

**Bat Fauna Impact Assessment for a Proposed Residential Development at
Barnakyle, Bearra Na Coille, Co. Limerick**



22nd October 2025

Prepared by: Luke Dodebier of Altemar Ltd.

On behalf of: Singland Homes

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. [REDACTED]

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Document Control Sheet			
Client	Singland Homes		
Project	Proposed Residential Development at Barnakyle, Bearra Na Coille, Co. Limerick		
Report	Bat Fauna Impact Assessment		
Date	Singland Homes		
Version	Author	Reviewed	Date
Final	Luke Dodebier	Bryan Deegan	22nd October 2025

SUMMARY

Site:	The site consists primarily of grassland and sapling trees surrounded by walls with an access road. Treelines are present outside of the site boundary on the east and west side.
Location:	Barnakyle, Bearra Na Coille, Co. Limerick
Bat species present:	Two Common pipistrelles were noted emerging from a large ash tree outside the boundary of the site to the west and from a cypress tree on the east. common pipistrelle and soprano pipistrelle exhibited repeated foraging activity around the perimeter of the site.
Proposed work:	The construction of 6no. two storey detached houses and all associated site development works.
Impact on bats:	The residual impact is considered to be low adverse not significant in the long term. Foraging bats would be expected to continue foraging on site.
Survey by:	Gayle O Farrell and Bryan Deegan
Survey date:	15 th of September 2025

Project Description

The proposed development site is located at Barnakyle, Patrickswell, Co. Limerick. The project, proposed by Singland Homes Ltd., comprises the construction of six two-storey detached dwellings along with all associated site development works, including services, and landscaping. The site is situated within a semi-rural setting characterised by existing residential properties and agricultural lands, with access provided via the local road network (see Figures 1 and 2).

Competency of Assessor

This site was surveyed by Gayle O Farrell and Bryan Deegan MCIEEM. Gayle has experience in carrying out many bat surveys including transect, dusk/dawn and static detector and winter roost surveys on projects ranging from large windfarms to small residential projects. Designing and implementing mitigation for bat including lighting and habitat enhancement.

The report is prepared by Bryan Deegan 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).

Legislative Context

Wildlife Act 1976 (as amended by, inter alia, the Wildlife (Amendment) Act 2000).

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation 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, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose.*”

Habitats Directive- Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora has been transposed into Irish Law, including, via, *inter alia*, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). See Art.73 of the 2011 Regulations which revokes the 1997 Regulations.

Annex II of the Council Directive 92/43/EEC 1992 on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) lists animal and plant species of Community interest, the conservation of which requires the designation of Special Areas of Conservation (SACs); Annex IV lists animal and plant species of Community interest in need of strict protection. All bat species in Ireland are listed on Annex IV of the Directive, while the Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is protected under Annex II which related to the designation of Special Areas of Conservation for a species.

Under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), all bat species are listed under the First Schedule and, pursuant to, *inter alia*, Part 6 and Regulation 51, it is an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

Landscape

The site outline is seen in Figures 1 and proposed layout in Figure 2. The development will see the removal of some small scrub and grassland vegetation of low conservation value to make way for the development a number of trees will be planted in the retained roundabout green centre and a wildflower garden will be planted to the south west corner of the site. (See Figure 3)

Lighting

The lighting strategy for the proposed development was developed by VeeLite.

All luminaires will be mounted at a height of 6 m, ensuring a consistent light level across the site while maintaining a low overall lighting profile. The LED units (Luminaire A) are positioned to focus illumination toward central operational and pedestrian areas where safety and visibility are required. Their optics (Street Optic R03) provide a narrow, downward-directed beam with very low upward or lateral spill, ensuring light is concentrated only where needed.

The existing SOX units (Luminaire B), located toward the southern perimeter, will be angled at 95° with a 5° forward tilt and a 1 m outreach to ensure even ground-level lighting coverage while reducing direct light projection into adjacent vegetated or unlit zones.

Overall, the lighting scheme has been designed to minimise light spill beyond the core illuminated areas. No direct illumination will occur over adjacent treelines, hedgerows, or aquatic habitats, which may be used by foraging or commuting bats. The use of warm-white (4000 K) LED light, precise beam control, and low mounting heights will limit skyglow and light trespass, preserving the surrounding dark corridors and bat foraging habitats. The details of the proposed lighting plan are shown in Figures 4, 5 & 6.



