ALTEMAR
Marine & Environmental Consultancy

Supporting Bat derogation licence for Proposed Large-Scale Residential Development at Boyne Road, Drogheda, Co. Louth

Document Control Sheet			
Client	Lagan Homes Boyne Ltd		
Project	Bat fauna derogation licence supporting information for the proposed Large-Scale Residential Development at Boyne Road, Drogheda, Co. Louth.		
Date	**29TH SEPTEMBER 2026**		
Version	Author	Reviewed	Date
Final	Tadhg Lonergan	Bryan Deegan	**29TH SEPTEMBER 2026**

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1) Introduction

Lagan Homes Boyne Ltd proposes a Large-Scale Residential Development (LRD) on lands at Boyne Road, Drogheda, Co. Louth, extending to c. 3.8 ha. The application is being made under the provisions of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. The development comprises 192 no. residential units (42 no. houses and 150 no. apartments), together with a childcare facility, café, gymnasium and community workspace, and associated access, parking, open space, landscaping, attenuation ponds, public lighting and all ancillary works, including the demolition of the existing buildings on site.

A Bat Fauna Impact Assessment was carried out by Altemar Ltd, comprising a preliminary roost assessment of six derelict, unoccupied two-storey houses within the survey area, and emergence/detector surveys undertaken on the 4th and 16th of September 2026. The surveys confirmed three day roosts, each used by a single Common pipistrelle (Pipistrellus pipistrellus), in Buildings 1, 2 and 4. Common pipistrelle, Soprano pipistrelle (Pipistrellus pygmaeus) and Brown long-eared bat (Plecotus auritus) were also recorded foraging on site.

All six buildings on site are to be demolished to facilitate the proposed development. No roosting bats were recorded in Buildings 3, 5 and 6, and these may be demolished in advance of the licence. As the demolition of Buildings 1, 2 and 4 will result in the loss of three bat roosts, a derogation licence from the National Parks and Wildlife Service (NPWS) is required under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) before any works affecting these buildings take place.

This document sets out the proposed development, the ecological surveys undertaken, and the mitigation measures proposed to protect bats during construction and operation, and provides supporting evidence in respect of the three derogation tests to inform NPWS's consideration of this application.

2a).Objective of Proposed works

The objective of the proposed development is to deliver a Large-Scale Residential Development on the c. 3.8 ha site at Boyne Road, Drogheda, Co. Louth. The scheme will provide 192 no. residential units, comprising 42 no. houses (22 no. 3-bed and 20 no. 4-bed) and 150 no. apartments (41 no. 1-bed, 95 no. 2-bed and 14 no. 3-bed), together with a childcare facility (394 sq.m), café (81 sq.m), gymnasium (554 sq.m) and community workspace (77 sq.m).

The scheme includes new vehicular, cycle and pedestrian access from Newtown Road (L2307), replacement and upgrading of existing pedestrian steps from Strand Road (R167), 196 no. basement and surface parking spaces, 344 no. sheltered and 122 no. visitor cycle spaces, public and private open space, landscaping, attenuation ponds, public lighting, internal roads and all associated infrastructure. To facilitate the development, the existing derelict buildings on site (2,113.4 sq.m), including three buildings containing confirmed bat roosts, will be demolished.

b). Scientific Staff

Name	Position	Qualification	Relevant experience
Tadhg Lonergan	Ecologist	PhD Biology & Environmental Sciences, BSc (Hons) Zoology	Tadhg carried out the bat report and field surveys for this project. He has extensive experience carrying out fauna surveys as both a researcher and consultant ecologist in Ireland, the UK, France, Denmark and Central America, including roving and static acoustic bat surveys, bat roost inspections and emergence/re-entry surveys. Tadhg specialises in bat ecology, with fieldwork experience spanning long-term mark-recapture studies and roost monitoring of multiple species. He holds an NPWS Section 23/34 licence for bat handling and a Regulation 54 personal derogation licence for bat survey work.
Luke Dodebier	Ecologist	BSc Wildlife Biology	Luke holds a BSc (Hons.) in Wildlife Biology and has 6 years' experience in ecological consultancy, Luke has worked on a large variety of projects from large scale renewable projects to small scale residential projects and seen them to completion. Luke is a skilled terrestrial ecologist experienced in Bird, mammal and flora surveying as well as associated reporting in AA, NIS and EcIA. Designing and implementing mitigation for bat including lighting and habitat enhancement. Luke has attended the following courses: Bat Detector Workshop (BCI, July 2018), Bat mitigation course (CIEEM, November 2019) Bat Handling Course (BCI, 2025
Bryan Deegan	Managing Director	MSc, BSc (MCIEEM).	Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

