

**Derogation Application for Approved Housing Development at St. Helen's,
Tandy's Lane, Adamstown, County Dublin**

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B Introduction

Bats are a widespread element of the Irish fauna. They are known to occur from much of the rural landscape but they are also present within the urban environment and here they occupy buildings and occasionally trees for short or long periods. Houses and other buildings are a vital element of the annual cycle of all Irish bat species and many bats may also avail of buildings as hibernation sites. Summer and autumn are the easiest times to identify the presence of bats due to the often-increased numbers present, the high level of activity and the milder, drier weather allowing bat signs to accumulate. The presence of bats in winter may be impossible to determine in many buildings unless there is adequate access to confirm either signs of bat usage or the presence of the bats themselves. Signs may still be available to confirm this at a later stage in the year if the roost area is accessible to a trained observer.

Changes to a site including increased accessibility for users, roof repairs, extension to or modification of an existing building may directly affect bats by creating risk of injury or death, may reduce the options available to bats as a roosting site and may also affect their feeding and commuting activity.

Bats are protected by Irish and EU law and to prevent unlawful injury or death, it is essential that a full understanding of the site is available in advance to protect the resident bats from unintentional and to create a pathway by which a legal derogation and exemption may be designed in consultation with the National Parks and Wildlife Service of the Department of Housing, Local Government and Heritage.

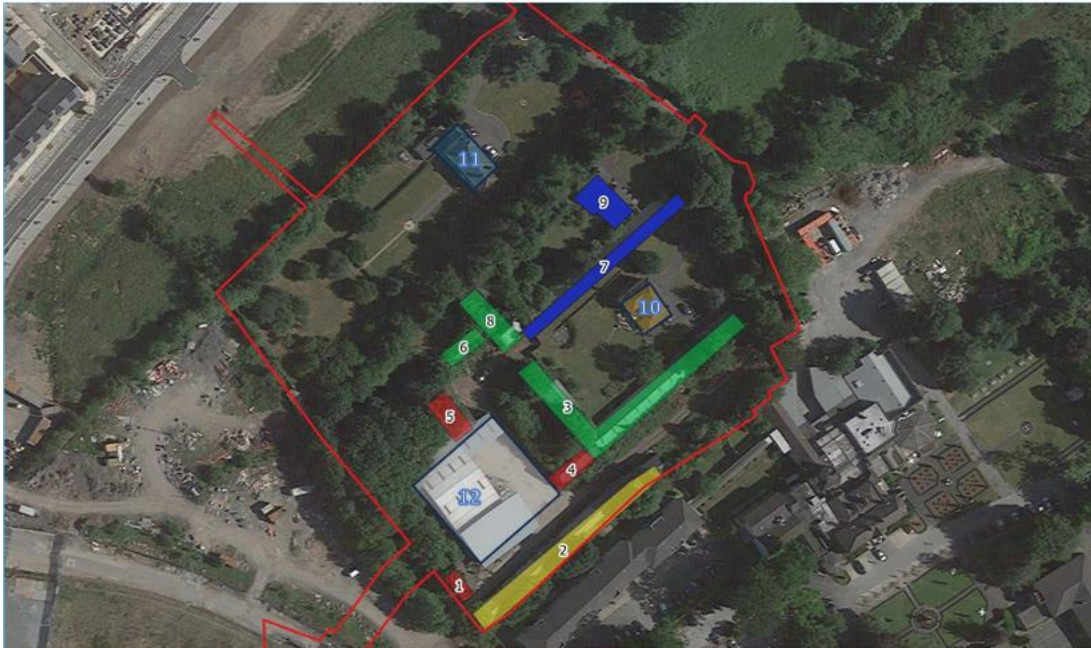
This report looks at the existing bat fauna of a site approved for planning on Tandy's Lane, Adamstown, Lucan, Dublin, evaluates the existing knowledge of the site from previous surveys and provides a mechanism for exclusion of bats prior to demolitions upon the acquisition of a derogation to allow this in accordance with the Wildlife Act and Habitats Directive.

The works will be supervised by Wildlife Surveys Ireland Ltd.