Project: Patrickswell
 Location: Patrickswell Co. Limerick
 Date: 22nd October 2025
 Drawn By: Luke Dodebier (Altamar)

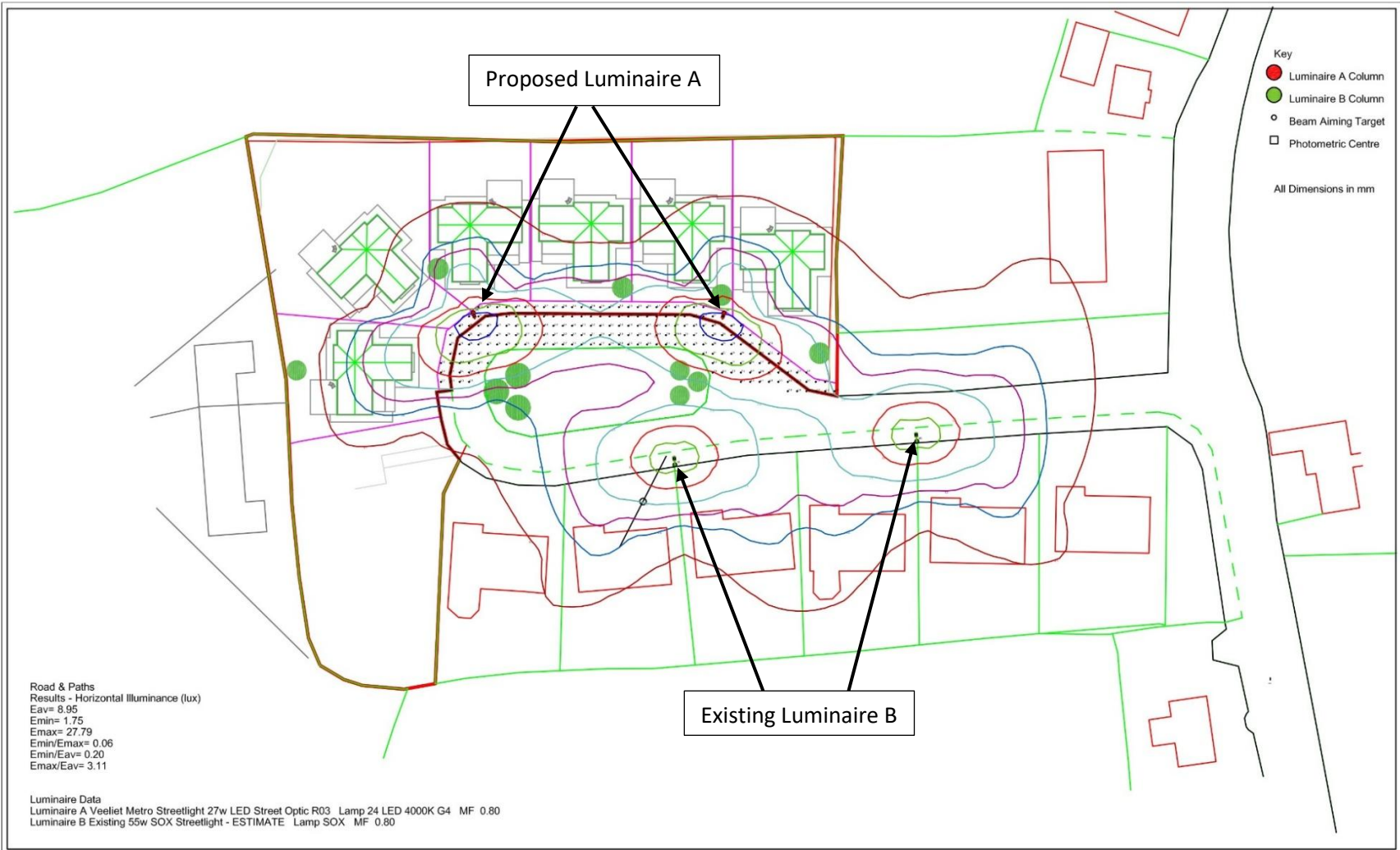
ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site outline



Figure 3 Landscaping plan



Veelite

DATE: 18 September 2024 DESIGNER: Dan Staunton
 PROJECT No: 24-09-23-01A PROJECT NAME: Barnakyle, Co. Limerick