2).Background

Proposed Activity

The proposed development will consist of:

- Construction of 192 no. residential units, comprising 42 no. dwellings (22 no. 3-bed and 20 no. 4-bed) and 150 no. apartments (41 no. 1-bed, 95 no. 2-bed and 14 no. 3-bed);
- New vehicular, cycle and pedestrian access to the site from Newtown Road (L2307), including new crossing points;
- Replacement and upgrading of existing pedestrian steps to the site from Strand Road (R167);
- Provision of non-residential uses on the site: a childcare facility/crèche (394 sq.m), café (81 sq.m), gymnasium (554 sq.m) and community workspace (77 sq.m);
- 196 no. basement and surface level parking spaces, including EV, disabled and Go Car spaces;
- 344 no. sheltered cycle spaces for residents and 122 no. visitor cycle spaces;
- Provision of public and private open space, cycle paths, landscaping (including planting, public art and play equipment), and attenuation ponds;
- Public lighting throughout the site, and all internal roads, tracks, paths and signage;
- Associated development and infrastructure works, including traffic calming on Newtown Road and Newtown Link Road; and
- Demolition of the existing buildings on site (2,113.4 sq.m).

Location

- The site of the proposed works is at Boyne Road, Drogheda, Co. Louth. The survey area occupies the southern part of the proposed development site and is bounded by mature trees along Strand Road (R167) to the south and along the western boundary.

- Grid reference (53.7207262927188, -6.323069155051268)

Ownership

The proposed development client is Lagan Homes Boyne Ltd. Further detail on site ownership is not addressed within the accompanying Bat Fauna Impact Assessment and should be confirmed within the wider planning application documentation.

Reason for Activity

The proposed Boyne Road LRD comprises 192 no. residential units and associated non-residential and infrastructural uses, as described above. To facilitate these works, all six derelict buildings within the survey area must be demolished.

Bat surveys recorded three day roosts, each used by a single Common pipistrelle, in Buildings 1, 2 and 4 of the six buildings to be demolished. As these buildings are to be demolished as part of the development, a derogation licence is required. The demolition of these buildings is necessary to enable the development, but requires appropriate mitigation and ecological oversight to ensure compliance with wildlife legislation

Planning History

Planning permission was sought to develop the site in a similar manner by Sionna Homes Ltd. Twice, once in 2019 and once in 2021. However, in both cases the applications were withdrawn. Planning reference numbers; 21141 and 19674

3). Proposed Works

The proposed works involve the redevelopment of the c. 3.8 ha site at Boyne Road, Drogheda, Co. Louth, to facilitate the construction of a Large-Scale Residential Development comprising 192 no. residential units, a childcare facility, café, gymnasium and community workspace, together with associated access, parking, open space, landscaping, attenuation ponds, public lighting and all ancillary works. To facilitate the proposed development, all six existing derelict buildings within the survey area will be demolished.

Bat surveys recorded three day roosts, each used by a single Common pipistrelle (Pipistrellus pipistrellus), in Buildings 1, 2 and 4. As the demolition of these buildings will result in the loss of three confirmed bat roosts, a derogation licence is required. Appropriate mitigation measures and ecological supervision will be implemented to ensure compliance with wildlife legislation and to minimise impacts on bats during demolition and construction works.

