

Bat Fauna Impact Assessment for a proposed Residential  
Development at Mount Saint Mary's, Dundrum Road, Dublin.



21<sup>st</sup> May 2025

**Prepared by:** Bryan Deegan (MCIEEM) of Altemar Ltd.  
**On behalf of:** Dun Laoghaire Rathdown County Council

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Document Control Sheet			
Client	Dun Laoghaire Rathdown County Council		
Project	Bat Fauna Impact Assessment for a proposed Residential Development at Mount Saint Mary's, Dundrum Road, Dublin.		
Report	Bat Fauna Impact Assessment		
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Draft 01	Bryan Deegan	Frank Spellman	24 <sup>th</sup> October 2024
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# Summary

<b>Structure/features:</b>	No structures are present on site. The survey area consists primarily of grassland, built land, scattered trees, and treelines.
<b>Location:</b>	Mount Saint Mary's, Dundrum Road, Dublin.
<b>Bat species in the site outline:</b>	Soprano Pipistrelle ( <i>Pipistrellus Pygmaeus</i> ) roosting onsite. Foraging activity of Leisler's Bat ( <i>Nyctalus leisleri</i> ) and Soprano Pipistrelle ( <i>Pipistrellus Pygmaeus</i> ) noted onsite.
<b>Proposed work:</b>	Residential Development.
<b>Impact on bats:</b>	The proposed development will change the local environment as new lights and structures are to be erected and the existing vegetation will be removed. A Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> ) bat roost within an Ash tree along the western boundary of the site will be lost. Foraging activity on site may be reduced due to the presence new buildings and lighting. It would be expected that, with a sensitive public lighting strategy, foraging activity will continue on site. A pre-construction inspection will be carried out on onsite trees with bat roosting potential that are to be removed. The proposed development will result in a long term/low adverse/not significant/negative impacts on bats. A derogation licence is required for the proposed development.
<b>Surveys by:</b>	Frank Spellman (2024) Bryan Deegan (2025)
<b>Survey dates:</b>	19 <sup>th</sup> September 2024 & 25 <sup>th</sup> September 2024. 12 <sup>th</sup> May 2025 & 14 <sup>th</sup> May 2025 & 21 <sup>st</sup> May 2025

# Competency of Assessors

This report has been prepared by Bryan Deegan MSc, BSc (MCIEEM). Bryan has over 30 years of experience providing ecological consultancy services in Ireland. He has extensive experience in carrying out a wide range of bat surveys including dusk emergence, dawn re-entry and static detector surveys. He also has extensive experience reducing the potential impact of projects that involve external lighting on Bats. Bryan trained with Conor Kelleher author of the Bat Mitigation Guidelines for Ireland (Kelleher and Marnell (2022)) and Bryan is currently providing bat ecology (impact assessment and enhancement) services to Dun Laoghaire Rathdown County Council primarily on the Shanganagh Park Masterplan. The desk and field surveys were carried out having regard to the guidance: Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, J. (Ed.) 2016) and Marnell, Kelleher and Mullen (2022), Bat Mitigation Guidelines for Ireland V2 (which update and replace the Bat Mitigation Guidelines for Ireland published in 2006).

Frank Spellman (MSc Zoology, BSc Zoology) has extensive experience in carrying out a wide range of fauna surveys as both a sub-contractor and employee for environmental consultancies and organisations in Ireland and the US. These include both roving and static acoustic bat surveys, terrestrial non-avian mammal surveys, breeding/wintering bird surveys, freshwater ecology surveys as well as flora/invasive plant surveys. Frank has been lead surveyor on numerous development projects within Ireland carrying out full avian/non-avian mammal, wintering bird and breeding bird assessments.

## Legislative Context

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

Bats in Ireland are protected by the Wildlife (Amendment) Act 2000. Based on this legislation it is an offence to wilfully interfere with or destroy the breeding or resting place of any species of bat. Under this legislation it is an offence to “*Intentionally kill, injure or take a bat, possess or control any live or dead specimen or anything derived from a bat, wilfully interfere with any structure or place used for breeding or resting by a bat, wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose.*”

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

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

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

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

## Description of the Proposed Project

Planning permission is being sought by Dun Laoghaire Rathdown County Council, for a Residential Development, on a site located at Mount Saint Mary's, Dundrum Road, Dublin.

The development will consist of 129 no. residential units together with associated infrastructure including open space and car/cycle parking and is a mixture of duplexes and apartments in 3 no. buildings ranging in height from two to part six stories.

The proposed site outline and site plans are seen in Figures 1 & 2.

## Landscape

The landscape strategy for the proposed development has been prepared by RMDA to accompany this planning application. The proposed landscape plan is demonstrated in Figure 3.

## Arborist

An Arboricultural Assessment and Impact Report has been prepared by CMK Hort & Arb Ltd. to accompany this planning application. The report outlines the following in relation to trees on site:

*'The arboricultural impact assessment identified 20 trees which will need to be removed to facilitate the proposed development. This represents 28% of the existing trees. The categorisation of the trees to be removed is as follows:*

*2 category A trees will be removed, 15 category B trees and 3 Category C trees. No trees were considered of poor enough form to require removal at this time for arboricultural best practice.'*

Category	TO BE REMOVED	% OF CATEGORY
A	2	28%
B	15	23%
C	3	25%

Table 3 - Impact on Categories

### **Tree Protection and Retention**

*The retention of the 51 trees identified by the impact section of this report will require methodical protection to ensure their continued success.*

- A site arborist shall be appointed to inspect tree protection measures throughout the development.*
- Tree protection measures will be agreed with a site arborist and implemented prior to construction commencement.*
- A post-construction assessment of the retained trees shall be undertaken by a site arborist.'*





