# Derogation Application for NPWS Navan town Centre, Navan, Co Meath



Wildlife Surveys Ireland Ltd
October 2024

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#### Introduction

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.

Ownership - E.S Corella Creek Ltd

Zoning B2 "to Provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure"

The site is nominated as masterplan area MP6, and has a specific NAV OBJ 27, which notes "to Safeguard lands zoned R1 'Rail Corridor' from inappropriate development and reserve the lands for the delivery of the Navan Strategic rail corridor linking Navan and Dunboyne"

The site is located in Navan Town Centre, and known as the 'Navan Town Centre' site.

The site currently has planning permission to demolish all buildings on site

B2 Full details of proposed works on site that are to be covered by the licence (including a site plan at Section E7). The site may be inspected by an NPWS representative, so the details given should clearly reflect the extent of the project and leave no room for doubt. This information will be used to compare site conditions with the Method Statement.

Demolition of all buildings.

# C Survey and site assessment

# C1 Pre-existing information on species at survey site

All previous survey reports are attached.

# Previous data on the site

Map of main bat activity 2019 with buildings numbered.



Blue oval – Common pipistrelle roost
Blue triangle – Common pipistrelle activity
Blue arrow – Common pipistrelle feeding/commuting route
Yellow triangle – Leisler's bat
Red triangle – Soprano pipistrelle activity
Purple triangle – Daubenton's bat

# Roosts buildings 1 and 3 2019



Roost area building 1

At 7.02, two common pipistrelles began swarming at building 3. One entered under a join in the asbestos sheeting, and one entered under the ridge tile.



Roost areas building 3



Roost area under asbestos join, building 3

2019 Map is a close up of buildings 9-11, showing 3 roosts in building 9 and one in building 10



Blue oval – Common pipistrelle roost
Blue triangle – Common pipistrelle activity
Blue arrow – Common pipistrelle feeding/commuting route.
Yellow triangle – Leisler's bat
Red triangle – Soprano pipistrelle activity
Red arrow – Soprano pipistrelle feeding/commuting activity.
Green oval – Brown long eared bat roost
Green triangle – Brown long eared bat activity

#### Summary of reports from 2019 and 2020

Five species of bat were found on site. Seven roosts were located. Three roosts were identified in 2019, in the timber fascia of building 1 and under the asbestos and a ridge tile in building 3. All these roosts are still in use, with at least two common pipistrelles seen emerging from each building. A derogation licence was granted for these roosts – DER/BAT 2019- 111

At the pre demolition survey in September 2020, four new roosts were identified. One roost was of an individual long eared bat in building 10, and three are of common pipistrelles in the timbers and fascia of building 11.

No demolition took place at that time.

A further winter assessment took place in 2023 A further derogation licence was applied for, and return sent (see attached)–

Licence No.: DER/BAT 2023 - 37.

Two common pipistrelles were found in the bat boxes on site. The Vivara pro bat tower(mitigation) was sourced and put in place.

C2 Status of the species in the local/regional area

Common and soprano pipistrelles have been observed in the nearby surrounding area in 2019. The wider area has records of a wider variety of species, including Leisler's bats, brown long eared bats, common pipistrelles and soprano pipistrelles (all recorded during the survey) as well as other species including *Myotis* bats.

#### Distribution data.

#### Bat data from within 1km of the site

BCIreland	BCIreland data: search results 19 Jul 2024									
	Search parameters: Roosts Ad-hoc observation sites with observations of all species within 1000m of N8674067067									
Roosts										
Name	Grid reference	Grid ref eastin g	Grid ref northin g	Address	Species observed					
Duignan s Bungalo w	N870006700 0	28700 0	267000	Convent Road, Navan, Co. Meath	Pipistrellus spp. (45kHz/55kHz)					
Transects Name	Grid reference start	Grid ref	Grid ref northin g start	Species of	] oserved					

		oostin			
		eastin			
Ad-haa ah	l servations	g start			
	1				
Survey	Grid	Grid	Grid ref	Date	Species observed
	reference	ref	northin		
		eastin	g		
D-4 F	N1070400770	g 20704	007704	0/40/000	District Horacon and
Bat Eco	N873496776	28734	267761	8/16/202	Pipistrellus pygmaeus
Services	1	9	007550	2	District of the last of the la
Bat Eco	N875246755	28752	267559	8/16/202	Pipistrellus pipistrellus (45kHz)
Services	9	4	007540	2	Divisionally a visionally (AFIJI)
Bat Eco	N875736754	28757	267542	8/16/202	Pipistrellus pipistrellus (45kHz)
Services	2	3	007400	2	District the sinistration (45141-)
Bat Eco	N876676749	28766	267496	8/16/202	Pipistrellus pipistrellus (45kHz)
Services	6	7	007550	2	Distriction to a single-transfer (45141-)
Bat Eco	N875246755	28752	267559	8/16/202	Pipistrellus pipistrellus (45kHz)
Services	9	4	007404	2	District of the last of the la
Bat Eco	N876706749	28767	267494	8/16/202	Pipistrellus pipistrellus (45kHz)
Services	4	0	007004	2	North-less latin last
Bat Eco	N873736786	28737	267861	8/16/202	Nyctalus leisleri
Services	1	3	007000	2	North-less latin latin
Bat Eco	N873736786	28737	267866	8/16/202	Nyctalus leisleri
Services	6	3	007505	2	District Horacon and
Bat Eco	N876426750	28764	267505	8/16/202	Pipistrellus pygmaeus
Services	5	2	007050	2	District Horacon Control
Bat Eco	N873736785	28737	267856	8/16/202	Pipistrellus pygmaeus
Services	6	3	207720	2	Dimintrallus mustres acus
Bat Eco	N874436773	28744	267739	8/16/202	Pipistrellus pygmaeus
Services	9	3	207502	2	Dimintrallus mugges acus
Bat Eco	N875356756	28753	267562	8/16/202	Pipistrellus pygmaeus
Services	2	5	207502	2	Dimintrallus mustres acus
Bat Eco Services	N875376756 3	28753 7	267563	8/16/202 2	Pipistrellus pygmaeus
			267562		Dinietrellus nyamasus
Bat Eco Services	N875366756	28753 6	267563	8/16/202 2	Pipistrellus pygmaeus
Bat Eco	N875286756	28752	267561	8/16/202	Pipistrellus pygmaeus
Services	1	8	20/301	2	i ipistiettus pygiliaeus
Bat Eco	N874386758	28743	267589	8/16/202	Pipistrellus pygmaeus
Services	9	8	207303	2	т гртопошао рубитавио
Bat Eco	N873476765	28734	267654	8/16/202	Pipistrellus pygmaeus
Services	4	7	20,004	2	piotiottao pygiiladao
Bat	N858346657	28583	266570	6/5/2013	Nyctalus leisleri,Pipistrellus
Survey -	0	4	200070	3, 3, 2010	pipistrellus (45kHz)
Scott		.			F.F. 6.1. 6.1. (30.1. 12)
Cawley					
Bat	N872677	28720	267700	8/8/2010	Unidentified bat, Myotis
Survey -		0	-3,,00	2. 3. 23 10	spp.,Pipistrellus pipistrellus
Scott					(45kHz), Pipistrellus pygmaeus
	I	Ī	ĺ		,,,

Bat	N874675	28740	267500	10/2/201	Myotis daubentonii,Pipistrellus
Surveys		0		1	pygmaeus,Plecotus auritus,Myotis
- Tina					natterreri,Pipistrellus pipistrellus
Aughney					(45kHz)
Bat	N874668	28740	266800	9/27/201	Myotis natterreri,Pipistrellus
Surveys		0		7	pipistrellus (45kHz),Pipistrellus
- Tina					pygmaeus,Myotis spp.,Nyctalus
Aughney					leisleri,Plecotus auritus
BATLAS	N874326795	28743	267959	8/3/2015	Plecotus auritus,Pipistrellus
2020	9	2			pipistrellus (45kHz),Pipistrellus
					pygmaeus,Nyctalus leisleri,Myotis
					daubentonii, Myotis natterreri

# Bat data within 10km of the site

BCIreland o	data: search				
-			-hoc obs	servation sites with observ	vations of all species within
	N867406706	67 I		Τ	
Roosts					
Name	Grid	Grid	Grid	Address	Species observed
	reference	ref	ref		
		easti	north		
		ng	ing		
Ardbracc	N828366	2828	2682	Ardbraccan, Navan,	Pipistrellus spp.
an	8243	36	43	County Meath	(45kHz/55kHz),Plecotus
Church of					auritus,Nyctalus
Ireland					leisleri,Pipistrellus
					pygmaeus,Rhinolophus
A 1 1 1	11007007	0007	0704	A 1 1 1 01 1	hipposideros
Ardmulch	N907887	2907	2701	Ardmulchan Church	Pipistrellus
an	0185	88	85	(ME025-020), Navan,	pygmaeus,Nyctalus leisleri
Church	NOOOOO	0000	0000	Co. Meath	Maratia darekantari
Babes	N890216 9889	2890 21	2698 89	Babe's Bridge,	Myotis daubentonii
Bridge, Navan	9889	21	89	Navan, County Meath	
Dowdsto	N900176	2900	2638	Kilcarn, Navan, Co.	Plecotus auritus
wn	3884	17	84	Meath	Flecolus auritus
Cottage	0004	' /	04	Ticatii	
Duignans	N870006	2870	2670	Convent Road, Navan,	Pipistrellus spp.
Bungalow	7000	00	00	Co. Meath	(45kHz/55kHz)
Farm	N787377	2787	2732	Hurdlestown, Kells,	Pipistrellus pipistrellus
Building	3250	37	50	Co. Meath	(45kHz)
Johnstow	N8966	2890	2660	Navan, County Meath	Myotis daubentonii
n Bridge		00	00		
Oak tree	N877796	2877	2666	Dublin Rd, Navan Co	Pipistrellus pygmaeus
Dublin Rd	6640	79	40	Meath	
Navan					
Oak tree	N950077	2950	2743	CourtyardSlane	Nyctalus leisleri
Slane	4348	07	48	CastleSlaneCo. Meath	
Castle					
demesne					

