

**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.

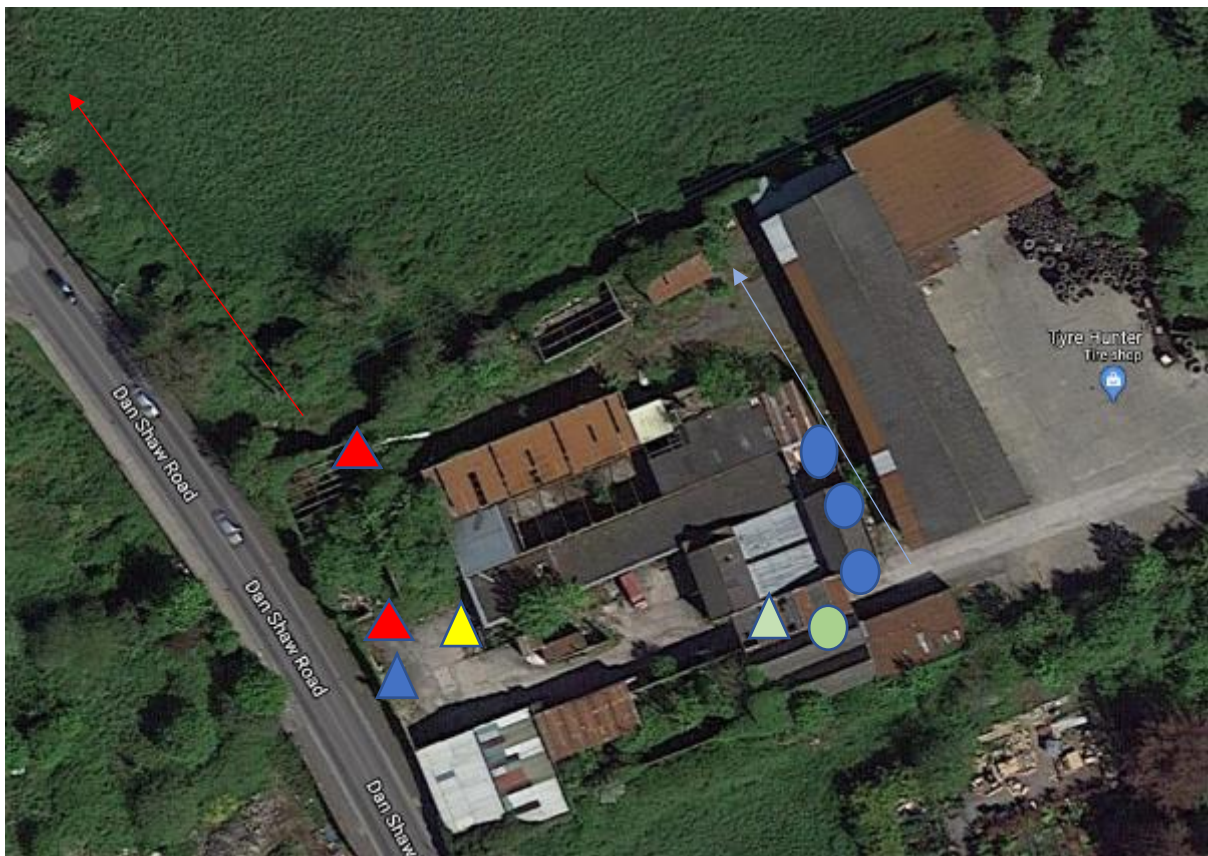


Roost areas building 3



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 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 easting	Grid ref northing	Address	Species observed
Duignans Bungalow	N8700067000	287000	267000	Convent Road, Navan, Co. Meath	Pipistrellus spp. (45kHz/55kHz)
Transects					
Name	Grid reference start	Grid ref	Grid ref northing start	Species observed	

