: • Use fully shielded luminaires • No illumination at or above horizontal • Control street light height, especially along pedestrian pathways and tree lines • Use fewer light sources at points low to the ground • Consider the interaction between light from luminaires and reflecting structures, such as roads and walls
General lighting and not sports	*Adapt lamp spectra*	Avoid lamps emitting wavelengths below **540 nm** (blue and UV ranges) and with a correlated colour temperature > 2700 K
Compensation	*Restore dark areas*	No net loss of darkness: • Restore darkness to the same extent as the proportion of dark areas lost • Enhance alternative dark corridors that connect roosts and feeding areas

The Eurobats guidelines (Voigt et al. 2018) for lighting at night and bat conservation considerations include:

- **Limiting the duration of night-time lighting**
- **Dimming illuminance and limiting light trespass**
- **Limiting the short wavelength (UV and blue) content of the light spectrum** (wavelengths in the UV range can be filtered without any decrease in *illuminance* level)

There are several ways of lessening the impact of lighting upon bats. A number of these are given here:

1. **Lighting must be cowled if required to prevent light overspill on to surrounding trees**
   Light modelling would provide appropriate information on how light will be restricted from the trees while providing illumination for pedestrians and cyclists. Internal louvres are the most efficient means of controlling light overspill / pollution.
2. **Lighting operation should be based on levels of activity**
   This should mirror the levels of use of the infield area. Lighting is unnecessary except at times of darkness and when games or training is under way.
3. **Lighting should be sufficiently controlled to provide for low levels at ground level.** The design should strive to achieve 3 lux at ground level in the case where bats are found to be present, through landscaping or similar, to control spill as required. It is easier to control light overspill from shorter columns. The measures below may assist in creating darker areas for bats that would in some areas be less than 3 lux.
4. **LED lights should be considered as the option for the lighting**
   LED lights are an energy efficient and highly controllable light source, are highly adaptable in terms of direction and strength and can be timed to switch on and off as they light quickly to the level required. These should ensure energy efficiency and money-saving as well as ecological advantages.
5. **Planting should be used to reduce / prevent light overspill and create commuting corridors**

Planting of treelines and hedgerow can prevent lighting from creating a barrier to movement and provide feeding for birds and mammals lost by the removal of vegetation. This should include species that will grow to tree height rather than low shrubs.

Impacts after mitigation

(1) Loss of roosting habitat. The retention of the original roost site for the Natterer's bat and the addition of in-built bat boxes for soprano pipistrelles will reduce this to a slight long term negative impact on individual bats.

(2) Loss of feeding and commuting habitat.The retention of trees and hedgerow and addition of semi mature trees and hedgerow will reduce the impact to a negligible long-term negative impact on individuals within these species.

(3) Light Pollution – There will be very limited light pollution with this construction. Management of lighting will reduce the impact to a slight long term negative impact on individual bats.

x

Appendix III Our team 63

Appendix V Bat data from surveyors 71

Appendix I

Bat Biology

Female bats gather in groups known as maternity roosts in summer to have their young. They generally have one baby each year, so are slow to reproduce, and disturbance of a maternity roost can be catastrophic.

In winter bats move to old stonework, trees and caves to hibernate. They are especially vulnerable here as they are slow to awaken, and if tree felling is carried out, they can easily be killed.

Species descriptions from Bat Conservation Ireland (2025), Biodiversity Ireland (2025) and further as listed below:

Common Pipistrelle and Soprano Pipistrelle

Pipistrellus pipistrellus and *Pipistrellus pygmaeus*

Ireland's two smallest bat species, and also the commonest, the common and soprano pipistrelles are the bats most likely to be seen flying around soon after dusk in both urban and rural areas. Both have a rapid, twisting flight as they pursue tiny prey of midges, mosquitoes and small moths. A single pipistrelle (weighing no more than 5-6g, the weight of a 1-euro piece) may consume as many as 3,000 of these insects in one night. Pipistrelles are frequently found roosting in houses, although they also roost in other locations such as tree holes. In houses they prefer to occupy confined spaces such as behind hanging tiles and soffit boards or between roofing felt and roof tiles, rather than the main attic space.