Figure 4 Lighting Plan

Layout Report

General Data

Dimensions in Metres Angles in Degrees
 Grid Origin 20.6m x 44.4m
 Area 200.7m x 86.6m
 Sample Spacing 1.50m x 1.49m

Luminaires

Luminaire A Data

Supplier	
Type	Veelite Metro Streetlight 27w LED Street Opti c R03
Lamp(s)	24 LED 4000K G4
Lamp Flux (klm)	4.32
File Name	5MTA14LGA-R03.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	537.8, 56.5, 0.3
No. in Project	2

Luminaire B Data

Supplier	
Type	Existing 55w SOX Streetlight - ESTIMATE
Lamp(s)	SOX
Lamp Flux (klm)	4.55
File Name	55w SOX D90.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	303.0, 191.0, 39.0
No. in Project	2

Layout

ID	Type	X	Y	Height	Angle	Tilt	Cant	Out-reach	Target X	Target Y	Target Z
1	B	126.06	78.16	6.00	95.00	5.00	0.00	1.00			
2	A	93.84	102.49	6.00	285.00	0.00	0.00	0.50			
3	A	133.91	102.43	6.00	254.00	0.00	0.00	0.50			
4	B	164.71	81.95	6.00	95.00	5.00	0.00	1.00			

Figure 5 Lighting details sheet

Horizontal Illuminance (lux)

Road & Paths



Results

Eav	8.95
Emin	1.75
E _{max}	27.79
E _{min} /E _{max}	0.06
E _{min} /E _{av}	0.20

Figure 6 Horizontal Luminance Map

Bat Survey

This report presents the results of a site visit on the 15th of September 2025. A bat emergent and detector survey was carried out on site. Trees on site were examined for bat roosting potential.

Survey Methodology

As outlined in Marnell et al. 2022 *'The presence of a large maternity roost can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others. However, most roosts are less obvious. A visit during the summer or autumn has the advantage that bats may be seen or heard. Buildings (which for this definition exclude cellars and other underground structures) are rarely used for hibernation alone, so droppings deposited by active bats provide the best clues. Roosts of species which habitually enter roof voids are probably the easiest to detect as the droppings will normally be readily visible. Roosts of crevice-dwelling species may require careful searching and, in some situations, the opening up of otherwise inaccessible areas. If this is not possible, best judgement might have to be used and a precautionary approach adopted. Roosts used by a small number of bats, as opposed to large maternity sites, can be particularly difficult to detect and may require extensive searching backed up by bat detector surveys (including static detectors) or emergence counts.'* In relation to the factors influencing survey results the guidelines outlines the following *'During the winter, bats will move around to find sites that present the optimum environmental conditions for their age, sex and bodyweight and some species will only be found in underground sites when the weather is particularly cold. During the summer, bats may be reluctant to leave their roost during heavy rain or when the temperature is unseasonably low, so exit counts should record the conditions under which they were made. Similarly, there may be times when females with young do not emerge at all or emerge only briefly and return while other bats are still emerging thus confusing the count. Within roosts, bats will move around according to the temperature and may or may not be visible on any particular visit. Bats also react to disturbance, so a survey the day after a disturbance event, may give a misleading picture of roost usage.'*

The survey involved the methodologies outlined in Collins (2016) which included the roost inspection methodologies i.e. external methodology outlined in section 5.2.4.1 and the internal survey outlines in section 5.2.4.2 of the guidelines. In addition, the methodologies for Presence absence surveys (Section 7) was carried out for dust emergent surveys.'

As outlined in Collins (2016) 'The bat active period is generally considered to be between April and October inclusive (although the season is likely to be shorter in northern latitudes). However, because bats wake up during mild conditions, bat activity can also be recorded during winter months.'

Survey Results

Trees as potential bat roosts.

A ground level roost assessment was carried out and used to examine the trees on site for features that could form bat roosts. Potential roosting features include heavy ivy growth, broken limbs, areas of decay, vertical or horizontal cracks, cracks in bark etc. All trees on site were assessed for bat roosting potential. No trees of bat roosting potential are noted within the site outline. However, two bat roosting trees were identified outside of the site boundary to the east and west (see figure 1) These trees are outside of the site boundary and therefore, will be retained.

Emergent/detector surveys.