Rail underbrid ge	N9670	2960 00	2700 00	Drogheda-Navan Railway Line, County Meath	Unidentified bat
Skryne Tower	N951466 0525	2951 46	2605 25	Skryne Tower, Skryne, Co. Meath	Pipistrellus pipistrellus (45kHz), Plecotus auritus
Slane Bridge Georgian House	N967737	2967 00	2737 00	Slane, County Meath	Pipistrellus pygmaeus
Slane Castle- Tree roost	N954745	2954 00	2745 00	Slane, County Meath	Nyctalus leisleri
St Martha\\\' s College and School	N892668	2892 00	2668 00	Athlumney, Navan, County Meath	Unidentified bat
St Patricks Church of Ireland, Slane	N960742	2960	2742 00	Slane, Navan, County Meath	Nyctalus leisleri,Pipistrellus pygmaeus
St Patricks Donaghp atrick	N819725	2819 00	2725 00	Donaghpatrick, Kells, County Meath	Myotis daubentonii
Tara	N921598	2921 00	2598 00	Tara, Navan, County Meath	Plecotus auritus
The Rectory Boyne Road	N888687	2888	2687 00	Boyne Road, Navan, County Meath	Pipistrellus pygmaeus
Thompso n domestic dwelling	N836347 1112	2836 34	2711 12	Kevin Thompson,Riverview House,Donaghpatrick, Navan,Co. Meath	Nyctalus leisleri
Unknown	N871706 1047	2871 70	2610 47	Bonfield,Bective,Nava nCo. Meath	Pipistrellus pipistrellus (45kHz)
Transects	T				
Name	Grid reference start	Grid ref easti ng start	Grid ref north ing start	Species observed	
Ad-hoc obs	ervations	_			
Survey	Grid reference	Grid ref easti ng	Grid ref north ing	Date	Species observed

Ad Hoc Records collected	N964007 3610	2964 00	2736 10	8/13/2012	Pipistrellus nathusii
during Monitorin					
g Bat	N967737	2967	2737	5/29/2004	Myotis
Conserva	11307737	00	00	3/29/2004	mystacinus, Pipistrellus
tion					pipistrellus
Ireland					(45kHz), Pipistrellus
Bat					pygmaeus, Nyctalus leisleri
Detector					
Workshop					
Bat Eco	N888906	2888	2624	6/15/2018	Nyctalus
Services	2431	90	31		leisleri,Pipistrellus
					pygmaeus,Pipistrellus
					pipistrellus
					(45kHz),Plecotus
					auritus, Myotis spp.
Bat Eco	N951466	2951	2605	6/15/2018	Nyctalus
Services	0525	46	25		leisleri,Pipistrellus
					pipistrellus
					(45kHz), Plecotus auritus
Bat Eco	N885006	2885	2644	7/2/2020	Nyctalus leisleri, Myotis
Services	4400	00	00		daubentonii, Pipistrellus
					pipistrellus
					(45kHz), Pipistrellus
Bat Eco	N892847	2892	2700	8/31/2022	pygmaeus,Plecotus auritus Nyctalus
Services	0044	84	44	0/31/2022	leisleri,Pipistrellus
Services	0044	04	44		pygmaeus
Bat Eco	N787377	2787	2732	7/19/2021	Pipistrellus pipistrellus
Services	3250	37	50	77 1372021	(45kHz), Nyctalus
00171000	0200	07			leisleri, Myotis
					spp.,Pipistrellus pygmaeus
Bat Eco	N899677	2899	2701	8/31/2022	Pipistrellus pipistrellus
Services	0101	67	01		(45kHz), Pipistrellus
					pygmaeus
Bat Eco	N875246	2875	2675	8/16/2022	Pipistrellus pipistrellus
Services	7559	24	59		(45kHz)
Bat Eco	N875736	2875	2675	8/16/2022	Pipistrellus pipistrellus
Services	7542	73	42		(45kHz)
Bat Eco	N876676	2876	2674	8/16/2022	Pipistrellus pipistrellus
Services	7496	67	96		(45kHz)
Bat Eco	N875246	2875	2675	8/16/2022	Pipistrellus pipistrellus
Services	7559	24	59		(45kHz)
Bat Eco	N876706	2876	2674	8/16/2022	Pipistrellus pipistrellus
Services	7494	70	94		(45kHz)
Bat Eco	N894987	2894	2700	8/31/2022	Nyctalus leisleri
Services	0054	98	54		

Bat Eco	N893807	2893	2700	8/31/2022	Nhyatalya lajalawi
Services	0038	80	38	0/31/2022	Nyctalus leisleri
Bat Eco	N892107	2892	2700	8/31/2022	Nyctalus leisleri
Services	0044	10	44	0/31/2022	Nyctatus teisteii
Bat Eco	N889806	2889	2695	8/31/2022	Nyctalus leisleri
Services	9519	80	19	0/31/2022	Nyctatus teisteii
Bat Eco	N889516	2889	2693	8/31/2022	Nyctalus leisleri
Services	9395	51	95	0/31/2022	Nyctatus teisteri
Bat Eco	N885716	2885	2688	8/31/2022	Nyctalus leisleri
Services	8873	71	73	0/31/2022	Nyctatus teisteri
Bat Eco	N873736	2873	2678	8/16/2022	Nyctalus leisleri
Services	7861	73	61	0/10/2022	Nyctatus teisteri
Bat Eco	N873736	2873	2678	8/16/2022	Nyctalus leisleri
Services	7866	73	66	0/10/2022	Nyctatus teisteri
Bat Eco	N881876	2881	2683	8/31/2022	Myotis natterreri
Services	8390	87	90	0,01,2022	Tyous natterion
Bat Eco	N891797	2891	2700	8/31/2022	Pipistrellus pygmaeus
Services	0036	79	36	0,01,2022	i ipiotiottus pygiiiaeus
Bat Eco	N890776	2890	2699	8/31/2022	Pipistrellus pygmaeus
Services	9962	77	62	5, 5 1, 2522	. ipiotiottus pyginiadus
Bat Eco	N890236	2890	2698	8/31/2022	Pipistrellus pygmaeus
Services	9832	23	32	0/01/2022	i ipiotrottuo pygriiuouo
Bat Eco	N889986	2889	2697	8/31/2022	Pipistrellus pygmaeus
Services	9739	98	39	0/01/2022	i ipiotrottuo pygriiuouo
Bat Eco	N889946	2889	2696	8/31/2022	Pipistrellus pygmaeus
Services	9681	94	81	0/01/2022	i ipiotiottae pyginaeae
Bat Eco	N889846	2889	2695	8/31/2022	Pipistrellus pygmaeus
Services	9585	84	85	0,01,2022	. ipietiettae pygiliaeae
Bat Eco	N888336	2888	2691	8/31/2022	Pipistrellus pygmaeus
Services	9155	33	55	0.0	p.o o p / g
Bat Eco	N886946	2886	2690	8/31/2022	Pipistrellus pygmaeus
Services	9010	94	10		1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
Bat Eco	N885686	2885	2688	8/31/2022	Pipistrellus pygmaeus
Services	8876	68	76		1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
Bat Eco	N885626	2885	2688	8/31/2022	Pipistrellus pygmaeus
Services	8883	62	83		
Bat Eco	N885336	2885	2688	8/31/2022	Pipistrellus pygmaeus
Services	8863	33	63		
Bat Eco	N885276	2885	2687	8/31/2022	Pipistrellus pygmaeus
Services	8798	27	98		
Bat Eco	N885096	2885	2687	8/31/2022	Pipistrellus pygmaeus
Services	8779	09	79		
Bat Eco	N884786	2884	2687	8/31/2022	Pipistrellus pygmaeus
Services	8720	78	20		
Bat Eco	N876426	2876	2675	8/16/2022	Pipistrellus pygmaeus
Services	7505	42	05		
Bat Eco	N873736	2873	2678	8/16/2022	Pipistrellus pygmaeus
Services	7856	73	56		
Bat Eco	N874436	2874	2677	8/16/2022	Pipistrellus pygmaeus
Services	7739	43	39		