The two are called common and soprano because the latter echolocates at a higher frequency peaking at 55kHz, compared with the former which echolocates at a peak frequency of 46kHz. The soprano pipistrelle tends to form nursery (or maternity) roosts with larger numbers of individuals (up to 1,500) compared with the common pipistrelle which would typically have a much smaller nursery roost size.

Trends in these species are monitored annually using the Car-based Bat Monitoring Scheme. Results from this scheme indicate that since 2003 the soprano pipistrelle has increased significantly while the common pipistrelle has also increased, albeit more slowly. The reasons for these increases are poorly

understood but both species may be recovering from past declines or responding to increased woodland cover and/or climate change.

Conservation status

HABITATS DIRECTIVE ARTICLE 17 REPORTING
Range: Favourable
Population: Favourable
Habitat: Favourable
Future Prospects: Favourable
Overall Assessment of Conservation Status: Favourable
Overall Trend in Conservation Status: N/A
Source: NPWS 2013.

IUCN Conservation Status
Ireland: Least Concern
Europe: Least Concern
Global: Least Concern
Sources: (1) Marnell, F. et al 2009; (2) Hutson T., et al 2007 (3) Hutson, A.M. et al 2008

Legal status
Protected by the following legal instruments:
- Habitats Directive (92/43/EEC), Annex IV
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II
- Agreement on the Conservation of Populations of European Bats (EUROBATS)
- Wildlife Act (1976)
- Wildlife (Amendment) Act (2000)
- Wildlife (N.I.) Order of 1985

Leisler's bat

Nyctalus leisleri

This is the biggest Irish bat, and it is often found roosting in buildings although 13% of its roosts recorded in Ireland have been in trees. The Leisler's bat has distinctive level flight at greater heights than the other Irish species, from which it dives down after dung flies and beetles. It can be seen soon after sunset flying over open spaces such as parks and fields. Because it is one of the first bats to emerge in the evening and is quite large, the Leisler's may be confused with swifts that may also be flying around. They are best told apart by the wing shape; the swift's wings are smoothly curved and scimitar-like. Swifts also shriek, while the Leisler's bat is inaudible without a bat detector. The Leisler's bat is rare in Britain and the rest of Europe, but it is relatively common here. For this reason, the Irish population of Leisler's bats is considered of International Importance.

Leisler's bat is monitored by the Car-based Bat Monitoring Scheme and its annual trend has shown significant increases since 2003. The reason for the increase is poorly understood but it may be recovering from past declines or responding to increased woodland cover and/or climate change.

Conservation status

HABITATS DIRECTIVE ARTICLE 17 REPORTING
Range: Favourable
Population: Favourable
Habitat: Favourable
Future Prospects: Favourable
Overall Assessment of Conservation Status: Favourable
Overall Trend in Conservation Status: N/A
Source: NPWS 2013.

IUCN Conservation Status
Ireland: Near Threatened
Europe: Least Concern
Global: Least Concern
Sources: (1) Marnell, F. et al 2009; (2) Hutson T., et al 2007 (3) Hutson, A.M. et al 2008

Legal status
Protected by the following legal instruments:
- Habitats Directive (92/43/EEC), Annex IV
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II
- Agreement on the Conservation of Populations of European Bats (EUROBATS)
- Wildlife Act (1976)
- Wildlife (Amendment) Act (2000)
- Wildlife (N.I.) Order of 1985

Natterer's bat

Myotis nattereri

One of the rarer Irish bat species, the Natterer's bat likes woodland, mature hedgerow and pasture habitats. The Natterer's bat has broad wings so can fly with great manoeuvrability among trees and around hedgerows. It sometimes gleans insects or even spiders from foliage and may eat larger prey at a feeding perch. Its usual roost sites are in tree holes, old stone buildings such as churches and barns, and under bridges. This species has a fringe of stiff bristles along the trailing edge of its tail membrane, which may help to hold or trap its prey.

