Regulation 54 Derogation Application

The Gate Lodge, Cahercon House Estate, Co. Clare

September 2026

Prepared for:

Church Road Limited Partnership

CIEEM REGISTERED PRACTICE 2025-2026
QUALITY I.S. EN ISO 9001:2015 NSAI Certified

O'DONNELL ENVIRONMENTAL

Summary

Project: Renovation works to the Gate Lodge at Cahercon House Estate, Co. Clare.

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Statement of Competence: O'Donnell Environmental is an independent environmental consultancy established by Tom O'Donnell BSc (Hons) MSc CEnv MCIEEM in 2019. O'Donnell Environmental is a Chartered Institute of Ecology and Environmental Management (CIEEM) 'Registered Practice' which demonstrates our commitment to high professional standards, accountability and the delivery of the best outcomes for biodiversity and our Clients.

Principal Ecologist Tom O'Donnell BSc (Hons) PGCert MSc CEnv MCIEEM is a Chartered Environmentalist and Member of the Chartered Institute of Ecology and Environmental Management. He holds a BSc (Hons) in Environmental and Earth System Science and an MSc in Ecological Assessment, both from University College Cork, and a PGCert in Organic Farming from Scotland's Rural College. Tom has over 19 years of professional experience in the environmental industry, including working on projects such as windfarms, overhead power lines, roads, cycleways and residential developments. Tom is licensed by NPWS for roost disturbance and to capture bats.

Ecologist Claire McCarthy BSc (Hons) MSc ACIEEM is an Associate Member of the Chartered Institute of Ecology and Environmental Management. She holds a BSc (Hons) in Biological, Earth and Environmental Sciences and an MSc in Marine Biology, both from University College Cork. Claire has over 3 years of experience as an Ecologist, including contributing to EIAR, EcIA reports, and Appropriate Assessment, and ecological surveying, including PEA, PRA, and species surveying. Claire is licensed by NPWS for roost disturbance and to capture bats.

Ecologist Colm Breslin BSc (Hons) is a Qualifying member of the Chartered Institute of Ecology and Environmental Management. He was awarded a BSc in Biological, Earth and Environmental Sciences [Ecology and Environmental Biology] in 2023 from UCC. Colm has experience in habitat mapping, bat activity surveys and preliminary roost assessments for a variety of windfarm and residential developments. Colm is licenced by NPWS for roost disturbance, to capture bats, and to photograph bats.

Project Reference: 2024/41			
Document Rev. No.	**Status**	**Contributor**	**Date**
A	Draft for Client Review	TO'D, CMC, CB	25/09/2026
1	Final	TO'D, CMC	28/09/2026

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1 Introduction

O'Donnell Environmental Ltd. was commissioned by Church Road Limited Partnership in January 2025 to undertake bat surveys of identified structures in relation to a proposed development project at Cahercon House Estate in Co. Clare.

Cahercon House is a Georgian building built in 1790, a protected structure (NIAH No. 2040690; RPS No. 446) which was subsequently occupied as a boarding school from 1962 to 2002 after which it was abandoned. The entire estate comprises 150 hectares. Large areas of woodland and agricultural grassland surround the complex of buildings. The current Regulation 54 Derogation application applies specifically to works required to renovate the Gate Lodge, a protected structure situated within the estate of Cahercon House (see **Plate 1.1A – 1.1D**). The exact location of the Gate Lodge within the grounds of Cahercon House Estate is shown in **Figure 1.1**.

Cahercon Gate Lodge is a single storey (over basement) stone-built historic building located to the north of the estate adjacent to the R473 Road. The original structure was extended to the south, and a basement underlays both old and new parts of the above ground structure. Connecting to the basement, and running beneath the exterior of the north, east and west sides of the building is a drainage tunnel which discharges north of the access road into Cahercon House Estate.

In the winter of 2024/2025, a manhole within the Gate Lodge was accidentally left open which provided Lesser Horseshoe Bat with access to the basement. Lesser Horseshoe Bat quickly occupied the basement and a decline in numbers known to be roosting in the main Cahercon House underground cellar was noted relative to the baseline information in winter of 2024/2025.

The Gate Lodge has been unoccupied for several years and is in a state of disrepair. Water ingress is occurring through leaks in the roof, facia etc. It is proposed that the Gate Lodge be repaired and renovated to preserve the structure, and the Gate Lodge will remain unoccupied. Following completion of works, bats will continue to have access to the building and the Gate Lodge will continue to be used by bats as a hibernaculum and summer roost. Specifically, the following works are proposed:

- The existing garage to the west of the Gate Lodge will be demolished (this has no suitability for bats).
- The vehicle entrance gate, railings and boundary wall will all be retained.
- The existing internal walls, doors (with the exception of those to be restored in accordance with the scope of works recommended by the Conservation Architect), and sanitary ware will be demolished.
- Existing timber casement of windows on the southwest façade will be replaced - and windows darkened or covered internally to maintain dark conditions internally.
- Existing raised timber floor to be removed and concrete to remain.
- Existing PVC gutters and downpipes will be replaced with new aluminium gutters and downpipes.
- The existing hipped slate roof will be retained, and any damaged slates will be replaced with natural slates to match the existing. Where the traditional bitumen felt is damaged or needs replacing, Hession backed bitumen felt (1F) only will be used to repair / replace the existing. No modern breathable felt will be used.
- The existing limestone chimney stack will be retained.
- The existing flat roof with torch on membrane will be removed and replaced with a new flat roof construction, including new timber joists and new suspended ceiling.

- A dedicated roosting space for crevice dwelling species (e.g. Soprano Pipistrelle) will be provided within the soffit box of the new flat roof, with access provided in the southern corner to replace the existing.
- A suspended ceiling will be incorporated into the central two rooms, lowering the ceiling height by approx. 400mm, to allow for a warmer, more enclosed roosting space on the south facing side of the Gate Lodge. The northern facing room will have an open ceiling to allow for microclimates within the structure. Ventilation will be minimised to maintain the warm conditions in the attic.
- The underground drainage tunnel which currently provides bat access to the basement will be extended to the treeline north of the Gate Lodge, with a purpose-built 'post-box' structure at the end to allow access/egress by bats but not predators.
- The 'post-box' structure will measure 1m x 1m x 2m high and the bat access/egress point will measure 400mm x 300mm, facing the treeline, positioned at an appropriate height and surrounded by a stainless-steel plate to prevent access by potential predators. A small crawling door will be included to allow access into the tunnel for maintenance.
- Bat access between the basement level, drainage tunnels and the ground floor will be maintained via the existing manhole within the Gate Lodge.
- Existing timber windows to be removed and replaced with new timber double-glazed windows to match the existing and will be darkened internally.
- New warm light fixture will be installed within the alcove on the northern façade for visual / aesthetic purposes (nothing that this will not illuminate the newly proposed roost entrances).

The design drawings detailing the above proposed works are shown in **Appendix A**.



Plate 1.1A – The Gate Lodge at Cahercon Estate.



Plate 1.1B – The Gate Lodge at Cahercon Estate.



Plate 1.1C – The Gate Lodge at Cahercon Estate.



Plate 1.1D – The Gate Lodge at Cahercon Estate.


0
50
100 m
Figure 1.1
Study Site Location
Project:
Caheron House Estate Redevelopment
Prepared for:
Church Road Limited Partnership
Claire McCarthy BSc (Hons) MSc ACIEEM
D: 23/09/2026
Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation
O'DONNELL ENVIRONMENTAL
Legend
Accommodation
Cahercon House
Gate Lodge
Kitchen Extension
New Roost
School Building
Gym Building

2 Methodology

O'Donnell Environmental were appointed to carry out bat surveys of a number of structures within the estate of Cahercon House, including the Gate Lodge to which the current application relates.

Dedicated surveys were undertaken by O'Donnell Environmental in January, February, April, July, September and December 2025. Repeat surveys were carried out in January, May and June 2026. Surveys were carried out by Principal Ecologist Tom O'Donnell BSc (Hons) MSc CEnv MCIEEM, Senior Ecologist Oisín O'Sullivan BSc (Hons) ACIEEM, Ecologist Claire McCarthy BSc (Hons) MSc ACIEEM, Ecologist Colm Breslin BSc (Hons), Ecologist Freddy Jones BSc (Hons) MSc ACIEEM and Ecologist Kieran Cowhig BSc (Hons) MRes.