Mitigation Measures

As outlined in Marnell et al. (2022) '*Mitigation should be proportionate. The level of mitigation required depends on the size and type of impact, and the importance of the population affected*.' In addition, as outlined in Marnell et al. (2022) '*Mitigation for bats normally comprises the following elements:*

- *Avoidance of deliberate, killing, injury or disturbance – taking all reasonable steps to ensure works do not harm individuals by altering working methods or timing to avoid bats. The seasonal occupation of most roosts provides good opportunities for this*
- *Roost creation, restoration or enhancement – to provide appropriate replacements for roosts to be lost or damaged*
- *Long-term habitat management and maintenance – to ensure the population will persist*
- *Post-development population monitoring – to assess the success of the scheme and to inform management or remedial operations.*'

As a result, the following mitigation measures will be implemented:

- As the proposed development will result in the destruction of bat roosts in Buildings 1, 2 and 4, a derogation licence under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) is required from the National Parks and Wildlife Service. No demolition of, or works affecting, Buildings 1, 2 and 4 will take place until the licence is granted. These works, including timing, pre-demolition inspection and the removal of roost features, will be carried out only in accordance with the conditions of the licence and under the supervision of a suitably qualified and licensed bat ecologist.
- No roosting bats were recorded in Buildings 3, 5 and 6. These buildings may be demolished in advance of the derogation licence. Care will be taken not to strike, undermine or otherwise damage Buildings 1, 2 and 4 during these works. Should bats be encountered at any stage, works will stop immediately and the project ecologist will be contacted. If demolition takes place during the bat survey season (May to September), a dusk emergence survey of the buildings will be carried out the evening before.
- A suitably qualified and licensed bat ecologist (the project ecologist) will be appointed to oversee all works affecting the buildings 1, 2 and 4.
- Bat boxes suitable for crevice-dwelling pipistrelles will be installed on mature, retained trees in advance of the demolition of Buildings 1, 2 and 4. Number, locations and orientations will be selected by the project ecologist.
- Any damaged or missing bat boxes will be replaced.
- Construction lighting will be directional and will not be directed at the boundary trees along Strand Road, the western boundary or the bat boxes. Lighting will be switched off outside working hours except where required for security.
- Operational lighting will be as per the Sabre Electrical Services Ltd. (2023) lighting design, using 2700K to 3000K full cut-off luminaires. Light spill onto the retained southern and western boundary vegetation and bat box locations will not exceed 1 lux.

- A post-construction light spill survey will be undertaken by the project ecologist. Where light levels above 1 lux are recorded at the boundary vegetation or bat box locations, remedial measures (e.g. shields, dimming, re-aiming) will be implemented until compliance is achieved.

4. Ecological Surveys and Site Assessment

Bat roosts.

Six derelict, unoccupied two-storey houses are present within the survey area, several of which are fire-damaged and partly roofless. A preliminary roost assessment of each building was undertaken from ground level in accordance with Collins (2023). Each building was examined for potential roost features (PRFs) such as missing or slipped slates and ridge tiles, gaps at the eaves, soffits and bargeboards, cracks in masonry and dense ivy cover, and checked for evidence of bats such as droppings, staining and feeding remains. The buildings have been unoccupied for many years and show evidence of fire damage and anti-social use.

Bats were recorded emerging from three of the six buildings on site (Buildings 1, 2 and 4). In each case, a single Common pipistrelle was observed emerging from the building. Based on the low numbers of bats, the time of year and the absence of evidence of breeding, these are assessed as day roosts, as defined in Collins (2023), used by individual bats. Previous surveys by Ecofact (2022) within the maternity period recorded a maximum of three Soprano pipistrelles emerging from the derelict houses, and no maternity roost was identified. The roosts are therefore considered to be day roosts of low conservation significance.



Plate 1. Pictures of some of the derelict houses on site.

Emergent/detector surveys.

Bat emergent/detector surveys were undertaken during the active bat season by Tadhg Lonergan, Frank Spellman, Uma Isselee, Hugh Butler and Saoirse Ó Faoileán on the 4th and 16th of September 2026. Weather conditions were good, with warm temperatures greater than 10°C after sunset, winds not exceeding Beaufort 1, and no precipitation during or preceding the surveys. Insects were observed in flight throughout the survey.

At dusk, bat detector surveys were carried out onsite using an Echo Meter Touch 2 Pro bat detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations. Emergent surveys began 30 minutes prior to sunset and were completed 1 hour after sunset. Following the emergence surveys, an acoustic transect survey was carried out throughout the survey area on both nights.