Conservation status

HABITATS DIRECTIVE ARTICLE 17 REPORTING
Range: Favourable
Population: Favourable
Habitat: Favourable
Future Prospects: Favourable
Overall Assessment of Conservation Status: Favourable
Overall Trend in Conservation Status: N/A
Source: NPWS 2013.

IUCN Conservation Status
Ireland: Least Concern
Europe: Least Concern

Global: Least Concern
Sources: (1) Marnell, F. et al 2009; (2) Hutson T., et al 2007 (3) Hutson, A.M. et al 2008

Legal status
Protected by the following legal instruments:
- Habitats Directive (92/43/EEC), Annex IV
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II
- Agreement on the Conservation of Populations of European Bats (EUROBATS)
- Wildlife Act (1976)
- Wildlife (Amendment) Act (2000)
- Wildlife (N.I.) Order of 1985

Brown long eared bat

Plecotus auritus

The huge ears of this bat are its most distinctive feature – they are almost as long as the body. Although they are probably quite common in Ireland, it is difficult to see long-eared bats in flight because they prefer to forage in woodland flying amongst the foliage, picking moths and other insects off leaves. These bats emit their quiet echolocation sounds through their nose. Larger prey items such as noctuid moths are taken to a feeding perch, often in a porch or outhouse. These perches are recognisable by the piles of insect remains, such as moth wings, which collect under them. The long-eared bat roosts in buildings such as houses with large attic spaces, churches, outbuildings and in tree holes.

A scheme for monitoring the brown long-eared bat at its roosts was developed in 2007 (the Brown Long-eared Bat Roost Monitoring Scheme). Thus far its population has been stable.

Conservation status

HABITATS DIRECTIVE ARTICLE 17 REPORTING
Range: Favourable

Population: Favourable
Habitat: Favourable
Future Prospects: Favourable
Overall Assessment of Conservation Status: Favourable
Overall Trend in Conservation Status: N/A
Source: NPWS 2013.

IUCN Conservation Status
Ireland: Least Concern
Europe: Least Concern
Global: Least Concern
Sources: (1) Marnell, F. et al 2009; (2) Hutson T., et al 2007 (3) Hutson, A.M. et al 2008

Legal status
Protected by the following legal instruments:
- Habitats Directive (92/43/EEC), Annex IV
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II
- Agreement on the Conservation of Populations of European Bats (EUROBATS)
- Wildlife Act (1976)
- Wildlife (Amendment) Act (2000)
- Wildlife (N.I.) Order of 1985

Appendix II Legislation

Bats are protected under the 1976 Wildlife Act, the 2000 Wildlife (Amendment) Act, S.I. No 477 of 2011, The Habitats Directive, The Bonn and Bern Convention, and the Eurobats agreement.

The European Community (Natural Habitats) Regulations S.I. No 477 of 2011 states:

51. (1) The Minister shall take the requisite measures to establish a system of strict protection for the fauna consisting of the species referred to in Part 1 of the First Schedule. (2) Notwithstanding any consent, statutory or otherwise, given to a person by a public authority or held by a person, except in accordance with a licence granted by the Minister under Regulation 54, a person who in respect of the species referred to in Part 1 of the First Schedule— (a) deliberately captures or kills any specimen of these species in the wild, (b) deliberately disturbs these species particularly during the period of breeding, rearing, hibernation and migration, (c) deliberately takes or destroys eggs of those species from the wild, (d) damages or destroys a breeding site or resting place of such an animal, or (e) keeps, transports, sells, exchanges, offers for sale or offers for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive, shall be guilty of an offence. (3) The prohibitions referred to in paragraph (2) shall apply to all stages of life of the biological cycle of fauna to which this Regulation applies. (4) The Minister shall establish a system to monitor the incidental capture and killing of fauna consisting of the animal species referred to in Part 1 of the First Schedule and, having regard to the information gathered, he or she shall conduct further research or take such conservation measures as required to ensure that incidental capture and killing does not have a significant negative impact on the species concerned.

