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Bat fauna impact assessment for a proposed Large-scale Residential Development (LRD) at Cypress Grove House, Templeogue, Co. Dublin.

15th December 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Templegrove Developments Ltd.

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Document Control Sheet			
Client	Templegrove Developments Ltd.		
Project	Bat fauna impact assessment for the proposed development at Cypress Grove House, Templeogue, Co. Dublin.		
Report	Bat Fauna Assessment		
Date	15th December 2025		
	Author	Reviewed	Date
Draft 01	Gayle O'Farrell	Bryan Deegan	27th November 2025
Planning	Bryan Deegan		15th December 2025

SUMMARY

Structure:	The site consists of a large 18th century house and associated courtyard buildings, on lands that comprise of pockets of woodland, treelines, hedgerows scrub, amenity grassland and dry meadows.
Location:	Cypress Grove House, Templeogue, Dublin 6W
Bat species present:	Four bat species Leisler's bat (Lesser Noctule (*Nyctalus leisleri*)), soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat *(Plecotus auritus)* were noted foraging on site. An individual Common pipistrelle (*Pipistrellus pipistrellus*) and an individual soprano pipistrelle (*Pipistrellus pygmaeus*) were recorded roosting in a single tree on site.
Proposed work:	Proposed Large-Scale Residential Development (LRD)
Impact on bats:	Consultation within the project team has taken place regarding the potential impact of artificial lighting on bat foraging activity. In response, the proposed lighting strategy has been revised to ensure that foraging opportunities are maintained across the site. This includes the retention of a significant number of mature trees within a dedicated open-space area where no lighting is proposed, thereby providing a naturally dark refuge and maintaining essential habitat structure. In addition, a designated dark ecological corridor will be established, supported by the creation of a native hedgerow to reinforce linear features used by commuting and foraging bats. A derogation licence is required for the felling of one Robinia tree associated with existing 2 bat roosts on site. While the introduction of new buildings will alter the local environment, foraging activity is expected to continue on site. A pre-construction survey of all buildings and trees will be undertaken to confirm the status of roosting features immediately prior to works. With the implementation of the sensitive lighting strategy, habitat retention measures, and the enhancement provided by compensatory planting, the dark corridor and hedgerow, the overall impact on bats is deemed to be low adverse/negative/long term/not significant.
Surveys by:	Bryan Deegan (MCIEEM) & Gayle O' Farrell (BSc)
Survey dates:	3rd June, 23rd June & 4th September 2025

Description of the Proposed Project

Planning permission is being sought by Templegrove Developments Ltd. for a Large-scale Residential Development (LRD), on a site located at Cypress Grove House, Templeogue, Dublin 6W.

The proposed development occupies a 2.66ha site at Cypress Grove House, Templeogue, Dublin 6W, and comprises a residential scheme of 171 units in a mix of houses and apartments, together with a crèche. As part of the proposal, Cypress Grove House listed on the South Dublin County Council Record of Protected Structures (RPS 222) will be refurbished. Buildings within the scheme range from 3 to 5 storeys in height. The development also provides public, communal, and private open spaces; an internal road network with new carriageways, pedestrian and cycle routes; surface car parking and bicycle parking facilities. Vehicular access will be via the existing entrance off Cypress Grove South. The proposal includes all associated and ancillary site works, including hard and soft landscaping, boundary treatments, and infrastructural services.

The proposed site outline and site layout plan are demonstrated in Figures 1 & 3. Bats noted on site are demonstrated in Figure 2.

Landscape

The landscape strategy for the proposed development has been prepared by Gannon + Associates Landscape Architects to accompany this planning application. The Landscape Design Rationale has been prepared in consultation with Altemar to incorporate dedicated bat foraging and commuting zones on site. As outlined in the report:

'BAT COMMUTING CORRIDOR

The landscape proposals integrate a Bat Commuting Corridor designed to maintain and enhance ecological connectivity across the site. The corridor aligns with recommendations from the EcIA and supports species known to rely on linear vegetated features, canopy cover and low-illumination conditions for nightly movement. Existing tree structure, newly reinforced vegetated boundaries and controlled lighting form a continuous route along the northern and western edges, ensuring suitable commuting conditions and minimising disturbance to established bat activity patterns.

BAT ACTIVITY ZONE

'BAT

ACTIVITY SANCTUARY

This area represents the Bat Activity Sanctuary, where vegetation has been intensified to create a sheltered and low-disturbance habitat. This includes a denser tree and understory structure, supporting foraging conditions and reinforcing the sheltered qualities required for bat movement. Surface treatments and boundary conditions were coordinated to avoid disturbance, and this zone remains free from artificial lighting to maintain suitable darkness levels for nocturnal activity.

FREE-LIGHTING ZONE

The light green areas represent the Free-Lighting Zone, where existing trees are retained to maintain canopy continuity and support natural commuting routes. The layout was refined with full consideration of root protection areas, introducing a natural mown path between the trees to enable low-impact movement and opportunities for natural imaginative play. This approach integrates the open space with the existing tree structure while remaining compatible with the ecological function of the corridor, and ensures low illumination levels with no direct light spill.'

The proposed landscape masterplan is demonstrated in Figure 4.

Project: Cypress Grove LRD
Location: Templeogue, Dublin 6W
Date: 25th November 2025
Drawn By: Gayle O'Farrell (Altemar)

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***Figure 1**. Site outline and location*

Figure 2. *Bat activity recorded on site across three surveys*

CYPRESS GROVE HOUSE

Unit Type		No
House type A	4 Bedroom House	23
House type B	4 Bedroom House	1
Apartment Block A	3/4 Storey with Creche	
	1 Bed Unit	5
	2 Bed Unit	3
Apartment Block B	3 to 5 Storey behind Protected Structure	
	1 Bed Unit	7
	2 Bed Unit	39
Apartment Block C	3 to 5 Storey Apartment Block	
	1 Bed Unit	15
	2 Bed Unit	17
Apartment Block D	4 to 5 Storey Apartment Block	
	1 Bed Unit	9
	2 Bed Unit	14
Apartment Block E	4 to 5 Storey Apartment Block	
	1 Bed Unit	7
	2 Bed Unit	11
Apartment Block F	4 to 5 Storey Apartment Block	
	1 Bed Unit	8
	2 Bed Unit	7
Protected Structure	Existing Refurbished House	
	1 Bed Unit	4
	4 Bed Unit	1
Total Residential Units		171

Development Mix

Unit Type	No	%
1 Bedroom Unit	55	32%
2 Bedroom Unit	91	53%
4 Bedroom Unit	25	15%

Site / Density / PoS

Total Site Area	26,600 Sqm	
Total Units	171	
[Gross] Density	66 Units Per Hectare	
Public Open Space		
Class 1	5,860 Sqm	22.03%
Communal Open Space	3,586 Sqm	13.48%
Total	9,446 Sqm	35.51%

Parking and Cycle Spaces

Total Surface Parking (Inclusive of Visitor and EV parking)	105 Spaces	0.6 p/u
EV Parking	22 Spaces	
Disable Parking Spaces	6 Spaces	
Bicycle Spaces	1 Per Bedroom (233) + 109 Visitor	354
	Covered	269
	Surface	85
	Creche Bicycle Spaces(staff+visitors)	12

Note Covered Bin Storage Provided for in each apartment building
Covered Bin Storage for terraced houses provided on street between parking

Issue ID	Issue Date	Change ID	Comments
00	06/08/2025	SW00	Pre-Planning
01	10/12/2025	SW01	Planning

***Figure 3**. Proposed site layout plan*

Lighting

An Outdoor Lighting Report has been prepared by Sabre to accompany this planning application. Consultation within the project team has taken place regarding the potential impact of artificial lighting on bat foraging activity. In response, the proposed lighting strategy has been revised to ensure that foraging opportunities are maintained across the site. This includes the retention of a significant number of mature trees within a dedicated open-space area where no lighting is proposed, thereby providing a naturally dark refuge. All lighting proposed is compliant with Bat Lighting Guidelines and is set to 2700K. Lighting will be fitted with back-spill protection.