					1
Bat Eco	N875356	2875	2675	8/16/2022	Pipistrellus pygmaeus
Services	7562	35	62	0/40/0000	B
Bat Eco	N875376	2875	2675	8/16/2022	Pipistrellus pygmaeus
Services	7563	37	63	0/40/0000	D:
Bat Eco	N875366	2875	2675	8/16/2022	Pipistrellus pygmaeus
Services	7563	36	63		
Bat Eco	N875286	2875	2675	8/16/2022	Pipistrellus pygmaeus
Services	7561	28	61		
Bat Eco	N874386	2874	2675	8/16/2022	Pipistrellus pygmaeus
Services	7589	38	89	- 4	
Bat Eco	N873476	2873	2676	8/16/2022	Pipistrellus pygmaeus
Services	7654	47	54		
Bat Eco	N873496	2873	2677	8/16/2022	Pipistrellus pygmaeus
Services	7761	49	61		
Bat	N872677	2872	2677	8/8/2010	Pipistrellus
Survey -		00	00		pygmaeus,Pipistrellus
Scott					pipistrellus (45kHz), Myotis
Cawley					spp.,Unidentified bat
Bat	N858346	2858	2665	6/5/2013	Pipistrellus pipistrellus
Survey -	6570	34	70		(45kHz),Nyctalus leisleri
Scott					
Cawley					
Bat	N781997	2781	2718	9/16/2007	Pipistrellus pipistrellus
Surveys -	1809	99	09		(45kHz),Pipistrellus
Tina					pygmaeus, Myotis natterreri
Aughney					
Bat	N820006	2820	2680	9/17/2007	Pipistrellus pygmaeus
Surveys -	8000	00	00		
Tina					
Aughney					
Bat	N820006	2820	2680	8/11/2001	Pipistrellus pipistrellus
Surveys -	8000	00	00		(45kHz),Pipistrellus
Tina					pygmaeus,Nyctalus
Aughney					leisleri,Plecotus auritus
Bat	N826266	2826	2679	4/27/2008	Unidentified
Surveys -	7965	26	65		bat,Pipistrellus pipistrellus
Tina					(45kHz),Pipistrellus
Aughney					pygmaeus,Nyctalus
					leisleri, Myotis spp., Myotis
					daubentonii, Myotis
_		ļ			natterreri
Bat	N963697	2963	2738	4/27/2008	Pipistrellus spp.
Surveys -	3877	69	77		(45kHz/55kHz)
Tina					
Aughney					
Bat	N964187	2964	2746	4/27/2008	Pipistrellus pipistrellus
Surveys -	4643	18	43		(45kHz),Pipistrellus
Tina					pygmaeus
Aughney					

Bat	N965017	2965	2731	4/27/2008	Pipistrellus
Surveys -	3198	01	98		pygmaeus,Pipistrellus spp.
Tina					(45kHz/55kHz)
Aughney					,
Bat	N874675	2874	2675	10/2/2011	Myotis
Surveys -		00	00		daubentonii,Pipistrellus
Tina					pygmaeus,Plecotus
Aughney					auritus,Myotis
					natterreri,Pipistrellus
					pipistrellus (45kHz)
Bat	N828306	2828	2682	6/6/2013	Nyctalus leisleri,Plecotus
Surveys -	8240	30	40		auritus,Pipistrellus
Tina					pygmaeus,Myotis
Aughney					spp.,Pipistrellus pipistrellus
					(45kHz)
Bat	N874668	2874	2668	9/27/2017	Pipistrellus pipistrellus
Surveys -		00	00		(45kHz),Pipistrellus
Tina					pygmaeus, Myotis
Aughney					spp.,Myotis
					natterreri,Nyctalus
					leisleri,Plecotus auritus
Bat	N888906	2888	2624	6/15/2018	Pipistrellus pipistrellus
Surveys -	2431	90	31		(45kHz),Plecotus
Tina					auritus,Pipistrellus
Aughney					pygmaeus,Nyctalus
					leisleri,Myotis spp.
Bat	N888836	2888	2624	6/15/2018	Nyctalus
Surveys -	2414	83	14		leisleri,Pipistrellus
Tina					pygmaeus,Myotis
Aughney					spp.,Pipistrellus pipistrellus
					(45kHz)
Bat	N888416	2888	2623	6/15/2018	Nyctalus
Surveys -	2355	41	55		leisleri,Pipistrellus
Tina					pygmaeus, Myotis
Aughney					spp.,Pipistrellus pipistrellus
<b>D</b> .	NOCCO	0000	000=	0/45/0010	(45kHz),Plecotus auritus
Bat	N889156	2889	2625	6/15/2018	Nyctalus
Surveys -	2512	15	12		leisleri,Pipistrellus
Tina					pygmaeus, Pipistrellus
Aughney					pipistrellus (45kHz), Myotis
Dat	NOE4 400	0054	0005	0/45/0040	spp.
Bat	N951466	2951	2605	6/15/2018	Pipistrellus pipistrellus
Surveys -	0525	46	25		(45kHz), Nyctalus
Tina					leisleri,Plecotus auritus
Aughney	N815557	2815	2758	9/29/2015	Dinietrollus pinietrollus
Bat		55	03	312312013	Pipistrellus pipistrellus
Surveys - Tina	5803	55	03		(45kHz),Pipistrellus pygmaeus,Plecotus
					auritus,Nyctalus leisleri
Aughney	N814367	2814	2730	0/20/2015	-
Bat Surveys -	3036	36	36	9/29/2015	Pipistrellus
Surveys -	3030	٥٥	<b>30</b>	1	pygmaeus,Pipistrellus

Tina					pipistrellus
Aughney					(45kHz),Nyctalus leisleri
Bat Surveys - Tina	N805327 0308	2805 32	2703 08	9/29/2015	Pipistrellus pipistrellus (45kHz)
Aughney					
Bat Surveys - Tina Aughney	N815206 8917	2815 20	2689 17	9/29/2015	Pipistrellus pygmaeus
Bat	N817376	2817	2678	9/29/2015	Pipistrellus
Surveys - Tina Aughney	7822	37	22	0.20.20.10	pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N818726 7094	2818 72	2670 94	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N815036 4284	2815 03	2642 84	9/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Myotis spp.
Bat Surveys - Tina Aughney	N818496 2622	2818 49	2626 22	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N841066 0791	2841 06	2607 91	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N839546 0269	2839 54	2602 69	9/29/2015	Myotis daubentonii,Pipistrellus pygmaeus
BATLAS 2010	N963767 3557	2963 76	2735 57	7/16/2008	Pipistrellus pygmaeus, Pipistrellus spp. (45kHz/55kHz), Nyctalus leisleri, Myotis daubentonii
BATLAS 2010	N827768	2827 00	2768 00	9/1/2009	Pipistrellus pipistrellus (45kHz),Nyctalus leisleri,Myotis spp.
BATLAS	N819724	2819	2724	9/1/2009	Pipistrellus pipistrellus
2010		00	00		(45kHz), Myotis daubentonii
BATLAS 2010	N824760	2824 00	2760 00	9/1/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus spp. (45kHz/55kHz)
BATLAS 2020	N814326 9123	2814 32	2691 23	5/19/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Plecotus auritus

BATLAS	N933505	2933	2578	9/28/2018	Pipistrellus
2020	7861	50	61		pygmaeus, Nyctalus leisleri
BATLAS	N957735	2957	2579	9/28/2018	Pipistrellus spp.
2020	7984	73	84		(45kHz/55kHz)
BATLAS	N956895	2956	2594	9/26/2018	Pipistrellus pipistrellus
2020	9410	89	10		(45kHz),Pipistrellus
					pygmaeus, Nyctalus leisleri
BATLAS	N957595	2957	2594	9/26/2018	Pipistrellus pipistrellus
2020	9431	59	31		(45kHz),Pipistrellus
					pygmaeus,Nyctalus leisleri
BATLAS	N860055	2860	2597	4/30/2018	Pipistrellus
2020	9798	05	98		pygmaeus, Myotis
					daubentonii
BATLAS	N920225	2920	2598	9/13/2018	
2020	9857	22	57		
BATLAS	N921085	2921	2599	9/13/2018	Pipistrellus pipistrellus
2020	9987	80	87		(45kHz),Pipistrellus
					pygmaeus
BATLAS	N839596	2839	2602	9/29/2015	Pipistrellus pipistrellus
2020	0274	59	74	0.400.400.4.5	(45kHz)
BATLAS	N839576	2839	2602	9/29/2015	Pipistrellus
2020	0288	57	88		pygmaeus, Myotis
DATLAG	NO 40500	0040	0040	F /00 /0047	daubentonii
BATLAS	N842536	2842	2612	5/29/2017	Pipistrellus pipistrellus
2020	1235	53	35		(45kHz), Pipistrellus
BATLAS	N859056	2050	2613	F/20/2017	pygmaeus, Nyctalus leisleri
2020	1333	2859 05	33	5/30/2017	Pipistrellus pipistrellus
2020	1333	05	33		(45kHz),Pipistrellus pygmaeus
BATLAS	N893116	2893	2626	9/23/2015	Pipistrellus pipistrellus
2020	2613	11	13	9/23/2013	(45kHz),Pipistrellus
2020	2013	' '	13		pygmaeus, Nyctalus
					leisleri,Myotis
					daubentonii,Plecotus
					auritus
BATLAS	N811636	2811	2626	9/29/2015	Pipistrellus pygmaeus
2020	2643	63	43		7.79.2
BATLAS	N811886	2811	2626	5/29/2017	Pipistrellus pipistrellus
2020	2678	88	78		(45kHz),Nyctalus leisleri
BATLAS	N826836	2826	2652	5/29/2017	Pipistrellus pipistrellus
2020	5209	83	09		(45kHz),Pipistrellus
					pygmaeus
BATLAS	N818696	2818	2671	9/29/2015	Pipistrellus pipistrellus
2020	7106	69	06		(45kHz),Pipistrellus
					pygmaeus
BATLAS	N874326	2874	2679	8/3/2015	Pipistrellus pipistrellus
2020	7959	32	59		(45kHz),Pipistrellus
					pygmaeus, Nyctalus
					leisleri,Myotis
					daubentonii,Plecotus
					auritus, Myotis natterreri

