

# ALTEMAR

Marine & Environmental Consultancy

## Supporting Bat derogation license for Proposed Large-Scale Residential Development (LRD) at Cypress Grove House, Templeogue, Dublin

Document Control Sheet			
Client	Templegrove Developments Ltd.		
Project	Cypress Grove LRD		
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## 1) Introduction

Templegrove Developments Ltd. has commissioned ecological assessments in support of a proposed residential development at Cypress Grove House, Templeogue, Dublin 6W. The proposed development comprises a Large-Scale Residential Scheme on a 2.66 ha site and will deliver 171 residential units in a mix of houses and apartments, alongside a crèche and all associated site development works. The project also includes the refurbishment of Cypress Grove House, which is listed on the South Dublin County Council Record of Protected Structures (RPS 222). A full description of the proposed development is provided in the accompanying planning documentation.

Ecological surveys, including dusk and dawn bat activity and emergence surveys, were undertaken to assess the potential use of the site and its features by bats. These surveys were carried out on the 3rd June, 23rd June 2025 & 4th September 2025. During these surveys, two individual bats a Soprano Pipistrelle (*Pipistrellus pygmaeus*) and a Common Pipistrelle (*Pipistrellus pipistrellus*) were recorded emerging from an Robinia on site. No evidence of maternity roosts or larger aggregations was identified.

This report provides an overview of the proposed development, details of the ecological survey works undertaken, and outlines the mitigation measures required to ensure that no adverse impacts occur to protected fauna during the construction and operational phases of the project. All ecological assessments were undertaken by suitably qualified and experienced ecologists in accordance with best practice guidelines.

### 2a). Objective of Proposed works

The objective of the proposed development is to deliver a high-quality, sustainable residential community on the 2.66 ha site at Cypress Grove House, Templeogue, Dublin 6W. The scheme will provide 171 residential units in a mix of houses and apartments to meet local housing demand, together with a crèche to support childcare needs within the development.

A key component of the project involves the refurbishment of Cypress Grove House, which is listed on the South Dublin County Council Record of Protected Structures (RPS 222). The development will sensitively integrate this historic building into the scheme while enhancing its long-term use and conservation value.

The proposed works will include the construction of buildings ranging from 3 to 5 storeys, along with a network of public, communal, and private open spaces designed to promote high-quality residential amenity. The development will also deliver an internal road network comprising new carriageways, pedestrian and cycling routes, as well as surface car and bicycle parking facilities to support sustainable movement patterns. Vehicular access will be provided via the existing entrance off Cypress Grove South.

The proposal further includes all associated and ancillary site infrastructure, hard and soft landscaping, and boundary treatments. Overall, the scheme aims to create a modern, functional, and well-integrated residential neighbourhood that enhances the character of the site while supporting sustainable living within the wider Templeogue area.

b). Scientific Staff

Name	Position	Qualification	Relevant experience
Jack Doyle	Ecologist	(MSc Sustainable Environments)	Jack Doyle (MSc Sustainable Environments) also carried out fieldwork elements of this Bat Fauna Assessment. Jack is an experienced environmental project manager, joining Altemar in March 2021. Jack has led and carried out a wide range of flora and fauna surveys across Ireland and produced ecological assessments on residential, commercial, and infrastructure projects. Jack is skilled in breeding & wintering ornithological surveys, roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, and habitat identification.
Luke Dodebier	Ecologist	BSc Wildlife Biology	Luke holds a BSc (Hons.) in Wildlife Biology and has 6 years' experience in ecological consultancy, Luke has worked on a large variety of projects from large scale renewable projects to small scale residential projects and seen them to completion. Luke is a skilled terrestrial ecologist experienced in Bird, mammal and flora surveying as well as associated reporting in AA, NIS and EclA. Designing and implementing mitigation for bat including lighting and habitat enhancement. Luke has attended the following courses: Bat Detector Workshop (BCI, July 2018), Bat mitigation course (CIEEM, November 2019) Bat Handling Course (BCI, 2025
Bryan Deegan	Managing Director	MSc, BSc (MCIEEM).	Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

## 2).Background

### Proposed Activity

The proposed development consists of:

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.

### Location

- The site of the proposed works is in Cypress house, Cypress Lawn, Templeogue, Dublin 6W, Co. Dublin Grid reference (53.29839713720291, -6.311504988029967)

### Ownership

The proposed development client is Templegrove Developments Ltd.

### Reason for Activity

The proposed development at Cypress Grove House requires the construction of 171 residential units, a crèche, internal roads, parking areas, and associated landscaping across the 2.66 ha site, as well as the refurbishment of the Protected Structure. To facilitate these works, existing trees and vegetation within the development footprint must be removed or modified.