		eastin g start			
Ad-hoc observations					
Survey	Grid reference	Grid ref eastin g	Grid ref northin g	Date	Species observed
Bat Eco Services	N873496776 1	28734 9	267761	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N875246755 9	28752 4	267559	8/16/202 2	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N875736754 2	28757 3	267542	8/16/202 2	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N876676749 6	28766 7	267496	8/16/202 2	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N875246755 9	28752 4	267559	8/16/202 2	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N876706749 4	28767 0	267494	8/16/202 2	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N873736786 1	28737 3	267861	8/16/202 2	Nyctalus leisleri
Bat Eco Services	N873736786 6	28737 3	267866	8/16/202 2	Nyctalus leisleri
Bat Eco Services	N876426750 5	28764 2	267505	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N873736785 6	28737 3	267856	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N874436773 9	28744 3	267739	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N875356756 2	28753 5	267562	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N875376756 3	28753 7	267563	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N875366756 3	28753 6	267563	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N875286756 1	28752 8	267561	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N874386758 9	28743 8	267589	8/16/202 2	Pipistrellus pygmaeus
Bat Eco Services	N873476765 4	28734 7	267654	8/16/202 2	Pipistrellus pygmaeus
Bat Survey - Scott Cawley	N858346657 0	28583 4	266570	6/5/2013	Nyctalus leisleri, Pipistrellus pipistrellus (45kHz)
Bat Survey - Scott Cawley	N872677	28720 0	267700	8/8/2010	Unidentified bat, Myotis spp., Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus

Bat Surveys - Tina Aughney	N874675	287400	267500	10/2/2011	Myotis daubentonii, Pipistrellus pygmaeus, Plecotus auritus, Myotis nattereri, Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N874668	287400	266800	9/27/2017	Myotis nattereri, Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Myotis spp., Nyctalus leisleri, Plecotus auritus
BATLAS 2020	N8743267959	287432	267959	8/3/2015	Plecotus auritus, Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri, Myotis daubentonii, Myotis nattereri

Bat data within 10km of the site

BCIreland data: search results 19 Jul 2024					
Search parameters: Roosts Ad-hoc observation sites with observations of all species within 10000m of N8674067067					
Roosts					
Name	Grid reference	Grid ref easting	Grid ref northing	Address	Species observed
Ardbraccan Church of Ireland	N8283668243	282836	268243	Ardbraccan, Navan, County Meath	Pipistrellus spp. (45kHz/55kHz), Plecotus auritus, Nyctalus leisleri, Pipistrellus pygmaeus, Rhinolophus hipposideros
Ardmulchan Church	N9078870185	290788	270185	Ardmulchan Church (ME025-020), Navan, Co. Meath	Pipistrellus pygmaeus, Nyctalus leisleri
Babes Bridge, Navan	N8902169889	289021	269889	Babes' Bridge, Navan, County Meath	Myotis daubentonii
Dowdstown Cottage	N9001763884	290017	263884	Kilcarn, Navan, Co. Meath	Plecotus auritus
Duignans Bungalow	N8700067000	287000	267000	Convent Road, Navan, Co. Meath	Pipistrellus spp. (45kHz/55kHz)
Farm Building	N7873773250	278737	273250	Hurdlestown, Kells, Co. Meath	Pipistrellus pipistrellus (45kHz)
Johnstown Bridge	N8966	289000	266000	Navan, County Meath	Myotis daubentonii
Oak tree Dublin Rd Navan	N8777966640	287779	266640	Dublin Rd, Navan Co Meath	Pipistrellus pygmaeus
Oak tree Slane Castle demesne	N9500774348	295007	274348	Courtyard Slane Castle Slane Co. Meath	Nyctalus leisleri

Rail underbridge	N9670	296000	270000	Drogheda-Navan Railway Line, County Meath	Unidentified bat
Skryne Tower	N9514660525	295146	260525	Skryne Tower, Skryne, Co. Meath	Pipistrellus pipistrellus (45kHz), Plecotus auritus
Slane Bridge Georgian House	N967737	296700	273700	Slane, County Meath	Pipistrellus pygmaeus
Slane Castle-Tree roost 1	N954745	295400	274500	Slane, County Meath	Nyctalus leisleri
St Martha's College and School	N892668	289200	266800	Athlumney, Navan, County Meath	Unidentified bat
St Patricks Church of Ireland, Slane	N960742	296000	274200	Slane, Navan, County Meath	Nyctalus leisleri, Pipistrellus pygmaeus
St Patricks Donaghpatrick	N819725	281900	272500	Donaghpatrick, Kells, County Meath	Myotis daubentonii
Tara	N921598	292100	259800	Tara, Navan, County Meath	Plecotus auritus
The Rectory Boyne Road	N888687	288800	268700	Boyne Road, Navan, County Meath	Pipistrellus pygmaeus
Thompson domestic dwelling	N8363471112	283634	271112	Kevin Thompson, Riverview House, Donaghpatrick, Navan, Co. Meath	Nyctalus leisleri
Unknown	N8717061047	287170	261047	Bonfield, Bective, Navan Co. Meath	Pipistrellus pipistrellus (45kHz)
Transects					
Name	Grid reference start	Grid ref easting start	Grid ref northing start	Species observed	
Ad-hoc observations					
Survey	Grid reference	Grid ref easting	Grid ref northing	Date	Species observed