The report outlines the following lighting specifications for the proposed development:

Luminaires

Luminaire A Data

Supplier	C U Phosco
Type	E950-28-P4A-727-B2-C0700-17W
Lamp(s)	727N
Lamp Flux (klm)	2.17
File Name	E950-28-P4A-727-B2-C0700-17W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	709.7, 142.6, 0.4
No. in Project	24

Luminaire B Data

Supplier	C U Phosco
Type	E950-28-P4A-727-C700-17W
Lamp(s)	727N
Lamp Flux (klm)	2.51
File Name	E950-28-P4A-727-C0700-17W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	659.3, 183.1, 0.3
No. in Project	3

Luminaire C Data

Supplier	C U Phosco
Type	E950-28-R3A-727-B2-C0250-7W
Lamp(s)	727N
Lamp Flux (klm)	0.84
File Name	E950-28-R3A-727-B2-C0250-7W.ies
Maintenance Factor	0.89
Imax70,80,90(cd/klm)	748.7, 23.8, 0.3
No. in Project	1

Luminaire E Data

Supplier	Acrospire
Type	Chelsea SCL 12-300mA 730
Lamp(s)	LED
LampFlux(klm)/Colour	1.82 3000/>70
File Name	Chelsea SCL 12-300mA 730.ldt
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	808.8, 1043.2, 38.6
No. in Project	23

Luminaire F Data

Supplier	Philips
Type	BGP291 DW50
Lamp(s)	LED-HB 5.2S 740
Lamp Flux (klm)	5.00
File Name	LumiStreet Gen2 Micro_BGP291_DW50_5000_20LED_5.2S_CLO_L90_740.ies
Maintenance Factor	0.83
Imax70,80,90(cd/klm)	609.4, 39.0, 0.0
No. in Project	3

Luminaire G Data

Supplier	C U Phosco
Type	E950-28-P4A-727-BB-C0700-18W
Lamp(s)	727N
Lamp Flux (klm)	2.41
File Name	E950-28-P4A-727-BB-C0700-18W.ies
Maintenance Factor	0.80
Imax70,80,90(cd/klm)	689.1, 181.9, 0.3
No. in Project	1

The proposed public lighting layout is outlined in figure 5.

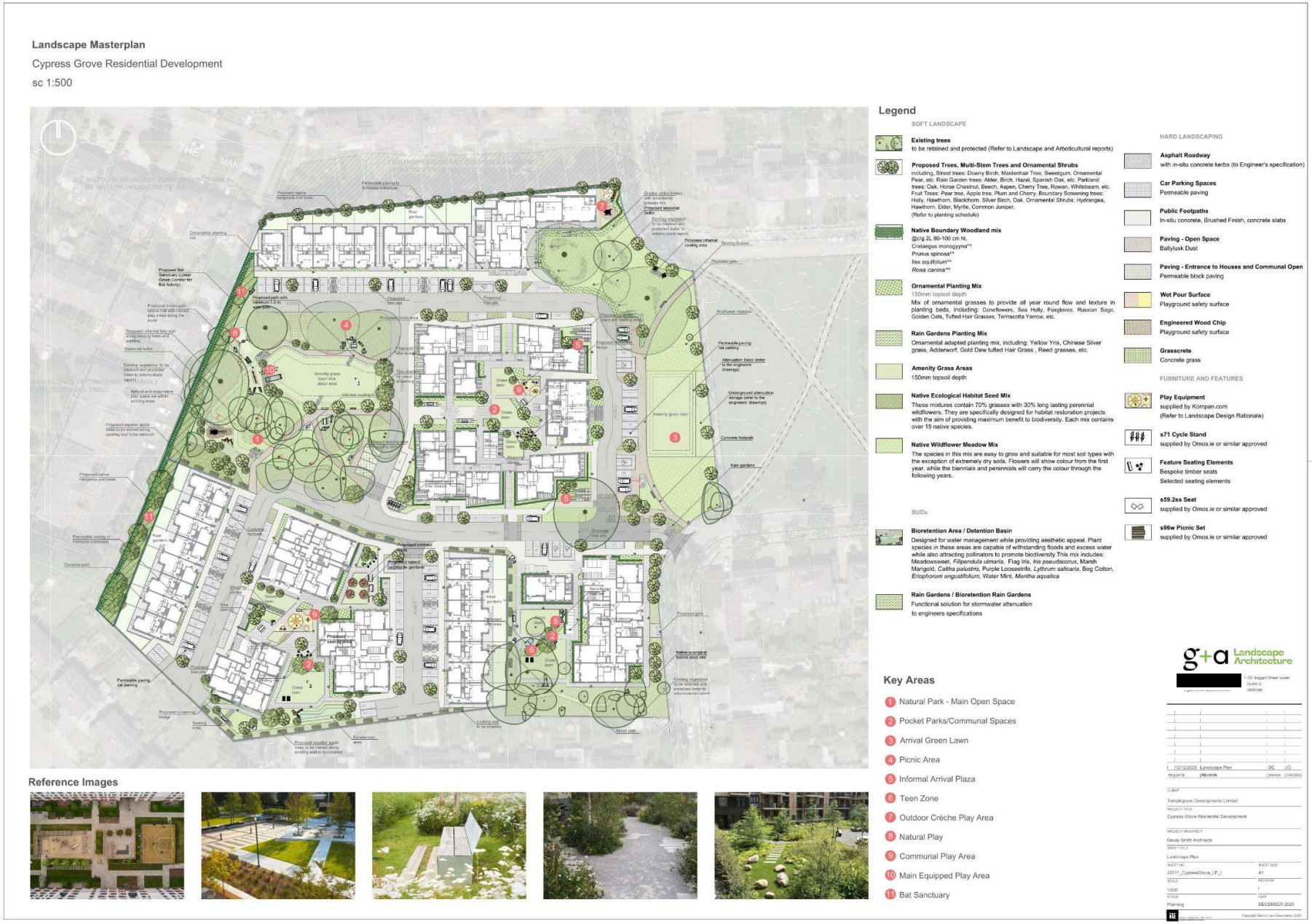

***Figure 4**- Landscape Masterplan*

Figure 5. *Proposed site services – public lighting*

Arboricultural Assessment

An Arboricultural Report was composed by CMK Horb & Ltd, in relation to the trees at the proposed site at Cypress Grove House, Templeogue. In summary, the report states that:

'Impact of Developments:

The proposed development will require the removal of 32 trees from the site. This represents 30% of the total surveyed trees. The tree group situated to the north of the site will also be removed to facilitate the development.

11 trees will be removed for best arboricultural practice separate from the development.
A total of 61 trees will be retained. The retention of these trees is dependant on the installation of a cellular confinement system for root growth below the surface of roads and path adjacent to certain trees (refer to Impact Assessment & Tree Protection drawing). It will also be necessary to undertake pruning and crown lifting on certain trees in order to allow their retention adjacent to proposed roads. Notable among these are #01 and #61 which are category A trees. A coordinated effort to retain high value trees including numbers #01, 73, 74, 61, 70 and 71 has led
the design team to relocate an attenuation tank further south to enable the retention of category A tree #61. This will cause the loss of a 4 category B trees (numbers 52-55) but will enable the retention of this high value Oriental Plane
(Platanus orientalis) tree (#61). Similarly, it has been agreed that in areas where services will run within the calculated RPAs of trees, trench-less methods such as tunnelling will be implemented to allow minimum disruption to the soil and roots of trees at these locations. This is enabling the retention of many of the site's highest value trees, in particular Deodar Cedar (Cedrus atlantica) #01. This tree is centrally located and has been incorporated into the proposed design as a high value landscape feature.'

IMPACT	#	% OF TOTAL
Trees removed to facilitate development	32	30%
Trees to be removed for best practice	11	11%
Trees to be retained	61	59%

The Tree Impact & Protection Plan is displayed in Figure 6.