Site meetings and follow up discussions were held between the Applicant, NPWS Representatives (Elaine Keegan, David Lyons and Helen Carty), Client Representatives and Tom O'Donnell. The decisions made in these meetings are incorporated in the proposed design and the measures outlined herein.

Bat surveys consisted of a mixture of daytime building assessments, passive monitoring, dusk emergence and dawn re-entry surveys. All surveys were carried out in accordance with industry standard best practices, including the following:

- Bat Mitigation Guidelines for Ireland (Marnell et al., 2022)
- Bat Conservation Trust guidelines Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (note that the guidelines were recently updated to 4th edition) (Collins, 2023)
- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes (NRA (now TII), 2005)
- Guidelines for the Treatment of Bats during the Construction of National Road Schemes (NRA (now TII), 2006).

2.1 DESK STUDY

A desktop review of publicly available relevant data was undertaken. This included the review of all previous survey reports relating to Cahercon House Estate, which were commissioned by Clare County Council or Church Road Limited Partnership:

- Bat Survey Report Cahiracon House Estate, Kildysart, Co. Clare (MKO, 2019)
- Cahiracon House Estate, Kildysart, Co. Clare (MKO, 2020)
- Cahercon House & Gate Lodge, Cahercon Estate, Killadysert, Co. Clare Roof Bat Survey (Russell Environmental and Sustainability Services Ltd., 2023a)
- Cahercon House, Kildysart, County Clare, Dusk to Dawn Bat Survey (Russell Environmental and Sustainability Services Ltd., 2023b)
- Caheracon Gate Lodge Bat Survey (Jim Minogue, 2024a)
- Cahercon Estate and Farmyard Bat Survey (Jim Minogue, 2024b).

Relevant information was sought on the National Biodiversity Data Centre (NBDC) and National Parks & Wildlife Service (NPWS) websites to identify any rare or protected species records located within the relevant national grid squares encompassing the site.

The NBDC was reviewed for relevant bat data, specifically i) existing species records for the 10km square in which the study site is located (R25) and ii) an indication of the relative importance of the wider landscape in which the study site is located, based on Model of Bat Landscapes for Ireland (Lundy et al., 2011). In the latter, the index ranges from 0 to 100, with 0 being least favourable and 100 most favourable for bats.

Designated international and national nature conservation sites within the wider hinterland of the proposed redevelopment were identified through a desktop review. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of a European Conservation network known as Natura 2000 sites. SACs are designated under the EU Habitats Directive[1] while SPAs designated under the EU Birds Directive[2]. Nationally designated conservation sites include Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs). While NHAs are legally protected by the Irish Wildlife Acts (1976 as amended), pNHAs are not. Of particular interest to this assessment are the SACs for which bat species are listed as a qualifying interest and nationally designated sites for bat species.

2.2 ROOST INSPECTION SURVEYS

Daytime visual assessments were carried out on a number of occasions during the winter and summer seasons in 2025 and 2026. Full access to the site was provided by the Client. Daytime visual surveys aim to identify any signs of bat roosting which might be associated with the structure. Signs of bat use include bat droppings, feeding remains, potential bat access points identified by characteristic staining and scratches, noise made by bats etc. Daytime visual assessments help to determine the appropriate survey effort required during the dusk emergence or dawn re-entry surveys.

On the 15th of January 2025 and 26th of February 2025 winter roost inspections were carried out to determine potential access points into the building, the presence of winter roosting bats and the exact locations of their hibernacula within the building.

Roost inspections were also carried out on the 29th of April, 10th of June, 8th of July and 9th of September 2025 in an attempt to identify the presence of bats or signs of any current use of the building by bats during the active season, and to determine the potential presence of a maternity roost.

On the 8th of December 2025 and the 29th of January 2026 roost inspections were carried out as part of the agreed mitigation measures associated with the approved Regulation 54 Derogation License for the window repair works at the main Cahercon House (DER-BAT-2025-352; DER-BAT-2026-07).

Further surveys in the active summer season were carried out on the 25th of May 2026 and the 15th and 16th of June 2026.

2.3 PASSIVE MONITORING

Passive bat monitoring was carried out within the structure using a WA Song Meter Mini full-spectrum detector. The detector was deployed on the 26th and 27th of February 2025. A longer survey period was intended but a technical error occurred and failed to record for the entire monitoring period planned.

[1] Council Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna, as amended by Council Directive 97/62/EC.
[2] Directive 2009/147/EC (Birds Directive) on the conservation of wild birds (the codified version of Council Directive 79/409/EEC as amended).

The detector was sited in the basement of the Gate Lodge where evidence of bat roosting had been identified following the daytime visual inspections. Bio-acoustic analysis of bat sonograms was carried out according to the parameters set out in Russ (2012; 2021), Middleton (2020) and Middleton et al. (2022). Kaleidoscope Pro software was used to aid analysis, and all calls were manually verified.

2.3.1 Temperature and Humidity Monitoring

Constant cool temperatures and high humidity are considered optimal conditions for a hibernation roost (Collins, 2023). Lascar 'EasyLog USB' temperature and humidity monitors were deployed in the Gate Lodge basement, to monitor the temperature and humidity given the confirmation of this site as suitable for hibernation by Lesser Horseshoe Bat. Monitors were left in place from the 27th of February 2025 to the 5th of March 2025.

2.4 EMERGENCE/RE-ENTRY SURVEYS

Three dusk emergence surveys and one dawn re-entry survey were conducted on the Gate Lodge at Cahercon House Estate during the active season, from April to September in 2025 (see **Table 2.1**) and two dusk emergence surveys were completed in May and June 2026. For all surveys, surveyors were positioned to maximise views of the structure, in combination with night vision aids (NVAs) following best practice guidelines (Collins, 2023). Particular attention was applied to any identified access/egress points noted during previous daytime visual roost assessments. During the surveys concurrent internal inspections were carried out by surveyors to establish potential internal flight lines or night roosting locations.

Guide IR Pro 19 thermal imaging cameras and Nightfox infrared camera were positioned to optimise views of the structure, following Collins (2023). Echolocation recordings were made on handheld Echo Touch Meter Pro 2 and Anabat Scout full spectrum recorders. To assist with review, thermal footage was processed by Wildlife Imaging Services (WIS). This produces composite images which allow surveyors to more accurately detect motion during footage review. This also allows for the accurate presentation of flight lines and emergence points when bat activity has been confirmed by the reviewer.

Surveys were carried out during suitable weather conditions. See **Plates 2.4A-D** for example views of thermal camera perspectives.

Table 2.1 – Active survey details.

Survey Date	Survey	From - To Times	Sunset/Sunrise Time	Weather
29/04/2025	Dusk Emergence	20:45 - 22:30	21:00	15°C, dry, low winds, clear sky
08/07/2025	Dusk Emergence	21:45 - 23:30	21:59	16°C, dry, low winds, cloudy
09/09/2025	Dawn Re-Entry	05:30 - 07:15	07:00	13°C, dry, low winds, cloudy
25/05/2026	Dusk Emergence	21:35 – 23:15	21:42	24°C, dry, low winds, clear sky
15/06/2026	Dusk Emergence	21:45 – 23:30	22:02	14°C, dry, low winds, light cloud



Plate 2.4A - Thermal camera covering southeast aspect.



Plate 2.4B - Thermal camera covering the northeast aspect.



Plate 2.4C - Thermal camera covering southwest aspect.



Plate 2.4D – Viewshed of the thermal camera covering the southwest aspect.

2.5 SURVEY LIMITATIONS

Full site and building access was supplied by the Client. All façades of the structure were visible for survey with no obstruction of view. The passive bat detector located in the Gate Lodge failed to record for the entire monitoring period planned in February 2025. This is not considered to be a significant limitation given the availability of this night's data, the results of visual inspection surveys and emergence/re-entry surveys. Overall, surveys were not limited in any significant way.

