

# gannon + associates

- [REDACTED]
- 121 Baggot Street Lower, Dublin 2
- [gannonandassociates.ie](http://gannonandassociates.ie)

## DEROGATION LICENCE APPLICATION – SUPPORTING INFORMATION

for

**PROPOSED RESIDENTIAL DEVELOPMENT  
39 WOODSIDE DRIVE,  
WOODSIDE PARK,  
DUBLIN 14**

On behalf of

Anthony Byrne

**OCTOBER 2025**

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## DOCUMENT CONTROL

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## 1 INTRODUCTION

### 1.1 Overview

Gannon + Associates were commissioned by Anthony Byrne, the applicant, to carry out bat survey works in regards to a proposed residential development at 39 Woodside Drive, Woodside Park, Dublin 14.

This report assesses the potential for impact on bats as a result of the proposed development and is informed by field surveys and desktop assessment. The proposed development broadly comprises the demolition of the existing building on-site and the construction of two apartment blocks.



FIGURE 1. EXISTING DWELLING WITHIN PROPOSED DEVELOPMENT SITE.

### 1.2 Statement of Competency

This report has been prepared by Donnacha Woods (M.Sc., B.Sc) of Wingspan Ecology<sup>a</sup>. Donnacha has over 10 years' experience working as an ecologist in both private consultancy and NGO sectors. Donnacha holds a B.Sc. in Zoology from University College Dublin and a M.Sc. in Biodiversity and Conservation from Trinity College. He has worked on a wide range of projects both at home and overseas and has significant experience carrying out bat surveys and assessments in Ireland. He also holds a Diploma in Environmental Impact Assessments from Portobello Institute and a Certificate in Wild Plant Identification from IT Sligo.

### 1.3 Legislation

All bat species in Ireland, and their roost sites, are protected under the following national and international legislation:

- Wildlife Act (1976) & Wildlife (Amendment) Act 2000;
- EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC), i.e. the 'Habitats Directive';
- The Convention on the Conservation of European Wildlife and Natural Habitats, i.e. the 'Berne Convention'; and

<sup>a</sup> Wingspan Ecology, Killincarrig Greystones, Co. Wicklow. ([www.wingspan.ie](http://www.wingspan.ie); [REDACTED]).

- The Convention on the Conservation of Migratory Species of Wild Animals, i.e. the ‘Bonn Convention’.

Under Section 23 of the above listed Wildlife Acts (1976-2000) it is offence to wilfully interfere with or destroy the breeding or resting place of any bat species. The provisions of Section 23 state that it is an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Wilfully interfere with any structure or place used for breeding or resting by a bat; and
- Wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose.

In view of their sensitive status across Europe, all species of bat have been listed on Annex IV of the EC ‘Habitats Directive’ and some, such as the lesser horseshoe bat, are given further protection and listed on Annex II of this Directive. This Directive was transposed into Irish law as the European Communities (Natural Habitats) Regulations, 1997, and combined with the Wildlife Acts (1976-2016), ensures that individual bats and their breeding sites and resting places are fully protected.

A list of bat species known to occur in Ireland is given in Table 1. This includes nine resident species and two vagrant species, which have only been recorded on a single or handful of occasions in Ireland.

**TABLE 1. STATUS AND DISTRIBUTION OF BAT SPECIES IN IRELAND.**

Species	Conservation Status (NPWS, 2019)	Occurrence in Ireland	Distribution in Ireland (McAney, 2006)
<b>Common Pipistrelle</b> ( <i>Pipistrellus pipistrellus</i> )	Favourable	Resident	Widespread
<b>Soprano Pipistrelle</b> ( <i>Pipistrellus pygmaeus</i> )	Favourable	Resident	Widespread
<b>Nathusius’ Pipistrelle</b> ( <i>Pipistrellus nathusii</i> )	Unknown	Resident	Widespread
<b>Leisler’s Bat</b> ( <i>Nyctalus leisleri</i> )	Favourable	Resident	Widespread
<b>Brown Long-eared Bat</b> ( <i>Plecotus auritus</i> )	Favourable	Resident	Widespread
<b>Brandt’s bat</b> ( <i>Myotis brandtii</i> )	Data deficient	Vagrant	Handful of records from counties Wicklow, Clare and Kerry
<b>Daubenton’s Bat</b> ( <i>Myotis daubentonii</i> )	Favourable	Resident	Widespread
<b>Whiskered Bat</b> ( <i>Myotis mystacinus</i> )	Favourable	Resident	Widespread
<b>Natterer’s Bat</b> ( <i>Myotis nattereri</i> )	Favourable	Resident	Widespread
<b>Greater Horseshoe Bat</b> ( <i>Rhinolophus ferrumequinum</i> )	n/a	Vagrant	One existing record from Co. Wexford
<b>Lesser Horseshoe Bat</b> ( <i>Rhinolophus hipposideros</i> )	Inadequate	Resident	West of Ireland

## 2 BACKGROUND

### 2.1 Site Location and Applicant

The site is located in the established suburb of Rathfarnham, c. 5km south of Dublin City Centre and c.600m east of Rathfarnham village. The gross site area, including public land required for drainage connections to the north-east and north-west, extends to c.0.64ha.

The net site area comprising the existing dwelling and grounds extends to c.0.58ha. As shown on the Context map below, the site is located at the southern end of Woodside Drive and western end of Hillside Drive. These roads are 2 lane carriageways with footpaths on either side.

The site is bounded to the south and east by the access road and car park of the Castle Golf Club. Beyond the golf club access to the east are dwellings on Hillside Drive. To the west the site is bounded by the rear gardens of dwellings in the Woodside residential development (located in South Dublin County Council). To the north is the garden of No. 37 Woodside Drive and an area of public amenity space serving the Woodside development.

