



NPWS

An tSeirbhís Páirceanna
Náisiúnta agus Fíadhúlra
National Parks and Wildlife
Service

**Derogation Number
DER-BAT-2026-53**

**EUROPEAN COMMUNITIES (BIRDS AND NATURAL HABITATS) REGULATIONS, 2011
(S.I. No 477 of 2011)**

DEROGATION

Granted under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011, hereinafter referred to as “the Habitats Regulations”.

The Minister for Housing, Local Government & Heritage, in exercise of the powers conferred on him by Regulation 54 of the Habitats Regulations hereby grants to **Erika Hermann of Cleandra, Ardgroom, County Cork, P75 F342** a derogation. It is stated that this derogation is issued:

- A. 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
- B. As there is no satisfactory alternative, and the action authorised by this derogation will not be detrimental to the maintenance of the population of **bats** referred to below at a favourable conservation status in their natural range.

This derogation authorises the following:

1. Roost disturbance
2. Actions authorised within the derogation

The derogation is issued in respect of the following **bat species**:

- | | |
|------------------------|----------------------------------|
| • Lesser Horseshoe Bat | Rhinolophus Hipposideros |
| • Natterer’s Bat | Myotis Nattereri |
| • Common Pipistrelle | Pipistrellus Pipistrellus |
| • Soprano Pipistrelle | Pipistrellus Pygmaeus |



Terms and Conditions

1. This derogation is granted solely to allow the activities specified in connection with the works located at **Cleandra, Ardgroom, County Cork, P75 F342** for **Erika Hermann**
2. All activities authorised by this derogation, and all equipment used in connection herewith, shall be carried out, constructed and maintained (as the case may be) so as to avoid unnecessary injury or distress to any species of **BAT**. Anything done other than in accordance with the terms of this derogation may constitute an offence
3. This derogation may be modified or revoked, for stated reasons, at any time. In addition, the Minister reserves the right to revoke the derogation where updated information indicates that the basis upon which the derogation was granted has materially changed.
4. The mitigation measures outlined in the application report (**Report in support of Derogation Licence**
5. **Application Proposed Development, Ardgroom Inward, Beara, Co. Cork**) together with any changes or clarification agreed in correspondence between NPWS and the agent or applicant, are to be carried out. Strict adherence must be paid to all the proposed measures in the application.
6. The actions which this derogation authorise shall be completed between **22nd January – 31st December 2026, inclusive**.
7. The works will be supervised by bat ecologist(s): **Carl Dixon**
8. If this derogation addresses works that are subject of a planning application, no such works permitted under this derogation can occur until planning permission is granted.
9. If this derogation expires prior to works permitted under this derogation commencing, a new application must be sought in advance, including the provision of any updated data or reports.
10. This derogation shall be produced for inspection on a request being made on that behalf by a member of An Garda Síochána or an authorised NPWS officer appointed under Regulation 4 of the Habitats Regulations.
11. The local **NPWS Conservation Ranger – Patrick Graham**, patrick.graham@npws.gov.ie, must be contacted prior to the commencement of any activity, and if bats are detected on site during the course of the work, under the terms of this derogation.
12. On completion of the actions which this derogation authorises, all recordings of bat species affected will be made using the standardised Returns form and must be submitted to the NPWS **within four weeks of the expiry date of this derogation**. Included with the Returns form, a report will also be submitted to wildlife.reports@npws.gov.ie detailing results of works and success of mitigation. **Both documents must be submitted to constitute a derogation return.**



NPWS

An tSeirbhís Páircenna
Náisiúnta agus Fiadhúlra
National Parks and Wildlife
Service

For the Minister for Housing, Local Government & Heritage

(an officer authorised by the Minister to sign on his behalf)

22 January 2026

Any query in relation to this derogation should be sent to reg54derogations@npws.gov.ie





Derogation Assessment

Name of Applicant: Erika Hermann

Location/Name of Project: Ardgroom Inward, Beara, Co. Cork, P75 F342

Tick the following prohibition as chosen on the application:

(a) Deliberately capture or kill any specimen of the relevant species in the wild	<input type="checkbox"/>
(b) Deliberately disturb these species particularly during the period of breeding, rearing, hibernation and migration	<input type="checkbox"/>
(c) Deliberately take or destroy eggs of the relevant species in the wild	<input type="checkbox"/>
(d) Damage or destroy a breeding or resting place of such an animal, or	<input checked="" type="checkbox"/>
(e) Keep, transport, sell, exchange, offer for sale or offer for exchange any specimen of the relevant species taken in the wild, other than those taken legally as referred to in Article 12(2) of the Habitats Directive.	<input type="checkbox"/>
(a) Deliberately pick, collect, cut, uproot or destroy any specimen of these species in the wild, or	<input type="checkbox"/>
(b) Keep, transport, sell, exchange, offer for sale or offer for exchange any specimen of these species taken in the wild, other than those taken legally as referred to in Article 13(1)(b) of the Habitats Directive.	<input type="checkbox"/>

Test 1: A reason(s) listed in Regulation 54 (a)-(e) applies to the proposed activity

i. Tick which reason the applicant claims should be applied to the derogation

(a) In the interests of protecting wild flora and fauna and conserving natural habitats,	<input type="checkbox"/>
(b) To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property	<input type="checkbox"/>
(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,	<input checked="" type="checkbox"/>
(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, or	<input type="checkbox"/>
(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.	<input type="checkbox"/>



ii. Test 1: Conclusion

Please tick the following where it applies:

There is a valid reason(s) listed in Regulation 54 (a)-(e) which applies to the proposed activity:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion:

The application form and associated documentation provided by the applicant has been reviewed in full. The application relies on regulation 54(2)(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’ as the reason chosen for a derogation that they believe applies to the proposed activity.

In the detail provided, it is clear that the applicants are relying on the imperative reasons of overriding public interest, including those of a social or economic nature aspect of Reason C. As outlined on page five of the accompanying report, the derogation is required to assist with proposed works at Ardgroom Inward on the Beara Peninsula, located on the edge of the Cleanderry Woods SAC.

The objective of the works is to refurbish a number of structures on the identified site to provide and fulfil a housing need as a residential dwelling. The report further outlines on page 13 that of the structures identified, one is currently uninhabited while another is in a “considerable state of disrepair” and will continue to deteriorate without these works. The report also references the Cork County Development Plan 2022-2028 which “Encourages the redevelopment/refurbishment of existing housing stock”. The provision of housing in Ireland is at a critical juncture and the public interest of same can be balanced against the conservation aims of the Directive.

The applicants have provided evidence as to the nature and scale of the public interest including those of a social or economic nature for the proposed works and the proposed activity is necessary to achieve these overall objectives. Based on the above this application has passed Test 1 and can now proceed to Test 2. |



Test 2: Absence of a satisfactory alternative

Please tick the following where it applies and add a comment below to support the recommendation:

The applicant has provided satisfactory evidence that alternative solutions have been considered and have given reasons why the proposed approach is the only satisfactory alternative:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion (If you wish to add additional conditions please complete pg. 6):

The documentation submitted by the applicant has been reviewed, including the evidence for alternative solutions.

The purpose of the derogation is to allow the following activity to take place: [The proposed development site involved the refurbishment of an old farmhouse and garage in a rural area of Ardgroon. The farmhouse is unoccupied for several year and is running into a state of disrepair. The garage is also in a considerable state of disrepair. The proposed development is for the renovation of an existing farmhouse, therefore an alternative location is not a feasible option.

The farmhouse house (Building 1) and garage (Building 4) will be renovated and extended, to allow them to be used in the long-term.]

The specific situation that needs to be addressed is [The proposed renovation works to Building 1 (Farm house) and Building 4 (Garage) will result in the loss of the following bat roosts:

- Day roost for soprano and common pipistrelles and night roost for lesser horseshoe bat, soprano pipistrelles and common pipistrelles.
- Day roost for Natterer’s bat and night roost for lesser horseshoe bat.