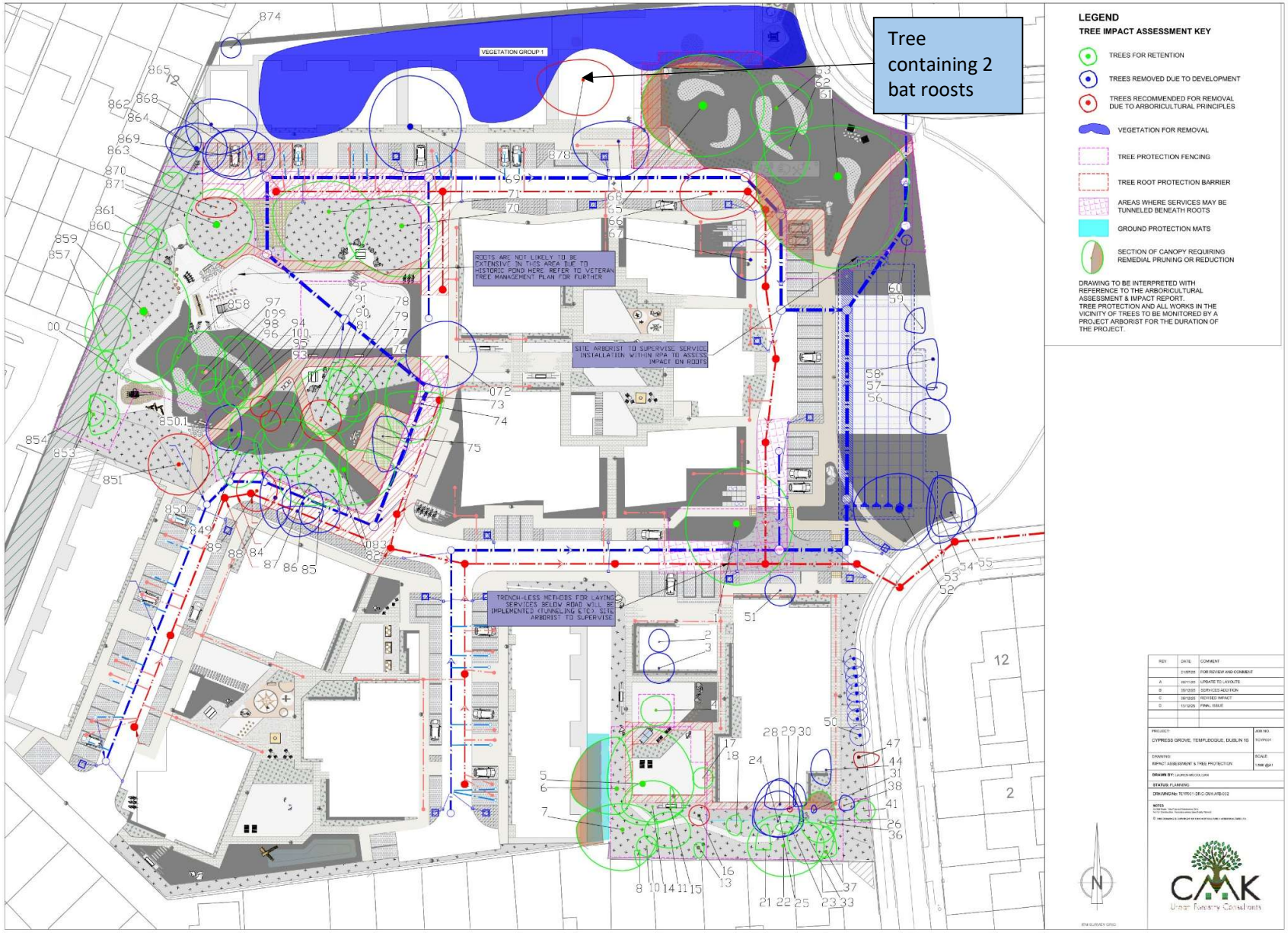

Figure 6. *Tree Impact & Protection Plan*

Competency of Assessor

This report has been prepared by Bryan Deegan MSc, BSc (MCIEEM). Bryan has over 31 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 (2007)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan and has carried out a Bat Conservation Ireland Bat Handling Course. 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 Kelleher and Marnell (2022), Bat Mitigation Guidelines for Ireland.

This site was also surveyed by Gayle O'Farrell BSc who has experience in carrying out a range of bat surveys including transect, dusk/dawn and static detector and winter roost surveys on range of residential, industrial and commercial projects. Designing and implementing mitigation for bat including lighting and habitat enhancement.

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.

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.'

At dusk, bat detector surveys were carried out onsite using a Batbox Duet heterodyne/frequency division detector and Echo Meter Touch 2 Pro bat detectors, to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations. Surveys were carried out having regard to the following guidelines:

- Collins. J (ed.) (2023) Bat surveys for Professional Ecologists: Good Practice Guidelines (4th Edition);
- Bat Mitigation Guidelines for Ireland (NPWS, 2006); and,
- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes (NRA, 2006).

Bat survey

This report presents the results of three site visits by Bryan Deegan & Gayle O'Farrell on the 3rd and 23rd of June 2025 and by Bryan Deegan on the 4th September 2025.

Survey constraints.

Bat surveys were undertaken during the active bat season in June & September. Weather conditions were ideal with mild temperatures of between 15°C and 17°C. Winds were light and there was no rainfall during the surveys.

Bat Assessment Findings

Review of local bat records

The review of existing bat records (sourced from National Biodiversity Data Centre's online viewer) within a 2km^2 grid (Reference grid O12J) encompassing the study area reveals that six of the nine known Irish species have been observed locally (Table 1). National Biodiversity Data Centre's online viewer was also used to look at the wider area of the site to reveal that in addition to the species listed in Table 1.

Table 1: Status of bat species within a 2km^2 grid encompassing the subject site (Reference no. O12J)

Species Name	Last date of Record	Title of Dataset	Designation
Brown Long-eared Bat *(Plecotus auritus)*	20/07/2007	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts
Common Pipistrelle *(Pipistrellus pipistrellus sensu stricto)*	14/08/2010	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts

Daubenton's Bat *(Myotis daubentonii)*	02/09/2019	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts
Leisler's Bat *(Nyctalus leisleri)*	21/09/2018	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts
Pipistrelle *(Pipistrellus pipistrellus sensu lato)*	07/04/2021	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts
Soprano Pipistrelle *(Pipistrellus pygmaeus)*	14/08/2010	National Bat Database of Ireland	Protected Species: EU Habitats Directive || Protected Species: EU Habitats Directive >> Annex IV || Protected Species: Wildlife Acts