3 Results

The results of the desk study, winter/summer visual inspections, passive monitoring and emergence/re-entry surveys carried out at the Gate Lodge are discussed separately below.

3.1 DESK STUDY

Surveys carried out pre-planning, from 2019 to 2024, identified evidence of roosting in multiple locations of the Cahercon House Estate.

Surveys carried out by MKO in 2019 and 2020 recorded a Lesser Horseshoe Bat hibernaculum within the basement of Cahercon House during the winter survey and night roosting on the first floor of the southern wing and within the bathrooms on the second floor (MKO, 2019; 2020). Individual *Myotis* spp. bats were recorded emerging and re-entering the central block attic space of Cahercon House, accessing it via the west facing facia. The Gate Lodge of Cahercon Estate was not included in the surveys carried out by MKO.

A roost assessment survey was carried out by Russell Environmental and Sustainability Services Ltd. (RESS) in June 2023 which determined that the Gate Lodge was not suitable for roosting bats and no evidence of roosting bats was record within the Gate Lodge at the time of the survey.

Following a Section 57 Declaration for roof and window repair works at Cahercon House, NPWS raised concerns regarding potential disturbance to the bat population roosting at the estate and an additional report was requested by Clare County Council. This was prepared by Jim Minogue (2024a). This report identified winter and summer roosting by Lesser Horseshoe Bat within Cahercon House and two individuals roosting in the Gate Lodge. Photos in the Gate Lodge report by Minogue (2024a) are presented as being Lesser Horseshoe Bat, but in fact show Brown Long-eared Bats, and therefore there is no credible evidence of Lesser Horseshoe Bat having used the Gate Lodge prior to the winter of 2024/2025 and it is unlikely the building would have been accessible to this species then.

In the winter of 2024/2025, a manhole within the Gate Lodge was accidentally left open which provided access to Lesser Horseshoe Bat. Lesser Horseshoe Bat quickly occupied the basement and a decline in numbers in the main Cahercon House basement was noted relative to the baseline information in winter of 2024/2025.

National Biodiversity Data Centre holds previous records of bat presence from within the 10km square (R25) in which the proposed site is located. These records are for the following seven species:

- Common Pipistrelle (*Pipistrellus pipistrellus*).
- Soprano Pipistrelle (*Pipistrellus pygmaeus*).
- Leisler's Bat (*Nyctalus leisleri*).
- Daubenton's Bat (*Myotis daubentonii*).
- Brown Long-eared Bat (*Plecotus auritus*).
- Whiskered Bat (*Myotis mystacinus*).
- Lesser Horseshoe Bat (*Rhinolophus hipposideros*).

Cahiracon Wood pNHA (001000) is an ecologically valuable strip of mature oak woodland, located within the grounds of Cahercon House Estate. The most proximal European Sites which are designated for bats are Knockanira House SAC (002318), located approx. 16.2km north of the proposed site of

works, and Newhall and Edenvale Complex SAC (002091), located approx. 19.2km northeast. Both of these sites are designated for Lesser Horseshoe Bat. No other nationally designated or European sites are considered of relevance to the proposed works.

All bat species in an Irish context are described as being of 'Least Concern' within Marnell et al. (2019). The most recent Article 17 report (NPWS, 2025) states the conservation status of all bat species are 'favourable', with the exception of Lesser Horseshoe Bat which is 'inadequate and declining' due to declines in Limerick and North Kerry populations specifically.

The overall bat suitability index value (*44.44*) according to 'Model of Bat Landscapes for Ireland' (Lundy et al., 2011) suggests the landscape in which the proposed site is located is of high suitability for bats in general. Species specific scores are provided in **Table 3.1**. Lesser Horseshoe Bat is assigned a score of '35' due to the presence of suitable landscape features and being located within their known range. The nearest available roost record within the NPWS database for this species is approximately 7.9km northeast of the Cahercon House Estate.

Table 3.1 - Suitability of the study area for the bat species according to 'Model of Bat Landscapes for Ireland' (Lundy et al., 2011).

Common name	Scientific name	Suitability index
All bats		*44.44*
Soprano pipistrelle	*Pipistrellus pygmaeus*	51
Brown long-eared bat	*Plecotus auritus*	60
Common pipistrelle	*Pipistrellus pipistrellus*	45
Lesser horseshoe bat	*Rhinolophus hipposideros*	35
Leisler's bat	*Nyctalus leisleri*	51
Whiskered bat	*Myotis mystacinus*	40
Daubenton's bat	*Myotis daubentonii*	41
Nathusius pipistrelle	*Pipistrellus nathusii*	34
Natterer's bat	*Myotis nattererii*	43

Source: https://maps.biodiversityireland.ie/Map. Accessed 09/09/2026.

3.2 ROOST INSPECTION SURVEYS

The Gate Lodge is a single storey (over basement) stone-built, protected historic building located to the north of Cahercon House Estate, adjacent to the R473 Road. The original structure was extended to the south, and a basement undelays both parts of the structure. Connecting to the basement, and running beneath the exterior of the north, east and west sides of the building is a drainage tunnel which discharges north-east of the Gate Lodge, beneath the access road to Cahercon House.

Detailed inspections of the Gate Lodge were carried out by O'Donnell Environmental Ecologists in 2025 and 2026, during both the winter and summer months. Externally several gaps are present in the degraded fascia and soffit providing potential access into the structure for bats (**Plate 3.2A** & **3.2B**).

Internally this structure is in a state of disrepair (**Plate 3.2E** & **3.2F**). Sections of the attic space are open and exposed through holes in the ceiling. Signs of roosting bats were evident throughout the structure, with droppings found in the toilet, shower room and hot press of the ground floor and throughout the basement, and feeding remains (i.e. butterfly wings) throughout the ground floor rooms. Overall, the Gate Lodge is considered of 'high' suitability for roosting bats following Collins (2023).

3.2.1 Roost Inspection - Winter Season

A total of 47 individual Lesser Horseshoe Bats were recorded in torpor in the underground basement of the Gate Lodge (**Plate 3.2G**) on the 15th of January 2025. This number increased to a count of 56 individuals during the survey carried out on the 26th of February 2025 (**Plate 3.2H**). A single Lesser Horseshoe Bat was recorded in the underground tunnels which surround the Gate Lodge during both winter inspections in 2025 (**Plate 3.2I** and **3.2J**).

A temperature and humidity monitor was deployed in the basement of the Gate Lodge from the 27th of February 2025 to the 5th of March 2025 and within this period the mean temperature recorded was 7.8 ºC +/- 0.68 and humidity recorded was 93.3 (%rh) +/- 2.95. Constant, cool temperatures and high humidity are considered optimal conditions for a hibernation roost (Collins, 2023).

Repeat winter counts were completed in the basement of the Gate Lodge on the 8th of December 2025 and the 29th of January 2026 during monitoring visits completed in compliance with the derogation licenses awarded for the removal and replacement of windows of the Main Cahercon House (DER-BAT-2025-352; DER-BAT-2026-07).

On the 8th of December 2025, 100 bats were counted in the basement of the Gate Lodge, and a total of 97 individuals were recorded on the 29th of January 2026, which represents a very significant roost for this species. A supplementary count was carried out by NPWS on the 8th of January 2026, recording 110 Lesser Horseshoe Bats in the basement of the Gate Lodge.

Lesser Horseshoe Bat was the only species recorded roosting within the Gate Lodge during the roost inspections carried out in the winter months of 2025 and 2026.



Plate 3.2A Western façade of the Gate Lodge. Potential emergence points circled in red.



Plate 3.2B Eastern façade of the Gate Lodge. Potential emergence points circled in red.



Plate 3.2C The southern gable end of the Gate Lodge and the associated garage structure.



Plate 3.2D The associated garage structure west of the Gate Lodge to be demolished.



Plate 3.2E Showing the internal condition of the ground floor rooms.



Plate 3.2F Showing the internal condition of the ground floor rooms.