### 2.2 Development Context

#### 2.2.1 National & Regional Policy Context

##### *National Planning Framework*

The National Planning Framework (NPF), published in February 2018, signals a shift in Government policy towards securing more compact and sustainable urban development, to enable people to live nearer to where jobs and services are located. There will be a major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl of cities and towns out into the countryside, with a target of at least 40% of new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

Objective 33 – seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Objective 35 – seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

National Policy Objective 11 of the NPF states that *“in meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.”*

The proposed residential development is located in an established suburb of Dublin and within walking distance of services, amenities and public transport. It is therefore considered that the proposal is appropriate for the site and will assist in achieving the broad objectives of the NPF by concentrating development in an existing urban area and combating urban sprawl.

##### *Regional Spatial and Economic Strategy – Eastern and Midland Regional Assembly*

The Eastern Midland Regional Assembly Regional Spatial and Economic Strategy (EMRA RSES), published in November 2018 supports the implementation of National Policy Objectives and targets contained in Project Ireland 2040 – National Planning Framework (NPF) and alignment with the investment priorities of the National Development Plan 2018- 27 (NDP).

The Metropolitan Area Strategic Plan (MASP) sets out a strategy to achieve growth to 1.65 million people in the Dublin Metropolitan Area by 2031 through the delivery of large-scale strategic development areas.

The RSES strongly supports the consolidation and re-intensification of infill, brownfield and underutilised lands, including older industrial areas in the DMA, supported by improved public transport.

It is a policy objective RPO 4.3 of the RSES to *'support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin city and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.'*

A guiding principle of the Dublin Metropolitan Area relates to 'integrated transport and land use' and it is an objective to *"target growth along high quality public transport corridors and nodes linked to the delivery of key public transport projects including BusConnects, DART expansion and Luas extension programmes and the Metro Link, along with better integration between networks."*

The proposed development is in accordance with the EMRA RSES as it provides for the consolidation of an under-utilised site in the metropolitan urban area.

### *Compact Growth Guidelines*

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

Guidance on density ranges for different areas is provided. The site is considered to fall into the city-suburban category, although the area also has strong characteristics of an urban neighbourhood. The guidelines state: *It is a policy and objective of these Guidelines that residential densities in the range 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin.*

The proposed development provides a net density of c.90 dph. This is considered appropriate for this location, which is well served by the type of social infrastructure found in higher density urban neighbourhoods.

## **2.2.2 Development Plan Context**

### *Zoning Map*

Under the provisions of the Dun Laoghaire Rathdown County Development Plan (DLRCDP) 2022-2028 the subject site is zoned 'A' *To provide residential development and improve residential amenity while protecting the existing residential amenities'*

The zoning map includes symbols for the protection of trees. As noted earlier in this report, the impact on trees has been carefully considered. The zoning map identifies the protected lime kiln at the southern boundary. Site investigation by IAC Archaeology confirms that the lime kiln is located close to the northern site boundary.

### *Core Strategy*

The Core Strategy of the Development Plan places significant focus on the importance of infill and windfall sites in meeting the housing targets of the County over the coming years and delivering compact growth. The Residential Development Capacity Audit (RDCA) identifies a potential housing yield of 4,571 units from infill/windfall sites. The RDCA applies a standardised, tiered approach to RECEIVED: 18/04/2024 23 differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the Plan.

The proposed development site constitutes a Tier 1 infill/windfall site within the contiguous built-up footprint of the south suburbs.

### *Sustainable Neighbourhoods*

Chapter 2 of the Development Plan sets out the objectives for sustainable neighbourhood development in Dun Laoghaire Rathdown over the lifetime of the Development Plan. The provision of new homes will be encouraged in suitable locations across the County that support sustainable development (consistent with NPO 33 of the NPF). In this regard, housing growth in DLR will occur in either of the following: • Existing built up areas, promoting compact urban growth through the development in the form of infill development of brownfield sites. • Creation of new residential communities The proposed development falls under the first category, being located in a mature residential suburb. Density plays an important role in ensuring that the best use is made of land intended for residential development. The Development Plan seeks to maximise the use of zoned and serviced residential land. Consolidation through sustainable higher densities allows for a more compact urban growth that, in turn, more readily supports an integrated public transport system. This together with the '10-minute' neighbourhood concept, has the potential to reduce the urban and carbon footprint of the County.

Policy Objective PHP18: Residential Density seeks to:

- *Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to proximity and accessibility considerations, and development management criteria set out in Chapter 12.*
- *Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.*

Policy Objective PHP19: Existing Housing Stock - Adaptation seeks to:

- Conserve and improve existing housing stock through supporting improvements and adaption of homes consistent with NPO 34 of the NPF.
- Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.

Policy Objective PHP20: Protection of Existing Residential Amenity seeks:

- To ensure the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.

The application is consistent with these policies and objectives.

### 3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development will consist of:

- Demolition of existing dwelling and tennis court;
- Construction of 2 no. apartment buildings set around landscaped open space. The northern building (Block A) has a height of 4-storey over basement. The southern building (Blocks B & C) has a height of 4 to 5-storey over basement.

The proposed buildings will accommodate 52 no. apartments comprising 38 no. 2-bedroom and 14 no. 3 bedroom units, all with associated balconies/terraces.

The basement will accommodate 58 no. car parking spaces, refuse store, plant room and apartment storage area.

The development will include:

- Vehicular and pedestrian access from Woodside Drive via a revised entrance arrangement; • Ramped vehicular access to the basement;
- Cycle parking, landscaped open spaces and boundary treatments;
- Construction of a foul drain to connect to the existing sewer at Woodside Drive/Hillside Drive;
- Construction of a surface water drain to connect to the existing sewer at Woodside estate (located within the boundary of South Dublin County Council);
- Associated site works and services.