B1 Background to activity including location, ownership, type of and need for the proposed development, planning history, land allocation in Local Plan (or equivalent), etc.

The site is a farmyard and 1 recently occupied / 1 occupied houses at St. Helen's, Tandy's Lane

B2 Full details of proposed works on site that are to be covered by the licence



Demolition of all structures and felling of all trees within the site shown

C Survey and site assessment

C1 Pre-existing information on species at survey site

Small number of pipistrelles in one of the buildings. Species noted on site included common and soprano pipistrelle. Leisler's bat, brown long-eared bats and *Myotis* In previous survey (Daubenton's bat in the current assessment).

C2 Status of the species in the local/regional area

Widespread throughout Ireland

C3 Objective(s) of survey

Presence and nature of roosting bats relative to the proposed works. Determining impacts on roosting bats in particular in advance of demolitions.

C4 Survey area



C5 Habitat description [based on daytime visit(s); to include the roost and surrounding area for context]

Farmyard with small orchard and 3 large gardens. There is good cover around the houses formed by mature trees and the nearby houses also have good cover. There is a new public park opposite the site. Much of the surrounding area is newly constructed and construction is under way adjacent to the site.

C6 Field survey

C6.1 Methods C6.2 Timing

The surveys were undertaken in July and August 2025 over 3 separate nights including dusk and dawn surveys in an ideal period for determining the presence of maternity roosts. 2 surveyors with handheld ultrasonic receivers and 2 static monitors, thermal imagers, high intensity light beams surveyed principally at dusk and dawn for emerging or returning bats. Daytime examination of all accessible farm buildings externally and internally and external examination of all houses.

C6.3 Weather conditions

Most weather conditions were ideal with the exception of a period of heavy rain during the first night after the first survey period but ending in light rain approaching sunrise.

C6.4 Personnel

Surveys were spearheaded by bat specialist Brian Keeley and assisted by colleagues Saoirse Keeley and Hugh Keeley of Wildlife Surveys Ireland Ltd.

C7 Results

Bats present within the site at St. Helen's, Adamstown July 2025

Roosts of

Leisler's bats: 40

Common pipistrelle: 2

Soprano pipistrelle: 1 -2

Brown long-eared bat: 1 -2

C8 Interpretation and evaluation

C8.1 Presence/absence

Four bat species were present within the buildings scheduled for demolition. Of these, the most significant were a maternity roost of Leisler's bats (*Nyctalus leisleri*) within a house partially damaged by vandalised c. 2023. The bats emerged from 1 main exit on the first night noted and returned via a second point. Bats returned via a third access point on the morning of 12th August 2025.

Approximately the same number of Leisler's bats were present within the building on July 21st and August 12th 2025.

There were two common pipistrelles within a neighbouring house (currently occupied) on 11th August and previously on July 21st. There were 1 to 2 soprano pipistrelles within an unoccupied house on July 14th to 15th but they may have been absent on August 11th to 12th 2025.

Brown long-eared bat (*Plecotus auritus*) emergence was noted on July 14th but the bats were not seen to enter or leave this building subsequently. Brown long-eared bats were present during all surveys and are either roosting nearby and returned unnoticed to a building onsite.

C8.2 Population size class assessment

The Leisler's bat roost is above an average size for this species but considerably lower than the potential for this species. Roosts of this species face pressures from exclusion due to the noise that may be generated by the bats and the accumulation of droppings outside the exit points.

All other bat numbers are very low and the roosts are not significant for size (only individuals or small numbers of bats recorded).

C8.3 Site status assessment (combining quantitative, qualitative, functional and contextual factors)

Of the roosts noted, only the Leisler's bat roost has significance in terms of the nature of the roost (certainly a maternity roost) and the number of bats.

C8.4 Constraints (factors influencing survey results)

The survey was undertaken at a time of good bat activity at a time of maternity roosts and flying young. While one night of survey was hampered by poor weather, this has had no impact on the overall evaluation.

C9 Map(s) of survey area (with habitat description, marking structures or features examined;



The buildings are assessed below for potential and where roosts have been identified with the bat activity surveys, this is included. Data includes the 2020 surveys.