BATLAS 2020	N828136 8133	2828 13	2681 33	9/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus
BATLAS 2020	N828256 8329	2828 25	2683 29	5/29/2017	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Plecotus auritus,Myotis natterreri
BATLAS 2020	N881346 8440	2881 34	2684 40	9/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2020	N844556 9371	2844 55	2693 71	9/30/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2020	N918137 1317	2918 13	2713 17	10/1/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii,Pipistrellus spp. (45kHz/55kHz)
BATLAS 2020	N818747 2339	2818 74	2723 39	7/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2020	N963767 3557	2963 76	2735 57	9/27/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus spp. (45kHz/55kHz)
BATLAS 2020	N961507 3823	2961 50	2738 23	9/27/2015	Pipistrellus pygmaeus,Myotis daubentonii
BATLAS 2020	N792967 4007	2792 96	2740 07	5/1/2018	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Myotis daubentonii
BATLAS 2020	N823787 5927	2823 78	2759 27	9/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri
Batline House Visits	N896659	2896 00	2659 00	8/15/2007	Myotis daubentonii
Dublin Bat Group surveys	N960740	2960 00	2740 00	6/12/1999	Myotis daubentonii
EIS surveys - Brian Keeley	N884346 5540	2884 34	2655 40	#######	

EIS surveys - Brian Keeley	N893396 6802	2893 39	2668 02	5/18/2011	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri
EIS surveys - Brian Keeley	N894996 6980	2894 99	2669 80	5/18/2011	
EIS surveys - Brian Keeley	N894996 6980	2894 99	2669 80	5/18/2011	
EIS surveys - Brian Keeley	N949137 4391	2949 13	2743 91	5/24/2012	Myotis daubentonii, Myotis natterreri, Plecotus auritus, Pipistrellus pygmaeus, Pipistrellus pipistrellus (45kHz)
EIS surveys - Brian Keeley	N917627 3120	2917 62	2731 20	7/5/2023	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Plecotus auritus,Nyctalus leisleri
National Biodiversi ty Data Centre Bat Records	N828683	2828	2683 00	5/15/2019	Plecotus auritus
National Biodiversi ty Data Centre Bat Records	N965733	2965 00	2733 00	3/29/2021	Pipistrellus spp. (45kHz/55kHz)
Niamh Roche	N953742	2953 00	2742 00	6/12/1999	Nyctalus leisleri

# C3 Objective(s) of survey

To establish whether bat roosts were present on site, as well as whether bats were using the site for feeding and commuting.

# C4 Survey area

All areas were surveyed. Buildings 6,9 and 11 were only partially accessible

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

GA1, WL1, BL1, BL3,

#### C6 Field survey

#### C6.1 Methods

Bat Survey - Equipment

Exide Lamp

Petzl Tikka Head torch

One SM4 time expansion detector and analysis software

Three Echo Meter Touch time expansion detectors and Kaleidoscope analysis software- three surveyors each night

The SM Mini Bat detector was left in place overnight on each night to record bat activity.

One thermal imager

One ladder

C6.2 Timing 8,16,17 July 2024

C6.3 Weather conditions July 8 14C. July 16 16C . July 17 15C

#### **C6.4 Personnel**

Surveyors on the nights were Brian Keeley BSc, Donna Mullen M.P.P.M, Fionn Keeley MSc and Ferdia Keeley BSc of Wildlife Surveys Ireland, all experienced wildlife surveyors with particular experience in bat surveying.

C7 Results (to include raw data, any processed or aggregated data, and negative results as appropriate)

# Preliminary Ecological Appraisal Daytime Assessment/ Preliminary Roost Appraisal

The daytime assessments took place on three days, 8 July and 15 July with 2 surveyors, and 19 July with 1 surveyor. Bat droppings were found on a pallet within building 3. Three bat boxes were checked for bats – these had been used by bats in the past but are now overgrown. No bats were found using the boxes.





Bat droppings on pallet; building 3

It was not possible to access all of buildings 9-11, however parts of them were accessible and bat droppings were found within building 11.



Bat droppings – building 11

Map of the site
Bat roost buildings (present and past) are 1,2,3,7,9,10,11 and two bat boxes.



**Building 1**Large warehouse



**Building 2**Large warehouse



**Building 3**Large warehouse



**Building 4**Large warehouse



**Building 5**Large warehouse



**Building 6**Large warehouse



**Building 7**Large warehouse



**Building 8**Warehouse – tin roof



**Building 9**Two story building – Inaccessible in places





**Building 10**Building and warehouse



**Building 11**Much of this area and the yard behind it was inaccessible.



#### Nighttime assessment - Emergence and re-entry assessment

The nighttime assessments took place over three nights with three surveyors each night. The surveys commenced at 21.30 and continued until 23.45 and recommenced at 3.30 until dawn.

# July 8 buildings 1-8

This survey concentrated on the warehouses 1-8 to the north of the site.

At 22.07 a common pipistrelle was seen inside warehouse number 3. This was a roost in the past. A Song Meter Mini Bat detector was placed here overnight to record bat activity. Bats emerged and flew around this building until 22.30. The common pipistrelles then moved northeast.

At 22.33 a common pipistrelle was seen entering building 7 through a gap at the southern end of the building. A common pipistrelle was seen flying outside building 1 from 22.46 until 22.54. It was feeding in this area. At 22.56 a Leisler's bat was seen near building 2, and a common pipistrelle flew throughout the area, from building 1 to building 7, moving inside building 2 at 23.34.

Common pipistrelles were still feeding around building 1 at 3.59, and a soprano pipistrelle was seen in this area at 4.06. A common pipistrelle flew from south to north, flying towards the trees by building 7. This was followed by a second bat at 4.46

### Map of main bat activity Warehouses 1-8, 8 July 2024



Blue oval – Common pipistrelle roost

Blue triangle – Common pipistrelle

Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

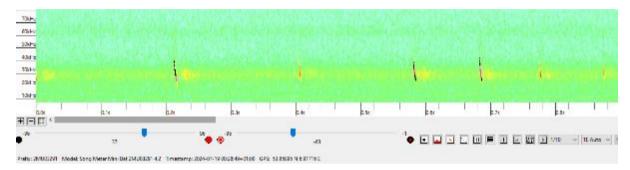
# 16 July, Buildings 9-11

The next survey concentrated on buildings 9-11 with three surveyors on 16 July. It was not possible to access all these buildings internally, so they were surveyed from outside. A Song

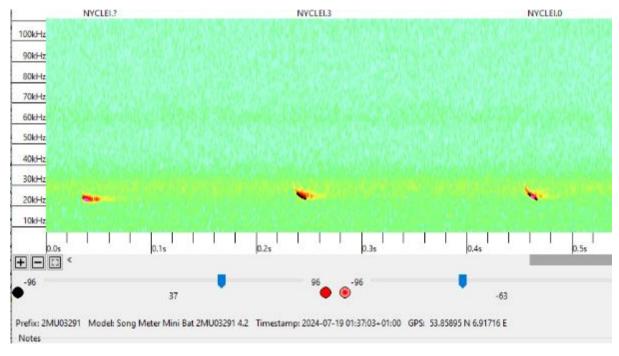
Meter Mini Bat detector was placed to the west of the site near building 11 and was left in place for 2 days.

At 22.15 there was a common pipistrelle seen at the front of building 9 – Tyre hunter. A soprano pipistrelle and common pipistrelle were seen to the west of the site at 22.22. At 22.23 a Leisler's bat flew across the site from east to west. It fed throughout the site for 15 minutes. A common pipistrelle was seen to the east at 22.31 and flew around the buildings for 10 minutes. At 22.55 a Leisler's bat was seen by building 10. It stayed around this area until 23.11. At 23.14 a soprano pipistrelle was seen at the front of building 9, to the east. A common pipistrelle was also seen here at 4.11 and was joined by a Leisler's bat at 4.46.

At 00.28 on 18<sup>th</sup>, the static detector recorded a brown long eared bat by building 11.



Brown long eared bat 00.28



Leisler's bat at building 11 at 1.37

# Map of bat activity to the south of the site, buildings 9-11.



Blue triangle – Common pipistrelle

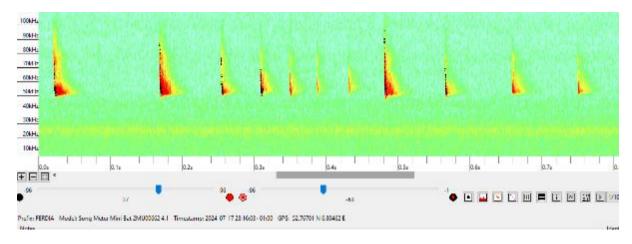
Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

Brown triangle – brown long eared bat.

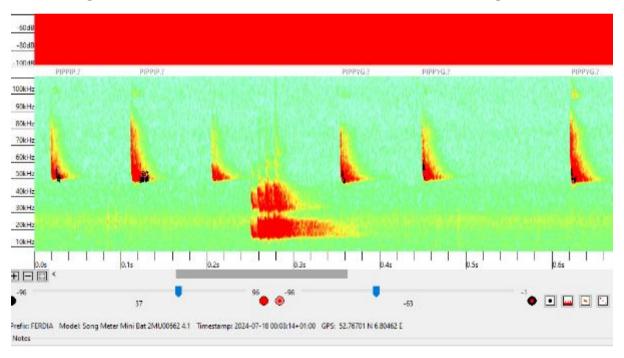
# July 17, Buildings 1-8

The survey recommenced on 17<sup>th</sup> with 3 surveyors. A song meter mini detector was placed overnight to the east of the warehouses. A soprano pipistrelle was seen in front of warehouse 3 at 22.15, and a common pipistrelle was seen in warehouse 2 at 22.28, where it fed for 6 minutes, before moving to the southern end of the building. It fed in this area until 23.04.