Bat surveys recorded a Soprano Pipistrelle and a Common Pipistrelle emerging from the same Robinia tree on site. As this tree is planned for removal as part of the development a derogation license is required. The tree removal is necessary to enable the development but requires appropriate mitigation and ecological oversight to ensure compliance with wildlife legislation.

### Planning History

There is no previous planning permission on this site within the last 5 years.

### 3). Proposed Works

#### Proposed Works and Mitigation Measures

The proposed works involve the redevelopment of the 2.66 ha site at Cypress Grove House, Templeogue, to facilitate the construction of a Large-Scale Residential Development. The project will provide 171 residential units in a mix of houses and apartments, a crèche, public and communal open spaces, internal roads, pedestrian and cycle routes, surface parking, bicycle parking, and all associated landscaping and infrastructural services. The scheme also includes the refurbishment of Cypress Grove House, a Protected Structure (RPS 222), and the removal or alteration of existing trees and vegetation to accommodate the new layout.

Bat surveys recorded a Soprano Pipistrelle and a Common Pipistrelle roosting in an Robinia tree on site. The following mitigation measures will therefore be implemented to ensure compliance with wildlife legislation and to minimise potential impacts on bats and other protected fauna during site clearance and construction.

#### 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 of 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.

## 4. Ecological Surveys and Site Assessment

### Bat roosts.

Ground level roost assessments were 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. A Soprano Pipistrelle and a Common Pipistrelle were both observed emerging from an Robinia tree in the northern woodland of the site. Three bat emergent/detector surveys were carried out on the 3rd June, 23rd June 2025 & 4th September 2025 by Bryan Deegan & Gayle O'Farrell

### Emergent/detector surveys.

Three bat emergent/detector surveys were carried out on the 3rd June, 23rd June 2025 & 4th September 2025 by Bryan Deegan & Gayle O'Farrell

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 behavioral and flight observations. The weather conditions were ideal for bat surveying for the emergent survey and for one complete survey area transect.

The detector survey was undertaken within the active bat season and the transects covered the entire site during the night. Weather conditions were good with mild temperatures greater than 10oC immediately after sunset. Winds were light and there was no rainfall. Insects were observed in flight during the survey and bats were observed on site.

A single soprano pipistrelle was observed emerging from an Robinia tree along the woodland to the north of the site. Additionally, from the same Robinia tree, a common pipistrelle was observed emerging. Common pipistrelle (*Pipistrellus pipistrellus*), Leisler's bat (*Nyctalus leisleri*), Soprano pipistrelle (*Pipistrellus pygmaeus*) and, Brown Long-eared Bat (*Plecotus auritus*) were noted foraging on site.

### Status of species in local/regional area

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

Bat Species	Conservation Status
Soprano Pipistrelle <i>Pipistrellus pipistrellus</i>	Favourable
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Favourable
Leisler's bat <i>Nyctalus leisleri</i>	Favourable

### Survey Objective(s)

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

### Description of Survey Area

The survey area is a listed building with surrounding gardens with stands of mature trees.

## Survey Methodology

The exterior and interior of all accessible onsite buildings were inspected for evidence of bat activity (e.g. bat droppings, grease markings at potential access points). Accessible areas of these structures were inspected for bat roosts using a Petzl Tikkina 300 Lumens headtorch and a Magnusson IM18 Inspection Camera (Endoscope).

Ground level roost assessments were 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

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. Weather conditions were optimal for the emergent survey and acoustic transect survey.

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. The weather conditions were ideal for bat surveying for the emergent survey and for one complete survey area transect.

## Survey Results

Three bat emergent/detector surveys were carried out on the 3rd June, 23rd June 2025 & 4th September 2025 by Bryan Deegan & Gayle O'Farrell. Bat activity was determined through visual observation and the use of an *Echo meter touch 2 Pro* handheld detector. Surveyors were positioned at areas containing potential features of bat roosting potential at dusk to determine evidence of bat roosting onsite.

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. The weather conditions were ideal for bat surveying for the emergent survey and for one complete survey area transect.

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. A single soprano pipistrelle was observed emerging from an 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*)

No evidence of active roosting (e.g. live or dead bats, staining, or accumulations of droppings) was recorded within the buildings on site. While only one tree was identified as a bat roost there are multiple mature trees to support occasional or opportunistic roosting by bats for day or night roosting.

## Population size and class assessment

Considering that the confirmed Common and Soprano Pipistrelle roost supports only 2 individuals, and given the species' 'Least Concern' conservation status, widespread distribution, and stable population in Ireland, it is concluded that with implementation of the mitigation measures outlined above, the proposed development will not be detrimental to the maintenance of the local bat population at a favourable conservation status within its natural range.