**Figure 1.** Proposed site outline and survey area.





Figure 2. Proposed Site Plan





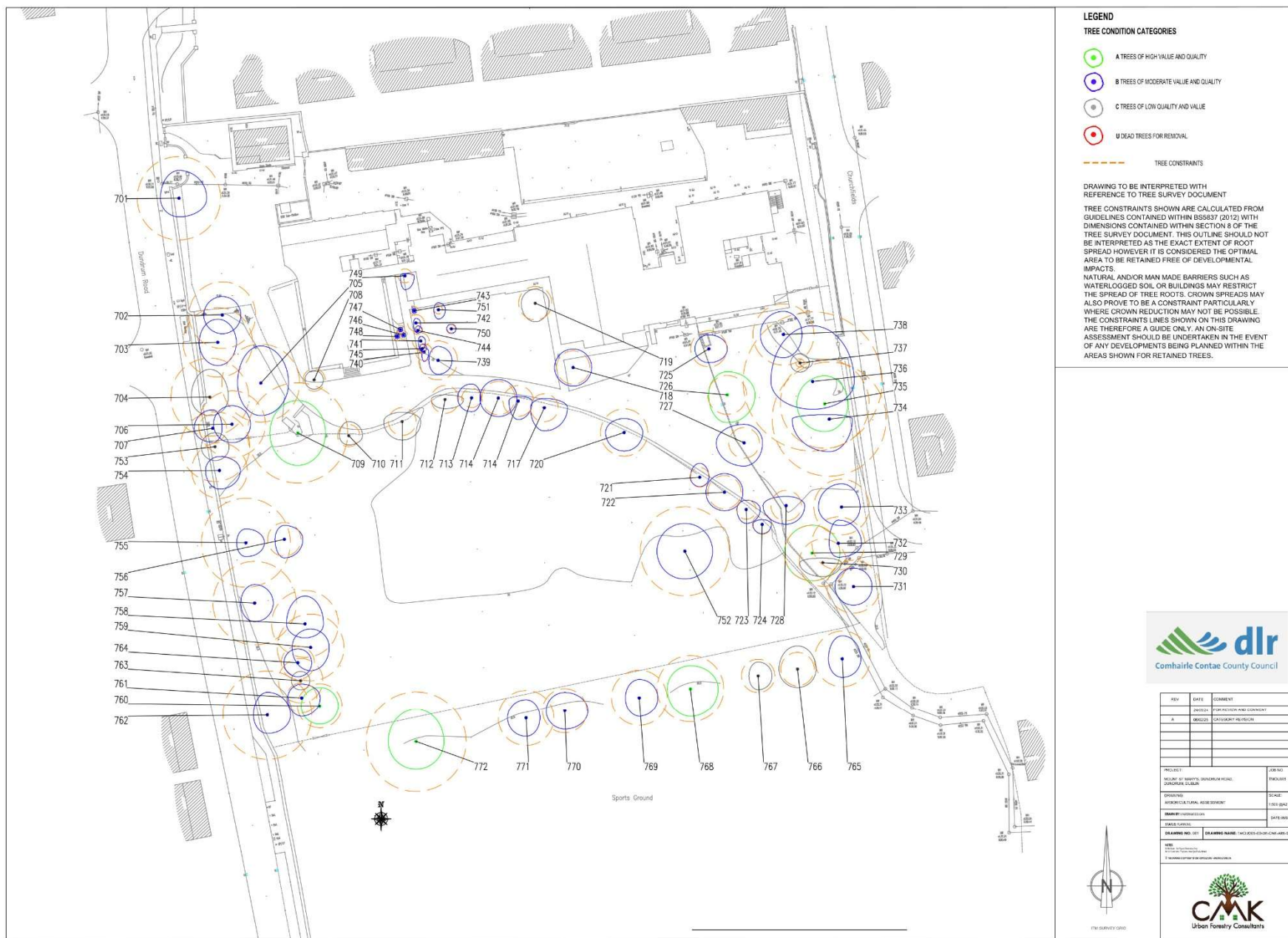
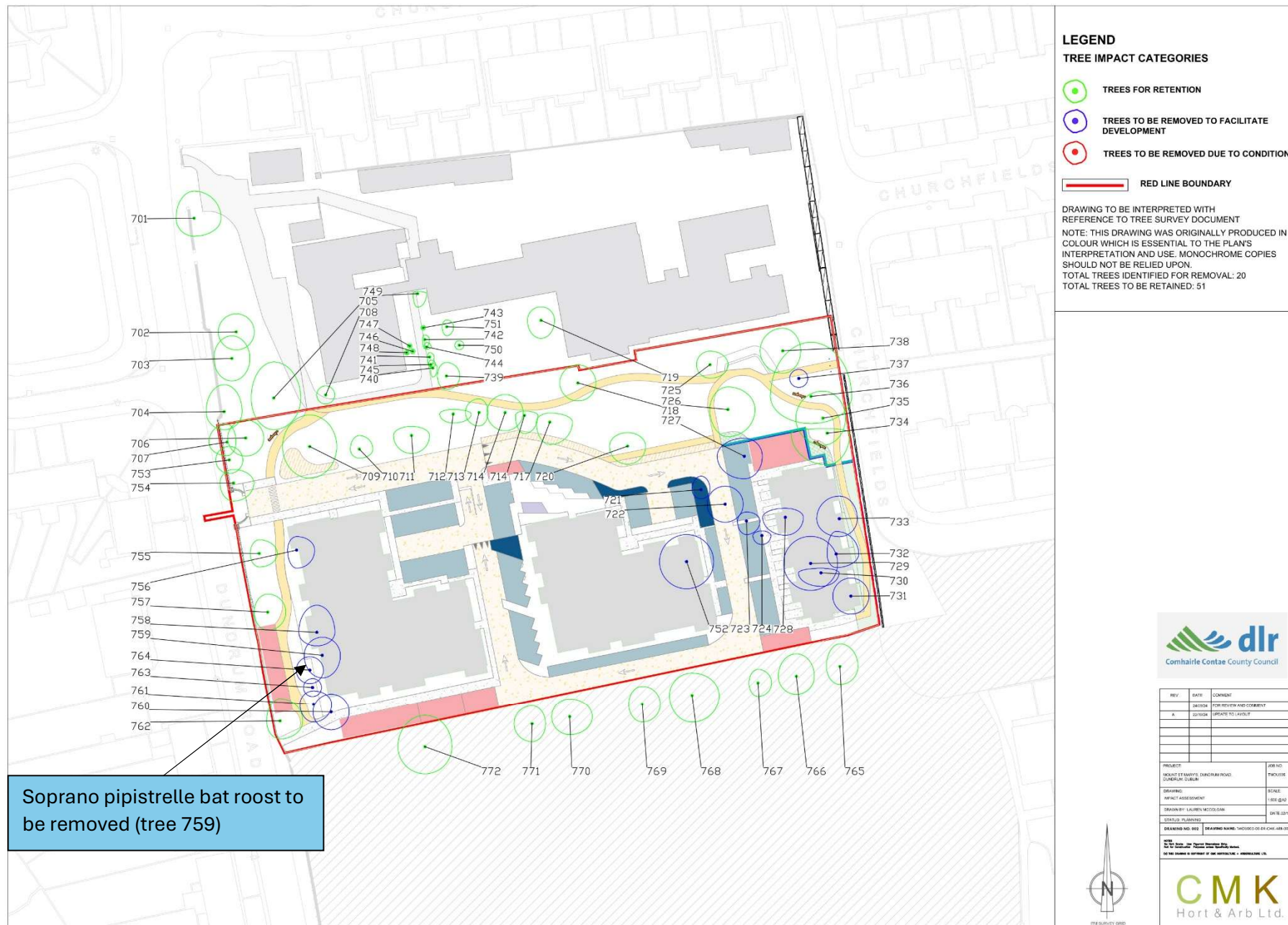