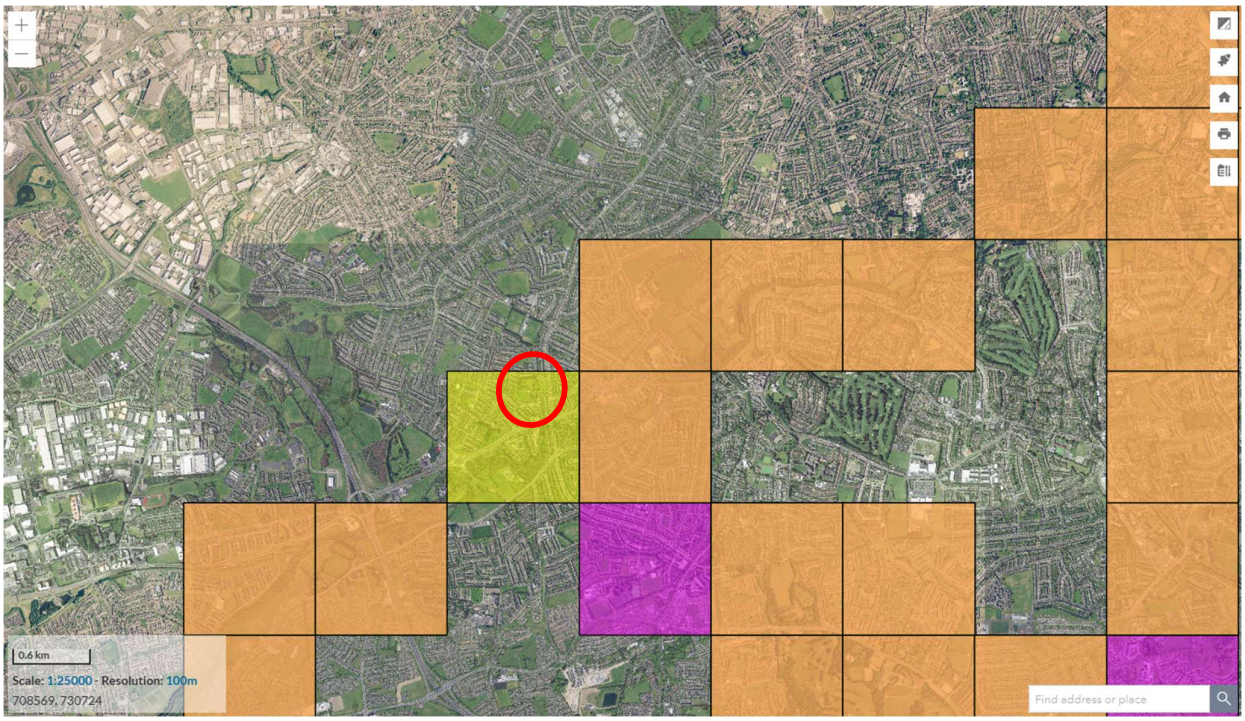

Figure 7. Common Pipistrelle *(Pipistrellus pipistrellus sensu stricto)* (purple) and Soprano Pipistrelle *(Pipistrellus pygmaeus)* (yellow) and both species (orange) (Source:NBDC) (Site – red circle)

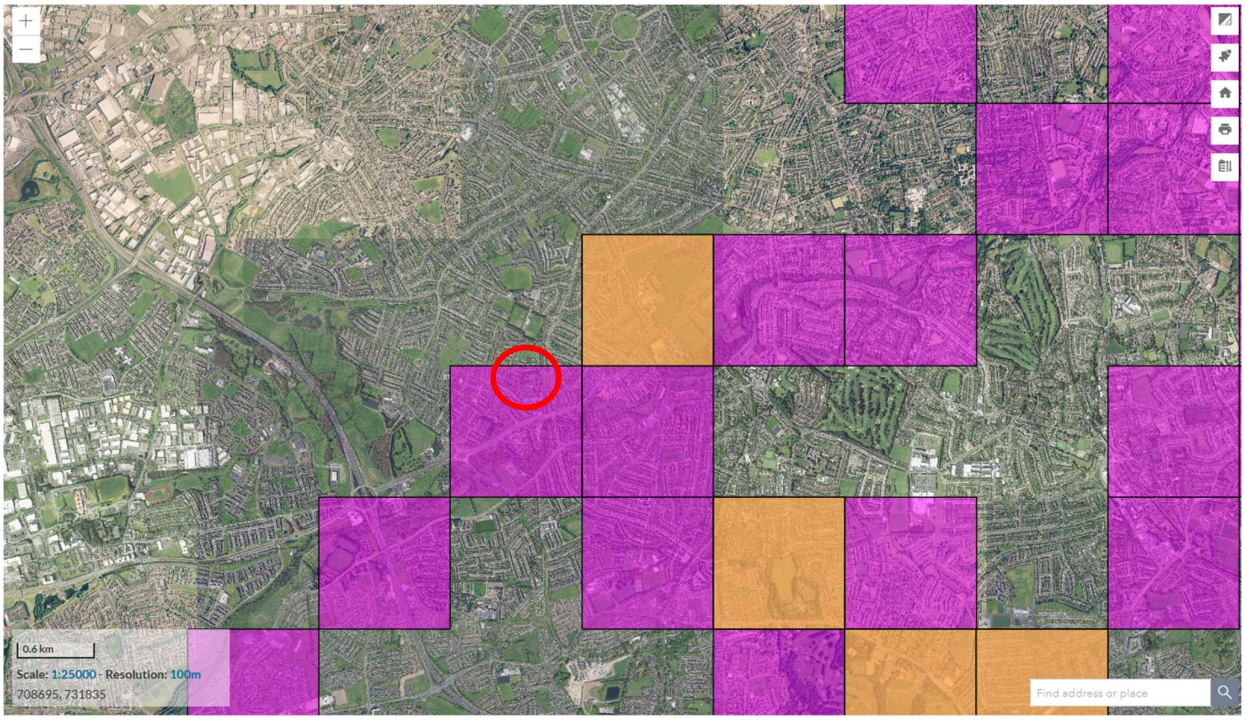

Figure 8. Lesser Noctule (*Nyctalus leisleri*) (purple) and Brown Long-eared Bat *(Plecotus auritus)* and both the Lesser Noctule and Brown Long-eared Bat (orange) (Source:NBDC) (site: red circle)

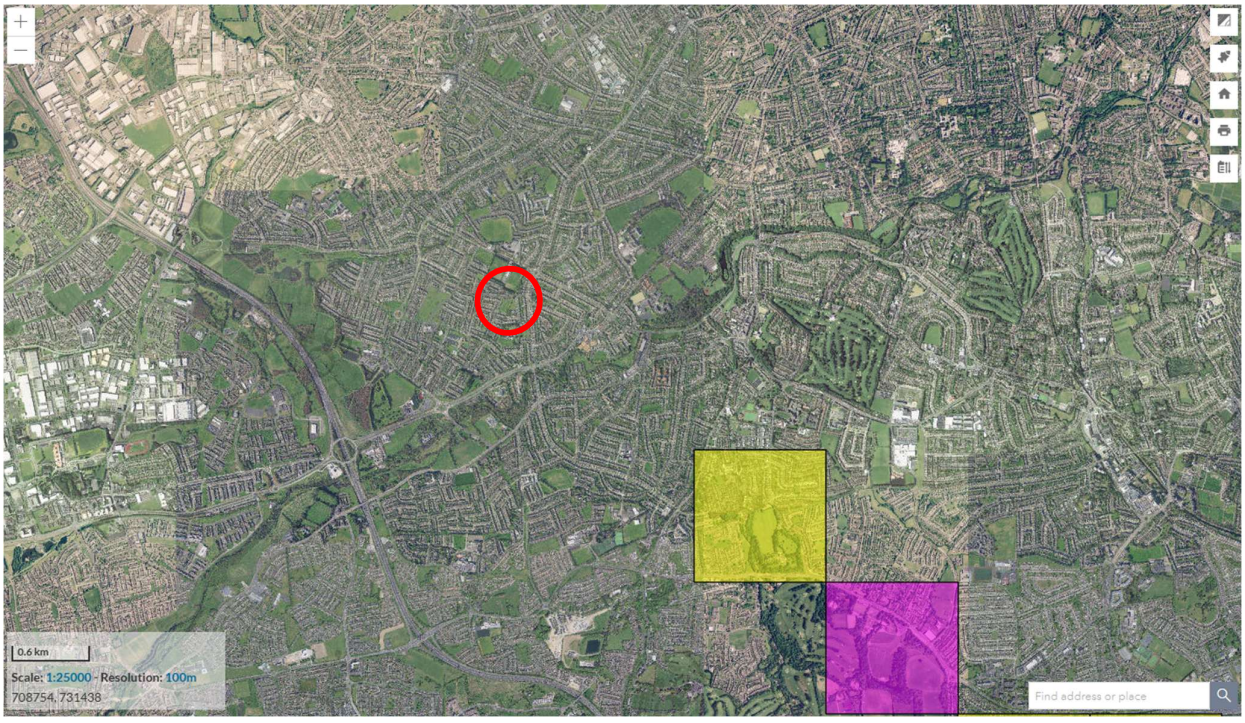

Figure 9. Whiskered Bat *(Myotis mystacinus)* (purple), Nathusius's Pipistrelle (*Pipistrellus nathusii*) (yellow) and both Whiskered Bat and Nathusius's Pipistrelle (orange) (Source: NBDC) (site: red circle)

Detector survey

As seen in Figure 2, bat activity was noted on site. Foraging activity was concentrated along the woodland perimeter to the north and west of the site where a significant number of insects were swarming in the sheltered conditions on the periphery of the western woodland. A single soprano pipistrelle was observed emerging from a Robinia tree along the woodland to the north of the site. Additionally, from the same Robinia tree, a common pipistrelle was observed emerging. Four species were noted foraging on site:

- Common pipistrelle (*Pipistrellus pipistrellus*)
- Leisler's bat (*Nyctalus leisleri*)
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Brown Long-eared Bat (*Plecotus auritus*)

Bat Roost Assessment

Buildings as Potential Bat Roosts

Buildings on site consist of an occupied and heavily refurbished 18th century building, with courtyard buildings to the rear. Potential roosting features include roof rafters, cracks in buildings, attic spaces, stone walls etc. All buildings on site were assessed for bat roosting potential. The buildings on site were considered of low roosting potential and in addition, halogen security lighting has been installed around the external of the main building as demonstrated below.