## 5.) Evidence to support the Derogation Tests

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

The preconditions are:

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

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

### Test 1 – Reasons for Seeking Derogation

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

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

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

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

The proposed works 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 an 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..

## Test 2 – There is No Satisfactory Alternative

Under Regulation 54(3)(a) of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), a derogation licence may only be granted where there is no satisfactory alternative that would avoid impacts on a protected species.

In this case, the proposed development at Cypress Grove House requires the removal of an Robinia tree along the northern boundary that supports a Soprano Pipistrelle (*Pipistrellus pygmaeus*) and a Common Pipistrelle (*Pipistrellus pipistrellus*) roost. These tree lies within the footprint of essential site infrastructure, including internal access routes, residential blocks, and open space layout. The following alternatives were considered:

### 1. Do Nothing Scenario

Under a “do nothing” scenario, the site would remain in its current condition, and the proposed 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.

### 2. Avoiding the Affected Trees

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.

### 3. Alternative Site Layout or 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.

### Test 3 – Favourable Conservation Status

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.

### 6.)Monitoring the impacts of the derogations

Monitoring of the impacts associated with the derogation licence and implementation of mitigation measures will be undertaken by a suitably qualified ecologist to ensure full compliance with licence conditions and best practice. As outlined in the mitigation an ecologist be present during works at the identified roost locations. This will allow for: Confirmation of bat presence/absence at the time of works, Verification of the nature of the roost and Will provide guidance on appropriate reinstatement or replacement of roosting features. Should any bats be found to be roosting during the site works the removal of the roost will be carried out as a bat specialist under NPWS license.

## References

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**Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982**

**Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979**

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**Jefferies, D.J. 1972** Organochlorine insecticide residues in British bats and their significance. *Journal of Zoology*, London **166**: 245 - 263

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**Marnell, F., Kingston, N. and Looney, D. 2009** *Ireland Red List No. 3: Terrestrial Mammals.* National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin

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<https://www.npws.ie/sites/default/files/publications/pdf/IWM134.pdf>

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**Smal, C.M. 1995** *The Badger & Habitat Survey of Ireland.* The Stationery Office, Dublin

**Wildlife Act 1976 and Wildlife [Amendment] Act 2000.** Government of Ireland.



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

# **Application for Derogation Licence**

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

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

Wildlife Licensing Unit,

Department of Housing, Local Government and Heritage

National Parks and Wildlife Service

Wildlife Licensing Unit, R. 2.03

90 North King Street

Smithfield

Dublin 7 D07 N7CV


Email: [wildlifelicence@npws.gov.ie](mailto:wildlifelicence@npws.gov.ie)

## Part A. The Applicant: Personal Details

These questions relate to the person responsible for any proposed works and who will be the **named licensee**. As the licensee you will be responsible for ensuring compliance with the licence and its conditions, even though you may employ another person to act on your behalf.

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

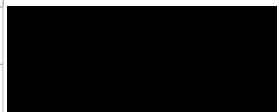
### 1. (a) Name of Applicant

Title (Mr/Mrs/Miss/Ms/Dr)	Forename(s)	Surname
	Mairtin	Lydon
<b>(b)</b> Address Line 1	Unit 702 Kilshane Ave	
Address Line 2	NW Business Park	
Town	Ballycoolen	
County	Dublin 15	
Eircode	D15 E670	
<b>(c)</b> Contact number		
<b>(d)</b> Email address		
<b>(e)</b> 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	

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

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

### 1. (a) Name of Person/Ecologist

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

**Part C. The Application**

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

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

2. Please detail the exact species (scientific name): Pipistrellus pipistrellus, 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\* 1 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 affected by the proposed works:

- Killarney Fern
- Slender Naiad
- Marsh Saxifrage

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

Licence No. C 158/2021 translocation of frogs.

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

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

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

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

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

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

<b>a.</b>	In the interests of protecting wild flora and fauna and conserving natural habitats	<input type="checkbox"/>
<b>b.</b>	To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property	<input type="checkbox"/>
<b>c.</b>	In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment	<input checked="" type="checkbox"/>
<b>d.</b>	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	<input type="checkbox"/>
<b>e.</b>	To allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of certain specimens of the species to the extent specified therein, which are referred to in the First Schedule	<input type="checkbox"/>

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

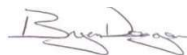
<b>11.1</b>	Explanation as to why the derogation licence sought is the only available option for works and no suitable alternative exists as per Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations.	<input checked="" type="checkbox"/>
<b>11.2</b>	Evidence that actions permitted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

**Part D. Declaration**

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

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

**Signature of the Applicant**



**Date**

15/12/2025

**Name in BLOCK LETTERS**

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**PRIVACY STATEMENT**

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