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STATUS :

PLANNING

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSES OF PLANNING PERMISSIONS. THIS DRAWING IS NOT TO BE RELIED UPON FOR CONSTRUCTION AND NO GUARANTEE IS GIVEN AS TO ITS SUITABILITY FOR CONSTRUCTION.

ORIENTATION :



NOTES:

**OVERALL SUMMARY:**

**SCHEDULE OF ACCOMMODATION:**

**52 NO. RESIDENTIAL UNITS IN TOTAL**

CONSISTING OF:

- 38no. 2-BEDROOM APARTMENTS
- 14no. 3-BEDROOM APARTMENTS

**TOTAL SITE AREA:** 0.6423 ha.

**BUILDABLE SITE AREA:** 0.5799 ha. (LANDS IN APPLICANT'S OWNERSHIP)

**AREAS IN DLRC CONTROL:** 0.0293 ha. (LANDS AT WOODSIDE DRIVE & HILLSIDE DRIVE ROAD/ PATHS/ VERGES)

**AREAS IN SDC CONTROL:** 0.0333 ha. (LANDS AT WOODSIDE ESTATE GREEN AREA/ ROAD/ PATH)

**DENSITY:** 52 UNITS/ 0.5799 ha. = 90 DWELLINGS PER HECTARE

**DUAL ASPECT RATIO:** 62% (32 OF 52 UNITS)

**CAR PARKING & ANCILLARY BASEMENT AREAS**

**PARKING:** BASEMENT LEVEL PARKING PROVIDING:

**CAR PARKING:** 58no. TOTAL CAR PARKING SPACES (INCL. 2 NO. ACCESSIBLE SPACES @ 4%)

**RATIO:**

- 52no. RESIDENTIAL SPACES (1 PER UNIT)
- 5no. VISITOR SPACES (@ 10% OF RESIDENTIAL PROVISION)
- 1no. SERVICE/ MAINTENANCE SPACE

**MOTOR BIKE PARKING:** 2NO. BIKE SPACES (4%)

**EV CHARGING SPACES:** 12NO. SPACES PROVIDED AT A RATE EXCEEDING NO. EV CHARGING SPACE FOR EVERY 5NO. SPACES

**ADDITIONAL APARTMENT BULKY GOODS STORES AT BASEMENT LEVEL:** 52 NO. SECURE LOCKABLE EXTERNAL BULKY GOODS STORES. (ONE FOR EACH APARTMENT) @ 1.5m<sup>2</sup> EACH

**COMMUNAL REFUSE STORAGE AREA:** DEDICATED STORE AT BASEMENT LEVEL= 47 m<sup>2</sup>

**COMMUNAL PLANT & EQUIPMENT AREA:** DEDICATED STORE AT BASEMENT LEVEL= 76 m<sup>2</sup>

**BIKES:**

- 146 BICYCLE SPACES (ALL AT GRADE LEVEL)
- 120 NO. RESIDENTIAL BICYCLE SPACES (PROVIDED AT A RATE EXCEEDING 1 PER BEDSPACE)
- +26 NO. VISITOR BICYCLE SPACES (1 PER EVERY 2 UNITS)

- = PLANNING APPLICATION SITE BOUNDARY
- - - = COUNTY COUNCIL DIVISION BOUNDARY

REV.	DATE	BY	DESCRIPTION	CHKD.

**NOTE:** © This drawing is copyright. Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work proceeds.

DOUGLAS WALLACE

1 Grantham Street, Dublin 9, D09 A69Y, Ireland

www.douglaswallace.com

**CLIENT:** ANTHONY BYRNE

**PROJECT:** RESIDENTIAL DEVELOPMENT AT WOODSIDE DRIVE, CHURCHTOWN, DUBLIN 14

**TITLE:** PROPOSED SITE LAYOUT PLAN

PROJ. NO.	DRG. NO.	REVISION	
5507	PL - 004	A	
<b>DRAWN</b>	<b>SCALE</b>	<b>CHECKED BY</b>	<b>DATE</b>
BW	1:250 @ A1	DM	JUNE / 2023

## 4 ECOLOGICAL SURVEY AND SITE ASSESSMENT

### 4.1 Methodology

#### 4.1.1 Desk Study

A desk study was carried out in order to collate any available information on the presence of bats in the locality of the proposed development. This included reference to the following resources and publications:

- National Biodiversity Data Centre (NBDC) online mapping and species records;
- Bat Conservation Ireland publications and datasets, e.g. Bat Record Maps, Bat Landscapes, Brown Long-eared Bat Roost Monitoring etc.;
- National Parks and Wildlife Service (NPWS) datasets;
- Environmental Protection Agency (EPA) mapping and datasets for location of waterbodies; and
- Satellite imagery from various sources (Google, Digital Globe, Bing) for landscape features.

A full list of all the publications and information sources used in the completion of this report are present in Section 8 References.

The proposed development lies between the national 2km grid square O12P. Records of bats from the last 20 years from available datasets for this grid square were searched in the completion of this report.

#### 4.1.2 Field Surveys

##### 4.1.2.1 Roost Inspection Survey

A roost inspection survey was carried out of the existing building on-site by a qualified ecologist with Gannon + Associates on 3<sup>rd</sup> October 2022. The survey was carried out in-line with the best practice methods outlined in the Bat Conservation Trusts "*Bat Surveys for Professional Ecologists*", 4<sup>th</sup> edition (Collins, 2023).