An emergent/detector survey was carried out by Gayle O Farrell and Bryan Deegan on the 15th of September 2025

The detector survey was undertaken within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were suitable during the survey. The conditions were as follows 14°C Dry with clear skies and a light air (Beaufort scale 1) . Insects were observed in flight during the survey.

As outlined in Collins (2016) in relation to weather conditions *'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C*

should be justified by the ecologist and the effect on bat behaviour considered.’ There were no constraints in relation to the survey carried out. All areas of the site were accessible and weather conditions were optimal for bat assessments.

At dusk, a bat detector survey was carried out onsite using an *Echo meter touch 2 Pro* detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations.

No bats were recorded emerging from the buildings or any trees within the site however, two Bats were recorded emerging from trees outside of the site boundary. A large ash tree on the outside the west side of the site boundary and a cedar tree to the east of the eastern boundary (see Figure 1). Prolonged foraging activity of Common pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*) were noted foraging around the edges of the site along tree lines and linear features on site.



Figure 6. Foraging on site. (Common pipistrelles pathways in Yellow, Soprano pipistrelle in Blue.)

Review of local bat records

The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within a 2km² grid (Reference grid R55F) encompassing the study area reveals that none of the nine known Irish species have been observed locally). The National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figure 7-9. The following species were noted in the wider area: Soprano pipistrelle (*Pipistrellus pygmaeus*), Common pipistrelle (*Pipistrellus pipistrellus*), Lesser noctule/Leisler's bat (*Nyctalus leisleri*), Daubenton's myotis (*Myotis daubentonii*), . Natterers Bat (*Myotis Nattereri*) and Brown Long Eared Bat (*Plecotus Auritus*).