Figure 4. Tree Survey & Constraints Plan



**Figure 5. Tree Impact Assessment**



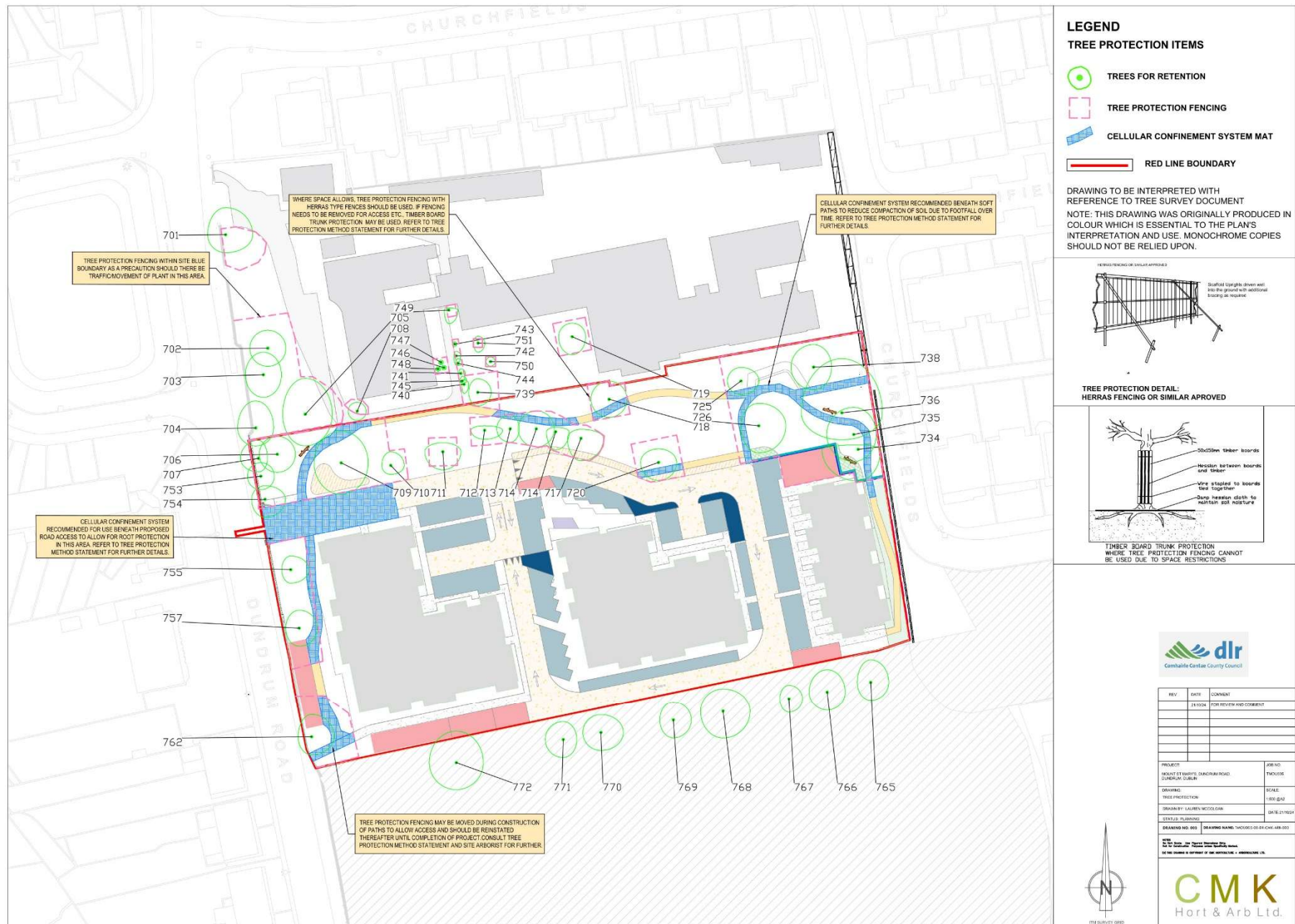


Figure 6. Tree Protection Plan

## Lighting

A Public Lighting Report has been prepared by Fallon Design Ltd. to accompany this planning application. Consultation took place between Fallon Design and Altemar to provide bat foraging areas with reduced light spill and low-level light fittings. As outlined in the lighting report:

### ***'Detailed Design***

*The design now uses the following:*

*13 x City Streetlight 27w LED 2700K (4 x Forward Throw A Optic and 9 x Street Optic R01) mounted on 6m columns with no tilt*

*7 x City Streetlight 19w LED 2700K Street Optic R03 with black shield mounted on 6m columns with no tilt along the perimeter pathways*

*The average light level is 5.5 lux with a minimum of 1.0 lux (0.20 uniformity). This complies with IS EN 13201-2:2015 / BS 5489-1:2020 for residential roads & paths – class P4 (5.0 lux average, 1.0 lux minimum).*

### ***'Ecological Impact Design Considerations***

- Careful consideration has been given to the design of Public Lighting with regard to the existing natural habitat and the wildlife. The chosen luminaire Veelight Tech Series has a full cut off lantern type, that offers with a G6 Glare rating and no upward light making it dark sky friendly.*
- An inbuilt multi step dimming program within this luminaire allows for night time hours to be dimmed by up to 25%. This means during peak hours of nocturnal foraging, feeding and activity the adjacent public lighting can be further designed to minimize impact on the local wildlife.*
- The colour rendering of the selected light fitting is 2700k making the LED fittings a warmer light, helping to further minimize the impact on the local wildlife.*
- Greater energy savings will also result using the inbuilt multi-step dimming program during late hours of darkens along the public lighting spaces.*
- Unnecessary light spill controlled through a combination of directional lighting and luminaire optics design.*
- No floodlighting will be used on the scheme.'*

Public lighting on walkways and circulation routes around the developments shall be selected with full shut off lanterns, back plate diffusers, reduced height poles and colour rendering of 2700k to preserve and minimize the lighting impact on the local ecological habitats as much as possible. The 1.0 lux contour lines on the lighting designs issued shows the low impact outside the target lighting area, while still providing safe walkways for the scheme's functionality.