A thorough search of the building was conducted during daylight hours and included both the exterior and interior of the building. The survey involved a search for evidence of bat presence within the building, including, but not limited to:

- Droppings;
- Fur-oil stains and scratch marks,
- Dead specimens;
- Urine splashes;
- Prey items (moth/butterfly wings etc.); and
- Audible squeaking.

The survey also involved a ground-level visual assessment of trees within the proposed development site. Trees were searched, using binoculars for magnification where necessary, for the presence of potential roost features (PRF). This was carried out with accordance to the methodology given in the *Bat Roosts in Trees* – (Bat Tree Habitat Key, 2018). Roost features were investigated where possible via endoscope aided by a ladder.

The features within the proposed development site were assessed for their suitability for bats based on Collins (2023), given in Table 2 below.

##### 4.1.2.2 Emergence Surveys

Dusk emergence surveys were carried out on the subject building by Gannon + Associates on 3<sup>rd</sup> October 2022, 23<sup>rd</sup> August 2023 and 22<sup>nd</sup> September 2025 using direct observation and handheld bat

detectors (both heterodyne and full-spectrum). The purpose of the emergence surveys was to determine the presence of roosting bats in the structure via the direct detection of emerging bats post-sunset. The surveys focussed on potential entry/exit points identified during the roost assessment survey.

**TABLE 2. SUITABILITY LEVELS OF HABITAT FEATURES FOR BATS (COLLINS, 2023).**

Potential suitability	Roosting Habitats in Structures	Potential flight-paths and foraging habitats
<b>None</b>	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
<b>Negligible</b>	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
<b>Low</b>	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitats that could be used by small numbers of bats such as flight-paths such as a gappy hedgerow or un-vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a park-land situation) or a patch of scrub.
<b>Moderate</b>	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<b>High</b>	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses, and grazed park-land. Site is close to and connected to known roosts.

The surveys followed the best practice methods outlined in the Bat Conservation Trusts “*Bat Surveys for Professional Ecologists*” (Collins, 2023). The surveys commenced c.15 minutes prior to sunset and concluded c.2 hours post-sunset. Temperatures were largely mild during surveys, ranging from c.20 - 11°C, with light winds and no precipitation. Any bats detected emerging from the structure were recorded on field sheets and maps, as was any general bat activity in the immediate area.


A high-sensitivity thermal imaging camera was also utilised as a survey aid, as per Fawcett Williams (2021). Thermal imaging significantly improves the detectability of bats emerging/re-entering roost sites, as the camera is not restricted by the available visible light. Footage was then reviewed following the survey to ensure no potential emergence was missed during the survey.



**FIGURE 3. EXAMPLE OF THERMAL IMAGAGING CAMERA FOOTAGE CAPTURED DURING EMERGENCY SURVEYS.**



**Legend**

Site Boundary 

**Title**

Figure 2: Location of proposed development site.

**Project**

Proposed residential development, 39 Woodside Drive, Woodside Park, Dublin 14

**Client**

Anthony Byrne




Date: 11/14/2024 Scale: 1:5,500  
Imagery: OpenStreetMaps

Notes:  
Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.





**Legend**

Site Boundary 

**Title**

Figure 3: Existing proposed development site.

**Project**

Proposed residential development, 39 Woodside Drive, Woodside Park, Dublin 14

**Client**

Anthony Byrne



Date: 11/04/2024 Scale: 1:1,000  
Imagery: Google Satellite

Notes:  
Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.



## 4.2 Results

### 4.2.1 Desk Study

#### 4.2.1.1 National Biodiversity Data Centre (NBDC) Records

The NBDC records were searched for observations of bat species within the 2km grid square of the proposed development site. Historical records exist for a total of 4no. species:

- Common pipistrelle;
- Soprano pipistrelle;
- Leisler's bat; and
- Daubenton's bat.

#### 4.2.1.2 Previous Assessments to Inform Planning Applications

A desktop search was completed for any recent previous assessments undertaken at the proposed development site or adjacent sites available in the public domain. No such assessments were identified from the site or adjacent areas. Contextual results from large-scale surveys in the wider area are outlined below.

#### Ecological Monitoring and Supervision Report - Longitude 2017

Bat surveys were undertaken by Scott Cawley Ltd. throughout Marlay Park (situated approximately 2.5km south of the proposed development site) in June, July and August 2017 as part of an *Ecological Monitoring and Supervision Report* for Longitude 2017. A total seven bat species were recorded throughout these surveys – common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Leisler's bat, brown long-eared bat, natterer's bat and Daubenton's bat. The same 7no. bat species were recorded along the Dodder during bat surveys undertaken in 2016 to inform the Dodder Greenway planning application.

It is noted that the proposed development site or surrounding environs do not contain the diversity of habitats present at Marlay Park or along the Dodder (i.e. lakes, lowland river, woodland etc.). As such, there is limited potential for all of these species to occur at the proposed development site. Notably, the proposed development is of limited suitability for Daubenton's bat or brown long-eared bat.

#### Templeogue / Rathfarnham to City Centre Core Bus Corridor Scheme (BusConnects)

Bat Surveys were undertaken by Scott Cawley Ltd. over the period 2018 – 2022 in relation to the Templeogue / Rathfarnham to City Centre Core Bus Corridor Scheme. The closest section of the scheme to the proposed development site is along Rathfarnham Road, approximately 550m to the east. The species recorded along this section comprised: common pipistrelle, soprano pipistrelle and Leisler's bat.

### 4.2.2 Field Surveys

#### 4.2.2.1 Roost Inspection Survey

##### *Buildings*

The roost inspection surveys comprised a thorough assessment of the exterior and interior of the building on-site for evidence of the presence of roosting bats and/or any potential to support roosting bats.