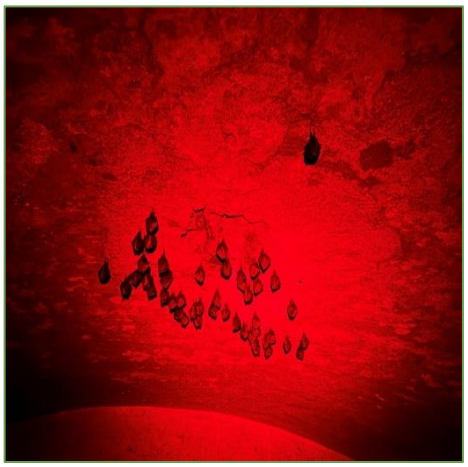

Plate 3.2G Lesser Horseshoe Bats in torpor in the basement of the Gate Lodge 15/01/2025.



Plate 3.2H Lesser Horseshoe Bats in torpor in the basement of the Gate Lodge 26/02/2025.



Plate 3.2I Lesser Horseshoe Bat in torpor in the underground tunnel surrounding the Gate Lodge (15/01/2025).



Plate 3.2J Lesser Horseshoe Bat in torpor in the underground tunnel surrounding the Gate Lodge (26/02/2025).

3.2.2 Roost Inspection - Active Season

On the 29th of April 2025 during an internal inspection prior to the emergence survey, three Brown Long-eared Bats were recorded roosting in the attic void of the Gate Lodge and in the room on the northern side of the structure. In the room immediately left of the entrance door on the eastern façade were Brown Long-eared Bat droppings, some of which appeared relatively fresh when recorded on the 29th of April 2025.

Brown Long-eared Bat was recorded roosting in the room on the northern side of the structure again on the 10th of June 2025 (**Plate 3.2K**). During an inspection of the basement on this same date a total of 27 Lesser Horseshoe Bats were recorded.

During an internal inspection carried out on the 8th of July 2025, prior to an emergence survey, Soprano Pipistrelle were recorded roosting above the door on the eastern façade (**Plate 3.2B**), with visible scratches and audible chatter from the southern corner of the attic.

Following the dawn survey on the 9th of September 2025, the basement of the Gate Lodge was inspected internally, and a total count of 71 Lesser Horseshoe Bats were recorded roosting in the same location they were found during previous surveys (**Plate 3.2L**).

During an internal inspection of the Gate Lodge on the 25th of May 2026 a total of four Lesser Horseshoe Bats were recorded in the basement, a marked decrease from previous years count in June 2025. Fresh and historic droppings were recorded in the basement and throughout the ground level of the building during this survey.



Plate 3.2K Brown Long-eared Bat roosting in a room on the northern side of the structure (circled in red).



Plate 3.2L Lesser Horseshoe Bats roosting in the basement of the Gate Lodge 09/09/2025.

3.3 PASSIVE MONITORING

A passive detector was deployed in the basement of the Gate Lodge which was confirmed to be a Lesser Horseshoe Bat hibernaculum and summer roosting location. The registrations recorded on this detector were entirely attributed to Lesser Horseshoe Bat, except for a single Soprano Pipistrelle registration. No Brown Long-eared Bat registrations were recorded on the passive detector.

Table 3.2 – Passive Monitoring Results – Gate Lodge Basement

Date	Lesser Horseshoe Bat	Soprano Pipistrelle
26/02/2025	573	0
27/02/2025	1972	1
Total Reg. / Species	**2545**	**1**

Note: data shows number of bat registrations which are defined as the presence of a species within a recording of up to 15 seconds.

3.4 EMERGENCE/RE-ENTRY SURVEYS

Surveys were undertaken on multiple dates in 2025 and 2026. These surveys are described separately below.

3.4.1 29th April 2025

On the 29th of April 2025 during an internal inspection prior to the emergence survey, pre-emergence flight by Brown Long-eared Bat and Soprano Pipistrelle was recorded approximately 30 minutes after sunset. A single Common Pipistrelle and four Soprano Pipistrelles were recorded emerging from the fascia and soffit above the door on the eastern façade of the structure and a likely emergence from the southern soffit was also recorded.

Brown Long-eared Bats recorded within the structure prior to the emergence survey did not leave the Gate lodge for the entirety of the survey and so the egress route used by Brown Long-eared Bat was not determined from this emergence survey.

An infrared camera was deployed at the tunnel entrance to the north of the Gate Lodge on the 29th of April 2025 (**Plate 3.4C**). This entrance leads into the underground tunnels around the Gate Lodge which in turn are accessible via the basement. Lesser Horseshoe Bat were recorded light sampling and

emerging from the tunnel entrance. Where the tunnel has collapsed in part before the entrance, Lesser Horseshoe Bat were recorded using this for light sampling to a lesser degree.

3.4.2 8th July 2025

From the review of footage captured during the emergence survey on the 8th of July 2025, approximately 45 individual bats were recorded emerging from the Gate Lodge across the two thermal cameras deployed on the southeast and northwest of the structure. The majority of emergences were from the damaged soffit on the southeast corner (20). Several of the emergences were also recorded from the southwestern corner of the structure. From review of the audio recorded during the survey, the majority of the registrations recorded were attributed to Soprano Pipistrelle (35) with small numbers of Common Pipistrelle, Brown Long-eared Bat and Leisler's Bat.

From internal inspection prior to the emergence survey Soprano Pipistrelle were recorded roosting above the door on the eastern façade, with visible scratches and audible chatter from the southern corner of the attic. The basement was surveyed at approx. 22:10 and no Lesser Horseshoe Bat or Brown Long-eared Bat were recorded. Activity levels generally died down by 23:30.

3.4.3 9th September 2025

A dawn re-entry survey was caried out on the 9th of September 2025. No clear visual signs of re-entry into the Gate Lodge were observed by the surveyor at the time of the dawn survey. However, acoustic recordings during the survey suggest Soprano Pipistrelle was active around the Gate Lodge. During an internal inspection following the dawn survey a total of 71 Lesser Horseshoe Bat were recorded in the basement of the Gate Lodge.

3.4.4 25th May 2026

On the 25th of May 2026 a single survey recorded Common Pipistrelle emerging from the southwest corner at 22:04, approx. 22 minutes after sunset. This emergence was followed by Soprano Pipstrelle at 22:12 and another at 22:17. Lesser Horseshoe Bat was recorded light sampling at 22:15 at the tunnel exit. Soprano Pipstrelle activity around the house throughout the survey was confined to a small number of individuals.

3.4.5 15th June 2026

On the 15th of June 2026, a total of 15 bats were recorded emerging from the Gate Lodge. Of these, the majority (11) were observed emerging from the degraded southeast fascia-soffit and all confirmed to be Soprano Pipistrelle. Emergence activity began immediately after sunset, beginning two minutes after sunset up until 27 minutes after sunset. Individuals from this roosting location were all observed commuting directly towards the woodland to the west and south of the Gate Lodge. Two individuals were recorded emerging from the southwest and northwest fascia-soffit corners respectively and observed commuting west and north into nearby woodland also. It was not possible to attribute species to these four emergences, with Brown long-eared bat and Common Pipistrelle likely as they have been recorded during previous surveys. Post-emergence activity generally did not remain around the Gate Lodge, with all individuals immediately commuting offsite. Approximately 40 minutes after sunset, Soprano Pipistrelles began to re-enter the Gate Lodge with a localised spike in activity at this time. Lesser Horseshoe Bat were not recorded by surveyors until the end of the survey, around 90 minutes after sunset.



Plate 3.4A Northern façade of the Gate Lodge. Confirmed emergence points marked in red.



Plate 3.4B Confirmed emergence points marked in red.

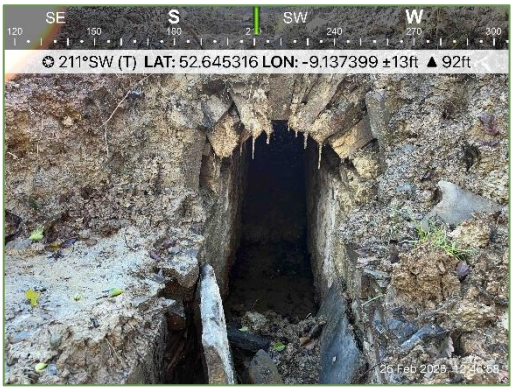

Plate 3.4C Tunnel entrance which leads towards the Gate Lodge and splits into two tunnels surrounding the basement level.