The EU Habitats Directive (92/43/EEC) lists all Irish bat species in Annex IV and one Irish species, the lesser horseshoe bat (Rhinolophus hipposideros), in Annex II. Annex II includes animal and plant species of community interest whose conservation requires the designation of Special Areas of Conservation (SACs) because they are endangered, rare, vulnerable or endemic. Annex IV includes various species that require strict protection. Article 11 of the Habitats Directive requires member states to monitor all species listed in the Habitats Directive and Article 17 requires States to report to the EU on the findings of monitoring schemes.

The Bern and Bonn Conventions:

Ireland is also a signatory to a number of conservation agreements pertaining to bats such as the Bern and Bonn Conventions. The European Bats Agreement (EUROBATS) is an agreement under the Bonn Convention. Ireland and the UK are two of the 31 signatories. The Agreement has an Action Plan with priorities for implementation. Devising strategies for monitoring of populations of selected bat species in Europe is among the resolutions of EUROBATS.

1.3.1 The Bern Convention:

Article 6 of the "Convention on the Conservation of European Wildlife and Natural Habitats' (Berne Convention) reads:

"Each Contracting Party shall take appropriate and necessary legislative and administrative measures to ensure the special protection of the wild fauna species specified in Appendix II. The following will in particular be prohibited for these species:

a) all forms of deliberate capture and keeping and deliberate killing;

b) the deliberate damage to or destruction of breeding or resting sites;

c) the deliberate disturbance of wild fauna, particularly during the period of breeding, rearing and hibernation, insofar as disturbance would be significant in relation to the objectives of this Convention; ...

Appendix II lists strictly protected fauna species and this list includes "Microchiroptera, all species except Pipistrellus pipistrelles".

The EUROBATS Agreement:

The 'Agreement on the Conservation of Populations of European Bats' (EUROBATS) was negotiated under the 'Convention for the Conservation of Migratory Wild Species' (Bonn Convention) and came into force in January 1994. The legal protection of bats and their habitats are given in Article III as fundamental obligations:

"1. Each Party shall prohibit the deliberate capture, keeping or killing of bats except under permit from its competent authority

2. Each Party shall identify those sites within its own area of jurisdiction which are important for the conservation status, including for the shelter and protection, of bats. It shall, taking into account as necessary economic and social considerations, protect such sites from damage or disturbance. In addition, each Party shall endeavour to identify and protect important feeding areas for bats from damage or disturbance."

The Agreement covers all European bat species.

Contact Details: [redacted] Our website is https://www.wildlifesurveys.net.

Appendix III

Our team

About Our Team

Wildlife Surveys Ireland Ltd. was founded by Brian Keeley and Donna Mullen. The company undertakes a variety of ecological evaluations and operations and have provided advice to County Councils, government departments, NPWS, OPW, developers, individuals applying for planning applications, local community groups, Tidy Towns organisations and many more. Brian and Donna have been engaged in bat detector surveys since the late 1980s on a voluntary basis and were first trained by Bat Conservation Trust in 1992. They have been involved in surveying for over 30 years and have surveyed in every county on the island of Ireland.

Brian and Donna are engaged in all surveys undertaken by Wildlife Surveys Ireland and are involved in the fieldwork for all larger projects or where there is a project that requires long-term experience and expertise. All reports are co-written by either Director and the principal fieldworker, to ensure that they address the issues of bat conservation correctly and thoroughly.

We trial our mitigation at our own nature reserve in North Meath – Golashane Nature Reserve, so we have first-hand knowledge of working mitigation.
Our company was a finalist in the RDS Rural Sustainability Awards in May 2022. In 2019, we achieved a Rural Inspiration Award and presented our work on our nature reserve to Mr Phil Hogan in Brussels. A tree is planted on our reserve for each survey and 5% of our company profits are given to charities.