The lighting strategy for the proposed development complies with bat lighting guidelines and is set to 2700K. The public lighting layout is demonstrated in figure 7.





## Consultation with NPWS

Additional surveys were carried out by Bryan Deegan on the 12<sup>th</sup> May 2025 & 14<sup>th</sup> May 2025 following correspondence from the Department of Housing, Heritage and Local Government on the 1<sup>st</sup> May 2025 where the following was stated:

*“The Department notes from the Bat Faunal Impact Assessment supporting the present application that all the trees on the development site were assessed for their suitability as bat roosts and that in the course of emergence surveys undertaken on the 19th and 25th of September 2024 a single soprano pipistrelle bat was recorded emerging from a heavily ivy clad ash tree located towards the western boundary of the development site which is to be removed to facilitate the residential development. This assessment states several other trees of moderate bat roosting potential also proposed to be felled but no details are provided in relation to these trees. During the bat emergence surveys as well as soprano pipistrelles, Leisler’s (lesser noctule) bats were in addition identified foraging over the development site. Various measures are proposed in the bat assessment to mitigate the residential development’s potential impacts on bats, including the pre-construction inspection of trees to be felled by a bat specialist, the felling of possible roost trees in sections, and the installation of bat friendly lighting and three bat boxes within the development. The assessment states a “derogation licence will be acquired” to fell the ash tree in which the pipistrelle bat was recorded roosting. Acquiring such a derogation licence will require Dún Laoghaire-Rathdown County Council applying to the National Parks and Wildlife Service (NPWS) of this Department for a licence to derogate from the Habitats Directive (92/43/EEC) to interfere with a bat roost, as all bat species are subject under the Directive to a system of strict protection, which inter alia protects their breeding and resting places.*

*In relation to the timing an application to the NPWS for a derogation licence relative to the submission of the Part 8 Development Application the Local Authority should take account of Circular Letter NPWS 2/07 issued by the Department of Environment, Heritage and Local Government on the 16th of May 2007 to County Managers and Directors of Services for Planning and Town Clerks concerning ‘Guidance on Compliance with Regulation 23 of the Habitats Regulations 1997-strict protection of certain species/applications for derogation licences’, guidance which is still relevant though the regulations referred to have since been superseded by the European Communities (Birds and Natural Habitats) Regulations 2011.*

*The County Council should also in this respect take into consideration the judgement of the Court of Justice of the European Union of the 6th of July 2023 in the case of Hellfire Massy Residents Association v An Bord Pleanála and Others, Case C-166/22.*

*Given the identification of the soprano pipistrelle bat roost on the Mount St. Mary’s development site during the bat emergence surveys carried out in late September 2024 and the identification of other trees on the site as potential bat roosts, the Department considers that in order for the NPWS to make a fully informed decision with regards the granting of a licence to derogate from the Habitats Directive to interfere with bat roosts on the development site so as to allow the proposed Part 8 residential development to proceed, additional surveys of the development site should be undertaken in the May-July period when bats are most active and bat maternity roosts may be present. These surveys should include dawn surveys of the site when bats may be returning to their roosts as well as evening emergence surveys.*

*Together with the results of such surveys any derogation licence application submitted by the County Council should in addition includes details of all potential bat roosts identified on the development site. The Department recommends that any derogation licence in relation to bats the Council considers required to undertake the proposed residential development at Mount St. Mary’s should be applied for to the NPWS as soon as possible after the necessary bat survey work referred to above has been completed.”*



## Bat Survey

This report presents the results of two emergent and handheld detector surveys (19<sup>th</sup> & 25<sup>th</sup> September 2024), undertaken by Frank Spellman and an emergent survey on the 14<sup>th</sup> May 2025 and dawn re-entry surveys on the 12<sup>th</sup> May 2025 and 21<sup>st</sup> May 2025. Trees on site were examined for bat roosting potential. Bat detector and emergent detector survey used an Echo Meter Touch 2 Pro detector to determine bat activity.

## Survey Methodology

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

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

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

## Survey Constraints

The emergent / detector surveys on the 19<sup>th</sup>, 25<sup>th</sup> September 2024 and 14<sup>th</sup> May 2025 and dawn re-entry surveys 12<sup>th</sup> May 2025 and 21<sup>st</sup> May 2025 were within the active bat season and the transects covered the entire site multiple times during the night. Weather conditions were good with mild temperatures of 10°C after sunset/before dawn. Winds were light and there was no rainfall. Insects were observed in flight during the survey.

As outlined in Collins (2016) in relation to weather conditions *'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10°C or above, no rain or strong wind.), particularly when only one survey is planned.... Where surveys are carried out when the temperature at sunset is below 10°C should be justified by the ecologist and the effect on bat behaviour considered.'* There were no constraints in relation to the surveys carried out. All areas of the site were accessible, and weather conditions were optimal for bat assessments.

## Survey Results

### Trees as potential bat roosts.

A ground level roost assessment was carried 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 maximum of two Soprano Pipistrelle bats were noted emerging from an ivy-clad Ash (*Fraxinus excelsior*) in the southwestern portion of the site (Plate 1). This tree is to be felled as part of the proposal.