Bats were recorded emerging from Buildings 1, 2 and 4, with a single Common pipistrelle observed emerging from each building. Foraging activity was also recorded on site, heavily concentrated near the southern and south-western boundary of the site where mature trees along Strand Road provide shelter and insect prey, and adjacent to the Boyne estuary. Three species were noted foraging on site: Common pipistrelle, Soprano pipistrelle and Brown long-eared bat.

Status of species in local/regional area

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

Bat Species	Conservation Status
Common Pipistrelle *Pipistrellus pipistrellus*	Favourable
Soprano pipistrelle *Pipistrellus pygmaeus*	Favourable
Brown long-eared bat *Plecotus auritus*	Favourable

Survey Objective(s)

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

Description of Survey Area

The survey area comprises six derelict, unoccupied two-storey houses in varying states of disrepair within the southern part of the proposed development site. Several buildings are fire damaged and partly roofless. The survey area is dominated by scrub and is bounded by mature trees along Strand Road (R167) to the south and along the western boundary.

Survey Methodology

The survey involved the methodologies outlined in Collins (2023), including the external roost inspection methodology (Section 5.2.10) and internal survey methodology (Section 5.2.14). In addition, the methodologies for Presence/Likely Absence surveys (Section 7) were carried out for dusk emergence surveys.

As outlined in Collins (2023) in relation to weather conditions: 'The aim should be to carry out surveys in conditions that are close to optimal (with sunset temperature 10°C or above without heavy rain or strong wind), particularly where low numbers of surveys are planned.'

There were minimal constraints in relation to the survey carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments in the area surrounding the site. Winds were considered optimal for assessing foraging behaviour. At dusk, bat detector surveys were carried out onsite using an Echo Meter Touch 2 Pro detector to determine bat activity, with bats identified by their ultrasonic calls coupled with behavioural and flight observations.

Survey Results

Bat roost suitability assessments and dusk emergence surveys were carried out on the 4th and 16th of September 2026. Bats were recorded emerging from three of the six buildings on site (Buildings 1, 2 and 4)(see figure 1 below), each used by a single Common pipistrelle. Foraging activity was also recorded on site, concentrated near the southern and south-western boundary of the site. No evidence of a larger bat roost (e.g. a maternity roost) was recorded within any of the buildings on site.



Figure 1. Building locations and IDs on site (Buildings 1, 2 and 4 contained confirmed day roosts).

Population size and class assessment

The three confirmed roosts each support a single Common pipistrelle and are assessed as day roosts of low conservation significance, rather than maternity or hibernation roosts. Given the species' 'Least Concern' conservation status, widespread distribution and stable population in Ireland, it is concluded that, with implementation of the mitigation measures outlined above, the proposed development will not be detrimental to the maintenance of the local bat population at a favourable conservation status within its natural range..

5.)Evidence to support the Derogation Tests

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

The preconditions are:

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

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

Test 1 – Reasons for Seeking Derogation

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

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

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

(c) In the interest of overriding public interest, including those of a social or economic nature.

The proposed works relate to the redevelopment of the c. 3.8 ha site at Boyne Road, Drogheda, Co. Louth, to deliver a Large-Scale Residential Development comprising 192 no. residential units, a childcare facility, café, gymnasium and community workspace, together with associated access, parking, open space, landscaping, attenuation ponds, public lighting and all ancillary works.

The development is proposed in the interest of overriding public interest, including those of a social or economic nature, most notably through the provision of much-needed housing within an established urban area at a time when Ireland is experiencing a severe housing shortage. The scheme will contribute to meeting local and regional housing demand while supporting compact growth and the efficient use of zoned and serviced land.

Additional public benefits include the creation of high-quality residential environments, a childcare facility, café, gymnasium and community workspace, and enhanced public and communal open space. The development will also generate employment opportunities during both the construction and operational phases, contributing positively to the local economy.

To facilitate the proposed layout, all six existing buildings within the site are to be demolished. No roosting bats were recorded in Buildings 3, 5 and 6. This derogation is sought for the demolition of Buildings 1, 2 and 4, which contain confirmed bat roosts. All works will be undertaken in full compliance with wildlife legislation, with appropriate mitigation measures implemented, as detailed in the accompanying Bat Fauna Impact Assessment, to minimise and manage impacts on bats.