Plate 1. Main building on site proposed for retention and refurbishment (courtyard buildings to the rear to be demolished)

Trees as Potential Bat Roosts

A ground level roost assessment was carried upon arrival to the site and used to examine the trees and structures 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 and cracks in bark. All trees on site were assessed for bat roosting potential. There are a number of trees of moderate to high bat roosting potential to be felled within the survey area. A derogation license is required for the removal of a Robinia Tree (No. 878) containing a single common pipistrelle and single soprano pipistrelle bat roost. Numerous trees of moderate bat roosting potential are present on site. These included the following:

Tree Number	Species	Retained/Removed
69	Pedunculate oak *Quercus robur*	Removed
859	Pedunculate oak *Quercus robur*	Retained
857	Beech *Fagus sylvatica*	Retained
61	Oriental Plane *Platanus orientalis*	Retained
878	Robinia *Robinia pseudoaccacia*	Removed

Plate 2. Robinia tree containing bat roosts proposed for removal

Plate 3. Oak tree of moderate bat roosting potential proposed for removal.

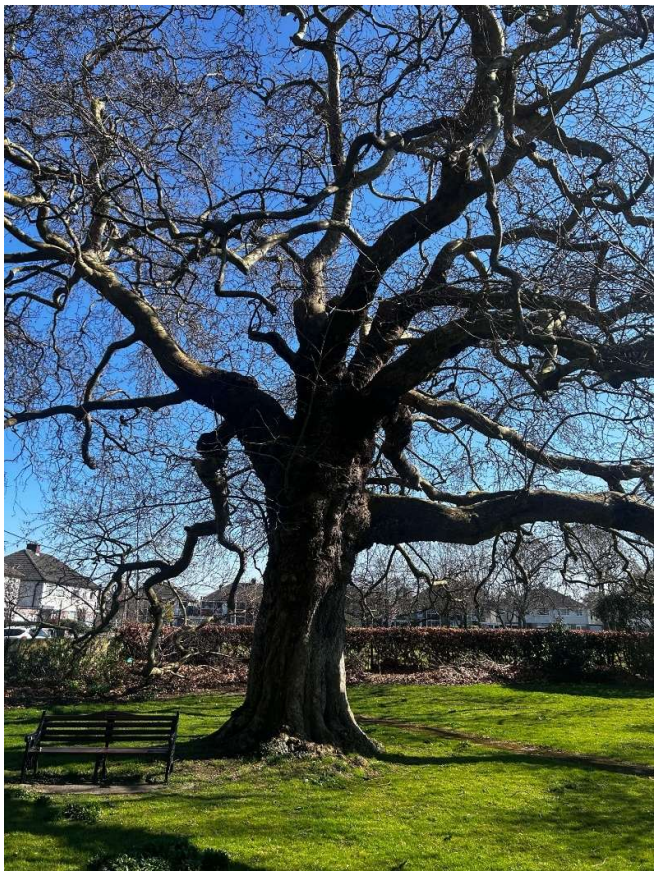

Plate 4. Oriental plane tree of moderate bat roosting potential proposed for retention.

Potential impacts of proposed redevelopment on bats

The proposed development will result in the removal of trees, including two confirmed roosts of a Common Pipistrelle *(Pipistrellus pipistrellus)* and a soprano pipistrelle (*Pipistrellus pygmaeus*) within a single robinia tree along the northern boundary. Several trees of moderate to high bat roosting potential are proposed for removal. Survey results indicate that the confirmed roosts are most likely summer day roosts used by a single individual of two species and is unlikely to be suitable for larger roosting colonies or during winter this is also true for the rest of the trees of moderate roosting potential. As such, the loss of roosting habitat on site is not considered significant within the wider landscape, as similar roosting opportunities exist in the retained mature trees that provide comparable features suitable for local bat species.

While foraging activity was recorded on site, the removal of trees and the introduction of site lighting could locally reduce foraging habitat and disrupt commuting corridors. The landscape design, however, incorporates bat-friendly lighting, retention of key tree belts, native tree and shrub planting, and a biodiverse wildflower meadow, which will maintain habitat connectivity and facilitate continued foraging across the site once landscaping matures.

Given the presence of a confirmed bat roost, a NPWS derogation licence is required. Mitigation measures, including pre-felling inspections, bat boxes, and sensitive lighting design, are proposed to minimise impacts and maintain favourable conservation status of local bat populations.

Mitigation measures

As a result of the moderate level of foraging activity and roosting within the trees, no lighting is proposed in the proposed open areas, where mature trees are proposed for retention. Lighting has involved mitigation through design and will be restricted to key areas of the development only and will not be within

open spaces or directed onto retained mature trees. Lighting on site during construction will not be directed towards existing trees on site. A post Construction light spill assessment/compliance with proposed lighting strategy will be carried out.

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

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

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

- Landscaping has also been designed to include bat friendly plants including trees and native hedgerows to attract insects.
- A dark, linear corridor running alongside a proposed native hedgerow will extend along most of the western boundary.
- In relation to the Robinia tree to be removed under the Derogation Licence the following methodology will be utilised:

— Felling of the bat roost tree will take place from November to February when bats are in hibernation.
— A pre felling inspection of the trees will be carried out by a bat specialist. If no bats are present during the inspection the tree will be felled in sections and lowered to the ground, where the sections will remain for 24 hours. If a bat is, or bats are, found a specialist, licenced in manual handling of bats. will oversee the removal of the bat from the tree and the safe relocation of the bat to a suitable site within the site outline. This may include the placing or the bat in a cardboard box for release at night or placing the bat in a safe suitable temporary roosting location, depending on weather conditions.

- Any tree felling will be undertaken at an appropriate time of year, as deemed by the project ecologist.
- Pre-Construction inspection for bats in all buildings to be demolished and emergent survey will be carried out by a suitably qualified ecologists/bat worker, prior to the demolition of buildings.
- All trees with bat roosting potential that are scheduled for felling will undergo a pre-felling inspection by a suitably qualified ecologist or bat worker, using appropriate survey techniques such as endoscope inspection, thermal imaging, and, where suitable, emergence surveys.
- Lighting at all construction stages should be done sensitively on site with no direct lighting of hedgerows and treelines.
- A post construction bat survey and light spill assessment will be carried out to ensure compliance with the lighting plan.
- A number of bat boxes will be placed within the wildlife wooded areas to mitigate the loss of the bat roosts. The installation and number put in place will be determined by the project ecologist as deemed appropriate.
- During operation, lighting will comply with Bat Lighting Guidelines and is set to 2700K.
- A Derogation Licence Application has been submitted to NPWS and is included in this report.

SDCC Green Infrastructure Strategy

As outlined in the Landscape Design Rationale "The site is located approximately 350 metres from the Dodder River Corridor, which is identified as a Primary Green Infrastructure Corridor under the SDCC Green Infrastructure Strategy. While not directly adjoining the river, the site sits within its wider ecological influence area and contributes to the broader network of biodiversity and landscape connectivity in Dublin 6W." (Figure 10) *"This proximity informs the development's approach to landscape design, which considers its role in supporting the resilience of the local GI network. Measures such as habitat supportive planting, open space continuity, and permeable surfaces contribute to ecological flow and sustainable water management at a neighbourhood scale."* In relation to bats from the River Dodder foraging within the proposed development site, this cant be totally ruled out. However, it would be expected that the brightly lit dual carriageway (R137) which is lit on both sides of the road would form a linear barrier to bat foraging and bats would tend to forage along the Dodder Valley rather than cross into brightly lit areas.