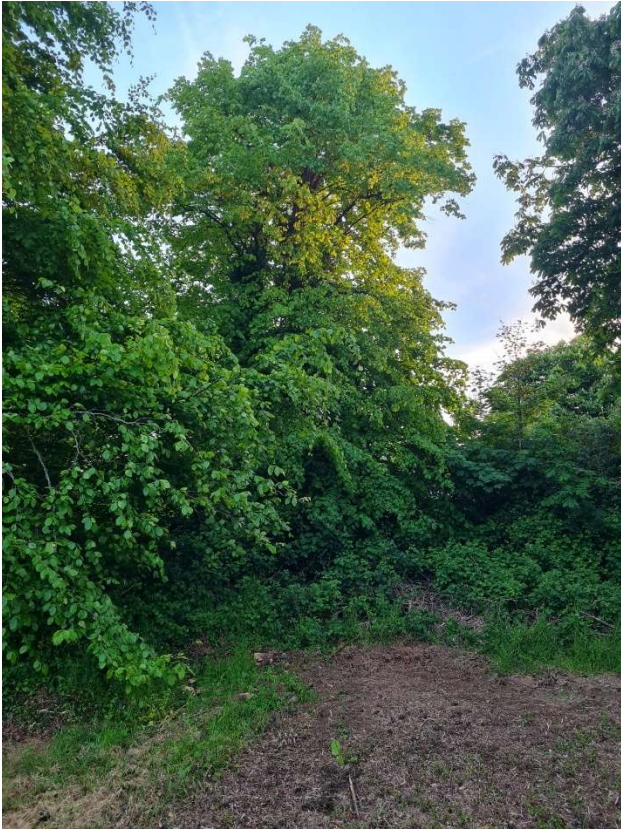


**Plate 1.** Soprano Pipistrelle (*Pipistrellus pygmaeus*) roost in ivy-clad ash tree



**Plate 2.** Lime Tree (bat roosting potential) clad in ivy proximate to flood lighting.





**Plate 3.** Lime Tree of bat roosting potential proximate to road clad in ivy proximate to road.

## Emergent / Detector Surveys.

In 2024 at dusk, bat detector surveys were 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.

Two bat species were noted on site:

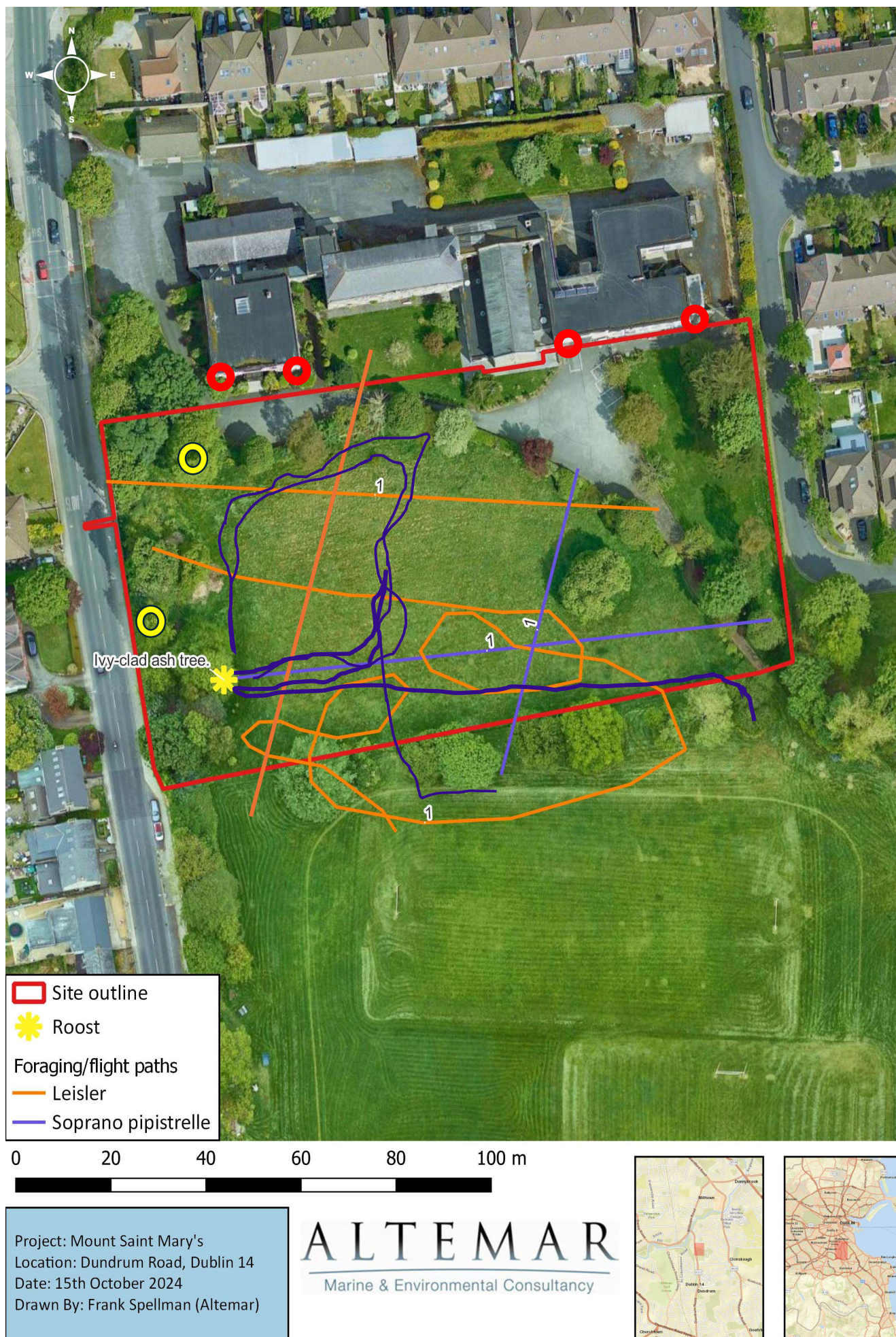
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Lesser Noctule (*Nyctalus leisleri*)
- Common Pipistrelle (*Pipistrellus pipistrellus*)

In 2024, a single Soprano pipistrelle was observed emerging from an ivy-clad Ash (Tree 759) along the western boundary of the site. Foraging activity of Lesser Noctule (*Nyctalus leisleri*) and Soprano pipistrelle (*Pipistrellus pygmaeus*) was also noted on site. The removal of the trees on site will result in a loss of foraging areas and a bat roost.

In 2025, a dusk emergent and dawn re-entry surveys were carried out. Two Soprano pipistrelle bats were observed emerging from and entering into the ivy-clad Ash (Tree 759). No bat activity was associated with other trees that were of bat roosting potential. The lime on the northern hedgerow is proximate to floodlighting from an adjacent building while the lime on the eastern boundary is proximate to the lit road.

Bat activity on site was relatively low with several passes on site. A Common Pipistrelle (*Pipistrellus pipistrellus*) was also noted briefly foraging on the 21<sup>st</sup> May 2025.