Plate 3.4D Emergence from the fascia-soffit on the southeast corner of the structure as captured using motion detection software.



Plate 3.4E Emergence from the fascia-soffit on the western façade as captured using motion detection software.

3.5 SUMMARY OF RESULTS

Comprehensive and robust data was collected through visual inspection, passive monitoring, emergence and re-entry surveys, confirming the Gate Lodge at Cahercon House Estate is an important roosting location for multiple bat species. Overall, the Gate Lodge is considered of 'high' suitability for roosting bats following Collins (2023), with several potential roost sites obviously suitable for use by

large numbers of roosting bats. Signs of roosting bats were evident throughout the structure across each survey, with feeding remains found throughout the ground floor rooms and droppings found across the ground floor and throughout the basement.

Currently Lesser Horseshoe Bat have access only to the basement and tunnel; access to the ground-level rooms is currently only available to crevice dwelling species.

Monitoring over the course of 2025 and 2026 has revealed the Gate Lodge to be growing in importance to the Lesser Horseshoe Bat colony present at Cahercon House Estate, confirming this structure to be a suitable and safe hibernaculum for Lesser Horseshoe Bat for torpor during the winter months, as well as a suitable roosting location for this species during the active season. Based on current information, the basement level of the Gate Lodge is used as a hibernaculum by a minimum of 110 roosting Lesser Horseshoe Bats, more than double the count recorded in January 2025. A Lesser Horseshoe Bat hibernation site of this size is considered to be of international importance, based on the minimum qualifying standards for the designation of Special Areas of Conservation for Lesser Horseshoe Bat[3]. A minimum of count of 71 Lesser Horseshoe Bats were recorded in the basement in September 2025 proving it to be of importance to this colony during the active season also.

Surveys have confirmed the ground-level areas and roof of the Gate Lodge are used by Soprano Pipistrelle roost (possibly maternity) and to a lesser degree is used by roosting Common Pipistrelle and Brown Long-eared Bat. Based on current information, a minimum of 35 Soprano Pipistrelles, four Brown Long-eared Bats and at least one Common Pipistrelle have used the ground floor and attic space for roosting in the active season.

Based on current information, any works proposed for this structure will require a valid Regulation 54 Derogation Licence.

[3] NPWS (2018) Conservation Objectives: Knockanira House SAC 002318. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.

4 Avoidance and Mitigation Measures

The renovation of the Gate Lodge, albeit in the interest of preserving the structure (and therefore roosting suitability) itself, presents a risk of disturbance of this newly accessible roosting space. The measures proposed for minimising and avoiding impacts on the Lesser Horseshoe Bat colony and other species roosting within the Gate Lodge at Cahercon House Estate will include:

- While no works are proposed in the basement, works in the building above and works on the tunnel entrance risk disturbance of bats within. Works will avoid the hibernation period. All works will be carried out in spring, summer and autumn (April to November inclusive) to avoid the hibernation period. While the basement will be open to Lesser Horseshoe Bat bats throughout works, other maternity and non-maternity roosting sites are available on the Cahercon Estate for any Lesser Horseshoe Bat bats which are displaced by works by noise disturbance, e.g. the newly reroofed Main House.
- During works on the tunnel, the currently open pit which provides a secondary access to the tunnel and basement will be maintained open as it currently is and will be made good only once the tunnel entrance works are fully complete.
- Prior to the commencement of works 10 Schwegler Bat Box 1FD (or similar models) will be installed in pairs on suitably undisturbed mature trees within the woodland northeast and southwest of the Gate Lodge in order to provide replacement, non-maternity, roosting opportunities for crevice-dwelling bats (i.e. all but Lesser Horseshoe Bat). A bat-licensed Ecologist will supervise the installation of all bat boxes, in order to verify correct placement and installation. Other roosting locations are present and used on the wider Cahercon Estate also, e.g. an abandoned roosting location in the 'Sports Hall', and multiple locations in the Accommodation Block.
- A bat-licensed Ecologist will be engaged to carry out pre-construction surveys of the Gate Lodge and to advise in relation to the exclusion of bats in advance of works.
- An exclusion tube or similar may be required to exclude bats from the flat roof area prior to roof stripping works. Lighting may also be required to dissuade any bats (e.g. Brown Long-eared bats) from returning to the ground-level areas and attic space, and if required this would be installed and managed only by a bat licensed Ecologist and illuminated once all bats have departed for the night.
- The use of bat-safe construction materials may only be used within this attic space of the Gate Lodge. Underlay within any areas of attic to which bats may have access at least must use only traditional bitumen felt (1F). Any timbers must be pressure treated offsite. Onsite application of wood preservative should be avoided, and if necessary, only products certified to be 'bat safe[4]' will be used.
- All design measures detailed in the proposed layout drawings (**Appendix A**) will be incorporated.
- All works will be supervised by a Bat-licensed Ecologist. The Ecologist will visit the works at least monthly, to ensure the measures outlined herein are proposedly implemented and record evidence of same.
- The bat-licensed Ecologist will carry out a final inspection to confirm that the works have been completed as outlined herein.

[4] https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts

5 Derogation Licence Application

Significant roosting by Lesser Horseshoe Bat and Soprano Pipistrelle has been recorded within the Gate Lodge, as well as non-significant roosting by Brown Long-eared Bat and Common Pipistrelle.

The Gate Lodge has been unoccupied for several years and is in a state of disrepair. Water ingress is occurring through leaks in the roof, facia etc. It is proposed that the Gate Lodge be repaired and renovated to preserve the structure, and the Gate Lodge will remain unoccupied. Following completion of works, bats will continue to have access to the building and the Gate Lodge will continue to be used by bats as a hibernaculum and summer roost. A detailed description of the works is provided in **Section 1**.

A Regulation 54 Derogation is requested for the proposed works. Mitigation measures to avoid or reduce disturbance of the known bat roosts in the Gate Lodge have been outlined in **Section 4**. Please see information below in regard to the three tests which will be considered during the Regulation 54 Derogation decision making process.

5.1 TEST 1 – REASON FOR DEROGATION

The reason for the current derogation is contained within Option 2(c) "*In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment*"

Church Road Limited Partnership intends to renovate the Gate Lodge of Cahercon House Estate to conserve its historic nature, as a legislative requirement, but maintain bat roosting suitability. Internally this structure is in a state of disrepair. Sections of the attic space are open and exposed through holes in the ceiling. Externally several gaps are present in the fascia and soffit providing potential access into the structure for bats. The currently degraded state of the Gate Lodge threatens the architectural conservation of this historic structure. The absence of maintenance in time will reduce the suitability of the structure for roosting bats, currently considered suitable for significant numbers of roosting bats and an internationally important hibernation site for Lesser Horseshoe Bat. Continued lack of maintenance will result in further degradation of the entire structure, significantly reducing the suitability for roosting bats in the medium term, and likely complete loss of roosting spaces above the basement level in the long term.

The renovation of the Gate Lodge is thus considered of importance from an ecological perspective and an architectural heritage perspective. While the proposed renovation works will result in temporary disturbance and displacement of known roosting bats, in order to maintain the building, and prevent further deterioration and potential loss of significant roosting locations, completion of the renovation works listed above are required.

5.2 TEST 2 – ABSENCE OF ALTERNATIVE SOLUTIONS

Alternative solutions are detailed below and considered as to their suitability.

5.2.1 Alternative 1 – Do Nothing

If the proposed does not proceed, the 'do-nothing-scenario' is that the existing environment within the site boundary is likely to remain as described herein in the short term at least. Roosting within the Gate

Lodge and basement will continue to occur by the previously confirmed roosting species. In the medium and long term, in the absence of intervention it is likely that the structure will fall further into dereliction and become unsuitable for large numbers of roosting bats and eventually be lost completely as an above ground roosting space in the long term (>15 years following EPA, 2022), while the basement may possibly continue being used as a hibernaculum for wintering Lesser Horseshoe Bat, it could become compromised should the above ground structure fall into complete dereliction.