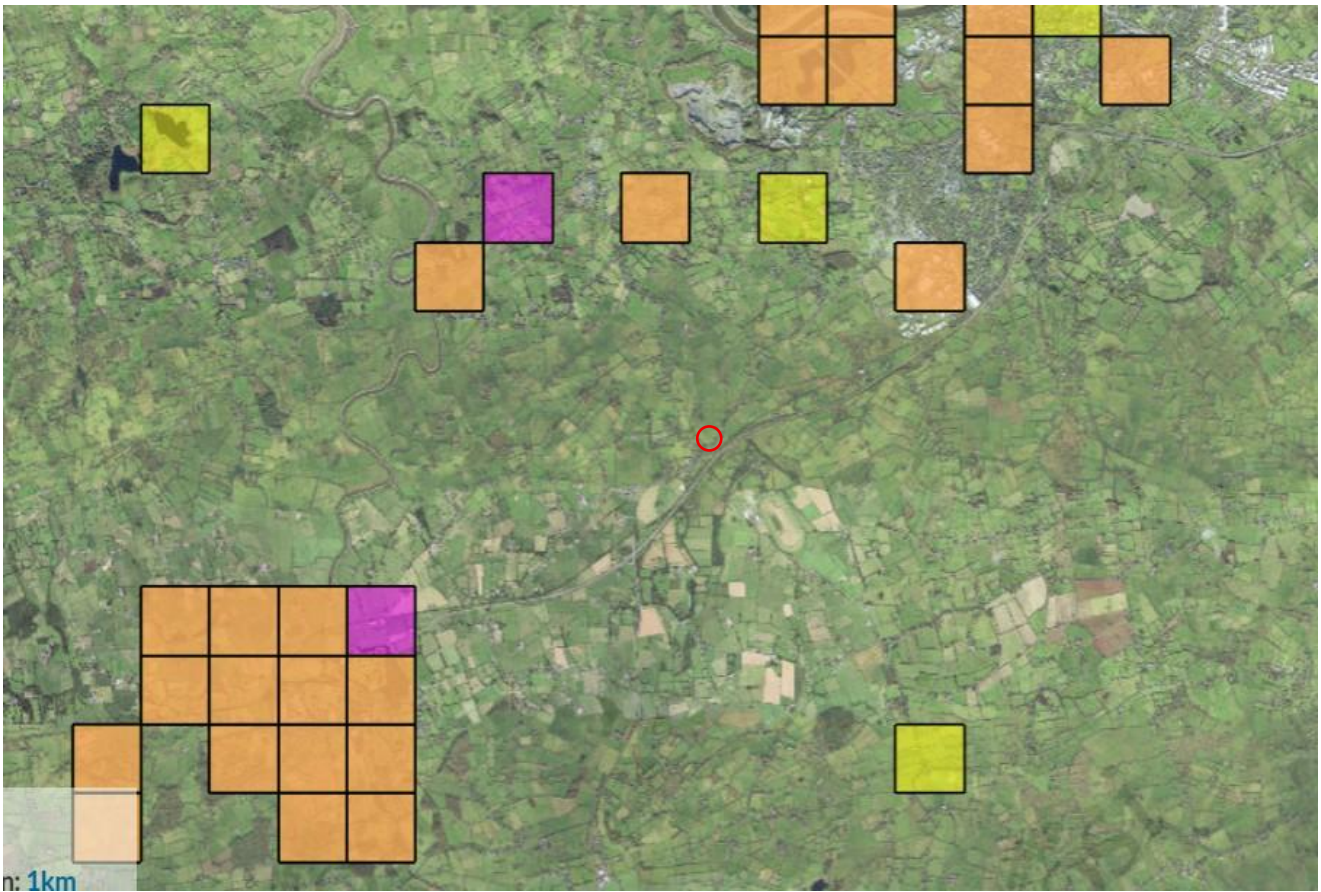


Figure 7. Common pipistrelle (*Pipistrellus pipistrellus*) (Purple) and Soprano pipistrelle (*Pipistrellus pygmaeus*) (Yellow), both (orange), source: NBDC, site: red circle