Figure 10. Location of the site in relation to the River Dodder Primary Green Infrastructure Corridor.

Figure 11. Location of the site in relation to the River Dodder..

Predicted and residual impact of the proposal

The removal of trees and the increase in lighting on site will result in an adverse effect on bat foraging on the site. The development will result in the permanent loss of some roosting habitat; however, this is not considered significant, as similar roosting features are to be retained on site in areas of little to no lighting. The installation of bat boxes in suitable areas of the site will provide some compensation for this loss.

Foraging habitat will be reduced due to the removal of vegetation, but with the implementation of bat-friendly lighting and landscaping and retention of the trees on site will ensure that foraging activity continues within the site post-development. Overall, the residual impacts are anticipated to be low, localised, and not significant, and the development is not expected to affect the favourable conservation status of local bat populations. Overall, the proposed development is expected to have a low, localised, and not significant adverse impact and is not expected to affect the favourable conservation status of local bat populations.

Legal status and conservation issues – bats

All Irish bat species are protected under the Wildlife Act (1976) and Wildlife Amendment Acts (1976-2023). Also, the EC Directive 92/43/EEC on the conservation of Natural habitats and of Wild Fauna and Flora ("Habitats Directive"), seeks to protect rare species, including bats, and their habitats and requires that appropriate monitoring of populations be undertaken. All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat *Rhinolophus hipposideros* is further listed under Annex II. Across Europe, they are further protected under the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982), which, in relation to bats, exists to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was instigated to protect migrant species across all European boundaries. The Irish government has ratified both these conventions.

All Irish bats are listed in Annex IV of the Habitats Directive, and the lesser horseshoe bat is further listed under Annex II.

The current status and legal protection of the known bat species occurring in Ireland is given in the following table.

Common and scientific name	**Wildlife Act 1976 & Wildlife (Amendment) Acts 2000/2010**	**Irish Red List status**	**Habitats Directive**	**Bern & Bonn Conventions**
Common pipistrelle *Pipistrellus pipistrellus*	Yes	Least Concern	Annex IV	Appendix II
Soprano pipistrelle *P. pygmaeus*	Yes	Least Concern	Annex IV	Appendix II
Nathusius pipistrelle *P. nathusii*	Yes	Not referenced	Annex IV	Appendix II
Leisler's bat *Nyctalus leisleri*	Yes	Least Concern	Annex IV	Appendix II
Brown long-eared bat *Plecotus auritus*	Yes	Least Concern	Annex IV	Appendix II
Lesser horseshoe bat *Rhinolophus hipposideros*	Yes	Least Concern	Annex II Annex IV	Appendix II
Daubenton's bat *Myotis daubentonii*	Yes	Least Concern	Annex IV	Appendix II
Natterer's bat *M. nattereri*	Yes	Least Concern	Annex IV	Appendix II

Common and scientific name	Wildlife Act 1976 & Wildlife (Amendment) Acts 2000/2010	Irish Red List status	Habitats Directive	Bern & Bonn Conventions
Whiskered bat *M. mystacinus*	Yes	Least Concern	Annex IV	Appendix II
Brandt's bat *M. brandtii*	Yes	Data Deficient	Annex IV	Appendix II

Also, under existing legislation, the destruction, alteration or evacuation of a known bat roost is a notifiable action, and a derogation licence has to be obtained from the National Parks and Wildlife Service before works can commence.

It should also be noted that any works interfering with bats and especially their roosts, including for instance, the installation of lighting in the vicinity of the latter, may only be carried out under a licence to derogate from SI 477/2011 EC(Birds and Natural Habitats) 2011 (Reg 51 /52 provide Strict Protection and Regs 53/54 address Derogation Licences)[1].

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Institution of Lighting Professionals (2018). *Bats and Artificial Lighting in the UK – Bats and the Built Environment Series: Guidance Note 08/18.* Institution of Lighting Professionals and the Bat Conservation Trust.

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EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992

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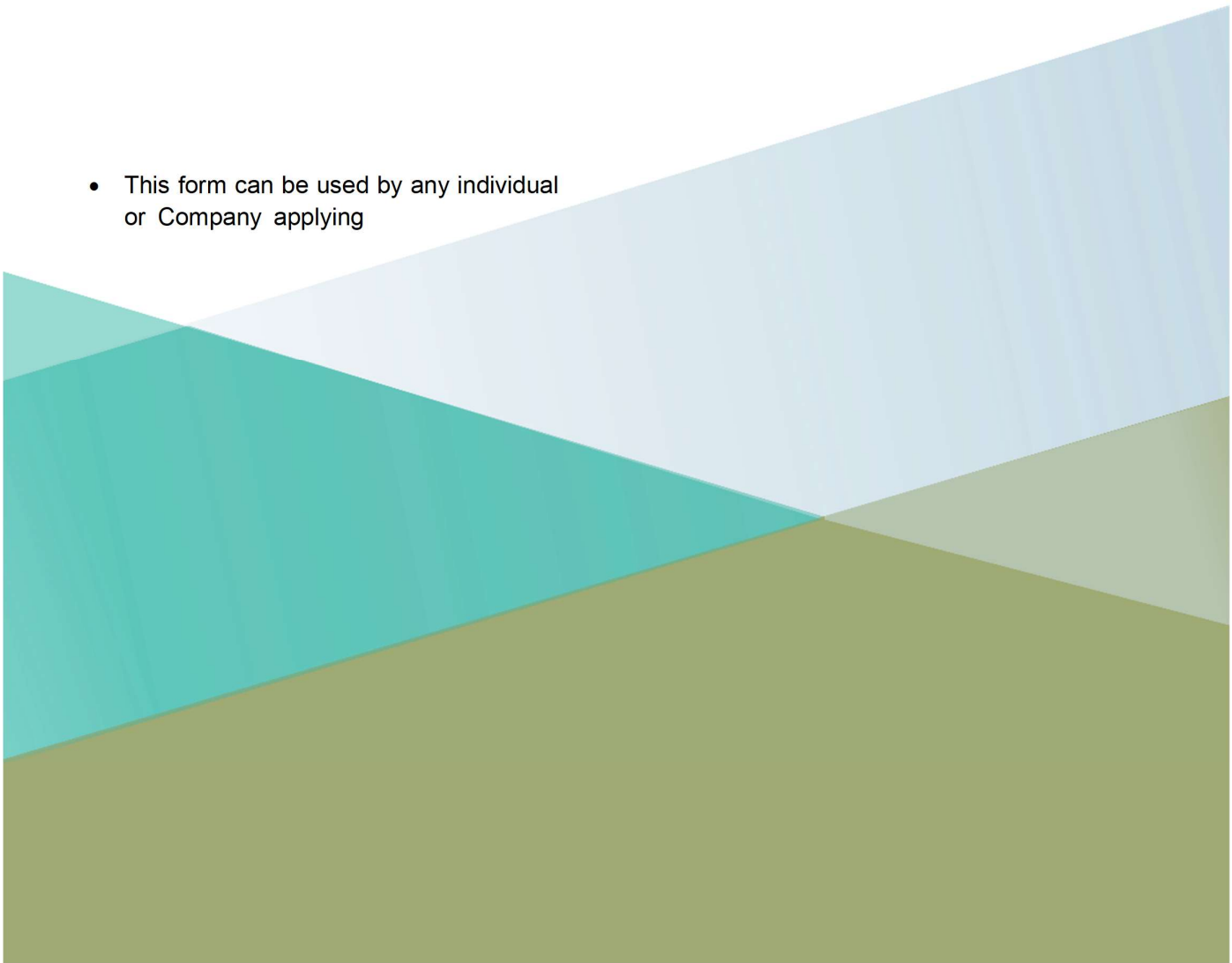
NPWS An tSeirbhís Páirceanna Náisiúnta agus Fiadhúlra National Parks and Wildlife Service

Application for Derogation

Under Regulation 54 & 54A of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended

Revision 2.0 – July2025

- This form can be used by any individual or Company applying



for a derogation under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 ("the Regulations") **or** any individual applying on behalf of the Minister for Housing, Local Government and Heritage under Regulation 54(A) of the Regulations.