Ad Hoc Records collected during Monitoring	N9640073610	296400	273610	8/13/2012	Pipistrellus nathusii
Bat Conservation Ireland Bat Detector Workshop	N967737	296700	273700	5/29/2004	Myotis mystacinus, Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri
Bat Eco Services	N8889062431	288890	262431	6/15/2018	Nyctalus leisleri, Pipistrellus pygmaeus, Pipistrellus pipistrellus (45kHz), Plecotus auritus, Myotis spp.
Bat Eco Services	N9514660525	295146	260525	6/15/2018	Nyctalus leisleri, Pipistrellus pipistrellus (45kHz), Plecotus auritus
Bat Eco Services	N8850064400	288500	264400	7/2/2020	Nyctalus leisleri, Myotis daubentonii, Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Plecotus auritus
Bat Eco Services	N8928470044	289284	270044	8/31/2022	Nyctalus leisleri, Pipistrellus pygmaeus
Bat Eco Services	N7873773250	278737	273250	7/19/2021	Pipistrellus pipistrellus (45kHz), Nyctalus leisleri, Myotis spp., Pipistrellus pygmaeus
Bat Eco Services	N8996770101	289967	270101	8/31/2022	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus
Bat Eco Services	N8752467559	287524	267559	8/16/2022	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N8757367542	287573	267542	8/16/2022	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N8766767496	287667	267496	8/16/2022	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N8752467559	287524	267559	8/16/2022	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N8767067494	287670	267494	8/16/2022	Pipistrellus pipistrellus (45kHz)
Bat Eco Services	N8949870054	289498	270054	8/31/2022	Nyctalus leisleri

Bat Eco Services	N8938070038	289380	270038	8/31/2022	Nyctalus leisleri
Bat Eco Services	N8921070044	289210	270044	8/31/2022	Nyctalus leisleri
Bat Eco Services	N8898069519	288980	269519	8/31/2022	Nyctalus leisleri
Bat Eco Services	N8895169395	288951	269395	8/31/2022	Nyctalus leisleri
Bat Eco Services	N8857168873	288571	268873	8/31/2022	Nyctalus leisleri
Bat Eco Services	N8737367861	287373	267861	8/16/2022	Nyctalus leisleri
Bat Eco Services	N8737367866	287373	267866	8/16/2022	Nyctalus leisleri
Bat Eco Services	N8818768390	288187	268390	8/31/2022	Myotis nattereri
Bat Eco Services	N8917970036	289179	270036	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8907769962	289077	269962	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8902369832	289023	269832	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8899869739	288998	269739	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8899469681	288994	269681	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8898469585	288984	269585	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8883369155	288833	269155	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8869469010	288694	269010	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8856868876	288568	268876	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8856268883	288562	268883	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8853368863	288533	268863	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8852768798	288527	268798	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8850968779	288509	268779	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8847868720	288478	268720	8/31/2022	Pipistrellus pygmaeus
Bat Eco Services	N8764267505	287642	267505	8/16/2022	Pipistrellus pygmaeus
Bat Eco Services	N8737367856	287373	267856	8/16/2022	Pipistrellus pygmaeus
Bat Eco Services	N8744367739	287443	267739	8/16/2022	Pipistrellus pygmaeus

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

Bat Surveys - Tina Aughney	N9650173198	296501	273198	4/27/2008	Pipistrellus pygmaeus, Pipistrellus spp. (45kHz/55kHz)
Bat Surveys - Tina Aughney	N874675	287400	267500	10/2/2011	Myotis daubentonii, Pipistrellus pygmaeus, Plecotus auritus, Myotis nattereri, Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8283068240	282830	268240	6/6/2013	Nyctalus leisleri, Plecotus auritus, Pipistrellus pygmaeus, Myotis spp., Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N874668	287400	266800	9/27/2017	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Myotis spp., Myotis nattereri, Nyctalus leisleri, Plecotus auritus
Bat Surveys - Tina Aughney	N8889062431	288890	262431	6/15/2018	Pipistrellus pipistrellus (45kHz), Plecotus auritus, Pipistrellus pygmaeus, Nyctalus leisleri, Myotis spp.
Bat Surveys - Tina Aughney	N8888362414	288883	262414	6/15/2018	Nyctalus leisleri, Pipistrellus pygmaeus, Myotis spp., Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8884162355	288841	262355	6/15/2018	Nyctalus leisleri, Pipistrellus pygmaeus, Myotis spp., Pipistrellus pipistrellus (45kHz), Plecotus auritus
Bat Surveys - Tina Aughney	N8891562512	288915	262512	6/15/2018	Nyctalus leisleri, Pipistrellus pygmaeus, Pipistrellus pipistrellus (45kHz), Myotis spp.
Bat Surveys - Tina Aughney	N9514660525	295146	260525	6/15/2018	Pipistrellus pipistrellus (45kHz), Nyctalus leisleri, Plecotus auritus
Bat Surveys - Tina Aughney	N8155575803	281555	275803	9/29/2015	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Plecotus auritus, Nyctalus leisleri
Bat Surveys -	N8143673036	281436	273036	9/29/2015	Pipistrellus pygmaeus, Pipistrellus