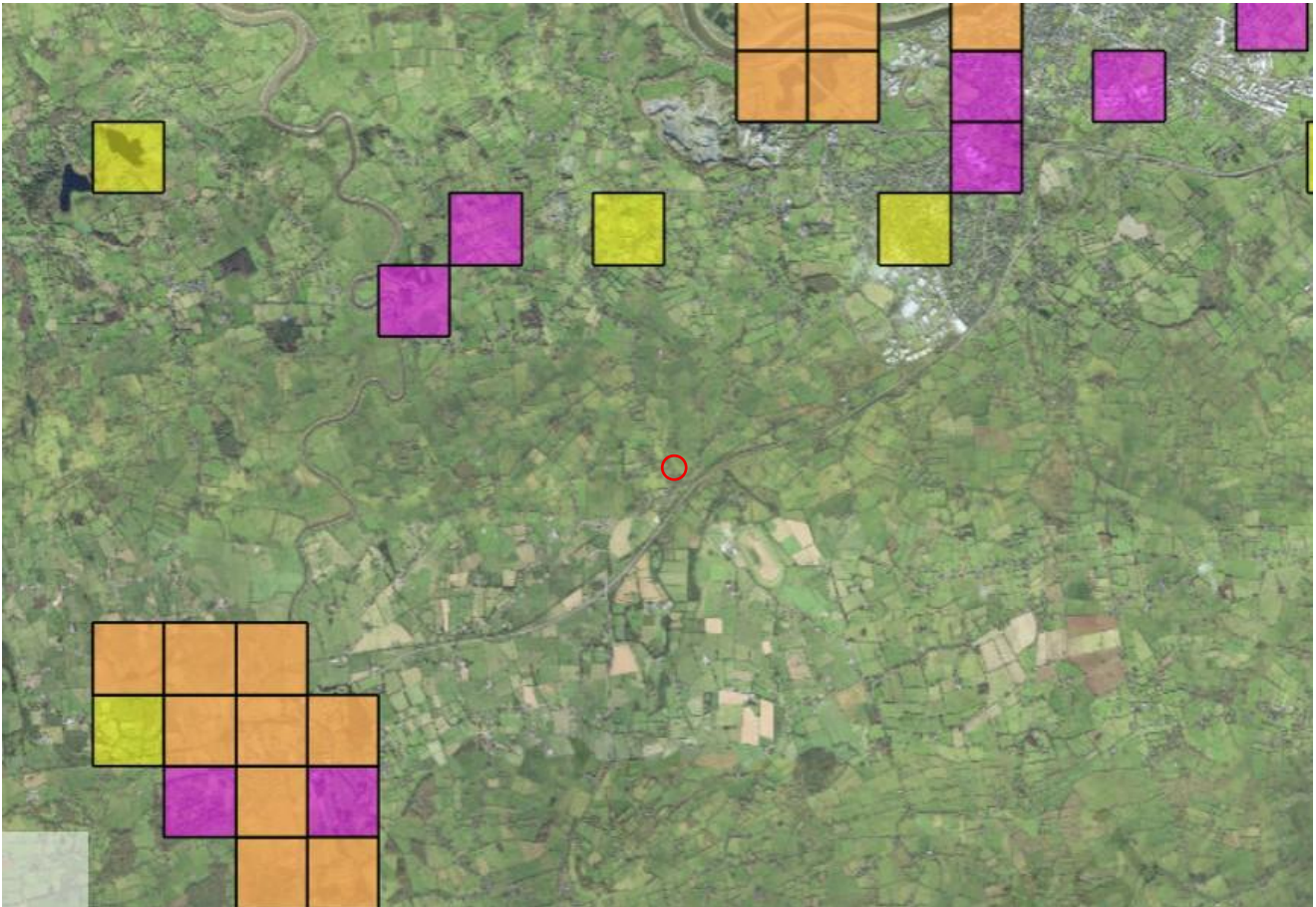


Figure 8. Leisler's bat (*Nyctalus leisleri*) (purple) and Daubentons bat (*Myotis Daubentonii*)(Yellow), both (orange), source: NBDC, site: red circle