1. Derelict house to southwest. Considered in 2020 to have high roost potential. Demolished at some intermediate date prior to the July 2025 survey.
2. Derelict stables. Numerous opportunities. High potential for individual bats especially.

3. Extensive stone farm building. Both soprano pipistrelle and brown long-eared bat noted within or at the entrance. High roost potential.
4. Derelict house with roof space present. High bat roost potential.
5. Old barn with access via open windows. Brown long-eared bat feeding within but not roosting close to the observed point. High bat roost potential. This was noted to be a roost site for 5 common pipistrelles in surveys in 2020 and is therefore a bat roost.
6. Derelict shed. Mainly collapsed but small number of roost options. Moderate roost potential.
7. Farm building extensive roof and timbers. High roost potential.
8. Old shed, much of the walls and roof were no longer present. Low roost potential.
9. Uninhabited domestic dwelling. Presence of attic. Number dormer angles to the roof. Has suffered fire damage and could not be accessed. Roost site to 40 Leisler's bats in July (21st and 22nd) 2025.
10. Occupied domestic dwelling with numerous angles to the roof offering access. Common pipistrelles were seen to enter the building through an air vent and roof tiles at sunrise on July 22nd 2025 (2 returned including one young bat).
11. Unoccupied house fully intact. The building has several angles providing a range of temperatures and potential access points. This building was noted to be a roost site for a soprano pipistrelle (or potentially 2 to 3) and a brown long-eared bat (again this may have been two) on July 14th 2025 and the morning of July 15th 2025.
12. Two adjacent extensive metal farm barns / sheds. These structures are principally metal but often have timber elements that may serve as bat roosts. Hence the buildings should also be considered for their potential to house bats. This is low but given that there was extensive feeding within the barns on the morning of July 15th 2025, roosting must not be ruled out as a possibility. The potential is low.

C10 Cross-referenced photographs of key features (see C9)

D Impact assessment

D1 Pre- and mid-activity impacts



Existing vegetation and buildings followed by new housing approved within the footprint



D2 Long-term impacts [roost or habitat loss, modification, fragmentation, etc.]

D6 Summary of impacts in a wider context

There will be no loss to bats in terms of overall bat numbers following the demolition and alterations to the site. There will be some feeding loss from vegetation removal. This will lessen over time as vegetation grows.

E Alternative solutions examined

E1 List of alternative solutions examined

- 1. Do Nothing**
- 2. Avoidance of All Roosts**
- 3. Avoidance of the Main Roost Buildings**

E2 details of each alternative and how it addresses the impacts described in Section D.

In accordance with Regulation 54 & 54A, consideration has been given to alternative options that would avoid or reduce impacts on the bat roosts. These alternatives have been assessed and found not to be feasible or reasonable for the following reasons:

1. Retention of Existing Structures with Roosts

- Retaining the roost structures in situ was considered. However, the buildings are located within the footprint of the proposed housing development.
- Retention would result in a significant loss of housing capacity, undermining the viability of the project and preventing the delivery of new homes that are urgently required to address Dublin's housing crisis.
- In some cases, the structures are in poor condition, making retention unsafe or unsuitable for integration into the new development.

2. Redesign of the Development to Avoid Roost Areas

- Alternative site layouts were assessed, including reconfiguration of housing blocks and open spaces.
- Due to site constraints (plot size, infrastructure connections, access roads, density requirements), it is not possible to redesign the project to avoid the roost locations while still meeting planning policy and housing targets.
- A redesign would substantially reduce the number of units delivered, which would be contrary to both national housing policy (*Housing for All*) and the Local Development Plan's zoning objectives under the Adamstown SDZ 2003 .

These alternatives have been found not to be feasible or reasonable for the following reasons:

1. Do Nothing

- Retaining the existing structures would leave bat roosts undisturbed but would also retain unsafe buildings that pose a serious health and safety hazard.
- The burnt-out building is at immediate risk of collapse, while the 150-year-old building is structurally unstable and unsafe for retention.
- In addition, a “do nothing” approach would prevent the delivery of urgently needed housing on a site specifically designated for residential use under the approved SDZ masterplan, directly conflicting with statutory planning objectives.

