

Claire Crowley (Housing)

From: Alison Bourke <Abourke@scottcawley.com>
Sent: Friday 4 October 2024 12:31
To: Aisling Gaffney (Housing); Glenn Scully (Housing); Gregory Egan (Housing)
Cc: Siofra Quigley
Subject: RE: DER- BAT- Hans Visser G

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Hi Aisling,

Thank you for your update.
I have included the addition information as requested below.

Q10: *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.*

The proposed works at Lanistown Castle are essential to preserve this historically significant structure. The castle has had little maintenance in recent years, leading to serious deterioration that now threatens its structural integrity. Without intervention, parts of the building may become unsafe, posing a risk to both its long-term preservation and its suitability as a roost for the brown long-eared bats currently residing there. Furthermore, the castle is located in an area frequented by the public visiting Newbridge Estate. As the structure's condition worsens, it could become a safety hazard, endangering visitors to the Demesne.

In accordance with its status as a protected structure, it is Fingal County Councils responsibility to ensure its preservation for future generations. The proposed works are limited to those necessary for the structural stability of the castle. Importantly, these interventions have been carefully planned to take into account the presence of roosting bats, ensuring that their habitat is preserved while addressing urgent maintenance needs.

Q11: *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. Please outline alternative solutions considered.*

We have considered two alternative options:

1. **No intervention:** If no works are carried out, Lanistown Castle will continue to degrade, potentially becoming unstable. This would not only endanger the structure itself but also the roosting potential for the brown long-eared bats. In the long term, this could result in the loss of both the castle and its ecological value as a bat roost.
2. **Comprehensive redevelopment:** A full-scale redevelopment of the castle would certainly address its structural issues but could have a detrimental impact on the bat population. The current structure provides an ideal roosting environment for the bats, and extensive redevelopment could make the roost unsuitable, potentially displacing the bats currently using the castle.

The option we are pursuing—carrying out only essential structural works—strikes a balance between preserving both the building and the roosting habitat. This is the only viable solution to ensure the long-term survival of both the castle and the bat population that depends on it.

I hope this addresses the queries and that we can progress to the final assessment stage . Please do let us know if any further information is required,
Thank you again for your help.

All the best,
Alison

Alison Bourke (she/her) BSc
Consultant Ecologist

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From: Aisling Gaffney (Housing) <Aisling.Gaffney@npws.gov.ie>

Sent: Friday 4 October 2024 09:30

To: Siofra Quigley <squigley@scottcawley.com>; Glenn Scully (Housing) <Glenn.Scully@npws.gov.ie>; Gregory Egan (Housing) <Gregory.Egan@npws.gov.ie>; Alison Bourke <Abourke@scottcawley.com>

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Hi Síoífra.

Having checked the status of your application I can see that it needs some further details under Q10 and Q11:

1) Under Q10 and in the accompanying bat report you have selected option c. Please outline how the project you are working on meets the criteria selected

2) Under Q11: *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.*

Please outline alternative solutions considered. Once we have this additional information we can progress to final assessment stage.

Thank you
Aisling