Soprano pipistrelle feeding buzz 23.16

At dawn slight rain began, but a common pipistrelle was seen by the southern end of building 2, social calling close to the roof until 4.40. A Leisler's bat was seen near building 8 at 4.44.



Common pipistrelle social calling

# Map of main bat activity 17 July



Blue oval – Common pipistrelle roost

Blue triangle – Common pipistrelle

Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

#### **Results**

There are three common pipistrelle roosts present in warehouses 3, 2 and 7, and it is likely that there is a brown long eared bat roost in building 11 (due to the presence of droppings). In the past, 7 roosts in buildings and 2 roosts in bat boxes were identified. A derogation licence must be applied for before any work takes place on any of these areas.

Bat roost buildings (present and past) are 1,2,3,7,9,10,11 and two bat boxes.

Most bat activity was of common pipistrelles, with feeding and social calling taking place throughout the site. Some soprano pipistrelle activity was recorded, and Leisler's bats were seen, generally flying at the south of the site. 287 Leisler's bat passes were recorded over two night in the southern section of the site. A brown long eared bat was also recorded flying in the south of the site.

#### Bat species found roosting on the site-

Common pipistrelle -Pipistrellus pipistrellus - Buildings 2,3 and 7

Brown long eared bat - Plecotus auritus - Building 11

#### Bat species found feeding and commuting on the site

Common pipistrelle -Pipistrellus pipistrellus

Soprano pipistrelle – *Pipistrellus pygmaeus* 

Leisler's bat – Nyctalus leisleri

Brown long eared bat – Plecotus auritus

#### **Birds**

There were fewer bird species availing of the buildings in 2023 than in 2024. This assessment was undertaken in July in comparison to April in 2023. The vast majority of birds encountered were feral pigeons. This species was present in most buildings in the first yard examined but absent from most of the second yard examined (Buildings 9 to 11 - at Tyre Hunter). The only other species nesting within or on the buildings was Herring gull (*Larus argentatus*). This species was present on the building closest to the former gym and was highly defensive against any intruder to the site.

All other birds were foraging or passing through the site. There were 15 nests in Building No. 5 in the designations given in this report. On the opposite end of the scale, the gym had no bird nests nor did Building No. 8. There were 8 nests in Building No. 7 and 6 nests in Building No. 1. 6

nests in Building No. 3. In Building No. 4, there were 3 nests. There were 2 old swallow nests and one thrush nest (possibly blackbird) within the buildings behind Tyre Hunter.

Building 1: 6 nests Building 2: 0 nests Building 3: 6 nests Building 4: 3 nests

Building 5: 15 nests Building 6: inaccessible Building 7: 6 nests Building 8: 0 nests

There were a total of 36 nests in the same buildings as assessed in 2024. Of the remaining buildings, which were not examined for birds in 2023, there were 2 swallow nests and one other nest (possibly blackbird).



Pigeon squab and pigeon nest



Herring gull defending a number of roofs including Building 2 and Building 7



Thrush possibly blackbird nest within Building to the rear of Tyre Hunter

# Song meter mini recordings warehouses 1-8, 17 July

	ROLDER	INFILE	OUT RIFES	DUTEREZC	WITO ID	PHISPS	MATCHINS	MATCH BATRO	MARINE
1 De	rte	FERDIA_20040710_034054 view	FCRD4A_2024ETTR_034854_808.vev		MYCLE	34	33	0.571000	
2 B	da	FERTILA DEPARTER DIABRELIANO	EVERTAL PROJECTS (ROBER DISCHARY		NVO B	26	26	1,0000	
3 Da	81A	FERDIA_28240710_802303.way	FCRDW_20348716_062363_600.way		MYCLE	20	20	1,000000	
4 0d	cto	HERBIA DESAUTS RESERVINGS	FORDIA 20040 (18 02:515 000 wery		MYCLE	14	14	1,00000	
S De	da	FFR0th_26240717_221236-way	FFR0A_20248717_201295_608_eee		MVCI B	- 0	7	0.588000	
6 Da	rin .	FERENA_28240710_800823.way	FCRDIA_20040716_000823_000.way		MYCLE		5	1,000000	
r tie	de	HERBIRA (\$100/718 \$0.254b.wey	PORDIA 20240 (18 (02)946 000 www		MACHE	8	8	1.00000	
n Da	81A	FERDIA_28240717_221326.usv	FCF0W_20248717_201025_600.wav		MVCLB	4	3	0.750000	
9 De	ete	FERENA_28040717_200068.vev	FURDIA_2004E/TTY_220059_000;wey		MYCLE	2	2	1,000000	
10 Da	de	FFR018_76740717_788076.vsvv	FFROM 2008FTT 2870R (FIG. www.		NVO B		2	1,000000	
11 Dx	F18	FERDUA_28240710_834908.way	FCRDW_20248716_004909_000.way		MYCLE	3	2	0.657000	
12 De	cto	HERBIA DESAUTS ESSENTIA	PORDIA 20240 (18 050024 000 wery		MYCLB		2	0.400000	
13 De	a la	FFRDIA_26240717_215605.wwv	FFR0V_20248717_213805_000		Nation		0	0.00000	Neine
14 De	***	FERDIA_28240717_215908.vev	FCRD4A_2024ET17_215929_000.wev		Note	3	0	0.000000	Noise
15 Ba	ele	HERDRA (\$500/17 215954 way)	PERDIA SISSECT COUNTS Differen		Note	4	0	0.00000	Nese
16 Da	ALA.	FERDIA_28240717_228248.wwv	FCRDW_20348717_200040_600.wav		NoID	2	0	0.000000	Noise
17 De	cto	FERRIA 20140/17 20/191/vev	FSRDIA_20340117_220151_000.wev		Notice		0	0.00000	Noise
18 Da	da	FFRD18_26240217_220222.wwv	FFE0A, 20205717, 200022, 600-way		Nation		0	0.000000	Marine
19 Da	121	FERDUA_20240717_220344.way	FCRD4A_20346717_220044_000.wev		NoID	7	0	0.000000	Noise
20 De	cto	HERBIA (2004)/17 ZODSRivery	FERDIA 20240 F (2005) BOSWAY		Note	2	0	0.00000	Nese
24 Da	ata.	FERDIA_20240717_221117.wav	FFR0V_20248717_201117_600.wav		Nato		0	0.000000	Noise
22 De	ete .	FERDIA_28240717_221224 way	FCRD4A_2024ETTT_221234_000;very		Note	4	0	0.000000	Noise
23 10	da	FERRIS DEPARTER STORES AND	FIRMA PRODUCTS (BIRTH BICKMAN)		Malb	15	0	0.00000	DEP.
24 Da	F18	FERDIA_28240710_831158.wwv	FCRD4/_20048716_001150_000.way		NoID	- 11	0	0.000000	olo.
25 Uc	cto	HERERA (2014)/16 5444/5 wey	PERDIA 20240/18 044406 000/wey		Notice	3	0	0.000000	MICLES.
26 De	da	FFR04A_26240218_850614.wwv	FFE0A_20248718_090614_000.wwv		Mate		0	0.000000	Neite
27 De	rts	FERENA_20240710_050000.verv	F0RD4A_20046T16_080829_000.way		NoID		0	0.00000	Noise
28 Ue	ele	HERDRA CRORN'TS EXCENSIVO	FeRDIA 20340 08 050/56 000/wey		NoD	8	- 0	0.00000	
29 Da	ata.	FTRDUA_20240710_051002.way	F1F0V_20348716_051032_600.way		NoID		0	0,000000	

	rouner.	HILL	OUT TILE IS	OUTFLEXC	AUTO ID	PULSES	MATCHING	MATCH RATIO	MA
76	Date	PERDIA 25040/18 050504/way	FBHUIA, 20043718 053634 0800way		Verse				
77	Date	668044 28240718 000857/www	FERDIA, 20040718 055857 000avav		Moise				
78	Data	FFR04/2010/0718/07178/avev	FFR01A_00040716_057570_080www		Moise				
9	Data	FCRDM_28240710_054944.wwv	PERDIA_20240710_054944_000.wwv		Noice				
90	Date	FERDIA_28240718_068321.wev	FERBIA_20240716_055021_000.wev		Notes				
51	Dete	HERDIA_28240/17_224020.wev	FEMBLA, 20040 (17, 22402) (800 way)		PRINCE.	55	35	1,000,000	
	Date	66804A 28240717 281199www	FERDIA 20040717 291188 000avav		00000	88	88	1,000,000	
<b>83</b>	Data	FFR0M_28240718_023758.wwv	FFRD(A_20040718_022775E_000www		2(22)2	- 49	32	0.752000	
34	Data	FCRDM_28240717_225243.wwv	FERDIA_20240717_225340_000.wwv		0 00 0	31	31	1,000000	
95	Date	FERDIA_28240718_015927.wwv	FERBIA_20040716_015621_000.wwv		2/2/2	38	38	0.799000	
80	Dete	HERDIA_28340/17_231/12/way	FBRUIA 20040/17/251/12 000 www		MANAGE	28	27	0.564000	
17	Date	668045 28240718 03472 Sweet	FRRIIA 20040718 004725 000 may		00000	25	25	1,000,000	
88	Data	FFR0M_26240718_005619.wwv	FFRD(A_20040718_005614_000www		2(22)2	26	25	0.962000	
19	Data	FCROW_28240717_232935.wwv	FERDIA_20040717_212608_000.wwv		0 00 0	24	24	1,000000	
90	Date	FER.DIA_28240718_021627.wwv	PEPEDIA_20240716_021627_000.wev		2/2/2	29	24	0.020000	
,,	Dete	HSDIA 25240/18 0/1480/way	FERDIA 20240718 021458 080 wash		DESC	50	24	(0.800,000)	
e e	Date	FFRDIA 20240718 015945-www	FFRDIA 20040718 019444 (Bilana)		20202	27	- 28	0.852000	
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5	Date	FERDIA_28240718_021539.wev	FEIRDIA_20040718_021538_080.wav		7272	30	22	0.733300	
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5	Date	FERDIA_28240718_015352.wwv	FB/BIA_20240716_015052_000www		2222	12	12	1,000000	
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5	Deta	PERDIA_28240717_234453.wwv	FEREIX_202401117_234450_000.wev		2/2/2	10	15	0.633000	
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# Appendix V