Tina Aughney					pipistrellus (45kHz),Nyctalus leisleri
Bat Surveys - Tina Aughney	N8053270308	280532	270308	9/29/2015	Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8152068917	281520	268917	9/29/2015	Pipistrellus pygmaeus
Bat Surveys - Tina Aughney	N8173767822	281737	267822	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8187267094	281872	267094	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8150364284	281503	264284	9/29/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Myotis spp.
Bat Surveys - Tina Aughney	N8184962622	281849	262622	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8410660791	284106	260791	9/29/2015	Pipistrellus pygmaeus,Pipistrellus pipistrellus (45kHz)
Bat Surveys - Tina Aughney	N8395460269	283954	260269	9/29/2015	Myotis daubentonii,Pipistrellus pygmaeus
BATLAS 2010	N9637673557	296376	273557	7/16/2008	Pipistrellus pygmaeus,Pipistrellus spp. (45kHz/55kHz),Nyctalus leisleri,Myotis daubentonii
BATLAS 2010	N827768	282700	276800	9/1/2009	Pipistrellus pipistrellus (45kHz),Nyctalus leisleri,Myotis spp.
BATLAS 2010	N819724	281900	272400	9/1/2009	Pipistrellus pipistrellus (45kHz),Myotis daubentonii
BATLAS 2010	N824760	282400	276000	9/1/2009	Pipistrellus pipistrellus (45kHz),Pipistrellus spp. (45kHz/55kHz)
BATLAS 2020	N8143269123	281432	269123	5/19/2015	Pipistrellus pipistrellus (45kHz),Pipistrellus pygmaeus,Nyctalus leisleri,Plecotus auritus

BATLAS 2020	N933505 7861	2933 50	2578 61	9/28/2018	Pipistrellus pygmaeus, Nyctalus leisleri
BATLAS 2020	N957735 7984	2957 73	2579 84	9/28/2018	Pipistrellus spp. (45kHz/55kHz)
BATLAS 2020	N956895 9410	2956 89	2594 10	9/26/2018	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri
BATLAS 2020	N957595 9431	2957 59	2594 31	9/26/2018	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri
BATLAS 2020	N860055 9798	2860 05	2597 98	4/30/2018	Pipistrellus pygmaeus, Myotis daubentonii
BATLAS 2020	N920225 9857	2920 22	2598 57	9/13/2018	
BATLAS 2020	N921085 9987	2921 08	2599 87	9/13/2018	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus
BATLAS 2020	N839596 0274	2839 59	2602 74	9/29/2015	Pipistrellus pipistrellus (45kHz)
BATLAS 2020	N839576 0288	2839 57	2602 88	9/29/2015	Pipistrellus pygmaeus, Myotis daubentonii
BATLAS 2020	N842536 1235	2842 53	2612 35	5/29/2017	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri
BATLAS 2020	N859056 1333	2859 05	2613 33	5/30/2017	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus
BATLAS 2020	N893116 2613	2893 11	2626 13	9/23/2015	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri, Myotis daubentonii, Plecotus auritus
BATLAS 2020	N811636 2643	2811 63	2626 43	9/29/2015	Pipistrellus pygmaeus
BATLAS 2020	N811886 2678	2811 88	2626 78	5/29/2017	Pipistrellus pipistrellus (45kHz), Nyctalus leisleri
BATLAS 2020	N826836 5209	2826 83	2652 09	5/29/2017	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus
BATLAS 2020	N818696 7106	2818 69	2671 06	9/29/2015	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus
BATLAS 2020	N874326 7959	2874 32	2679 59	8/3/2015	Pipistrellus pipistrellus (45kHz), Pipistrellus pygmaeus, Nyctalus leisleri, Myotis daubentonii, Plecotus auritus, Myotis nattereri