Brian Keeley BSc (Hons) Zool

Director

Brian has been involved in overseas survey work in Wales, England, France, Hungary and Poland and was involved in the compilation of the NRA / TII publications on bat survey and mitigation for roads. Brian has been involved in bat conservation since 1988 and founded the Dublin Bat Group (and later Bat Conservation Group Dublin) and Bat Conservation Ireland and has served as chair of this group for much of its existence. Brian is still a Council member of BCIreland. Brian has been vaccinated against Rabies and is licensed to disturb roosts for the purpose of survey.

Donna Mullen M.P.P.M D.E.N.V.S.P

Director
Donna Mullen is a founder member of Bat Conservation Ireland and the Irish Environmental Network. She was involved in drawing up the guidelines for the Heritage Council on bats and traditional farm buildings and has worked on providing new roosts and adapting old roosts to facilitate bats. This work includes surveying, advising architects, working with derogations and monitoring. She has also worked worked with the Irish Landmark Trust and the OPW providing advice on castles and old buildings. She has a strong interest in environmental law and worked on case 183/05 which was successful in the ECJ. She has recently published a book “Make Your Home A Nature Reserve” – O Brien Press and is a frequent contributor on wildlife matters with the Claire Byrne Show on RTE. Donna has been vaccinated against Rabies and is licensed to disturb roosts for the purpose of survey.

Ferdia Keeley BSc (Hons). Cert in Field survey techniques

Field ecologist

Ferdia Keeley has been undertaking bat surveys for seven years. During this time, he has been tutored by both Brian and Donna in bat activity survey techniques and has operated a variety of bat detectors including Echometer EM2 and EM3, Echometer Touch, Echometer Touch 2 Pro, Anabat, Batbox III, Pettersson D240X and most recently Batlogger M2. Ferdia has also installed static monitors within sites: Songmeter 2, Songmeter Mini Bat and Songmeter Mini Bat 2. Ferdia has been trained in bat tree surveys with Flight Ecology Surveying England. He is training with Bat Conservation Ireland for trapping techniques and has been training with WSI in capturing and handling bats and identification of Irish bats. Ferdia has been vaccinated against Rabies and is licensed to disturb roosts for the purpose of survey. (Note: the welfare of bats is paramount in the survey work of WSI and once a roost has been established, no further disturbance to the roost is permitted).

Saoirse Keeley BCL(Hons) (Law and business, Maynooth University)

Legal support

Saoirse has a bachelor's degree in law and business and has a particular interest in European Law and Environmental Regulation. She helps with the preparation of environmental reports and contributes to applications for derogation licences. Her understanding of legal frameworks – particularly around EU and constitutional environmental legislation – has been really useful in ensuring our work meets regulatory requirements. She also brings strong research, analytical and communication skills to the team. Saoirse has also trained with Bat Conservation Ireland and frequently leads bat walks. Saoirse is rabies vaccinated.

Hugh Keeley

Student surveyor

Hugh assists in surveying under instruction from a senior ecologist. Hugh has an interest in business economics and is studying for a degree in Maynooth University. Hugh assists with bat walks and talks and is particularly good in dealing with bat rehabilitation. Hugh is vaccinated against rabies.

Appendix I -Definition of Effects – EPA 2017

Significance of Effects	Definition
Imperceptible	An effect capable of measurement but without significant consequences.
Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
Profound Effects	An effect which obliterates sensitive characteristics

3.5.2.3 Criteria Used to Define Duration of Effects

In line with the EPA Guidelines (EPA, 2017), the following terms are defined when quantifying duration and frequency of effects. See Table 4, below.

TABLE 4. DEFINITION OF DURATION OF EFFECTS.