- Note this application form is not for Domestic Dwelling Derogations (bats within private homes) which can be found here > (3D Application Form)
- Please ensure that you answer questions fully in order to avoid delays and/or your application being rejected on the basis that it does not contain sufficient information and detail for the application to be considered further.
- Please read and familiarise yourself with the NPWS Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants
- Please read and familiarise yourself with the European Commission's Guidance document on the strict protection of animal species of Community interest under the Habitats Directive
- Please also note that the responses to these questions are supplementary to the documentation required for the NPWS to be in a position to consider your application. A complete application should include both the application form and an associated report. Failure to supply either will result in your application being returned and/or refused.
- In circumstances in which a derogation is given on foot of this application, the Applicant is responsible for ensuring compliance with the conditions of any such derogation, even though they may employ another person to act on their behalf. To carry out any activity without, or not in accordance with, a derogation granted under regulation 54 or 54A of the Regulations constitutes a criminal offence, subject to prosecution.
- If you experience any problems filling in this form, please contact the Wildlife Licensing Unit: reg54derogations@npws.gov.ie
- Please note – applications, associated reports and derogations will be published on the NPWS website and/or the Department's Open Data website.
- Where any applicant is applying for a derogation to carry out surveys, please ensure to list all qualified ecologists and trainees under their supervision. See section 1(c) of Part A.

Part A: The Applicant - Personal Details

These questions relate to the person responsible for any proposed works and who will be the **Applicant**.

If this application is being submitted on behalf of a third party, please also complete Part B below.

1. (a) Name of Applicant

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
Mr	Mairtin	Lydon
(b) Company Name, if applicable	Lydon	
(c) Address Line 1	Unit 702 Kilshane Ave	
Address Line 2	NW Business Park	
Town	Ballycoolen	
County	Dublin 15	
Eircode	D15 E670	
(d) Contact number	[redacted]	
(e) Email address		
(f) Address where works are to be carried out if different from (b) above.		
Address Line 1	CYPRESS GROVE HOUSE	
Address Line 2	CYPRESS LAWN	
Town	DUBLIN 6W	
County	DUBLIN	
Eircode	D6W YV12	

Details of Person Submitting Application on Behalf of Applicant/Derogation Holder

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

1. (b) Name of Person/Ecologist

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

(d) Email address	[redacted]
(e) Relationship to Applicant	Project Ecologist

For Survey Derogations Only

1. (c) Please Indicate the Names to Appear on the Derogation Along with the Position Held e.g. Supervisor/Trainee

Forename(s)	Surname	Supervisor or Trainee

Part B: Species covered by the Derogation

1. **Species of Animal:** Please indicate which species is/are the subject of the application:

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

2. Please detail the exact species (scientific name): *Pipistrellus pipistrellus*, Pipistrellus pygma s

3. Please provide the maximum number of individuals affected* 2

4. Please provide the maximum number of breeding or resting sites affected* 2 x bat roost

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

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

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

7. **Species of Plant:** Please indicate which species is/are the subject of the application:

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

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

Licence No. C 158/2021 translocation of frogs.

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

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

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

9. **Proposed Dates for Activities:** Please indicate the timeframe that you propose to carry out the activities. Dates set by NPWS may differ from dates proposed here. *A derogation will only be issued with a start and end date within a calendar year.*

Start Date:	Planning Dependant Q4-2025 (approx.)
End Date:	Planning Dependant Q1-2027 (approx.)

Part C: Nature of the Derogation.

1. Please tick which prohibition(s) the application for a derogation relates to:

Regulation 51	
Deliberately capture or kill any specimen of the relevant species in the wild	☐
Deliberately disturb these species particularly during the period of breeding, rearing, hibernation and migration	☐
Deliberately take or destroy eggs of the relevant species in the wild	☐
Damage or destroy a breeding or resting place of such an animal, or	☒
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.	☐
Regulation 52	
Deliberately pick, collect, cut, uproot or destroy any specimen of these species in the wild, or	☐
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.	☐

Further information should be provided in the format set out in Part E: Template for Supporting Information

Part D: Derogation Tests

Note: The following <u>summary</u> information must be provided by the applicant in all cases, and will be used to determine if a derogation can be provided. Further information must be provided in the format set out in Part E: Template for Supporting Information

Test 1: Reason for the Derogation

1. Please tick which reason(s) below explains how this application qualifies under Regulation 54(2)(a-e) or Regulation 54A(2)(a-e) of the European Communities (Birds and Natural Habitats) Regulations: Please provide a summary of how the application meets the 3 conditions required to provide a derogation. Note that in all cases additional information must be provided (see Part E).

a.	In the interests of protecting wild flora and fauna and conserving natural habitats **(proceed to 2a)**	☐
b.	To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property **(proceed to 2b)**	☐

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 **(proceed to 2c)**	☒
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 **(proceed to 2d)**	☐
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 **(proceed to 2e)**	☐

2a. In the interests of protecting wild flora and fauna and conserving natural habitats:

i) Please state the wild flora, fauna or habitats that require protection and /or conservation.

ii) Please summarise how the interests of protection and conservation of the species/habitat concerned justify affecting another species under strict protection.

2b) To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property:

i) Please summarise the nature of the potential damage, why it is considered “serious” and how this outweighs the conservation interest of the species under strict protection.

2c) 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:

i) Where the reason is for public health and public safety, summarise the evidence provided to support this reason (e.g. documentary evidence of the risk from a chartered structural engineer, tree surgeon, Garda Síochána, qualified health professional etc.)

ii) Where the reason is 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", summarise the nature of the public interest and how this outweighs the conservation interest of the species under strict protection.

The proposed works involve the redevelopment of the 2.66 ha site at Cypress Grove House, Templeogue, to provide a high-quality Large-Scale Residential Development comprising 171 residential units, a crèche, public and communal open spaces, pedestrian and cycle routes, internal roads, parking facilities, and associated infrastructural upgrades. The project also includes the refurbishment of Cypress Grove House, a Protected Structure (RPS 222), ensuring its long-term conservation and integration into a modern residential environment.

The development will deliver substantial public benefits, particularly through the provision of much-needed housing at a time when Ireland is experiencing a severe housing shortage. By supplying new residential units within a serviced urban area, the project will help meet local and regional housing demand. In addition, the scheme will provide social benefits by creating high-quality community spaces, supporting childcare through the provision of a crèche, and enhancing overall urban amenity. The development will also generate employment opportunities during both the construction phase and ongoing operational management, contributing to the local economy.

To deliver the proposed layout, the removal of a Robinia tree on site confirmed to support a Soprano Pipistrelle (Pipistrellus pygmaeus) and a Common Pipistrelle (Pipistrellus pipistrellus) roost is unavoidable. The roost is small in scale and located within a tree that must be cleared to accommodate essential elements of the development, including the internal road network and building footprint.

The project represents an overriding public interest due to its contribution to urgently needed housing, enhanced social infrastructure, job creation, and the conservation of a protected historic structure. All works will be undertaken in full compliance with wildlife legislation, with appropriate mitigation measures implemented as outlined in the accompanying ecological report to ensure that impacts on bats are minimised and effectively managed.

2d) 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:

i) Please summarise the objective(s) of the proposed activities making reference to those listed above and how the the purpose of such activities overrides the interests of strict protection of the species. [2]

[2] Note that this reason may be appropriate for when research involves surveys that may cause disturbance of species under strict protection. But the sole purpose of the surveys should be for research and education or the other reasons listed above under 1d.

2e) 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

i) Please clearly state the objective of the activity and verify that this reason is being chosen as the objective of the activity does not match reasons a-d listed above.

ii) Please summarise how the activity will result in the taking or keeping of limited numbers of specimens of the species, how it will be applied on a selective basis and to a limited extent, and how it will be done under strictly supervised conditions.