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 nattereri
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 nattereri, 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 Biodiversity Data Centre Bat Records	N828683	2828 00	2683 00	5/15/2019	Plecotus auritus
National Biodiversity 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

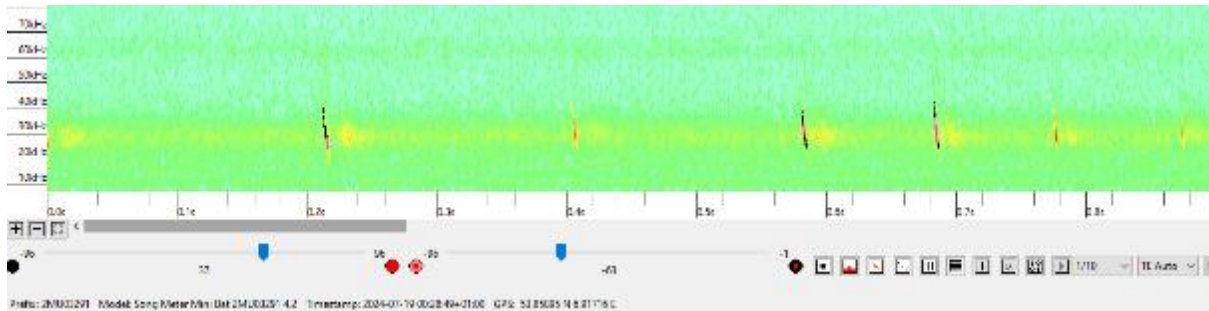
16 July, Buildings 9-11

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

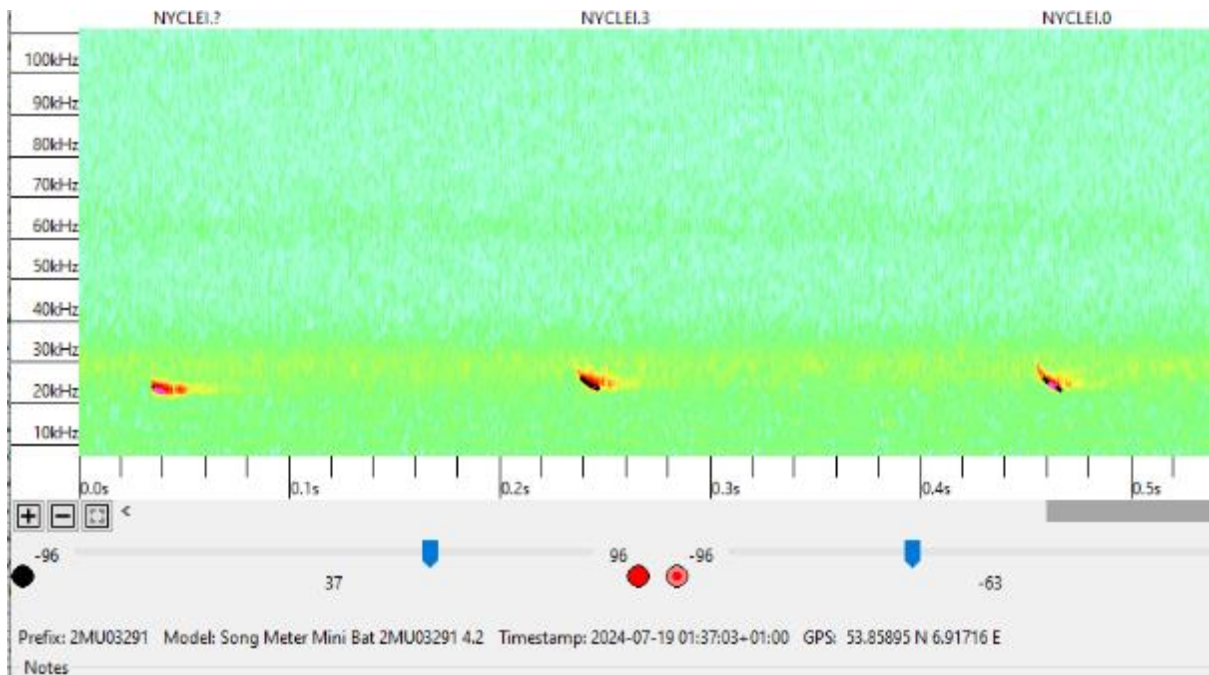
Meter Mini Bat detector was placed to the west of the site near building 11 and was left in place for 2 days.