# Bat data from buildings 1-8 Song meter mini with kaleidoscope sound analysis July 9th

	юши	MARK	OUT HIE PS	OUT HIEZC	AUIO ID	P01585	MATCHING	MATCHINATIO	MANUALID
1	Coto	IULY2834 20240/80 091640 wey	UUY0324 2034078 087648 030 very		VH0040				Neisc
2	Cata	FULN2824_20040789_081012.way	BULY2024_20240706_001012_000.way		NYCLE	24	26	0,630008	
*	Date	BUILDING THE VEHICLE CONT.	BE WIND TO BE OF COMMAND		MACINI	14	14	1,000.0	
4	Coto	FULY2824_20240789_080549_WeV	JULY2024_20240T06_050546_000 way		MYCLE	6	e	1,000000	
S	Date	EU 97821_3096039_35308.ww	HTVDA_DDB78E_FFREE_CELOW		MYCLE	4	4	1,000000	
6	Coto	FULY2834 20240789 090915 WeV	<b>利用 1000年 第3年78 088615 0第1987</b>		MYCLE	3	3	1,000000	
T	Date	FULN2821_20240789_052984_wwv	800 Y 2024 (2024) TOS (052904 (000 way)		NYCLE	3	3	1,000000	
8	Data	1015/554 2000/10 001124 way	BUCKSEA (ROBINE OFFICE OFFICE OR WAY		MACIE	9	9	1,00000	
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378	Coto	JULY2024_20240789_001831.wsw	FULY2014 20240709 001601 000 very		PERF	2	2	1,00000	
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378	Coto	JULY2024_20240789_003500.wsw	FULY2014 20240709 000508 000 WeV		PERF	2	2	1,00000	
839	Date	887/2024_78240789_084800.com	BUINDERL/20040004_004008_008		PERF		2	1,20000	
360	Data	JULY2024_20240709_024145.448	JULY2024_20240703_024148_000 very		PPPP	2	2	1,000000	
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298	Date	88 Y2024_30280700_82901.com	EUROPE JOHNSON BOOK LINE WAY		PEFES	9	8	0.000000	
384	Coto	JULY2084_28240780_235150.wsw	FULY2824_20240708_235158_008.way		PPFYG	7	7	1,000000	
895	Date	BB YARA, WARRY TARPLACE	EUROPA, PROTECTION CONTRACT, DECEMBER 1		PEPES	7	7	1.0000	
396	Coto	JULY2084_28240789_014-329.wsw	FULY2624_20240709_614028_008.way		PPFYG	3	2	0.657000	
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#### **C8** Interpretation and evaluation

#### C8.1 Presence/absence

There are three common pipistrelle roosts present in warehouses 3, 2 and 7, and it is likely that there is a brown long eared bat roost in building 11 (due to the presence of droppings). In the past, 7 roosts in buildings and 2 roosts in bat boxes were identified. A derogation licence must be applied for before any work takes place on any of these areas.

Most bat activity was of common pipistrelles, with feeding and social calling taking place throughout the site. Some soprano pipistrelle activity was recorded, and Leisler's bats were seen, generally flying at the south of the site. 287 Leisler's bat passes were recorded over two night in the southern section of the site. A brown long eared bat was also recorded flying in the south of the site.

Bat roost buildings (present and past) are 1,2,3,7,9,10,11 and two bat boxes.

#### Bat species found roosting on the site 2024-

Common pipistrelle - Pipistrellus pipistrellus - Buildings 2,3 and 7

Brown long eared bat – *Plecotus auritus* – Building 11

#### Bat species found feeding and commuting on the site

Common pipistrelle -Pipistrellus pipistrellus

Soprano pipistrelle – Pipistrellus pygmaeus

Leisler's bat – Nyctalus leisleri

Brown long eared bat – *Plecotus auritus* 

#### **Birds**

In 2024, there were 36 nests within the buildings examined in 2023 (which had 20 at that time) and a further 3 nests in the buildings behind Tyre Hunter. These nests were swallow nests and a thrush nest. There were fewer bird species identified as availing of the buildings in 2024 than in the previous examination of the site. The vast majority of birds encountered were feral pigeons. The only other bird species identified as nesting within the buildings was Herring gull (*Larus argentatus*). This species was present on the building closest to the former gym and was highly defensive against any intruder to the site. All other birds were foraging or passing through the site. However, the presence of nests may be very difficult to ascertain over a short time frame and the site is substantial.

#### C8.2 Population size class assessment -

Three roosts are currently present of individual common pipistrelles, with one roost of a single brown long eared bat.

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

This is a series of warehouses, many with asbestos coverings, and semi derelict buildings. Most of the site is covered with roadways or stone core.

# **C8.4 Constraints (factors influencing survey results)**

- (1) Mobility of bats Bat species are mobile and can move from roost to roost, depending on roost availability, feeding availability and weather conditions. They may move to roosts which have not been identified in this report in order to hibernate or create mating or feeding perches. A bat survey is a snapshot of bat activity over the survey time.
- (2) Identification of bats- It can be difficult to differentiate *Myotis* species. For this reason, sound files are included within the report. Brown long eared bats are very quiet, and their presence can be overlooked in bat surveys as they may not register on bat detectors.
- (3) Timing of survey. Bat surveys generally take place when the bats are active May September. A bat survey which takes place outside these dates may miss roosting activity.

C9 Map(s) of survey area (with habitat description, marking structures or features examined; summary of survey results marked on map if appropriate. Map should show area on an Ordnance Survey (or similar) base-map)

Map of the site
Bat roost buildings (present and past) are 1,2,3,7,9,10,11 and two bat boxes.



**Building 1**Large warehouse



**Building 2**Large warehouse



**Building 3**Large warehouse



**Building 4**Large warehouse



**Building 5**Large warehouse



**Building 6**Large warehouse



**Building 7**Large warehouse



**Building 8**Warehouse – tin roof



**Building 9**Two story building – Inaccessible in places





**Building 10**Building and warehouse



**Building 11**Much of this area and the yard behind it was inaccessible.



# C10 Cross-referenced photographs of key features (if appropriate)

# D Impact assessment

# D1 Pre- and mid-activity impacts

- (1) Loss of roosting habitat
- (2) Demolition of roosts carries the risk of killing roosting bats that are using the structure.

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

Loss of roosting habitat – There will be a mild long term negative effect on roosting bats.

# D3 Post-activity interference impacts [disturbance etc.]

Construction disturbance could cause long-term fragmentation of feeding and commuting habitat by disrupting flight paths.

## **D4 Other impacts**

# D5 Summary of impacts at the site level

Loss of roosting habitat

Demolition of roosts carries the risk of killing roosting bats that are using the structure.

# D6 Summary of impacts in a wider context

Common pipistrelles and brown long eared bats are commonly encountered. Loss of a roost site would be locally significant were it to be permanent.

# D7 Plans or maps to show impacts (clear indication of which areas would be affected and how)

All buildings will be demolished

# Map of main bat activity Warehouses 1-8, 8 July 2024



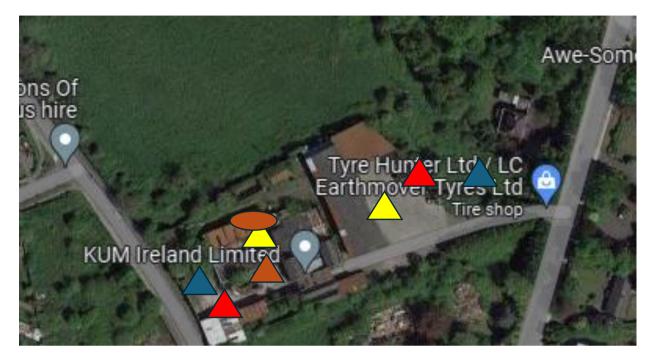
Blue oval – Common pipistrelle roost

Blue triangle – Common pipistrelle

Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

# Map of bat activity to the south of the site, buildings 9-11.



Blue triangle – Common pipistrelle

Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

Brown triangle – brown long eared bat.

Brown Oval – Brown long eared roost



# Map of main bat activity, at the warehouses 17 July 2024

Blue oval – Common pipistrelle roost

Blue triangle – Common pipistrelle

Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

#### **E** Alternative solutions examined

## E1 List of alternative solutions examined

Retention of the buildings is not possible as they are unsafe, have damaged asbestos, and are a focus for antisocial behaviour. Any work upon the buildings to repair them would place bats at risk.

E2 details of each alternative and how it addresses the impacts described in Section D. Include any residual impacts which the solution does not address

Bat boxes and a bat tower have previously been installed on the site and two of the bat boxes are in use.