Test 2 – There is No Satisfactory Alternative

Under Regulation 54(3)(a) of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), a derogation licence may only be granted where there is no satisfactory alternative that would avoid impacts on a protected species. In this case, the proposed development at Boyne Road, Drogheda, Co. Louth, requires the demolition of six derelict buildings, three of which have been confirmed to support day roosts of Common pipistrelle. The following alternatives were considered:

1. Do Nothing Scenario.

Under a 'do nothing' scenario, the site would remain in its current condition and the proposed 192-unit residential development and associated infrastructure would not be delivered. This would fail to address critical local and regional housing needs at a time of severe housing shortage and would represent an inefficient use of a zoned, serviced urban site. The derelict buildings would also continue to deteriorate and present ongoing risks associated with fire damage and anti-social use leading to the buiildings becoming less suitable for bats overtime.

2. Retention of the Affected Buildings.

The option of retaining Buildings 1, 2 and 4, which support the bat roosts, was considered. However, all six buildings occupy the southern part of the site within the footprint of essential development elements, and their retention would compromise the layout, density, and delivery of the proposed scheme. The buildings are derelict, fire-damaged and partly roofless, and retaining them would not be compatible with the provision of the housing, open space and amenity uses proposed.

3. Alternative Site Layout or Location.

Alternative site layouts were examined; however, reconfiguring the development to fully avoid the buildings is not feasible without significantly reducing housing delivery and undermining the design coherence and viability of the scheme. Relocating the development to an alternative site is not considered a satisfactory option, as the proposal relates specifically to the redevelopment of this zoned and serviced site to deliver housing in accordance with planning policy.

Conclusion:

Having regard to the site constraints, the location of the confirmed bat roosts, and the requirement to deliver essential housing and infrastructure, no satisfactory alternative exists that would avoid impacts on the bat roosts. The proposed derogation, together with the mitigation measures outlined in the accompanying Bat Fauna Impact Assessment, will ensure that impacts are minimised and that the conservation status of the species is maintained at a local and wider level.

Test 3 – Favourable Conservation Status

With appropriate mitigation measures in place, the proposed works at Boyne Road, Drogheda, Co. Louth – namely the construction of a Large-Scale Residential Development comprising 192 no. residential units and associated non-residential uses, parking, landscaping, open space and infrastructural works – will not adversely affect the favourable conservation status of local bat populations.

Bat surveys confirmed the presence of three day roosts, each supporting a single Common pipistrelle, within buildings proposed for demolition. These roosts are considered to be small in scale, of low conservation significance, and used by individual bats rather than as maternity or hibernation sites. Suitable alternative roosting and foraging habitat will remain within and adjacent to the site, including retained boundary treelines. The loss of the roosts will be compensated for through the provision of bat boxes on mature retained trees in advance of demolition.

The occurrence of Common pipistrelle, Soprano pipistrelle and Brown long-eared bat on site is not unexpected, as these species are widespread and common throughout Ireland and are known to utilise a wide range of roosting and foraging habitats, including buildings, trees and urban environments (Marnell et al., 2019). National populations are considered stable, and no significant threats to the conservation status of these species have been identified.

The accompanying Bat Fauna Impact Assessment details specific mitigation measures to avoid and minimise disturbance, including timing of works, ecological supervision during demolition, provision of replacement roosting features in advance of works, retention of key foraging habitat along the site boundaries, and implementation of a sensitive lighting strategy. Having regard to the limited scale of the roosts, the nature of the proposed works, the mitigation measures proposed, and the adaptable nature of pipistrelle bats, it is concluded that the proposed development will not be detrimental to the maintenance of the local or wider bat population at a favourable conservation status.