The operation of the site will also increase human activity and therefore noise and lighting. This will also potentially impact on local bat populations.]

The alternative solutions suggested by the applicant are:

1. “Do-Nothing” scenario [NPWS regional staff are in agreement with the applicant that this alternative is not satisfactory as the buildings will continue to fall into disrepair from ingress of rain and wind if nothing is done. Renovation works are required to make the dwelling habitable. The existing buildings has not been used for several years and if left unrepaired they may become beyond a reasonably proportionate cost to repair and renovate.
2. Alternative 2 – The farmhouse house (Building 1) and garage (Building 4) will be renovated and extended, to allow them to be used in the long-term.

NPWS regional staff are in agreement with the applicant that this alternative is the most satisfactory as the mitigation for the proposed works involves focusing on Building 3 as an alternative bat roost. This building provided roosting space for three bat species (lesser horseshoe bat, common pipistrelle and soprano pipistrelle) and has crevices suitable for Natterer’s bats. Therefore this building has the capacity to provided alternative roosting for the four species of bat likely to be impacted on the renovation works for Building 1 and Building 4.

Renovation works cannot be undertaken on Building 1 and Building 4 until the “Bat House” (Building 3) is finished (as per specifications on Page 17 of the DixonBrosnan, Report in support of Derogation Licence

Application). These works will be carried out during the following months: September, October, November, February, March and April.

Alternative 2 was considered the most suitable option in this instance.

The applicant [has] provided satisfactory evidence that alternative solutions have clearly been considered. As outlined on page [14] of the accompanying report. Based on the assessment of the application documentation, it is regarded that the applicant has considered all available alternative solutions and at this time no other alternative solutions are apparent.

Having weighed the possible solutions to solve the applicant's problem against the effects of a derogation on the species concerned, it is concluded that the application has passed Test 2 and can proceed to Test 3. |

Upon completion of your assessment, please return this Recommendation to WLU to continue the application process.



Test 3: Impact of a derogation on conservation status of the species

Please tick the following where it applies and add a comment below to support the recommendation:

The derogation would NOT be detrimental to the maintenance of the populations of the species in question at a favourable conservation status in their natural range.	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>

Please outline your analysis below and state how the applicant has provided evidence to support your conclusion. (If you wish to add additional conditions please complete pg. 6)

Minor roosts for Lesser horseshoe bat (LHB), soprano pipistrelle and Natterer’s bat were identified on site as well as a maternity roost of common pipistrelle. LHB is in unfavourable conservation status nationally, while the other species are in favourable conservation status.

Although the proposed renovations will remove the roosting opportunities in Buildings 1 and 4, the planned mitigation measures include proposals to renovate Building 3 and to provide enhanced long-term suitable bat roosting there.

The provision of Building 3 as a bat house will likely increase the roosting opportunities for lesser horseshoe bats, Natterer’s bat and soprano pipistrelles while supporting the existing maternity roost for common pipistrelles in Building 2.

Provided the mitigation measures are implemented in full, the works will not be detrimental to the maintenance of the populations of the species in question at a favourable conservation status in their natural range

If the answer above is Yes then the derogation may be granted, providing Tests 1 and 2 have also been met.

Upon completion of your assessment, please return this Recommendation to WLU to continue the application process.



Derogation decision

The application for a derogation under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477 of 2011), as amended, has been assessed by officials in the Department and the following decision has been made:

Tick box where appropriate:

There is no satisfactory alternative

and the derogation is not 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.

Therefore, a derogation may be granted to the applicant, since it is—

(a) in the interests of protecting wild fauna and flora 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 repopulating and re-introducing these species and for the breeding operations necessary for these purposes, including the artificial propagation of plants, or

(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.

OR This application has been refused as one or more of the conditions set out above have not been met



The following conditions should be attached to the derogation:

- 1.
- 2.
- 3.
- 4.

[add additional conditions where required]

Signed:

Date: January 22, 2026

Position: Ecologist