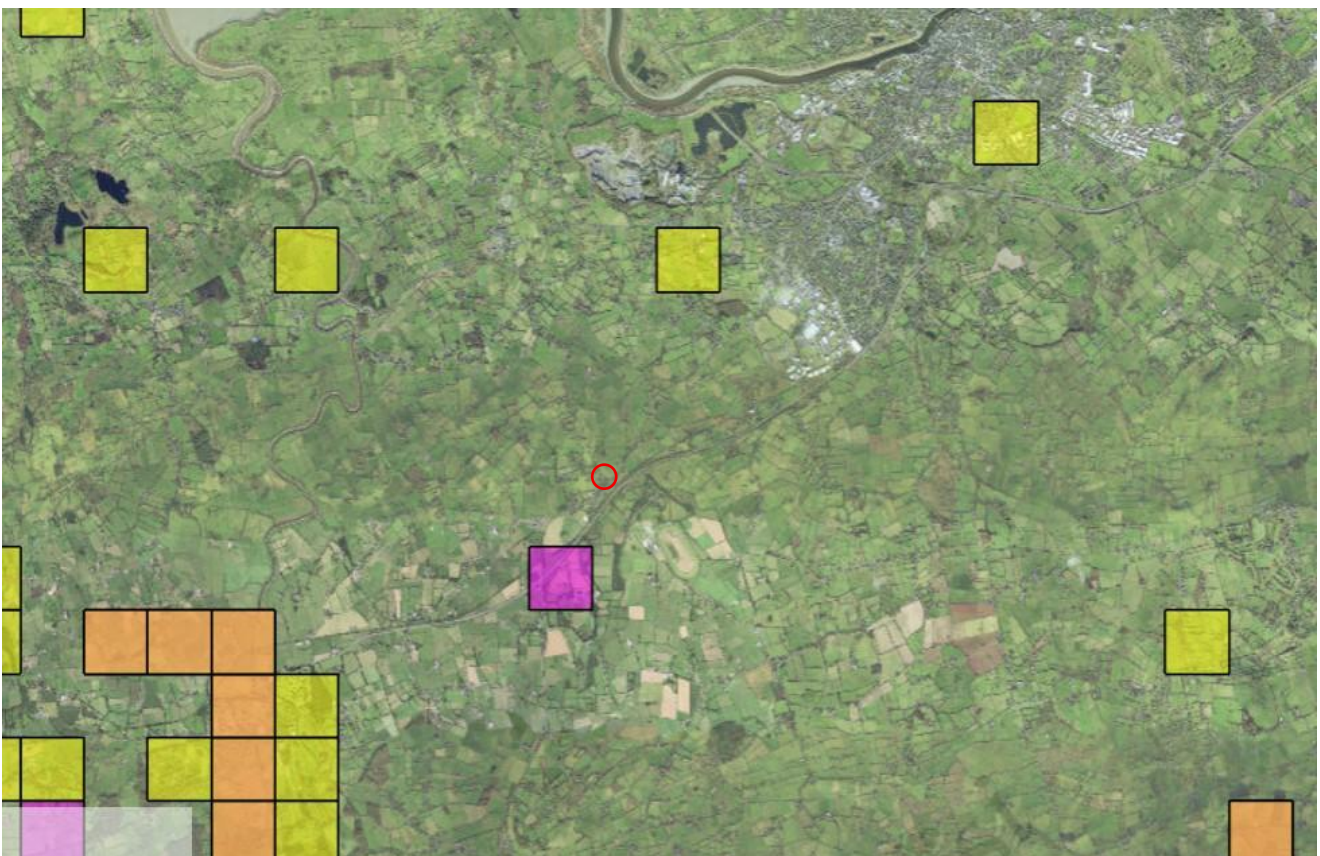


Figure 9. Natters Bat (*Myotis Nattereri*) (Purple) and Brown Long Eared Bat (*Plecotus Auritusi*) (Yellow), both (orange), source: NBDC, site: red circle

Evaluation of Results

The bat survey complies with bat survey guidance documentation including Marnell et al (2022) and Collins (2016). Two Bats were recorded emerging from trees outside of the site boundary. A large ash tree on the outside the west side of the site boundary and a cedar tree to the east of the eastern boundary (see Figure 1). Prolonged foraging activity by Common pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*) was recorded along treelines and other linear features at the site boundaries. These areas provide suitable foraging and commuting habitat.

The central areas of the site, dominated by short grassy vegetation and limited tree cover, offer minimal value to bats due to the lack of structural diversity and limited insect prey availability. Overall, the site is considered to be of low ecological value for bats, with activity largely confined to the peripheral treelines which connect to the wider landscape.

Potential Impact of the development on Bats

The removal of trees and shrubs within the site and the increase in lighting on site, particularly during construction, may result in a low adverse, local, negative but not significant impact on bats potentially foraging in the surrounding area. No bats were recorded emerging from buildings or trees within the site, and no suitable roosting or high-quality foraging habitat will be lost as the site primarily consists of short grass and a limited number of young saplings.

Lighting has been carefully designed to illuminate only essential areas for safety, ensuring that light spill is minimised and does not extend into boundary vegetation or other areas suitable for bat foraging and commuting. This will prevent unnecessary disturbance and maintain existing dark corridors around the site, particularly at the borders. As the development will not result in the loss of suitable roosting, foraging or commuting habitat and boundary vegetation will remain unaffected, bats are expected to continue to roost, forage and commute along the site boundaries as before.

The two single bat roosts on either side of the site will be unaffected by the development as they are outside of the site, and no lighting is proposed in these areas. Light is <0.1 lux from lights that will be put in place as part of the development. Mitigation measures will be in place to prevent impacts on the bat roosts.

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.’*

No bats were noted roosting on site. The following mitigation will be carried out:

- Avoid construction lighting on site beyond working hours.
- Construction lighting where present is to be shone internally on site with no lighting of treelines and hedgerows.
- Prior to installation all exterior lighting including exterior light fittings on any houses, will be, compliant with bat lighting guidelines, at temperatures ≤ 2700K and downward facing.
- Lighting has been carefully designed to avoid light spill and will illuminate only essential parts of the site for safety, ensuring that bat foraging and commuting areas remain unaffected.
- Incorporation of the above mitigation will be confirmed by the project ecologist following construction.

Predicted Residual Impact of Planned Development on Bats

Following the implementation of mitigation measures, including the careful design of lighting to avoid light spill and illumination of only essential areas for safety, and the retention of boundary vegetation, the residual impact of the planned development on bats is predicted to be low adverse, local, and not significant. No roosting activity was recorded within the site, and no high-value foraging habitat will be lost. Surrounding treelines and linear features suitable for roosting, foraging and commuting will remain unaffected, allowing bats to continue to use the site and adjacent habitats as before. As such, the development is not expected to result in any significant long-term negative effects on local bat populations.

References

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Appendix 1. Evidence to support the Derogation Tests

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). 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.

The proposed works are necessary to allow for the construction of 6no. residential units to fulfil national housing needs. They are located at the border of Patrickswell village.

Although the trees identified were confirmed as bat roosts, none were considered to have the potential to support a maternity roost or a roost of national significance. In addition, they are located outside of the proposed development boundary. A licence is requested on a precautionary basis due to potential disturbance of roosting bats during construction and operation of the development. Though the proposed lighting plans for the development have been drawn in coordination with ecologists in order to minimise disturbance to local bat populations, an effect on this roosting location is anticipated.

No significant impact on protected bat species is anticipated.