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 18th, 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

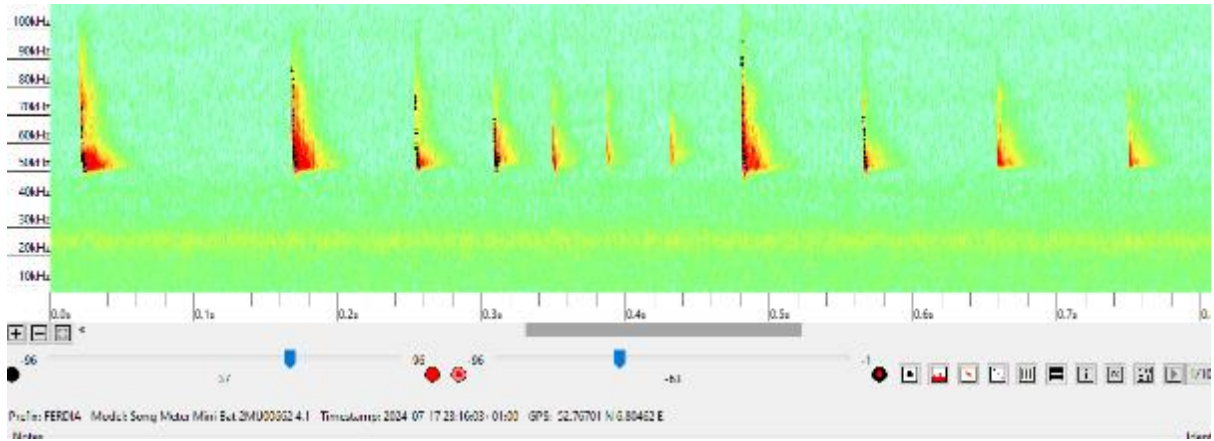
Red triangle – Soprano pipistrelle bat

Yellow triangle – Leisler's bat

Brown triangle – brown long eared bat.

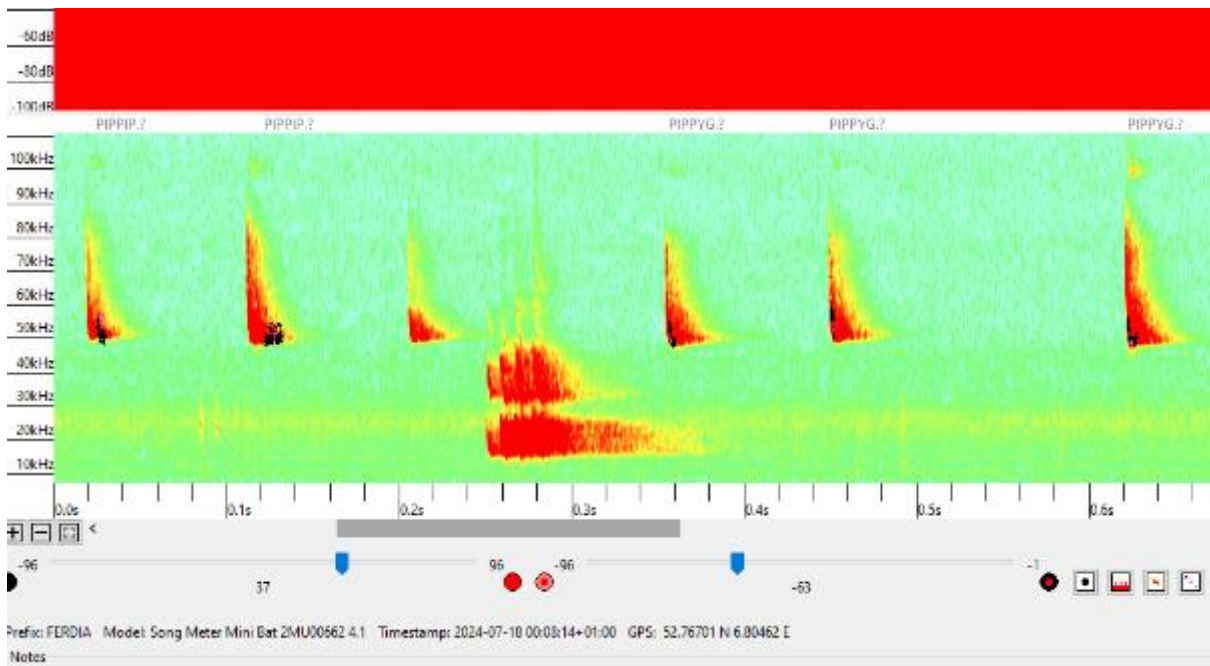
July 17, Buildings 1-8

The survey recommenced on 17th 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