The subject building comprises a large two-storey dwelling. There is a single storey extension on the western side of the dwelling. The attic has been converted into living quarters, including a dormer window, and the only remaining attic space is within the eaves of the roof. The majority of this attic space

was accessible during surveys, apart from the eaves space around the front projecting roof section which has no means of access. There is a flat-roofed out-building directly north of the main dwelling.



**FIGURE 6. REAR AND SIDE ASPECTS OF EXISTING BUILDING.**



**FIGURE 7. ATTIC SPACE OF EXISTING BUILDING.**

The subject building was thoroughly searched for any evidence of roosting bats. This included, but was not limited to, the following areas:

- External bricks, plaster, soffits, fascia boards etc. for grease stains and scratch marks;

- External paving, window sills and internal floors, walls, stairs, furniture and attic (where accessible, detailed above) for bat droppings;
- Where possible in suitable crevices for live bats;
- Internal attic, floors and surfaces for discarded moth and butterfly wings.
- Walls and corner areas for perching stains and scratch marks;
- In toilets, sinks and other areas of standing water for dead bats; and

No droppings or evidence of bat roosting was recorded within the building during the roost inspection survey. The building is considered to be of Moderate suitability for roosting bats as per Collins (2023), containing some suitable features with good foraging and commuting habitat in the immediate vicinity.

### *Trees*

There are a number of mature trees within the proposed development site. These are predominantly located along the existing driveway, along the southern boundary and in the western sloped section of the site. The majority of these trees are to be retained as part of the proposed development. The trees proposed for removal are largely concentrated along the existing driveway.



**FIGURE 8. EXAMPLE OF MATURE TREES WITHIN PROPOSED DEVELOPMENT SITE.**

Some PRFs were identified on trees within the proposed development site. These largely comprised knot-holes and tear-outs. The majority of these were in the lower reaches of the trees and were directly investigated via endoscope. No bats were recorded in any of these features that were examined via endoscope.

#### **4.2.2.2 Emergence Surveys**

Survey details are outlined below. Reference numbers are provided for observations which are presented in Figures 10-12 further below.

3<sup>rd</sup> October 2023

Sunset: 18:56

Temperature: 16-15°C

Precipitation: None

Wind: Light breeze

A total of two bat species were recorded over the course of the emergence survey: Common pipistrelle, and Leisler's bat. The first records were at 10-minutes post-sunset. **A total of 3no. common pipistrelle bats were observed emerging from the vicinity of a dormer window on the south of the subject dwelling (CP01).** No further bats were recorded emerging from the building during the remainder of this survey. Approximately 1-2 common pipistrelles were recorded foraging in the gardens of the subject

dwelling and along boundary features from 15 to 40-minutes post sunset (CP02). Leisler's bat were recorded travelling over the site at 15 and 60-minutes post-sunset (LB01 & LB02).

23<sup>rd</sup> August 2023

Sunset: 20:35      Temperature: 20-16°C      Precipitation: None      Wind: Light air

A total of three bat species were recorded over the course of the emergence survey: Common pipistrelle, soprano pipistrelle and Leisler's bat. No bats were recorded emerging from the building during the survey. The first record was at 15-minutes pre-sunset comprising a Leisler's bat travelling west over site (LB03). This was followed by a second record of a Leisler's bat at 5-minutes pre-sunset travelling east (LB04). There were further faint recordings of Leisler's bat from beyond the proposed development site. Some minor common and soprano pipistrelle foraging activity was recorded within the garden of the proposed development site and adjacent lands from approximately 40 to 50-minutes post sunset (SP01 & CP03).

22<sup>nd</sup> September 2025

Sunset: 19:23      Temperature: 13-11°C      Precipitation: None      Wind: Light air

A total of three bat species were recorded over the course of the emergence survey: Common pipistrelle, soprano pipistrelle and Leisler's bat. The first record comprised a soprano pipistrelle at 8-minutes post-sunset, observed entering site from the west and foraging for approximately 10-minutes in the western edge of the garden, before ultimately continuing out of the site to the north (SP01). This observation is early and indicates that this bat likely emerged from roost in the local vicinity. **At 26-minutes post-sunset a single common pipistrelle was observed emerging from the dormer window on the south aspect of the subject dwelling** (i.e. the same emergence location as observed during survey on 3<sup>rd</sup> October 2023) – CP01. A review of thermal imaging camera footage revealed this bat emerged from the eave above window (see Figure 9 below). This bat then remained foraging in the garden area for approximately 7-minutes. A Leisler's bat was recorded south of the site at 32-minutes post-sunset (LB01). At 38-minutes post-sunset, a single common pipistrelle was again observed foraging in general area of garden, where observations were then recorded on/off for remainder of survey. At 55-minutes post-sunset a single common pipistrelle bat was observed flying up to the roost emergence point at eaves of dormer window before flying off several times in quick succession.







FIGURE 9. EMERGENCE POINT AS CONFIRMED VIA THERMAL CAMERA ON 22/09/2025.



**3rd October 2022**

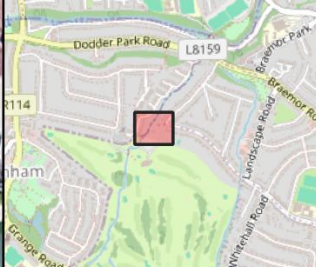
**Legend**

- Site Boundary 
- LB Activity 
- CP Activity 
- Roost Location 

**Title**  
 Figure 10: Bat activity recorded during emergence survey on 3rd October 2022.

**Project**  
 Proposed residential development, 39 Woodside Drive, Woodside Park, Dublin 14

**Client**  
 Anthony Byrne



Date: 11/04/2024 Scale:  
 1:700  
 Imagery: Google Satellite





Notes:  
 Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.