This solution was not considered suitable, and alternative options are required.

5.2.2 Alternative 2 – Renovate and Exclusion of Roosting Bats

The second alternative solution considered was the renovation of the Gate Lodge as an accommodation and carry out total exclusion of roosting bats. This scenario would result in the complete and unnecessary loss of significant roosting by Lesser Horseshoe Bat and Soprano Pipistrelle along with non-significant roosting by Brown Long-eared Bat and Common Pipistrelle. It is concluded that the level of impact from full exclusion from the building on the roosting bats is excessive and unnecessary.

This solution was not considered suitable, and alternative options are required.

5.2.3 Alternative 3 – Renovate and Accommodate Bats with Bespoke Mitigation

The final alternative considered is the continuation of roosting in the basement during works, following the mitigation laid out in **Section 4** of this report, which largely consists of seasonal avoidance, temporary exclusion and the provision of alternative and bespoke roosting locations for roosting bats.

This involves seasonal avoidance with works being carried out in spring, summer and autumn (April to November inclusive) to avoid the hibernation period. This proposal avoids the period of most importance for Lesser Horseshoe Bat in this site but unavoidably will disturb Lesser Horseshoe Bat using the roost for non-maternity roosting in the active season, and other bat species (Soprano, Common Pipistrelle and Brown Long-eared Bat) which use the structure in smaller numbers.

Alternative 3 was considered the most suitable option in this instance.

5.3 TEST 3 – IMPACT OF A DEROGATION ON CONSERVATION STATUS

The proposed works will stabilise and preserve the building long-term, and on completion of works the roosting suitability of the building will be enhanced for multiple species. Temporary disturbance and displacement effects cannot be avoided due to the nature of the proposed renovation works which are being carried out in the interest of preserving the Gate Lodge as a historic structure and a significant bat roost.

Lesser Horseshoe Bats within an Irish context are considered of 'Least Concern' (Marnell et al., 2022). The most recent Article 17 report (NPWS, 2019) states the conservation status of Lesser Horseshoe Bat as 'inadequate'. The maximum number of Lesser Horseshoe Bat recorded in the winter of 2025/2026 in the basement of the Gate Lodge was 110. A Lesser Horseshoe Bat hibernation site of

this size is considered to be of international importance, based on the minimum qualifying standards for the designation of Special Areas of Conservation for Lesser Horseshoe Bat[5].

O'Donnell Environmental have engaged with the project design team and with NPWS, and a mitigate-by-design approach has been taken. The mitigation stipulated in **Section 4** of this report emphasises avoidance of the most significant effects and will minimise disturbance to roosting bats during the construction works.

The proposed derogation will ensure the continued use of the building by roosting Lesser Horseshoe Bats in both the hibernation and active season and Brown Long-eared Bat, Soprano Pipistrelle and Common Pipistrelle in the active season at least. Alternative roosting locations are available in the immediate vicinity which will mediate displacement effects and reduce the potential impact on the hibernating Lesser Horseshoe Bat colony, the Soprano Pipistrelle colony and all other non-significant roosts. Lesser Horseshoe Bat have been confirmed roosting in Cahercon House, the associated Kitchen Extension and the Accommodation Block within the estate. Similarly, Soprano Pipistrelle have been confirmed roosting in the Accommodation Block and were historically recorded roosting in the Gym Building. It is also possible that other roosts are present locally that are not known of currently.

The availability of these suitable alternative roosting locations, along with the seasonality of the proposed works is considered sufficient to reduce the potential impact on the hibernating Lesser Horseshoe Bat colony, the Soprano Pipistrelle colony and all other non-significant roosts. The completion of described works with the mitigation described is not considered detrimental to the maintenance of the populations of these species to which the Habitats Directive relates at a favourable conservation status in their natural range.

5.4 MONITORING

All works to the roof of the Gate Lodge will be carried out under supervision of a bat-licensed Ecologist, and once-monthly monitoring of the Gate Lodge works will be carried out by a bat-licensed Ecologist for the duration of the works.

[5] NPWS (2018) Conservation Objectives: Knockanira House SAC 002318. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.

6 References

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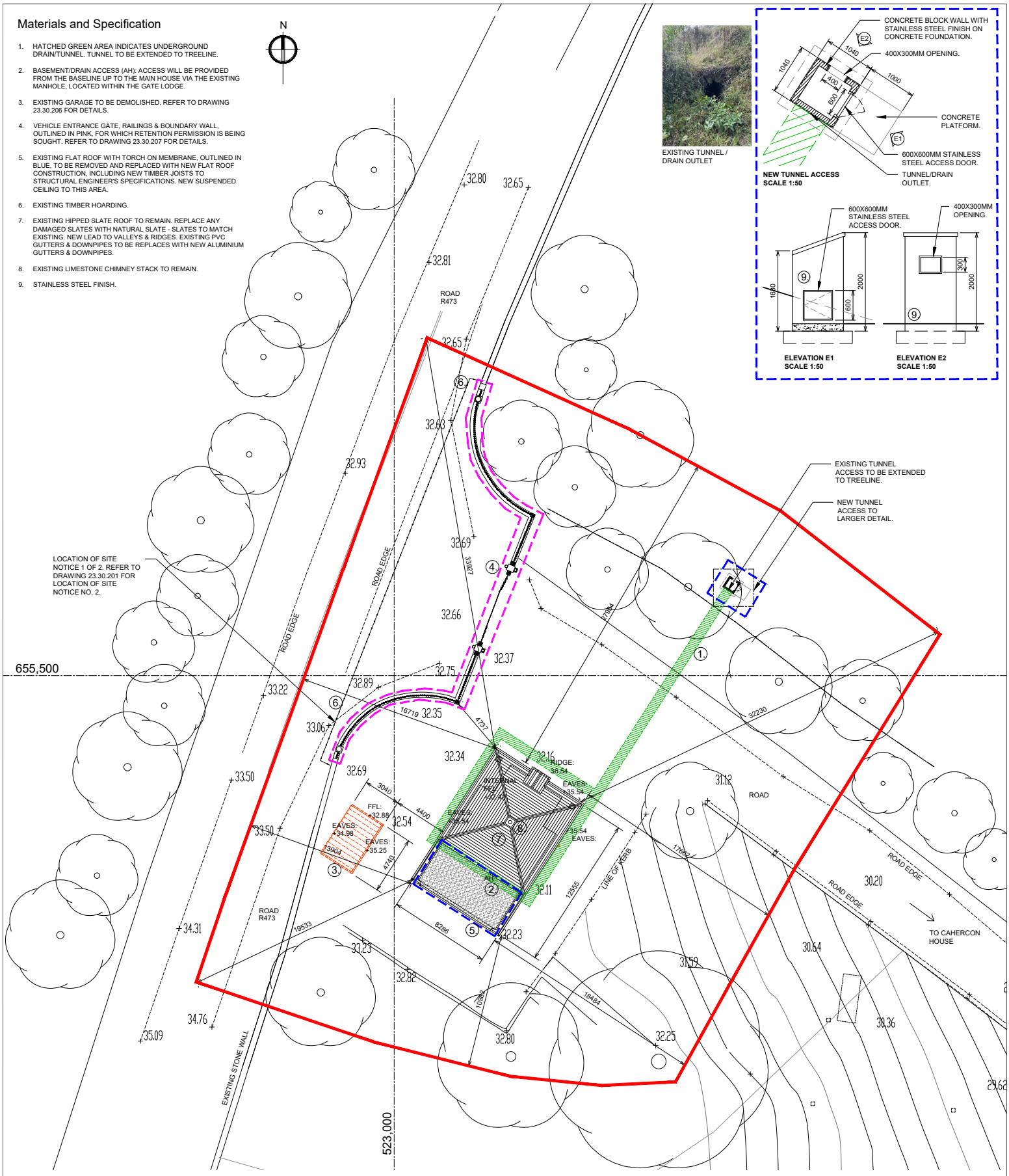
Appendix A
Proposed Design Drawings