Checking of bat boxes- Male soprano pipistrelle

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

E4 Reasons for accepting/rejecting each alternative solution IWM 134 (2022) Bat Mitigation Guidelines 68

E5 Conclusions regarding alternative solutions. (Any remaining mitigation measures arising from a chosen alternative solution may be addressed in Section F below).

It is not possible to retain the roost buildings. The buildings themselves are a safety risk and their presence attracts anti-social behaviour.

# F Mitigation and compensation

# F1 Mitigation strategy (overview of how the impacts will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status)

Three buildings on the site are currently common pipistrelle roosts and one is a brown long eared bat roost. (Building 3,2,7 and 11). Buildings 1,3, 9 and 10 were previously identified as bat roosts, as were two bat boxes. A derogation licence is required for work on these buildings and must be applied for. The demolition of these buildings must be supervised by an ecologist. The demolition must not take place May- August inclusive as the bats are breeding during these times. If the demolition takes place in the winter, a heater should be placed overnight in the warehouse, near the roost area, prior to demolition. This will allow the temperature to rise, so bats will not be in torpor.

- (2) 15 1F Schwegler bat boxes with built-in timber panel bat boxes must be put in place. These should be placed on trees or posts, at least 3m high, with a clear drop below (as bats need to drop to start their flight). These can be purchased from <a href="https://www.veldshop.nl/en/schwegler-bat-box-2f.html.They">www.nhbs.com</a> or https://www.veldshop.nl/en/schwegler-bat-box-2f.html.They must be placed in a dark area. In addition, a hibernation box must be placed on site. https://www.veldshop.nl/en/schwegler-bat-hibernation-box-1fw.html. These must be in place prior to any tree felling or demolition. These are working for this species in Golashane, Meath, and bats are also using the boxes provided on site. Bat boxes must not be moved before being checked by an ecologist under licence.
- (3) Each building must be surveyed with full access prior to demolition.
- (4) If bats are discovered at any stage of the demolition, work must cease and myself and the wildlife ranger must be contacted.
- (5) Monitoring of the bat boxes must take place within a year of the development being built, and the location of the bat boxes should be changed if they are unused, and their site is unsuitable.
- (6) Trees which are ivy clad, have trunks over 30cm diameter, or which have cracks or crevices must be checked for bats by an ecologist prior to any felling. Where possible, mature trees should be retained. Dead trees may be pollarded and retained.
- 7) Demolition during the bird nesting season creates a risk of destroying protected birds' nests, which is an offence under the Wildlife Act. A derogation must be secured to allow any work to proceed at this time.
- (8) Any chicks or fledglings encountered at this time must be taken into protection and care by an ecologist and brought to a wildlife rehabilitator. Any costs incurred in the rearing of chicks shall be met by the developer of this site.

#### F2 Replacement roost site selection

Sites for the new boxes will be in hedgerow to the north and south of the site. Existing box placement in these areas has been successful.

# F2.1 Existing species status (give survey data)

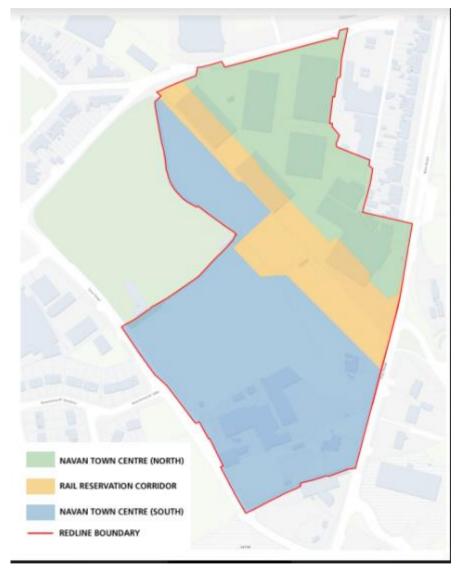
Common pipistrelle – 3 roosts – Max 6 bats

Brown long eared bat – 1 roost, Maximum 1 bat

## F2.2 Location, ownership and status

The site is nominated as masterplan area MP6, and has a specific NAV OBJ 27, which notes "to Safeguard lands zoned R1 'Rail Corridor' from inappropriate development and reserve the lands for the delivery of the Navan Strategic rail corridor linking Navan and Dunboyne" Site located in Navan Town Centre, and know as the 'Navan Town Centre' site. Site currently has planning permission to demolish all buildings on site

# F2.3 Habitat description, size, boundaries



# F3 Habitat creation, restoration and/or enhancement (as appropriate)

The newly installed Schwegler bat boxes are intended to replace the roosts being removed, as each will provide a roost for up to approximately a dozen bats.

#### F3.1 Terrestrial habitats

# F3.2 Integration with roads and other hard landscapes

The new bat boxes will be positioned in green areas away from public roads/ streets and footpaths.

## F3.3 Integration with other species/habitat requirements

#### F4 Capture and exclusion

Exclusion will take place immediately prior to demolition, using hoists where necessary to remove bats by hand.

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

If possible, exclusion by funnel will take place, however this is likely to be impossible as the height of the buildings and the asbestos present makes it difficult to fix exclusion devises. The exclusion will not take place May – Sept.

#### F5 Post-development site safeguard

# F5.1 Roost management and maintenance (either set out details here, or if complex then give outline here and give details as an annexed stand-alone plan)

Initial roost monitoring will be by Wildlife Surveys Ireland – Brian Keeley/ Donna Mullen and a report will be sent to NPWS.

# F5.2 Population monitoring

ES Corella Creek as landowner will employ a certified Bat surveyor.

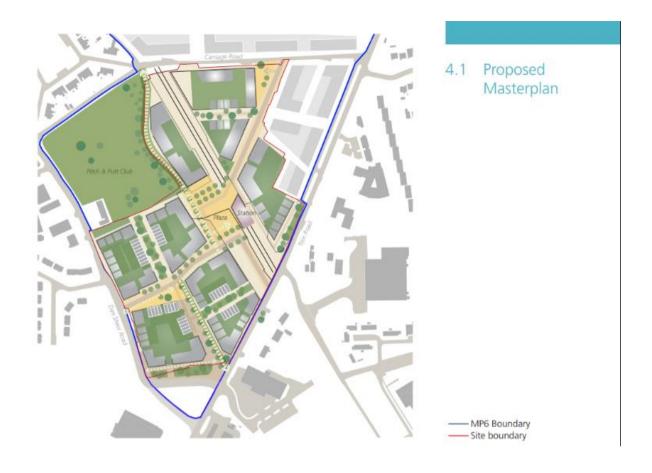
# F5.3 Mechanism for ensuring delivery (who will undertake the work and reporting details)

ES Corella Creek as landowner will employ a competent contractor to demolish the buildings and work with certified Bat surveyor.

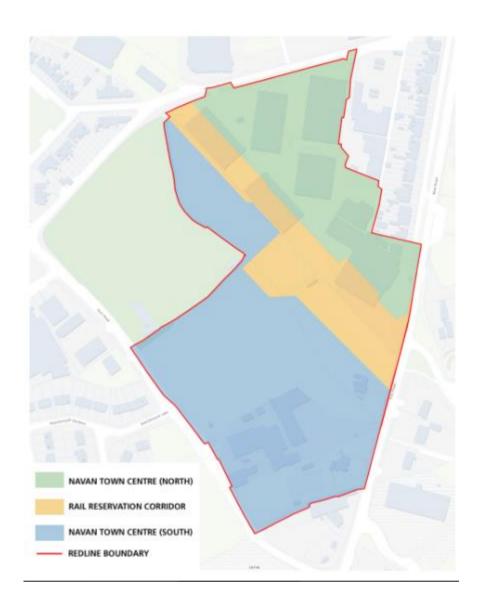
# F6 Timetable of works (phasing diagram to include all works associated within section E, and to indicate construction works timing)

Works to be carried out Q4 2024 through to Q1 2025. The competent contractor is willing and able to commence immediately on this project.

#### F7 Site plan to show all work covered by the licence



F8 Map to show the extent of each parties interest on site (if appropriate)



# 4.1 Proposed Masterplan And a purcus And a

## F9 Map to show location of receptor site in relation to development site

Blue oval – proposed bat box areas

F10 Map to show habitat creation, restoration and/or enhancement

F11 Map to show post activity management (if appropriate)

F12 Diagram to show exclusion apparatus (only required if non-standard techniques are proposed) IWM 134 (2022) Bat Mitigation Guidelines 69 G Summary

G1 Summary of development and mitigation (NB to include overall consideration of the three main licensing criteria: effect on conservation status, purpose, and alternatives) [for details see 2. Legislation and licensing]

#### **Summary**

There are three common pipistrelle roosts present in warehouses 3, 2 and 7, and it is likely that there is a brown long eared bat roost in building 11 (due to the presence of droppings). In the past, 7 roosts in buildings and 2 roosts in bat boxes were identified. A derogation licence must be applied for before any work takes place on any of these areas.

Most bat activity was of common pipistrelles, with feeding and social calling taking place throughout the site. Some soprano pipistrelle activity was recorded, and Leisler's bats were seen, generally flying at the south of the site. 287 Leisler's bat passes were recorded over two night in the southern section of the site. A brown long eared bat was also recorded flying in the south of the site.

Bat roost buildings (present and past) are 1,2,3,7,9,10,11 and two bat boxes.

Removal of these transitional roosts and replacement with bat boxes will not affect the overall conservation status of the common pipistrelle or brown long eared bat.