6.)Monitoring the impacts of the derogations

Monitoring of the impacts associated with the derogation licence and implementation of mitigation measures will be undertaken by a suitably qualified and licensed bat ecologist (the project ecologist) to ensure full compliance with licence conditions and best practice. The project ecologist will:

- Undertake a pre-demolition inspection of Buildings 1, 2 and 4 prior to any works commencing;
- Be present during works affecting the identified roost locations, to confirm bat presence/absence at the time of works and verify the nature of any roosts found;
- Oversee the installation of bat boxes on mature, retained trees in advance of demolition, and the replacement of any damaged or missing boxes;
- Undertake a post-construction light spill survey to confirm compliance with the 1 lux threshold at the retained southern and western boundary vegetation and bat box locations, with remedial measures implemented where required; and
- Should any bats be found roosting during site works, oversee removal of the roost by a suitably qualified bat specialist under NPWS licence.

A post-construction bat assessment will be carried out and made available to the relevant planning authority and NPWS, as required, to demonstrate the successful implementation of the mitigation measures set out in this document.

References

- Bat Conservation Ireland (2004, ongoing) National Bat Record Database. Bat Conservation Ireland, Virginia, Co. Cavan.
- Bat Conservation Ireland (2010) Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers. Bat Conservation Ireland.
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. Bat Conservation Trust, London.
- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979).
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) (1979).
- Council Directive 92/43/EEC (1992) on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).
- Ecofact (2022) Bat Impact Assessment: Proposed Boyne Village Mixed-use Development at Boyne Avenue, Drogheda, Co. Louth. Revision 1.3, 2 December 2022. Ecofact Environmental Consultants, Limerick.
- European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended.
- Institution of Lighting Professionals (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night. Institution of Lighting Professionals and Bat Conservation Trust, Rugby.
- Marnell, F., Looney, D. & Lawton, C. (2019) Ireland Red List No. 12: Terrestrial Mammals. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht, Dublin.
- Marnell, F., Kelleher, C. & Mullen, E. (2022) Bat Mitigation Guidelines for Ireland v2. Irish Wildlife Manuals, No. 134. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage, Dublin.
- National Biodiversity Data Centre (2026) Biodiversity Maps. https://maps.biodiversityireland.ie [accessed September 2026].
- NRA (2006) Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes. National Roads Authority, Dublin.
- Sabre Electrical Services Ltd. (2023) Outdoor Lighting Report: Boyne Avenue, Drogheda. SES 17119 Rev D, 10 March 2023.
- Wildlife Act 1976 and Wildlife (Amendment) Act 2000. Government of Ireland.

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Application for Derogation Licence

Under the European Communities (Birds and Natural Habitats) Regulations 2011 – 2021

- This form is to be used by any person applying for a derogation licence under Regulation 54 or by the Minister under Regulation 54(A)
- Please ensure that you answer questions fully in order to avoid delays
- If you experience any problems filling in this form, please contact the Wildlife Licensing Unit;
- Please note – applications/reports received and licences issued under this derogation may be published on the NPWS website and/or the Department's Open Data website

Wildlife Licensing Unit,

Department of Housing, Local Government and Heritage

National Parks and Wildlife Service

Wildlife Licensing Unit, R. 2.03

90 North King Street

Smithfield

Dublin 7 D07 N7CV

Email: wildlifelicence@npws.gov.ie

Part A. The Applicant: Personal Details

These questions relate to the person responsible for any proposed works and who will be the **named licensee**. As the licensee you will be responsible for ensuring compliance with the licence and its conditions, even though you may employ another person to act on your behalf.
If this application is being submitted on behalf of a third party please also complete Part B below.

1. (a) Name of Applicant

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
Ms	Fiona	Shannon
(b) Address Line 1	Lagan Homes Boyne Ltd	
Address Line 2	Block 10 - 4	
Town	Blanchardstown Corporate Park	
County	Dublin	
Eircode	D15X 98N	
(c) Contact number	[redacted]	
(d) Email address	[redacted]	
(e) Address where works are to be carried out if different from (b) above.		
Address Line 1	2 Boyne Avenue	
Address Line 2	Newtownstalaban	
Town	Drogheda	
County	Louth	
Eircode	A92 DX4V	

Part B. Details of Person Submitting Application on Behalf of Applicant/Licensee

Information relating to the person (e.g. ecologist) responsible for submitting the application on behalf of the applicant/licensee should be entered below:

1. (a) Name of Person/Ecologist

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
Mr	Bryan	Deegan
(b) Company Name	Altemar	
Address Line 1	50 Templecarrig Upper	
Address Line 2		
Town	Delgany	
County	Wicklow	
Eircode		
(c) Contact number	[redacted]	
(d) Email address	[redacted]	
(e) Relationship to Applicant	Project Ecologist	

Part C. The Application

1. **Species of Animal:** Please indicate which species is affected by the proposed works:

- Bat ☒
- Otter ☐
- Kerry Slug ☐
- Natterjack Toad ☐
- Dolphin ☐
- Whale ☐
- Turtle ☐
- Porpoise ☐

2. Please detail the exact species (scientific name): Pipistrellus pipistrellus

3. Please provide the maximum number of individuals affected* 3

4. Please provide the maximum number of breeding or resting sites affected* 3 x bat roosts

5. Please provide the maximum number of eggs to be taken* N/A

6. Please provide the maximum number of eggs to be destroyed* N/A

*If no figures can be provided for the maximum number of individuals, breeding sites, resting places and eggs to be covered by the derogation please provide reasons why.

7. **Species of Plant:** Please indicate which species is affected by the proposed works:

- Killarney Fern ☐
- Slender Naiad ☐
- Marsh Saxifrage ☐

8. If you previously received a derogation for any species of animal or plant please state licence number and confirm that you have made a return to NPWS on the numbers actually affected by that licence

Licence No. C 158/2021 translocation of frogs.

Licence No.: DER/BAT 2023 – 126- Removal of bats in Greenore Co. Co. Louth.

Licence No.: Der/Bat (151-2024)- Removal of bats from Central Mental Hospital.

Altemar have also been involved in the translocation of 7 badgers at the Glass Bottle site in Ringsend (Dr Chris Smal)

9. **Proposed Dates for Works:** Please indicate the timeframe that you propose to carry out works. Dates set by NPWS may differ from dates proposed here.

Start Date:	Planning Dependant Q4-2026 (approx.)
End Date:	Planning Dependant Q1-2028 (approx.)

10. Please tick which reason below explains How this Application Qualifies under Regulation 54(2)(A-E) of the European Communities (Birds and Natural Habitats) Regulations:

a.	In the interests of protecting wild flora and fauna and conserving natural habitats	☐
b.	To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property	☐
c.	In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment	☒
d.	For the purpose of research and education, of re-populating and re-introducing these species and for the breeding operations necessary for these purposes, including artificial propagation of plants	☐
e.	To allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of certain specimens of the species to the extent specified therein, which are referred to in the First Schedule	☐

11. Report Checklist: Please append a detailed report to support this application and ensure that it contains the following information:

11.1	Explanation as to why the derogation licence sought is the only available option for works and no suitable alternative exists as per Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations.	☒
11.2	Evidence that actions permitted by a derogation licence will not be detrimental to the maintenance of the populations of the species to which the Habitats Directive relates at a favourable conservation status in their natural range as is required under Section 54(2) of the European Communities (Birds and Natural Habitats) Regulations.	☒
11.3	Details of any mitigation measures planned for the species affected by the derogation at the location, along with evidence that such mitigation has been successful elsewhere.	☒
11.4	As much information as possible to allow a decision to be made on this application.	☒

Part D. Declaration

I declare that all of the foregoing particulars are, to the best of my knowledge and belief, true and correct. I understand that the deliberate killing, injuring, capturing or disturbing of protected species, or damage or destruction of their breeding sites or resting places or the deliberate taking or destroying of eggs is an offence without a licence and that it is a legal requirement to comply with the conditions of any licence I may be granted following this application. I understand that NPWS may visit to check compliance with a licence.

Please note that under Regulation 5 of the European Communities (Birds and Natural Habitats) Regulations 2011-2021 an authorised officer may enter and inspect any land or premises for the purposes of performing any of his or her functions under these Regulations or for obtaining any information which he or she may require for such purposes.

Signature of the Applicant  **Date** 29/09/2026

Name in BLOCK LETTERS Bryan Deegan

PRIVACY STATEMENT

Please note that under Data Protection legislation Wildlife Licencing Unit staff may only discuss licence applications with the applicant, and not with any third party. See Privacy Statement at www.npws.ie/licences

npws.ie

Department of Housing, Local Government and Heritage