Materials and Specification

1. HATCHED GREEN AREA INDICATES UNDERGROUND DRAIN/TUNNEL. TUNNEL TO BE EXTENDED TO TREELINE.
2. BASEMENT/DRAIN ACCESS (AH): ACCESS WILL BE PROVIDED FROM THE BASELINE UP TO THE MAIN HOUSE VIA THE EXISTING MANHOLE, LOCATED WITHIN THE GATE LODGE.
3. EXISTING GARAGE TO BE DEMOLISHED. REFER TO DRAWING 23.30.206 FOR DETAILS.
4. VEHICLE ENTRANCE GATE, RAILINGS & BOUNDARY WALL, OUTLINED IN PINK, FOR WHICH RETENTION PERMISSION IS BEING SOUGHT. REFER TO DRAWING 23.30.207 FOR DETAILS.
5. EXISTING FLAT ROOF WITH TORCH ON MEMBRANE, OUTLINED IN BLUE, TO BE REMOVED AND REPLACED WITH NEW FLAT ROOF CONSTRUCTION, INCLUDING NEW TIMBER JOISTS TO STRUCTURAL ENGINEER'S SPECIFICATIONS. NEW SUSPENDED CEILING TO THIS AREA.
6. EXISTING TIMBER HOARDING.
7. EXISTING HIPPED SLATE ROOF TO REMAIN. REPLACE ANY DAMAGED SLATES WITH NATURAL SLATE - SLATES TO MATCH EXISTING. NEW LEAD TO VALLEYS & RIDGES. EXISTING PVC GUTTERS & DOWNPIPES TO BE REPLACES WITH NEW ALUMINIUM GUTTERS & DOWNPIPES.
8. EXISTING LIMESTONE CHIMNEY STACK TO REMAIN.
9. STAINLESS STEEL FINISH.



202 / 23.30 SITE LAYOUT - PROPOSED
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SITE OUTLINED IN RED
SITE AREA = 0.223 Hectares (2230 SQM)

DEMOLITION IN RED	
REPLACEMENT/NEW OUTLINED IN BLUE	
RETENTION IN PINK	

PLANNING

Carr Associates Architects ltd.

Unit 3, Chapel Court, Cathedral Place, Limerick [redacted]

Revision:	Description:	Date:

NOTE

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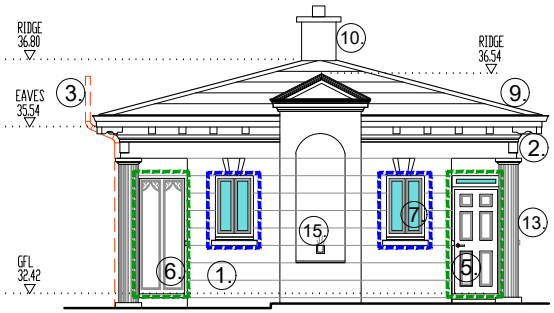
Date:	AUGUST 2023	**Checked By:**	AOH
Drawing No:	23.30.202		



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23.30
NORTH EAST (FRONT)
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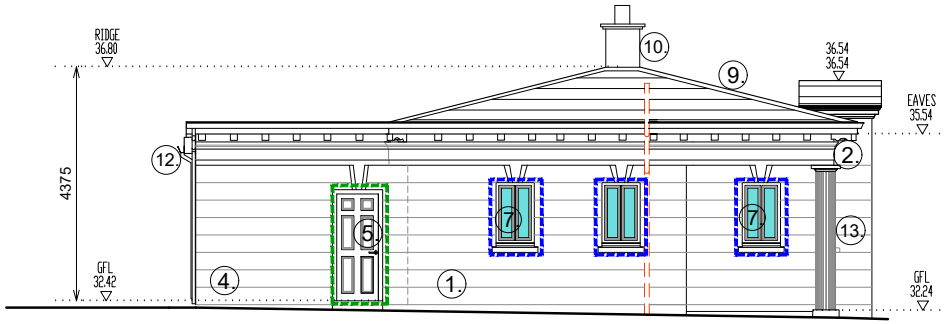

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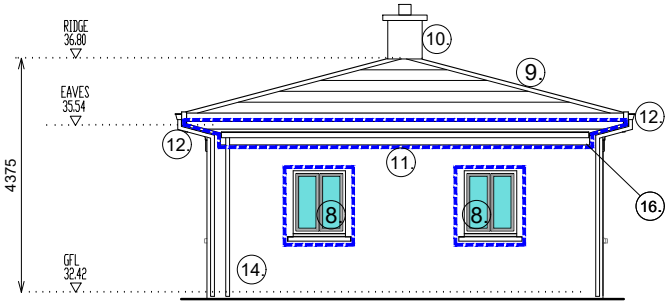

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SOUTH WEST (REAR)
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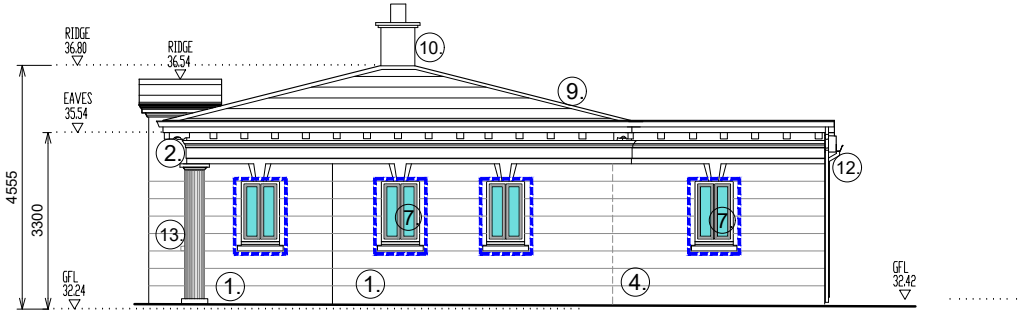

205
23.30
NORTH WEST
SCALE 1:100 @A3

Materials and Specification

1. EXISTING LIMESTONE FINISH.
2. EXISTING ENTABLATURE.
3. EXISTING PVC SOIL VENT PIPE TO BE REMOVED.
4. EXISTING COURSED RENDER FINISH, DETAILED TO MATCH LIMESTONE FINISH.
5. EXISTING TIMBER DOORS TO REMAIN AND BE RESTORED IN ACCORDANCE WITH CONSERVATION ARCHITECTS GUIDELINES.
6. EXISTING EXTERNAL PANEL TO REMAIN AND BE RESTORED IN ACCORDANCE WITH CONSERVATION ARCHITECTS DETAILS.
7. EXISTING TIMBER WINDOWS TO BE REMOVED AND REPLACED WITH NEW TIMBER DOUBLE GLAZED WINDOWS. STYLE TO MATCH EXISTING. NEW WINDOWS TO BE DARKENED INTERNALLY.
8. EXISTING TIMBER CASEMENT WINDOWS TO EXTENSION TO BE REMOVED AND REPLACED WITH NEW. STYLE TO MATCH OTHER WINDOWS.
9. EXISTING HIPPED SLATE ROOF TO REMAIN. REPLACE ANY DAMAGED SLATES WITH NATURAL SLATE - SLATES TO MATCH EXISTING. NEW LEAD TO VALLEYS & RIDGES. EXISTING PVC GUTTERS & DOWNPIPES TO BE REPLACES WITH NEW ALUMINIUM GUTTERS & DOWNPIPES.
10. EXISTING LIMESTONE CHIMNEY STACK TO REMAIN.
11. EXISTING FLAT ROOF WITH TORCH ON MEMBRANE, OUTLINED IN BLUE, TO BE REMOVED AND REPLACED WITH NEW FLAT ROOF CONSTRUCTION, INCLUDING NEW TIMBER JOISTS TO STRUCTURAL ENGINEER'S SPECIFICATIONS. NEW SUSPENDED CEILING INTERNALLY.
12. EXISTING PVC GUTTERS & DOWNPIPES TO BE REPLACES WITH NEW ALUMINIUM GUTTERS & DOWNPIPES.
13. EXISTING DORIC COLUMS.
14. EXISTING RENDER FINISH (NOT COURSED).
15. NEW WARM LIGHT FIXTURE WITHIN ALCOVE, IN ACCORDANCE WITH ECOLOGIST'S RECOMMENDATIONS.
16. DEDICATED BAT (PIPESTRELLE) ROOSTING SPACE TO BE PROVIDED WITHIN THE SOFFIT BOX OF NEW FLAT ROOF - ACCESS PROVIDED IN SOUTHERN CORNER.