**Figure 8.** Locations of bat activity on site. Yellow circle trees of moderate bat roosting potential (ivy) Halogen floodlights (red circles) lit throughout the night.



# Bat Assessment Findings

## Review of local bat records

The review of existing bat records (sourced from Bat Conservation Ireland's National Bat Records Database) within a 2km<sup>2</sup> grid (Reference grid O13Q and O12U) encompassing the study area reveals that four of the nine known Irish species have been observed locally (Table 1 & 2). The National Biodiversity Data Centre's online viewer was consulted to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 9-11. The following species were noted in the wider area: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared Bat (*Plecotus auritus*), Daubenton's Bat (*Myotis daubentonii*) and Lesser Noctule (*Nyctalus leisleri*) and Nathusius's Pipistrelle (*Pipistrellus nathusii*).

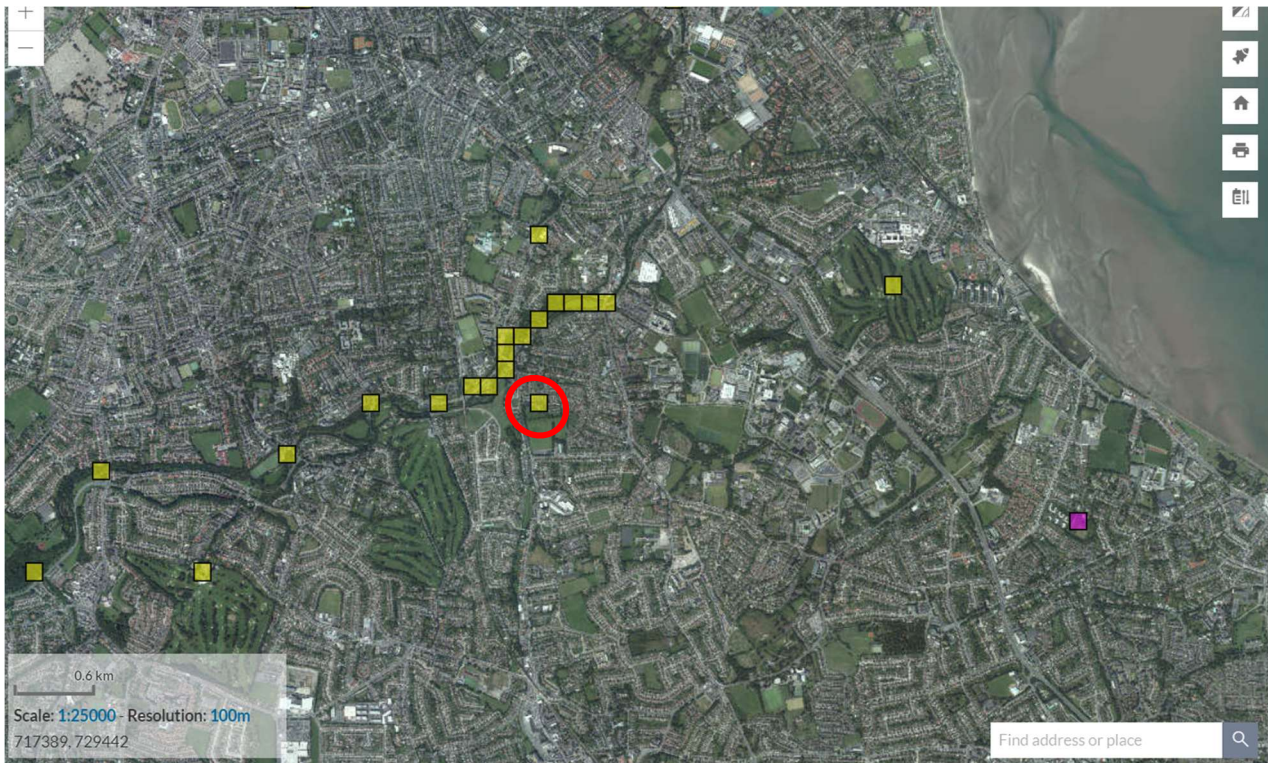
Table 1. Status of bat species within a 2km<sup>2</sup> grid encompassing the subject site (Reference No. O12U)

Species name	Record count	Date of last record	Designation
Common Pipistrelle ( <i>Pipistrellus pipistrellus sensu stricto</i> )	3	15/04/2011	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Lesser Noctule ( <i>Nyctalus leisleri</i> )	2	04/09/2003	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )	3	15/04/2011	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts

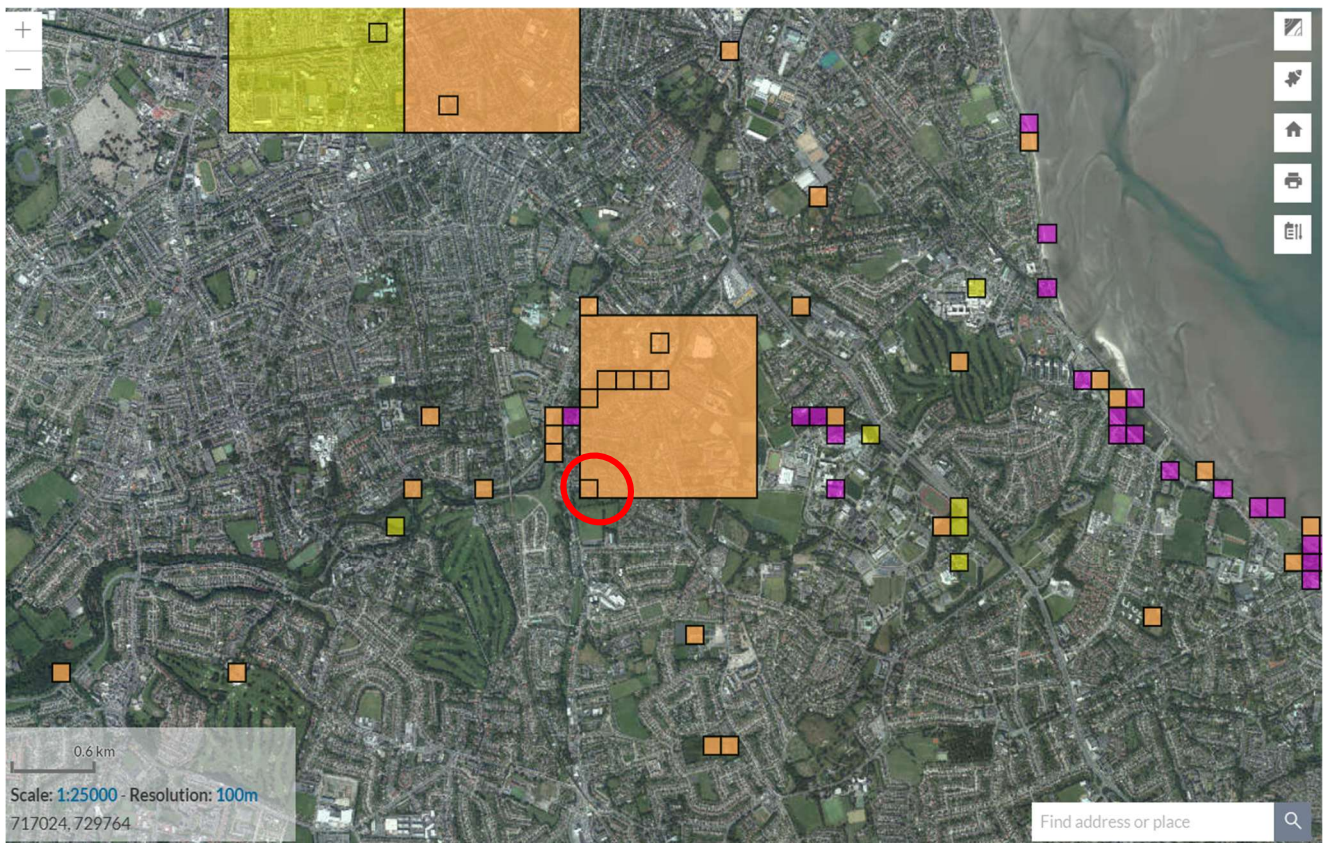
Table 2. Status of bat species within a 2km<sup>2</sup> grid encompassing the subject site (Reference No. O12Q)