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3	Data	FORDA_20240712_020201.wav	FORDA_20240712_023201.wav		NYCUB	20	20	1.000000	
4	Data	FORDA_20240712_020215.wav	FORDA_20240712_023215.wav		NYCUB	14	14	1.000000	
5	Data	FORDA_20240712_020230.wav	FORDA_20240712_023230.wav		NYCUB	12	7	0.583000	
6	Data	FORDA_20240712_020232.wav	FORDA_20240712_023232.wav		NYCUB	5	5	1.000000	
7	Data	FORDA_20240712_020248.wav	FORDA_20240712_023248.wav		NYCUB	5	5	1.000000	
8	Data	FORDA_20240712_020250.wav	FORDA_20240712_023250.wav		NYCUB	2	2	0.713000	
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10	Data	FORDA_20240712_020258.wav	FORDA_20240712_023258.wav		NYCUB	2	2	1.000000	
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12	Data	FORDA_20240712_020314.wav	FORDA_20240712_023314.wav		NYCUB	2	2	0.433000	
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243	Data	FFR04_20240719_05092.wav	FFR04_20240719_05092_000.wav		FFFF	4	4	0.880000	
244	Data	FFR04_20240719_05093.wav	FFR04_20240719_05093_000.wav		FFFF	6	6	0.990000	
245	Data	FFR04_20240719_05094.wav	FFR04_20240719_05094_000.wav		FFFF	5	5	0.280000	
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252	Data	FFR04_20240719_05101.wav	FFR04_20240719_05101_000.wav		FFFF	6	5	0.830000	
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254	Data	FFR04_20240719_05103.wav	FFR04_20240719_05103_000.wav		FFFF	4	3	0.750000	
255	Data	FFR04_20240719_05104.wav	FFR04_20240719_05104_000.wav		FFFF	4	3	0.750000	
256	Data	FFR04_20240719_05105.wav	FFR04_20240719_05105_000.wav		FFFF	4	4	1.000000	
257	Data	FFR04_20240719_05106.wav	FFR04_20240719_05106_000.wav		FFFF	5	4	0.800000	
258	Data	FFR04_20240719_05107.wav	FFR04_20240719_05107_000.wav		FFFF	1	4	0.400000	
259	Data	FFR04_20240719_05108.wav	FFR04_20240719_05108_000.wav		FFFF	3	3	1.000000	
260	Data	FFR04_20240719_05109.wav	FFR04_20240719_05109_000.wav		FFFF	4	3	0.750000	
261	Data	FFR04_20240719_05110.wav	FFR04_20240719_05110_000.wav		FFFF	2	1	0.500000	
262	Data	FFR04_20240719_05111.wav	FFR04_20240719_05111_000.wav		FFFF	2	1	0.500000	
263	Data	FFR04_20240719_05112.wav	FFR04_20240719_05112_000.wav		FFFF	16	17	1.060000	
264	Data	FFR04_20240719_05113.wav	FFR04_20240719_05113_000.wav		FFFF	16	16	1.000000	
265	Data	FFR04_20240719_05114.wav	FFR04_20240719_05114_000.wav		FFFF	16	15	1.000000	
266	Data	FFR04_20240719_05115.wav	FFR04_20240719_05115_000.wav		FFFF	18	18	1.000000	
267	Data	FFR04_20240719_05116.wav	FFR04_20240719_05116_000.wav		FFFF	19	13	0.680000	
268	Data	FFR04_20240719_05117.wav	FFR04_20240719_05117_000.wav		FFFF	11	11	1.000000	
269	Data	FFR04_20240719_05118.wav	FFR04_20240719_05118_000.wav		FFFF	13	11	0.840000	
270	Data	FFR04_20240719_05119.wav	FFR04_20240719_05119_000.wav		FFFF	10	10	1.000000	
271	Data	FFR04_20240719_05120.wav	FFR04_20240719_05120_000.wav		FFFF	10	4	0.400000	
272	Data	FFR04_20240719_05121.wav	FFR04_20240719_05121_000.wav		FFFF	8	6	0.750000	
273	Data	FFR04_20240719_05122.wav	FFR04_20240719_05122_000.wav		FFFF	10	6	0.600000	
274	Data	FFR04_20240719_05123.wav	FFR04_20240719_05123_000.wav		FFFF	11	6	0.540000	
275	Data	FFR04_20240719_05124.wav	FFR04_20240719_05124_000.wav		FFFF	5	5	1.000000	
276	Data	FFR04_20240719_05125.wav	FFR04_20240719_05125_000.wav		FFFF	5	5	1.000000	
277	Data	FFR04_20240719_05126.wav	FFR04_20240719_05126_000.wav		FFFF	3	2	0.660000	
278	Data	FFR04_20240719_05127.wav	FFR04_20240719_05127_000.wav		FFFF	2	2	1.000000	
279	Data	FFR04_20240719_05128.wav	FFR04_20240719_05128_000.wav		FFFF	5	5	1.000000	