**23rd August 2023**

**Legend**

- Site Boundary 
- LB Activity 
- CP Activity 
- SP Activity 

**Title**  
 Figure 11: Bat activity recorded during emergence survey on 23rd August 2023.

**Project**  
 Proposed residential development, 39 Woodside Drive, Woodside Park, Dublin 14

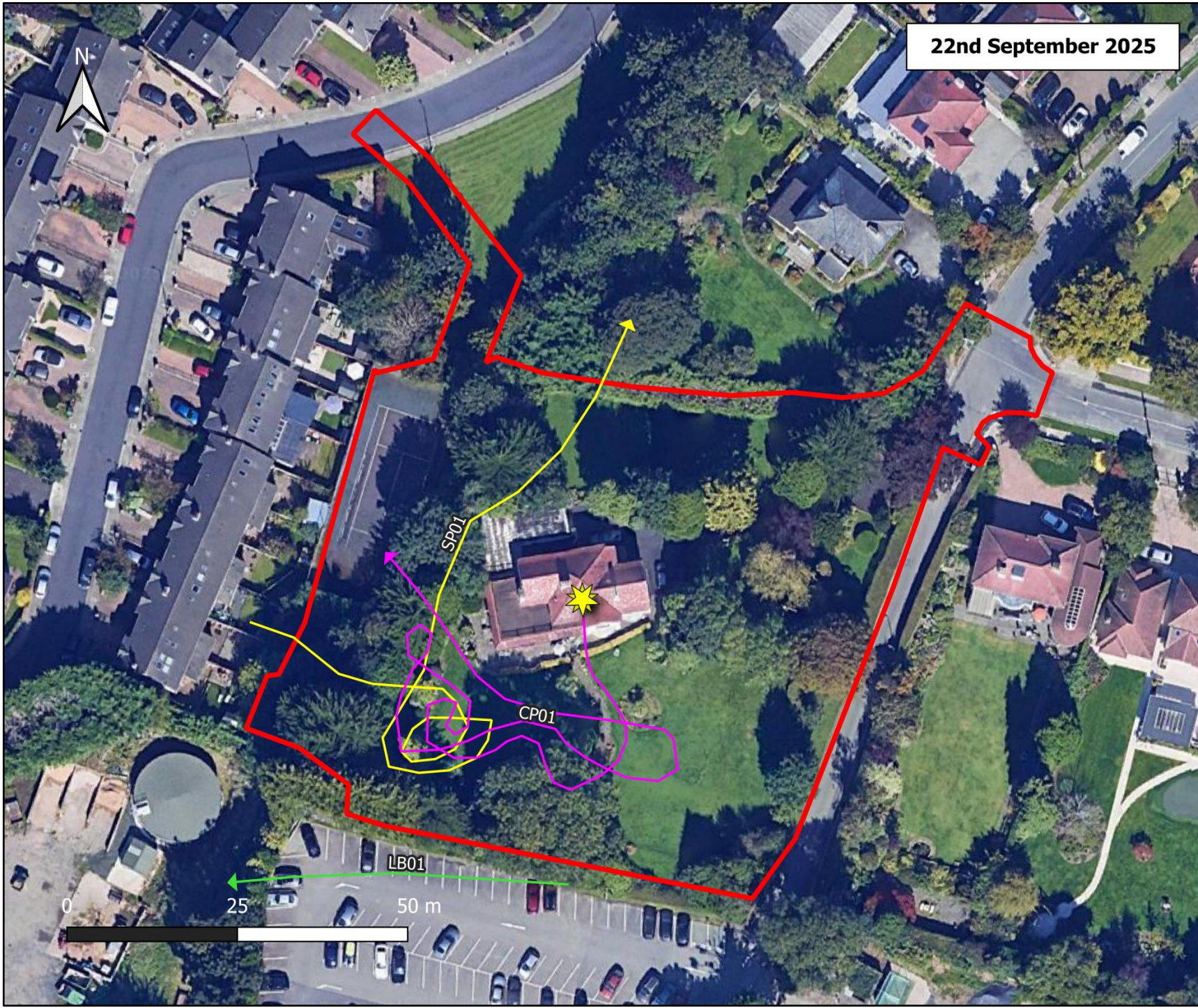
**Client**  
 Anthony Byrne



Date: 11/04/2024 Scale: 1:700  
 Imagery: Google Satellite

Notes:  
 Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.





**22nd September 2025**

**Legend**

- Site Boundary 
- CP Activity 
- SP Activity 
- LB Activity 
- Roost Location 

**Title**  
 Figure 12: Bat activity recorded during emergence survey on 22nd September 2025.

**Project**  
 Proposed residential development, 39 Woodside Drive, Woodside Park, Dublin 14

**Client**  
 Anthony Byrne



Date: 13/10/2025 Scale: 1:700  
 Imagery: Google Satellite

**Notes:**  
 Site boundaries are for demonstrative purposes and do not represent exact legal or planning boundaries.



## 4.3 Impact Assessment

### 4.3.1 Loss of Habitat

#### Confirmed bat roost

The proposed development comprises the removal of the existing structures on-site (dwelling and out-building) and construction of 2no. apartment blocks. This will result in the loss of the recorded common pipistrelle roost within the dwelling.

Three bats were recorded emerging from this roost during the survey on 3<sup>rd</sup> October 2022. No activity was recorded at this roost during the emergence survey on 23<sup>rd</sup> August 2023. A single common pipistrelle was recorded emerging from this location during emergence survey on 22<sup>nd</sup> September 2025. The eaves space directly west adjacent to the dormer window was investigated during the roost inspection survey, and some views were possible into the space directly below the window. No droppings were noted in these attic spaces. However, as detailed further above, the eaves space under the dormer window was only partly visible through an opening in adjacent eaves space, The eaves space directly east of this dormer window, within the projecting front facing roof, was not accessible.