No potential for a hibernation site was identified within the identified roosts.

The proposed development complies with National and Regional Planning Policy, Ministerial Guidelines and the relevant planning policy and standards contained in the Patrickswell Local Area Plan 2024-2023. The proposed development is located on serviced lands that are zoned for “New Residential – Phase 1”. The Plan objective of this land use zone states that “*To provide for new residential development in tandem with the provision of social and physical infrastructure*”.

Test 2 – There is No Satisfactory Alternative

There are no satisfactory alternatives to the development.

Do Nothing Scenario: If the development were not to go ahead, the trees would likely remain in place, the roosts would remain unaffected and will potentially be used again by small numbers of bats.

The Do Nothing Scenario would result in 6. residential housing units not being built.

Chosen Option: This option incorporates the retention of the 2no. trees, in addition to proceeding with the development.

The proposed development complies with Ministerial Guidelines, the planning policy within the Patrickswell Local Area Plan 2024-2030 and National and Regional Planning Policy. The proposed development is located on lands currently zoned for residential development. The proposed development represents an efficient and sustainable use of allocated land and will contribute toward achieving national housing targets at a time of demonstrable housing need. The landscape and lighting plans for the development have been developed in collaboration with ecologists to prevent significant effects of wildlife and to mitigate any potential impacts. The development has been designed to minimise light spill onto treelines bordering the site. As a result, no additional illumination of the roosting resources will occur. These habitats, in addition to the detailed landscaping proposal, will continue to provide suitable foraging, roosting and commuting habitat for local bat populations.

Test 3: Impact of a Derogation on Conservation Status

Surveys were carried out within the proposed development site in 2025. A single common pipistrelle was observed emerging from a mature ash tree outside of the western border of the site. A soprano pipistrelle was recorded emerging from a cedar tree outside of the eastern border of the proposed development.

The trees are likely used opportunistically by a small number of bats, which are common and widespread throughout Ireland. The trees do not support a significant roost (i.e. maternity roost). The implementation of the recommended mitigation measures within outlined in the accompanying bat report will ensure that there will be no negative impacts to potentially roosting bats during construction or operation of the proposed development.

No significant impacts to the local populations, or the conservation status, of common or soprano pipistrelle are anticipated as a result of the proposed development.

Monitoring the Impacts of Derogation

Following construction, the project ecologist will undertake site visit to ensure that the mitigations outlined within this report, and any additional mitigations required by the NPWS, have been implemented.

Provided that the works are carried out in accordance with these recommendations and under licence, no significant negative impacts are anticipated, and the favourable conservation status of bat species present at the site will be maintained.

Appendix 2. Limerick County Council RFI



Pleanáil, Comhshaoil agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuair an Daill
Tuair an Daill, Luimneach
V94 WV78

Planning, Environment and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

18/12/2025

REGISTERED POST
Planning Ref : 25/60633

Singland Homes Limited
c/o Donough McCrann
Healy Partners Architects
The Mill,
Glentworth Street, Limerick
V94F3X9

APPLICATION: PERMISSION for the construction of 6no. two storey, detached houses and all associated site development works. A Natura Impact Statement (NIS) will be submitted to the planning authority with the application

LOCATION: Bamakyle, Patrickswell, Co. Limerick

Dear Sir/Madam,

I refer to the request for further information issued to you under Article 33(3) of the Planning and Development Regulations 2001 (as amended) and to your reply received on 31/10/2025.

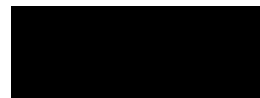
The Planning Authority has considered the further information received and determines that the following clarification is required:

1. Given the proximity of bat roosts along the site boundary, the applicant is requested to apply for a derogation licence for bat roost loss through the NPWS which shall then be supplied to the Planning Authority.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

Please note that the response to this request for clarification of further information should be received by the Planning Authority within 6 months of the date of the original further information request or such extended period as may be agreed by the Planning Authority.

If the response to this request for further information results in a material change to the design, the Planning Authority may require a new public notice in an approved newspaper as per Article 35(c) of the Planning & Development Regulations 2001 (as amended).



I hereby give you notice that the statutory period of four weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please be advised that all further information requests and responses are publically available.

Please quote your planning reference number on all correspondence 25/60633.

Yours sincerely,



**(for) Senior Planner,
Development Management.**