2. Avoidance of All Roosts

- Avoidance of all bat roost locations within the site was considered.
- However, the roosts are located in key structures that overlap with the approved SDZ layout and density parameters.
- Avoidance would require major deviation from the SDZ framework, which would be contrary to proper planning and development and undermine the strategic intent of the masterplan.
- It would also substantially reduce the quantum of housing delivered, failing to meet the SDZ’s role in addressing Dublin’s housing shortage.

3. Avoidance of the Main Roost Buildings

- Redesign to retain the burnt-out and structurally unsafe buildings was examined.
- This option is not viable because:
 - Both structures are unsafe and unsuitable for reuse or integration.
 - Their removal is necessary to eliminate health and safety risks.
 - Retention would conflict with the approved SDZ layout and density, which has been determined through the statutory planning process.
- As such, avoidance of these buildings is not a reasonable or feasible alternative.

E 3 Feasibility of each alternative in the context of the overall development

E4 Reasons for accepting/rejecting each alternative solution (see E2)

F Mitigation and compensation

F1 Mitigation strategy

Bats will be excluded if still present within any buildings or taken into care within the site by the bat specialist until the roost structure has been removed. Various bat roost structures are proposed.

Mitigation Measures

(1) A derogation licence must be sought from NPWS prior to any work commencing.

(2) Demolition of all known roosts must be preceded by exclusion of bats from the buildings by a licensed bat specialist. Given that it is intended to demolish from September onwards, there will be no possibility that the replacement maternity roost (see point 5 below) can be in place prior to demolition of the roosts within the site. It is proposed that the maternity roost is installed prior to May 2026 to ensure opportunity for breeding, should bats have no roost alternative. It is anticipated that the roost structure would not be occupied in the first year of installation.

(3) All fascia on all buildings must be removed by hand.

(4) Demolition of buildings with bat roosts should take place in spring or autumn when bats are more mobile and moving between hibernation roost and maternity roost.

(5) **Maternity Roost Replacement** A replacement roost will be placed along the south-east boundary of the site (Figure 5-1 of the JBA report – shown below). (the site layout is principally the same but with differences to the building types). The location is chosen due to the trees in this area that will be retained and there is an existing commuting flight path for bats. There will be least activity in this area during construction works and it is also where there will be low levels of general activity and light when the residential properties are fully occupied. The design incorporates the following requirements: • The minimum footprint of the translocated roof should be 5m x 4m and the total height a minimum of 5m. • A steeply pitched roof (42° is optimum) with one pitch facing south. This is to provide high temperatures in summer that maternity sites require. • There should be no shading of the roost. • There must be numerous access points of approximately 20 mm width and ranging in length from 40 to 100 mm. Replication of the gaps currently used in the fire-damaged house would be beneficial.

- To prevent vandalism and discourage trespass, thorny shrubs should be planted around the bat roost.
- There should be no lighting in the area of the roost, i.e. along the south-eastern internal road adjacent to the site boundary. If lighting is necessary, it should be sensory/motion triggered and to remain off during the hours of darkness.

(6) Replacement of other bat roosts using bat boxes of various designs. The following bat boxes are proposed for replacement of the lesser roosts that will be lost:

10 x Schwegler 2F, 3 x Schwegler 2FN, 12 x Kent Bat Boxes, 4 x Schwegler 2FR bat tubes.

(7) Street lighting along the residential properties must be directional lighting with baffles to avoid overspill in the direction of the bat roost along the site perimeter. The roost should include roosting features for the species recorded on site including crevice features integrated into the exterior fabric of the building for bat species such as Common Pipistrelle *Pipistrellus pipistrellus* and roof spaces with access points for void roosting species such as Leisler's Bat *Nyctalus leisleri* and Natterer's Bat *Myotis nattereri*. A rocket bat box will be installed in the public open space at the centre of the site. Trees planted along the road will prevent light pollution in this area. Lighting In order to minimise disturbance during the construction phase of the project, night working should be avoided. Lights should be turned off or minimised on-site.

If night working is required, lighting should be cowled and directed away from vegetation bordering the site to maintain a dark corridor.