Test 2: Absence of Alternative solutions

2. Please summarise the alternative solutions that have been considered and why these solutions are deemed unsatisfactory. This must include the option of the "do-nothing" alternative and evidence should be objective and robust. Note that in all cases further information must be provided in the format set out in Part E: Template for Supporting Information.

Alternative Solution	Reasons for "Unsatisfactory"
Do-Nothing	Under a "do nothing" scenario, the site would remain in its current condition, and the proposed 171-unit residential development, crèche, and associated infrastructure would not be delivered. This would fail to meet critical local and regional housing needs and would leave Cypress Grove House a Protected Structure without the refurbishment required to ensure its long-term conservation. Housing provision, community facilities, and improvements to the site's accessibility and environmental quality would not be realised. If this development did not go ahead. as the site is zoned as residential it would likely remain the same for a period until it is developed in the future.
Redesigning the Development to Avoid the Roost	Retaining the trees that support the bat roosts was examined. However, they lie directly within areas required for the construction of internal

	roads, residential buildings, and associated infrastructure. Adjusting the layout to fully avoid these trees is not feasible without significantly compromising site functionality, circulation, and the integration of open spaces. Avoidance would also restrict the placement of key residential units and conflict with the required density, accessibility, and design standards.
Alternative Site Location	Relocating the entire development to another site is not considered viable, as the project pertains specifically to the zoning, layout, and redevelopment opportunity available at Cypress Grove House. The use of this site enables the delivery of housing within serviced urban lands, supports compact growth, and allows for the refurbishment of a Protected Structure. Selecting an alternative site would not fulfil these planning and conservation objectives and would undermine the purpose of the current proposal.
Conclusion	Given the constraints of the site layout, the position of the roost trees, and the requirement to deliver housing and community facilities while refurbishing a Protected Structure, no satisfactory alternative exists that would avoid impacts on the confirmed bat roost. The proposed derogation, together with the mitigation measures outlined in the accompanying ecological report, will ensure that impacts are minimised and that the conservation status of the species is maintained in the wider area.

* Please insert additional rows above if needed

Test 3: Impact of a Derogation on Conservation Status

3. Please summarise the possible impacts on the population of the species that is subject to this application, taking into account all the mitigation and/or compensation measures that are to be undertaken. Evidence that such mitigation has been successful elsewhere should be provided where relevant. Mitigation measures being relied upon must ensure that the derogation will not be detrimental to the maintenance of the populations of the species to which the Habitats Directive relates at a favourable conservation status in their natural range. Note that in all cases further information must be provided in the format set out in Part E: Template for Supporting Information.

With mitigation measures, the proposed works at Cypress Grove House, namely the construction of 171 residential units, crèche, internal roads, parking, landscaping, and the refurbishment of the Protected Structure, will have an overall minor impact on local bat populations of Soprano Pipistrelle (Pipistrellus pygmaeus) and Common Pipistrelle (Pipistrellus pipistrellus). Surveys recorded the presence of a small opportunistic day roost of these species in a boundary tree along the northern end of the site , and alternative suitable roosting habitat is retained mature trees to the east and lost roosting habitat will be replaced by bat boxes installed in suitable locations on site.

The presence of individual Soprano and Common Pipistrelle roosts in a tree on site is not unexpected. Both species are widespread throughout Ireland and are commonly encountered during bat surveys (NPWS, 2019). They are highly adaptable, foraging across woodland, parkland, riparian areas, farmland, and urban environments (NPWS, 2019). National populations are currently stable or increasing, with no identified pressures or threats affecting their conservation status. Pipistrelle bats regularly utilise a wide variety of roosts, from small individual roosts behind ivy on trees to larger colony roosts in buildings.

The bat report submitted alongside this application outlines specific measures to avoid and minimise disturbance to bats during the works, including supervised tree removal, timing restrictions, and the provision of compensatory roosting structures where required. Given the small size of the roost, the nature and location of the proposed works, the mitigation strategy proposed, and the widespread and adaptable nature of pipistrelle bats, it can be concluded that the development, when implemented in line with these mitigation measures, will not have a detrimental impact on the maintenance of the local bat population.

Part E: Template for Supporting Information

This application form should provide a summary of the evidence that the applicant has provided. In all cases, it is necessary to provide separate supporting information so that the assessment of the application can be undertaken in a robust and comprehensive manner. Applicants should refer to guidance provided by the NPWS and the European Commission whilst preparing this application form and the supporting information.

It is essential that supporting information is prepared in a consistent manner using the template below so that NPWS officials assessing the application can locate the relevant evidence to determine if the three Tests can be met. Failure to provide sufficient evidence will result in the application being refused.

The structure of the Supporting Information should be as follows:

1) Table of Contents

2) Introduction
    a. Objective of the proposed works (for example, as part of construction of a national road, repair of roofing, undertaking surveys etc.)
    b. Name, qualifications and relevant experience of scientific staff, including trainees, (e.g. ecologist) involved in the preparation of the application and those responsible for carrying out the proposed activity.
    c. If this application is for the carrying out of surveys that may cause disturbance, qualifications of all involved must be provided and trainees must be clearly identified.

3) Background to proposed activity including location, ownership, type of and need for the proposed activity, planning history, policy context, zoning in relevant Development plan (or equivalent), etc.

4) Full details of proposed activity to be covered by the derogation (including a site plan). The site may be inspected by an NPWS representative, so the details given should clearly reflect the extent of the project. This information will be used to compare site conditions with the Method Statement.

5) Ecological Survey and site assessment (Not required for applications to carry out surveys)
    a. Pre-existing information on species at location and environs.
    b. Status of the species in the local/regional area (relevant to the consideration of the impact on the population at the relevant geographic scale (Test 3))
    c. Objective(s) of survey
    d. Description of Surveys Area
    e. Survey methodology (including evidence as to how the methodology represents best practice and is appropriate to the Objective). Methodology should include survey maps, details of timing, climate, equipment used and identify any uncertainties or difficulties encountered.
    f. Survey results including raw data, any processed or aggregated data, and negative results as appropriate. Photographs and maps must be provided where site-specific features are referred.
    g. Population size class assessment.

6) Evidence to support the Derogation Tests

    a. Test 1 - Reason for Derogation:

i. There should be a clear explanation as to why a specific reason(s) has been selected in the application form.

ii. Applicants are advised to read the guidance published by the NPWS 'Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants" with specific reference to Section 3.1.

b. Test 2 - Absence of Alternative Solutions
   i. Applicants must list the alternatives to the proposed activity that have been considered, including the do-nothing alternatives in a clear and objective manner. A basic requirement is that these alternatives should be compared in terms of their impact on the species subject to strict protection. It should be clear to NPWS officials as to why the chosen approach has been selected.
   ii. Applicants are advised to read the guidance published by 'Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants" with specific reference to Section 3.2.
c. Test 3 - Impact of a derogation on Conservation Status
   i. Applicants should include details of the population at the appropriate geographic scale and an evaluation of how the proposed activity will affect the conservation status both before and after mitigation measures have been applied.
   ii. Full and detailed descriptions of proposed mitigation measures that are relevant to the potential impact on the target species. Evidence that such mitigation has been successful elsewhere should be provided, where available.
   iii. Applicants are advised to read the guidance published 'Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants" with specific reference to Section 3.3.

7) Monitoring the impacts of the derogations
   a. Applicants must include details of how they propose to verify whether the derogations have been implemented correctly and whether they achieved their objective, using scientifically based evidence, and, if necessary, how the applicant will take corrective measures where required.
   b. Applicants should provide details of proposed reports to be submitted to the NPWS including the results of monitoring.
   c. Applicants are advised to read the guidance published by the European Commission "Guidance document on the strict protection of animal species of Community interest under the Habitats Directive" with specific reference to Section 3.4.

Part F. Declaration

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

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

Signature of the Applicant  **Date** 15/12/2025

Name in BLOCK LETTERS BRYAN DEEGAN

PRIVACY STATEMENT

See Privacy Statement at www.npws.ie/licences

npws.ie

Department of Housing, Local Government and Heritage

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