Given the timing of the usage of the roost (i.e. early October and late September), and the small number of bats involved, it is considered that this is a **Transitional roost** for common pipistrelle. The loss of this roost would constitute a minor negative impact to local common pipistrelle population.

#### Foraging habitat

Relatively low levels of incidental bat activity were recorded among the gardens and boundary vegetation within the proposed development site during emergence surveys. Some of these areas will be lost to facilitate the proposed development. It is noted that the majority of mature boundary vegetation is retained as part of the development and additional planting areas are proposed. While the habitats to be lost on-site provide some foraging habitat for bats, they are negligible in the context of the immediate locality (e.g. extensive landscape of mature residential gardens, Castle Golf Club, Rathfarnham Castle Gardens, Bushy Park etc.). The loss of habitat within the site would therefore constitute a negligible impact on local bat populations.

### 4.3.2 Disturbance

#### Lighting

Additional lighting will be required as part of the proposed development. Lighting can have negative effects on bats, as bats will generally avoid areas with excessive illumination. It is noted that there is existing lighting along the boundaries of the proposed development site – street lighting on Woodside Drive and the access and car park of Castle Golf Club, and within the Woodside housing estate west of the site. However, the provision of lighting, if not adequately designed, could result in minor negative effects on local bat populations.

### 4.3.3 Landscape Connectivity

Landscape connectivity is an important element in the assessment of developments on local bat populations (Frey-Ehrenbold *et al.*, 2013). The site is situated at the edge of Castle Golf Club. Some commuting flights were recorded for Leisler's bat during emergence surveys. The Little Dargle watercourse flows from Castle Golf Club north along the west of the proposed development site. This wooded corridor has the potential for form a landscape connectivity function for bats commuting between habitats in Castle Golf Club and habitats along the River Dodder. It is noted that this potential connectivity through the development site will be retained as part of the proposed development through the retention and reinforcement of the wooded area in the west of the site (see Landscape Plan). As such, no impacts in relation to landscape connectivity are predicted.

## 5 MITIGATION MEASURES

### ***Removal of roosting habitat during demolition***

The removal of the buildings on-site will be required in order to facilitate the proposed development. This includes the confirmed common pipistrelle bat roost within the attic space of the existing dwelling.

A derogation licence is therefore required from the National Parks and Wildlife Service (NPWS) for the demolition of this building.

Mitigation measures are proposed below to minimise the impact of this demolition where possible.

- The demolition of the existing dwelling should be undertaken outside of the periods for Transitional roost usage where possible (i.e. outside of August to October and March to April);
- Should the demolition be undertaken during the active bat season (March/April – September/October) it should be immediately preceded by bat emergence surveys to determine whether any bats are utilising the structure;
- Should bats be recorded emerging they will require exclusion from the building (i.e. blocking of entry/exit points once bats have emerged). Physical removal by hand by a suitably qualified bat specialist may be required should exclusion not be possible. In this instance bats will be placed in a bat box for release on the evening after capture;
- A qualified ecologist and/or the local NPWS conservation officer will be present to oversee the demolition of the subject building; and
- Where possible, the roof will be removed first, and the structure left for a minimum of 24 hours in order to facilitate any potential bats still present to exit the structure.

### ***Removal of potential roosting habitat during vegetation clearance***

Where possible the felling of trees identified with bat roost potential should be undertaken during the period of April – September, as bats are capable of flight during this time. In such instances, a bat emergence survey should be carried out on any trees identified with bat roost potential on the night preceding the felling of the subject tree by a suitably qualified ecologist, aided by the use of bat detectors and thermal/infra-red imaging camera where possible. Should bats be identified emerging from any trees, a derogation licence will need to be obtained from the National Parks and Wildlife Service (NPWS) for the disturbance of these bats prior to the tree removal.

In addition to above, or should trees need to be felled outside the active bat season, identified PRFs should be investigated via endoscope immediately prior to felling. Under the guidance of the bat ecologist, some limbs of the subject trees may need to be rigged prior to cutting and lowered to ground to avoid sudden movements (i.e., limbs containing potential roost features not accessible for direct investigation). The subject limbs and trunk sections will then be investigated by the bat ecologist prior to removal off-site / mulching. Should bats be present in any feature, they will be removed by a bat ecologist licenced to handle bats and released in the area on the following evening.

### ***Provision of roosting habitat***

A total of 6no. bat boxes (3no. Schwegler 2F and 3no. 1FF of similar comparable designs) will be erected on suitable mature trees within the proposed development site. The boxes should be erected at a minimum height of 4m, and in varying orientations (i.e. some south-facing, some east/west facing and some north-facing). This allows for potential bat movement between boxes under changing environmental conditions (e.g. south-facing boxes can overheat during summer heat waves). The bat boxes will be installed prior to the demolition of the existing structures and under guidance from a suitably qualified ecologist.

### ***Lighting***

The Institute of Lighting Professionals (ILP) and the Bat Conservation Trust UK (BCT) have compiled guidelines on artificial lighting and bats (BCT, 2018). These guidelines will be taken into consideration in the final lighting plan in order to best facilitate continued bat usage within the proposed development site. Measures outlined in this guidance document include advice on appropriate luminaire specifications, which will be accommodated where possible, as outlined below:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- Column heights should be carefully considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used –See ILP Guidance for the Reduction of Obtrusive Light.
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

## 6 DEROGATION LICENCE APPLICATION

Surveys undertaken at the proposed development site recorded 1-3no common pipistrelle bats emerging from the existing bungalow on-site across multiple surveys. Gannon + Associates, on behalf of Anthony Byrne, are therefore applying for a bat derogation licence in relation to the demolition of this dwelling.