Site lighting should be switched off or at lower light output during inactive site hours, this would benefit the bats foraging and/or commuting in the locality. Additionally, lighting should be controlled by occupancy / motion sensors so that it will remain off / low if there is no pedestrian traffic nearby.

F2.1 Existing species status (give survey data)

40 Leisler's bats, 6 – 7 soprano pipistrelles, 2 common pipistrelles, 1 -2 brown long-eared bats.

F2.2 Location, ownership and status

See derogation application form

F2.3 Habitat description, size, boundaries

See JBA report and C4 and C5

F4 Capture and exclusion

F4.1 Timing, effort, methods, capture/exclusion methods

The supervising bat specialist (Brian Keeley WSI) will be present Prior to commencement, the bat specialist shall be present to prevent injury or death and to re-locate any bats at risk. The bats will be preferably excluded with a 1 way valve system if still present prior to the commencement of demolition works. Any accessible bats will be taken into care until demolition proceeds. Roofs will be stripped under the supervision of the bat specialist if exclusion is not possible and bats held until the structure has been rendered unusable to bats.

F5 Post-development site safeguard

The site shall be examined by bat specialist Brian Keeley following completion to ensure that bat mitigation has been provided as described in the report and from the JBA report of 2020.

F6 Timetable of works

From date of issue (beginning of September 2025) to December 2025

F7 Site plan to show all work covered by the licence (see B2)

G Summary

G1 Summary of development and mitigation

This is a housing scheme that has been approved at St. Helen's, Tandy's Lane, Adamstown. Bats have been noted in 4 buildings (3 new roosts in 2025 and one historical roost in 2020). These are listed in C9 of this report.

Mitigation is focussed upon exclusion, supervision and removing bats from the buildings to safe keeping until the buildings are removed, prior to works commencing. There are bat protection measures in the lighting scheme and there are a variety of bat roosts designed for the site. Should bats need to be held for several days (if buildings are still in place and are potential roost sites), they will be minded by Kildare Wildlife Rescue who will be funded for the duration of their captivity.

1) Evidence to support the Derogation Tests

Please see the report and Application Form for all details

a. Test 1 - Reason for Derogation:

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

a.	In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment (proceed to 2c)	☒
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- ii. Applicants are advised to read the guidance published by the NPWS [‘Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants’](#) with specific reference to Section 3.1.

b. Test 2 - Absence of Alternative Solutions – Please refer to E2 for all details.

- i. Applicants must list the alternatives to the proposed activity that have been considered, including the do-nothing alternatives in a clear and objective manner. A basic requirement is that these alternatives should be compared in terms of their impact on the species subject to strict protection. It should be clear to NPWS officials as to why the chosen approach has been selected.

- ii. Applicants are advised to read the guidance published by [‘Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants’](#) with specific reference to Section 3.2.

c. Test 3 - Impact of a derogation on Conservation Status

- i. Applicants should include details of the population at the appropriate geographic scale and an evaluation of how the proposed activity will affect the conservation status both before and after mitigation measures have been applied.
- ii. Full and detailed descriptions of proposed mitigation measures that are relevant to the potential impact on the target species. Evidence that such mitigation has been successful elsewhere should be provided, where available.
- iii. Applicants are advised to read the guidance published '[Guidance on Applications for Regulation 54 Derogations for Annex IV species: Guidance for Applicants](#)' with specific reference to Section 3.3.

The roosts of bats range from 40 Leisler's bats in a maternity roost (adults and young combined in a damaged two storey house) to 5 soprano pipistrelles in a two storey barn to individual common pipistrelles and brown long-eared bats in two storey houses. In the absence of any mitigation, there is the potential that bats of various species would be injured (and probably therefore killed) during demolition work.

There will be no impacts upon the conservation status of the bat species noted on the island of Ireland but there is the potential of a short-term impact upon the success of breeding for at least one species (Leisler's bat). While Leisler's bats will have alternative roosts of their own, it is unknown what the status of any alternative roosts are to facilitate full replacement of the roost to be removed. The artificial roost has been constructed to serve as a house roof and to simulate similar roost conditions.