Species name	Record count	Date of last record	Designation
Common Pipistrelle ( <i>Pipistrellus pipistrellus sensu stricto</i> )	21	03/08/2013	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Daubenton's Bat ( <i>Myotis daubentonii</i> )	126	30/08/2021	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Lesser Noctule ( <i>Nyctalus leisleri</i> )	13	27/06/2013	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts
Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )	24	03/08/2013	Protected Species: EU Habitats Directive    Protected Species: EU Habitats Directive >> Annex IV    Protected Species: Wildlife Acts



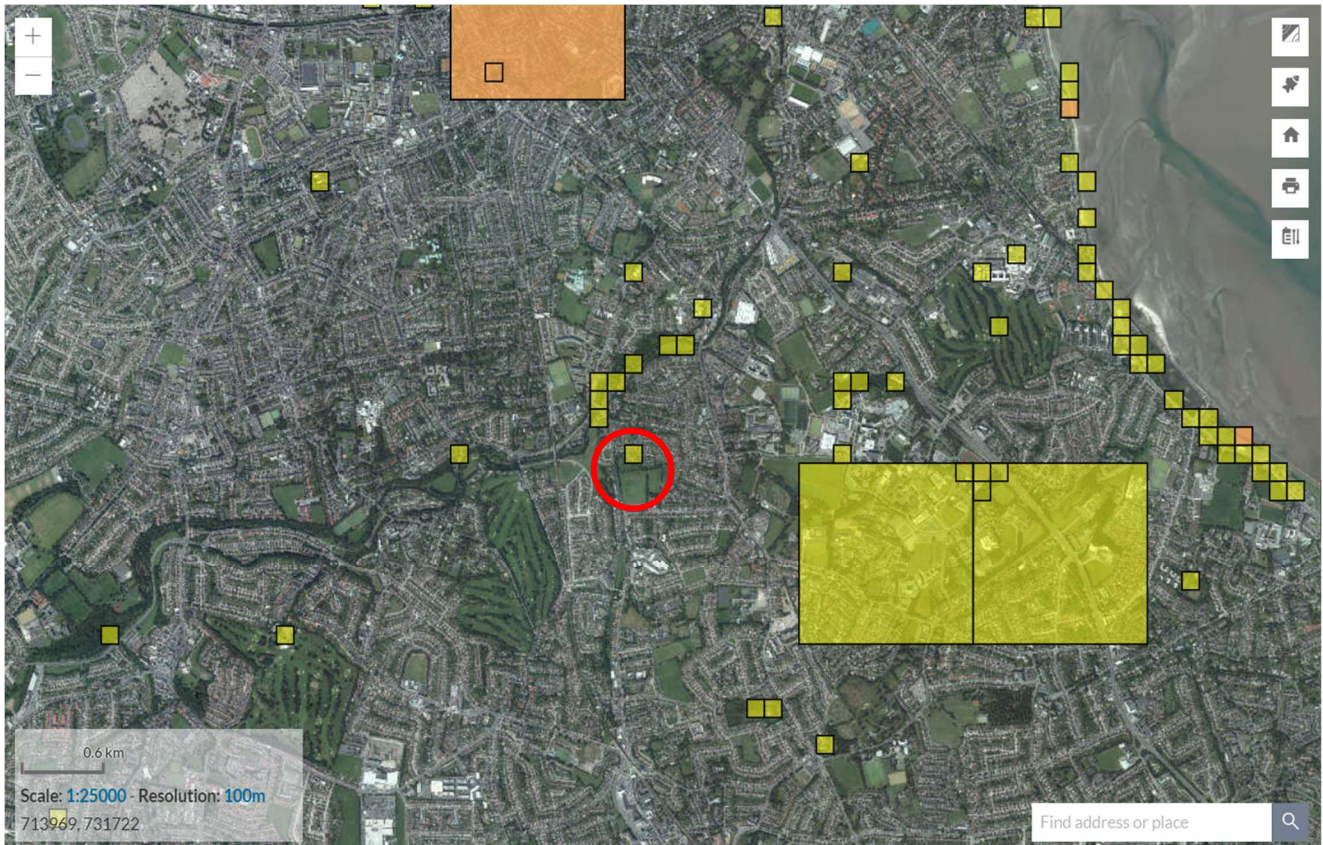


**Figure 9.** Brown Long-eared Bat (*Plecotus auritus*) (purple), Daubenton's Bat (*Myotis daubentonii*) (yellow) and both Brown Long-eared Bat and Daubenton's Bat (orange) (Source NBDC) (Approximate proposed site location – red circle).