Quality	Definition
Momentary Effects	Effects lasting from seconds to minutes
Brief Effects	Effects lasting less than a day
Temporary Effects	Effects lasting less than a year
Short-term Effects	Effects lasting one to seven years.
Medium-term Effects	Effects lasting seven to fifteen years.
Long-term Effects	Effects lasting fifteen to sixty years
Permanent Effects	Effects lasting over sixty years
Reversible Effects	Effects that can be undone, for example through remediation or restoration

Appendix III – Bat Data.

Bat activity recorded at the buildings over a sustained period in August 2026 by means of a static monitor (Songmeter Mini Bat)

Date And	Bat Passes Per Hour										
Bat Species	0	1	2	3	4	5	6	21	22	23	Grand Total
06/08/2026								11		2	13
Common Pipistrelle								11		2	13
07/08/2026		9	12	1	3	1		4	6	10	46
Natterer's Bat										1	1
Leisler's Bat		1	1	1	1						4
Common Pipistrelle					2	1		2	6	9	20
Soprano Pipistrelle		8	11					2			21
08/08/2026	8	13	10	5	11	1		3	4	2	57
Leisler's Bat									1		1
Common Pipistrelle				3	11	1		3	3	1	22
Soprano Pipistrelle	8	13	10	2						1	34
09/08/2026	2	5	11	4	9			15			46
Common Pipistrelle			4	2	9			15			30
Soprano Pipistrelle	2	5	7	2							16
10/08/2026						1		1	2		4
Leisler's Bat									2		2
Common Pipistrelle								1			1
Soprano Pipistrelle						1					1
11/08/2026	32	19	6	2		5	2	2	3		71
Natterer's Bat				1							1
Leisler's Bat						5	2	1			8
Common Pipistrelle			1					1	3		5
Soprano Pipistrelle	31	19	5	1							56
Brown Long-Eared Bat	1										1
12/08/2026		5	5	2	4	1		1	2	1	21
Leisler's Bat						1					1
Common Pipistrelle			2		3			1	1	1	8

Date And	Bat Passes Per Hour										
Bat Species	0	1	2	3	4	5	6	21	22	23	Grand Total
Soprano Pipistrelle		5	3	2	1				1		12
13/08/2026	1	10	14	1	4	3		7	5	7	52
Daubenton's Bat				1							1
Leisler's Bat			2		1	2		2	2	5	14
Common Pipistrelle	1	1				1		5	3	1	12
Soprano Pipistrelle		9	12		3					1	25
14/08/2026	5	6	1	4	8	5		6	9	3	47
Daubenton's Bat			1								1
Leisler's Bat								1			1
Common Pipistrelle	2			4	3	3		4	9	3	28
Soprano Pipistrelle	2	6			5	2		1			16
Brown Long-Eared Bat	1										1
15/08/2026	7	9	4	13	3	8		9	3	11	67
Natterer's Bat										1	1
Leisler's Bat						1		2			3
Common Pipistrelle	6	3	3	9	2	6		5		3	37
Soprano Pipistrelle	1	6	1	4	1	1		2	3	7	26
16/08/2026	8	21	12	14	2	1		4		1	63
Leisler's Bat								3		1	4
Common Pipistrelle			1	1				1			3
Soprano Pipistrelle	8	20	11	13	2	1					55
Brown Long-Eared Bat		1									1
17/08/2026	3	11	2		1	6		22	24	18	87
Leisler's Bat			1			3					4
Common Pipistrelle		3	1		1	1		22	23	15	66
Soprano Pipistrelle	3	8				2			1	3	17
18/08/2026	11	7	9	3	8	5		15	6	6	70
Leisler's Bat		1		1		1					3
Common Pipistrelle	7	5	2	1	7	2		15	6	1	46
Soprano Pipistrelle	4	1	7	1	1	2				5	21
19/08/2026	18	8	20								46

Date And	Bat Passes Per Hour										
Bat Species	0	1	2	3	4	5	6	21	22	23	Grand Total
Leisler's Bat		1									1
Common Pipistrelle	11		20								31
Soprano Pipistrelle	7	7									14
Grand Total	95	123	106	49	53	37	2	100	64	61	690