DEMOLITION IN RED
RESTORATION OUTLINED IN GREEN
REPLACEMENT/NEW OUTLINED IN BLUE

PLANNING

Carr Associates Architects ltd.

Unit 3, Chapel Court, Cathedral Place, Limerick

Revision:	Description:	Date:

NOTE:

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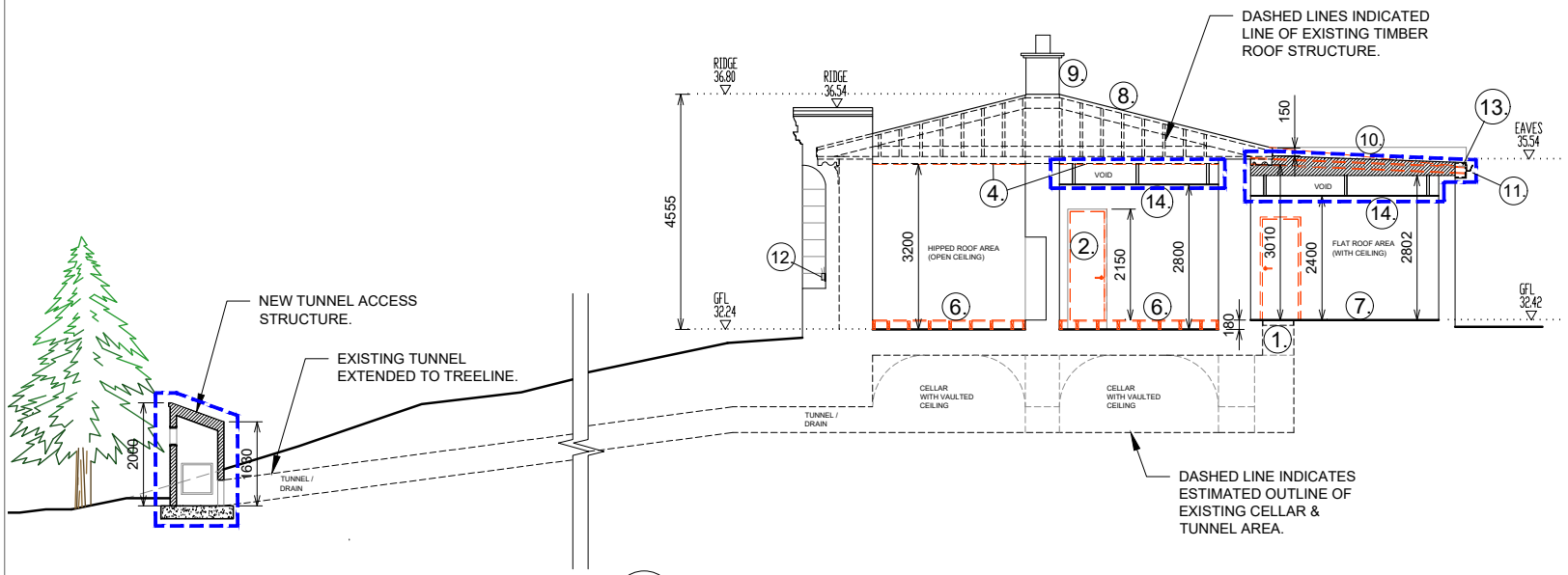
Date:	AUGUST 2023	**Checked By:**	AOH
Drawing No:	23.30.205		



204 / 23.30 SECTION AA
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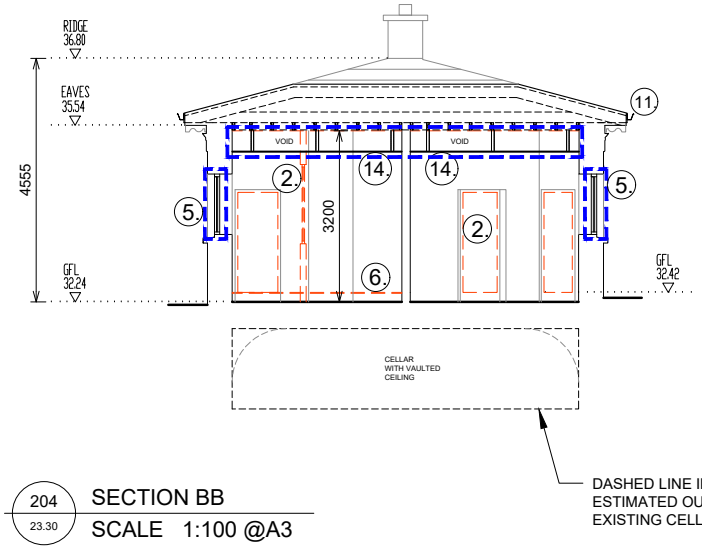

204 / 23.30 SECTION BB
SCALE 1:100 @A3

Materials and Specification

1. BASEMENT/DRAIN ACCESS: ACCESS WILL BE PROVIDED FROM THE BASELINE UP TO THE MAIN HOUSE VIA THE EXISTING MANHOLE, LOCATED WITHIN THE GATE LODGE.
2. EXISTING INTERNAL WALLS/DOORS TO BE DEMOLISHED.
3. EXISTING SANITARY WARE AND ASSOCIATED PVC SOIL VENT PIPE TO BE REMOVED.
4. EXISTING CEILING TO BE REMOVED.
5. EXISTING TIMBER WINDOWS TO BE REMOVED AND REPLACED WITH NEW TIMBER DOUBLE GLAZED WINDOWS. STYLE TO MATCH EXISTING. NEW WINDOWS WILL BE DARKENED INTERNALLY
6. EXISTING RAISED TIMBER FLOOR TO BE REMOVED.
7. EXISTING CONCRETE FLOOR TO REMAIN.
8. EXISTING HIPPED SLATE ROOF TO REMAIN. REPLACE ANY DAMAGED SLATES WITH NATURAL SLATE - SLATES TO MATCH EXISTING. NEW LEAD TO VALLEYS & RIDGES. EXISTING PVC GUTTERS & DOWNPIPES TO BE REPLACES WITH NEW ALUMINIUM GUTTERS & DOWNPIPES.
9. EXISTING LIMESTONE CHIMNEY STACK.
10. EXISTING FLAT ROOF WITH TORCH ON MEMBRANE, OUTLINED IN BLUE, TO BE REMOVED AND REPLACED WITH NEW FLAT ROOF CONSTRUCTION, INCLUDING NEW TIMBER JOISTS TO STRUCTURAL ENGINEER'S SPECIFICATIONS.
11. EXISTING PVC GUTTERS & DOWNPIPES TO BE REPLACES WITH NEW ALUMINIUM GUTTERS & DOWNPIPES.
12. NEW WARM LIGHT FIXTURE WITHIN ALCOVE, IN ACCORDANCE WITH ECOLOGIST'S RECOMMENDATIONS.
13. DEDICATED BAT (PIPESTRELLE) ROOSTING SPACE TO BE PROVIDED WITHIN THE SOFFIT BOX OF NEW FLAT ROOF - ACCESS PROVIDED IN SOUTHERN CORNER.
14. NEW SUSPENDED CEILING.

DEMOLITION IN RED
RESTORATION OUTLINED IN GREEN
REPLACEMENT/NEW OUTLINED IN BLUE

PLANNING

Carr Associates Architects ltd.

Unit 3, Chapel Court, Cathedral Place, Limerick

Revision:	Description:	Date:

NOTE:

WRITTEN DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

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Job:	CAHERCON GATE LODGE RENO		
Drawing:	SECTIONS	**Scale:**	1:100@A3
Client:	CHURCH ROAD LIMITED PARTNERSHIP	**Drawn:**	SOS
Date:	AUGUST 2023	**Checked By:**	AOH
Drawing No:	23.30.204		

O'DONNELL
ENVIRONMENTAL