**Figure 10.** Common pipistrelle (*Pipistrellus pipistrellus*) (purple), Soprano pipistrelle (*Pipistrellus pygmaeus*) (yellow) and both Common and Soprano Pipistrelle (orange) (Source NBDC) (Approximate proposed site location – red circle).





**Figure 11.** Nathusius's Pipistrelle (*purple*) and Lesser Noctule (*Nyctalus leisleri*) (*yellow*) (Source NBDC) (Approximate proposed site location – red circle).

Specifically, NBDC records show sightings of bat species in locations proximate to the subject site:

1. Daubenton's Bat (*Myotis daubentonii*) in grid reference O170300. Recorded on 19/07/2007 within a 1 km<sup>2</sup> grid encompassing a portion of the subject site.
2. Common Pipistrelle (*Pipistrellus pipistrellus*) in grid reference O170300. Recorded on 19/07/2007 within a 1 km<sup>2</sup> grid encompassing a portion of the subject site.
3. Soprano Pipistrelle (*Pipistrellus pygmaeus*) in grid reference O170300. Recorded on 19/07/2007 within a 1 km<sup>2</sup> grid encompassing a portion of the subject site.
4. Lesser Noctule (*Nyctalus leisleri*) in grid reference O170300. Recorded on 19/07/2007 within a 1 km<sup>2</sup> grid encompassing a portion of the subject site.

## Potential Impact of the Development on Bats

Three relatively common bat species (lesser noctule, common pipistrelle & soprano pipistrelle) were recorded on site. Several trees of moderate bat roosting potential are proposed to be felled including an Ash Tree (Tree 759) where a soprano pipistrelle roost is located. No bats were associated with or roosting in any other trees of bat roosting potential. The removal of large trees on site will result in the loss of a confirmed bat roost in addition to reducing the sites foraging potential. Lighting during construction and operation could potentially lead to impacts on foraging, however the lighting has been designed to minimise light spill onto treelines. It would be expected that bats would continue to forage on site. Mitigation is required in relation to bat roosting and lighting on site.

## Mitigation Measures

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

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

The following mitigation will be put in place:

- A pre-construction inspection of trees to be felled will be carried out. A derogation licence will be acquired for the Ash tree (Tree 759). (Derogation Licence Application in Appendix I).
- 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.
- Lighting at all stages will be done sensitively on site with no direct lighting on perimeter treelines and will comply with the sensitive public lighting design. Lighting will follow the Bat Conservation Ireland “Bats & Lighting Guidance Notes for: Planners, engineers, architects and developers (December 2010).
- Lighting will comply with bat lighting guidelines
- A post construction lighting assessment will be carried out by the project ecologist.
- 3 Bat boxes will be placed on site in consultation with the project ecologist.



## Predicted Residual Impact of Planned Development on Bats

The proposed development will change the local environment as new lights and structures are to be erected and the existing vegetation will be removed. A Soprano Pipistrelle (*Pipistrellus pygmaeus*) bat roost within an Ash tree along the western boundary of the site will be lost. Foraging activity on site may be reduced due to the presence new buildings and lighting. It would be expected that, with a sensitive public lighting strategy, foraging activity will continue on site. A pre-construction inspection will be carried out on onsite trees with bat roosting potential that are to be removed. The proposed development will result in a long term/low adverse/not significant/negative impacts on bats. A derogation licence is required for the proposed development.

## Derogation Licence Application

A derogation licence application has been prepared by Altermar for the proposed development (Appendix I). In response to question 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” the answer C is selected (*“In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of social or economic nature and beneficial consequences of primary importance for the environment”*).

Answer C has been selected as it is required to remove Tree number 759 which was noted as a bat roost for two soprano pipistrelle bats for the following reasons. The location of the tree, a multi-stemmed ash with very strong ivy cover, will be impacted by construction works that will require the removal of the tree. The location of the ivy clad tree is within the main footprint of the building that is proposed. The derogation licence is being sought for the removal of the ivy clad tree 759. Mitigation measures will be in place on site including 3 Bat boxes will be placed on site in consultation with the project ecologist. Due to the tight nature and constraints of the site it would not be economically viable to retain the tree and the licence is being sought for the removal of the tree. Mitigation measures will be in place.

In relation to alternatives the project team reviewed the viability of retaining the tree on site. It was deemed not to be not economically viable to retain the tree as the retention would involve significant impacts on the development making it unviable. Even if the retention was possible it was deemed highly likely that the increased light spill would have a significant effect on the tree from both the building and path lighting. In addition shielding of the tree was considered but was also not viable due to the necessity of the removal of the tree from the footprint of the building. The only viable alternative was deemed to be to remove the tree and provide suitable roosting opportunities in the darker area of the site.

## References

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An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
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
Mr	Conor	Rhatigan
(b) Address Line 1	Winterbrook Limited	
Address Line 2	Ashgrove Works	
Town	, Dun Laoghaire, Co. Dublin. A96V8C2	
County	Dublin	
Eircode	A96V8C2	
(c) Contact number	01 690 9590 /086 196 1423	
(d) Email address	Conor@winterbrook.ie	
(e) Address where works are to be carried out if different from (b) above.		
Address Line 1	Mount Saint Mary's,	
Address Line 2	Dundrum Road	
Town	Dublin 14	
County	Dublin	
Eircode	D14 P9P3	

## 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 (MCIEEM)
(b) Company Name	Altamar Environmental Consultants	
Address Line 1	50 Templecarrig Upper	
Address Line 2		
Town	Greystones	
County	Wicklow	
Eircode	A63F902	
(c) Contact number	086-8366641	
(d) Email address	bryan@altamar.ie	
(e) Relationship to Applicant	None	

### 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): Soprano Pipistrelle (*Pipistrellus pygmaeus*)

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

4. Please provide the maximum number of breeding or resting sites affected\* 1

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.

The emergent / detector surveys on the 19th & 25th September 2024. A Soprano Pipistrelle (*Pipistrellus pygmaeus*) was noted emerging from an Ash tree along the western boundary of the site. It is proposed to fell the tree as part of the development.

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

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.

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 Q3-2025 (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:**

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

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

11.1	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"/>
11.2	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"/>
11.3	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"/>
11.4	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** 21/05/2025

**Name in BLOCK LETTERS**

Bryan Deegan

**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)



Department of Housing, Local Government and Heritage



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