### 6.1 Particulars

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 five reasons listed (a) to (e). We are of the opinion that the following reasons apply:

*(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.*

This application for derogation qualifies under Regulation 54(2)(c) of the European Communities (Birds and Natural Habitats) Regulations as the proposed development is required to fulfil a housing need and, as such, is of overriding public interest of a social nature in light of the current housing crisis in Ireland<sup>b</sup>. The proposed development will provide 52no. residential units with capacity to house over 120 persons.

The proposed development comprises the removal of an existing house and construction of two apartment blocks. A small (1-3no.) common pipistrelle roost was recorded during surveys carried out in October 2022 and September 2025 (not active during August 2023 survey). A licence is requested to demolish the dwelling and effectively remove the roosting place identified.

The proposed development site comprises a single residential dwelling and associated gardens. The proposed development would result in the provision of 52no. units in place of a single dwelling, when provision of new housing units is in critical need. A total of 10no. of these units are identified for Part V allocation for the provision of social housing. There are currently a record number of homeless people

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<sup>b</sup> E.g. <https://www.oireachtas.ie/en/debates/debate/dail/2025-04-02/9/>, [https://www.ictu.ie/sites/default/files/publications/2021/housing\\_campaign.pdf](https://www.ictu.ie/sites/default/files/publications/2021/housing_campaign.pdf), <https://www.oireachtas.ie/en/debates/debate/dail/2025-02-19/8/>, <https://www.maynoot-huniversity.ie/research/spotlight-research/why-fixing-irelands-housing-crisis-requires-change-policy>, <https://www.socialjustice.ie/article/addressing-irelands-housing-crisis-urgent-policy-reforms-needed>.

across Ireland<sup>c</sup>, and most specifically in the Dublin region<sup>d</sup>. The provision of social housing is of overriding public importance in order to meet this urgent housing need.

The South Dublin County Council (SDCC) Housing Delivery Action Plan 2022-2026 has identified a target of 1,320 social housing units through Part V delivery. The Dún Laoghaire-Rathdown County Council (DLRCC) Housing Delivery Action Plan 2022-2026 has identified a target of 859 social housing units through Part V delivery. The proposed development is required in order to meet these targets.

The proposed development is therefore of overriding public interest in relation to the housing crisis. The provision of 52no residential units (including 10no. units for social housing) will contribute towards alleviating the strain of lack of housing in the area, and will contribute towards the housing targets as set by SDCC, DLRCC and government policy.

## **Test 2 – There is no Satisfactory Alternative**

There are no satisfactory alternatives to the demolition works to allow for new development.

Do nothing scenario: Under this scenario the existing single dwelling would remain. As detailed above, this would result in the loss of 52no. residential units, when provision of new housing units is in critical need. This scenario is therefore unsatisfactory.

Renovation of existing dwelling: The potential for the renovation of the existing dwelling was considered. Under this scenario, the site would still comprise a single dwelling with the resultant loss in of 52no. residential units towards the housing stock. Furthermore, any renovation works would likely include works to the roof and dormer window area and would in themselves result in disturbance to the recorded roost and therefore require a derogation licence. As such, this scenario is therefore unsatisfactory.

Retention of existing bungalow and construction of new development within same site: The potential for the renovation of the existing dwelling and the construction of a new development within the site lands was considered. The existing dwelling occupies the centre of the site. As such, the retention of the dwelling would significantly reduce the number of units which could be accommodated within the site.

Chosen option: Removal of existing dwelling on-site, development of 2no. apartment blocks and provision of alternative roosting habitat. This will ensure the provision of suitable, stable roosting habitat at the site into the long-term to the benefit of local bat populations.

## **Test 3 – Favourable Conservation Status**

As stated in the above NPWS document, '*Annex IV species must be maintained at Favourable Conservation Status or restored to favourable status if this is not the case at present. The net result of granting a derogation licence must be neutral or positive for the species in question*'.

A small common pipistrelle roost was recorded in the proposed development site. Evidence of survey results show the structure does not contain a significant roost (i.e. a maternity roost).

The overall trend for the national population of common pipistrelle in Article 17 reporting (NPWS, 2019) is as follows:

- Range = Favourable
- Population = Favourable
- Habitat for species = Favourable
- Overall Assessment of Conservation Status = Favourable

<sup>c</sup> <https://www.gov.ie/en/department-of-housing-local-government-and-heritage/collections/homelessness-data/#homelessness-data>

<sup>d</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-cpp6/censusofpopulation2022profile6-homelessness/keyfindings/>

- Overall trend in Conservation Status = Improving

Mitigation measures have been designed in respect to the demolition works to ensure that there will be no negative impacts to potential roosting bats as a result of the proposed development (as detailed in Section 5 above). An alternative roosting habitat will be provided via bat boxes. No significant impacts are anticipated on the local population of common pipistrelle bats.

## 6.2 Monitoring

A monitoring visit to the installed bat boxes will be undertaken by a suitably qualified ecologist during the first summer post-construction and in fifth year post-construction (during May-August window). Boxes will be investigated via ladder (Schwegler 2F design) or from ground level (Schwegler 1FF design) and records taken on the usage of any boxes by bats. **Note:** Any handling of bats must only be undertaken by a bat ecologist licenced to handle bats and under appropriate licence from the NPWS. The ecologist will assess the suitability of the bat boxes post-construction and may make recommendations on the relocation or replacement of bat boxes. Any boxes recorded to be utilised by bats will be strictly protected. Any bat boxes noted to be damaged or removed will be replaced by a similar comparative available model.

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