# Bat species found roosting on the site 2024-

Common pipistrelle -Pipistrellus pipistrellus - Buildings 2,3 and 7

Brown long eared bat – *Plecotus Auritus* – Building 11

# Bat species found feeding and commuting on the site

Common pipistrelle -Pipistrellus pipistrellus

Soprano pipistrelle – Pipistrellus pygmaeus

Leisler's bat – Nyctalus leisleri

Brown long eared bat - Plecotus auritus

- (1) Three buildings on the site are currently common pipistrelle roosts and one is a brown long eared bat roost. (Building 3,2,7 and 11). Buildings 1, 3, 9 and 10 were previously identified as bat roosts, as were two bat boxes. A derogation licence is required for work on each of these buildings and must be applied for. The demolition of these buildings must be supervised by an ecologist. The demolition must not take place May- August inclusive as the bats are breeding during these times. If the demolition takes place in the winter, a heater should be placed overnight in the building, near the roost area, prior to demolition. This will allow the temperature to rise, so bats will not be in torpor.
- (2) 15 1F Schwegler bat boxes with built-in timber panel bat boxes must be put in place. These should be placed on trees or posts, at least 3m high, with a clear drop below (as bats need to drop to start their flight). These can be purchased from <a href="https://www.veldshop.nl/en/schwegler-bat-box-2f.html.They">www.veldshop.nl/en/schwegler-bat-box-2f.html.They</a> must be placed in a dark area. In addition, a hibernation box must be placed on site.- <a href="https://www.veldshop.nl/en/schwegler-bat-hibernation-box-1fw.html">https://www.veldshop.nl/en/schwegler-bat-hibernation-box-1fw.html</a>. These must be in place prior to any tree felling or demolition. These are working for this species in Golashane, Meath, and bats are also using the boxes provided on site. Bat boxes must not be moved before being checked by an ecologist under licence.
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- (7) Demolition during the bird nesting season creates a risk of destroying protected birds' nests, which is an offence under the Wildlife Act. A derogation must be secured to allow any work to proceed at this time.
- (8) Any chicks or fledglings encountered at this time must be taken into protection and care by an ecologist and brought to a wildlife rehabilitator. Any costs incurred in the rearing of chicks shall be met by the developer of this site.

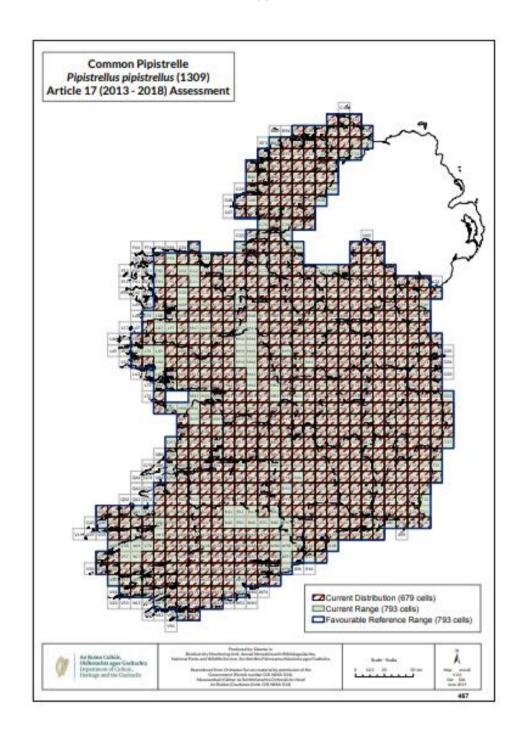
Evidence that actions permitted by a derogation licence will not be detrimental to the maintenance of the populations of the species to which the Habitats Directive relates at a favourable conservation status in their natural range as is required under Section 54(2) of the European Communities (Birds and Natural Habitats) Regulations.

Data from The Status of EU Protected Habitats and Species in Ireland SPECIES ASSESSMENTS Volume 3 2019

#### Common pipistrelle

- 5.10 Favourable reference range- Favourable Reference Range is the same as the current range, as there is no evidence of decline since the Directive came into force. There is also no reason to assume that the area of the current range is not large enough to allow the long-term survival of the species.
- 8.3 Additional information Despite the identification in the 2013 assessment of numerous low and medium-level threats and pressures, it is clear now that the population of this species has been increasing significantly and steadily. On this basis and given the widespread distribution and very large population present in the country, no threats or pressures are considered significant at this point.
- 11.8 Additional information This species has a very wide distribution across the island including some off-shore islands and there is no evidence of any decline in Range or in Habitat. The most recent estimates suggest a population size in the order to 1-2 million animals, making it one of the most common mammals in Ireland. Ongoing car-based bat monitoring 465 1309 Common Pipistrelle (Pipistrellus pipistrellus) indicates that the population is increasing. Furthermore, there is no indication of any major pressures currently impacting populations and Future prospects are considered good. Overall, the species is assessed as Favourable and the overall trend is demonstrating an ongoing increase. There were no qualifiers for Favourable assessments in 2013.

10 Future prospects		
10.1 Future prospects of parameters	a) Range	Good / Poor / Bad / Unknown
	b) Population	Good / Poor / Bad / Unknown
	c) Habitat of the species	Good / Poor / Bad / Unknown
10.2 Additional information	Ongoing car-based bat monitoring provides evidence for a significant increase in the population; there is no evidence of any decline in	
Optional	Range or Habitat. In general the Future prospects of these parameters are considered to be good.	



## Brown long eared bat

- 5 Range within the biogeographical/marine region concerned.
- 5.1 Surface area 62,200 km<sup>2</sup>
- 5.2 Short-term trend Period 2007-2018
- 5.3 Short-term trend Direction stable
- 8.3 Additional information -As this bat regularly roosts in old buildings (e.g., churches) it can come into conflict with roost owners. The loss of roosts in mature trees due to felling, light pollution and the absence of data on swarming and winter sites are also concerns. However, there is no evidence that any of these issues are impacting on distribution or population and hence they are not listed as medium or important threats for this species.

10 Future prospects		
10.1 Future prospects of parameters	a) Range	Good / Poor / Bad / Unknown
	b) Population	Good / Poor / Bad / Unknown
	c) Habitat of the species	Good / Poor / Bad / Unknown
10.2 Additional information	The dedicated roost-based monitoring programme provides evidence of a significant increase in the population; there is no evidence of any decline in Range or Habitat. In general the Future	
Optional	prospects of these parameters are considered to be good.	

11 Conclusions		
Assessment of conservation status at end of reporting period		
11.1 Range	Favourable (FV) / Inadequate (U1) / Bad (U2) / Unknown (XX)	
11.2 Population	Favourable (FV) / Inadequate (U1) / Bad (U2) / Unknown (XX)	
11.3 Habitat for the species	Favourable (FV) / Inadequate (U1) / Bad (U2) / Unknown (XX)	
11.4 Future prospects	Favourable (FV) / Inadequate (U1) / Bad (U2) / Unknown (XX)	

Article 17 report format 2013-2018

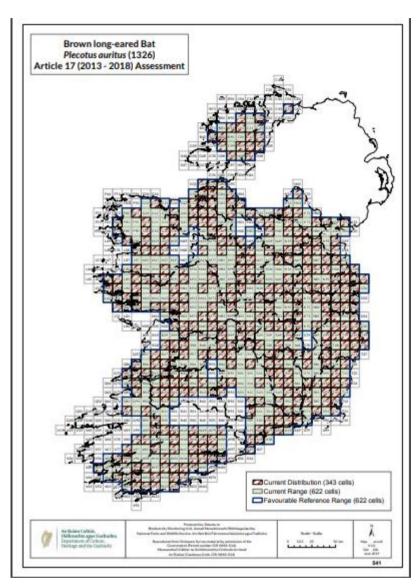
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1326 Brown Long-eared Bat (Plecotus auritus)

11.5 Overall assessment of Conservation Status	Favourable (FV) / Inadequate (U1) / Bad (U2) / Unknown (XX)
11.6 Overall trend in	Indicate the trend (qualifier) for FV, U1 and U2:
Conservation Status	improving / deteriorating / stable / unknown

11.8 Additional information - Recent estimates put the Irish population of brown long-eared bats at 60,000-100,000 animals. Monitoring data suggests a recent significant increase in

numbers and both Range and Habitat are considered to be stable and Favourable. There is no indication of any major pressures currently impacting the population and Future prospects are considered good. Overall, the species is assessed as Favourable and the overall trend is demonstrating an on-going increase. There were no qualifiers for Favourable assessments in 2013.



#### **H References**

Surveys are designed with reference to the recognised documents below:

- Heritage Council's Bat Survey Guidelines for the Traditional Farm Buildings Scheme
- National Parks and Wildlife's Bat Mitigation Guidelines for Ireland
- Bat Surveys: Surveying Buildings (Including Bat Identification) Developed on behalf of the Bat Conservation Trust
- English Nature's Bat Mitigation Guidelines
- - Bat surveys for Professional Ecologists good practice guidelines; fourth edition (2023); Bat Conservation Trust; London.
- A conservation plan for Irish Vesper Bats, Irish Wildlife Manual No. 20; National Parks and Wildlife Service; Department of Environment, Heritage and Local Government. The status of E.C. Protected Habitats and Species in Ireland Conservation status in Ireland of habitats and species listed in the European Council directories on Conservation of Habitats; Flora and Fauna 92/43/EFC. (Department of Environment, Heritage and Local Government) –
- Bat Mitigation Guidelines for Ireland (Irish Wildlife Manual no.25) Department of Environment, Heritage and Local Government.

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#### **J Annexes**

J1 Management and maintenance plan

J2 Pre-existing survey report(s)

All previous reports are attached with this application.