Appendix V

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

	BUILD	IN FILE	OUT FILES	OUT FILE.Z	AUTO ID	PULSES	MATCHING	MATCH RATIO	MANU ID
1	Data	BUL1004_20240709_05140.wav	BUL1004_20240709_05140_000.wav		NYC104	24	26	0.920000	None
2	Data	BUL1004_20240709_05141.wav	BUL1004_20240709_05141_000.wav		NYC104	14	14	1.000000	
3	Data	BUL1004_20240709_05142.wav	BUL1004_20240709_05142_000.wav		NYC104	6	6	1.000000	
4	Data	BUL1004_20240709_05143.wav	BUL1004_20240709_05143_000.wav		NYC104	4	4	1.000000	
5	Data	BUL1004_20240709_05144.wav	BUL1004_20240709_05144_000.wav		NYC104	3	3	1.000000	
6	Data	BUL1004_20240709_05145.wav	BUL1004_20240709_05145_000.wav		NYC104	2	2	1.000000	
7	Data	BUL1004_20240709_05146.wav	BUL1004_20240709_05146_000.wav		NYC104	3	3	1.000000	
8	Data	BUL1004_20240709_05147.wav	BUL1004_20240709_05147_000.wav		NYC104	5	5	1.000000	
9	Data	BUL1004_20240709_05148.wav	BUL1004_20240709_05148_000.wav		NYC104	2	2	1.000000	
10	Data	BUL1004_20240709_05149.wav	BUL1004_20240709_05149_000.wav		NYC104	2	2	1.000000	
11	Data	BUL1004_20240709_05150.wav	BUL1004_20240709_05150_000.wav		NYC104	2	2	1.000000	
12	Data	BUL1004_20240709_05151.wav	BUL1004_20240709_05151_000.wav		NYC104	2	2	1.000000	
13	Data	BUL1004_20240709_05152.wav	BUL1004_20240709_05152_000.wav		NYC104	2	2	1.000000	
14	Data	BUL1004_20240709_05153.wav	BUL1004_20240709_05153_000.wav		NYC104	2	2	1.000000	
15	Data	BUL1004_20240709_05154.wav	BUL1004_20240709_05154_000.wav		NYC104	2	2	0.850000	
16	Data	BUL1004_20240709_05155.wav	BUL1004_20240709_05155_000.wav		NYC104	4	2	0.500000	
17	Data	BUL1004_20240709_05156.wav	BUL1004_20240709_05156_000.wav		NYC104	1	1	1.000000	
18	Data	BUL1004_20240709_05157.wav	BUL1004_20240709_05157_000.wav		NYC104	2	2	0.000000	

	FOURS	IN REF	OUT FEEDS	OUT REF 2	AUTO ID	PUSBS	MATCHING	BATCH RATIO	NUMBER
357	Data	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	4	4	1.000000	
358	Data	[[{"Y":2024,"M":07,"D":20,"T":00:01:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	5	4	0.800000	
359	Data	[[{"Y":2024,"M":07,"D":20,"T":00:02:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	5	4	0.800000	
360	Data	[[{"Y":2024,"M":07,"D":20,"T":00:03:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	5	3	1.000000	
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363	Data	[[{"Y":2024,"M":07,"D":20,"T":00:06:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	3	3	1.000000	
364	Data	[[{"Y":2024,"M":07,"D":20,"T":00:07:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	3	3	1.000000	
365	Data	[[{"Y":2024,"M":07,"D":20,"T":00:08:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	3	3	1.000000	
366	Data	[[{"Y":2024,"M":07,"D":20,"T":00:09:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	3	3	1.000000	
367	Data	[[{"Y":2024,"M":07,"D":20,"T":00:10:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	3	3	1.000000	
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372	Data	[[{"Y":2024,"M":07,"D":20,"T":00:15:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	7	3	0.428571	
373	Data	[[{"Y":2024,"M":07,"D":20,"T":00:16:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	7	3	0.428571	
374	Data	[[{"Y":2024,"M":07,"D":20,"T":00:17:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	2	2	1.000000	
375	Data	[[{"Y":2024,"M":07,"D":20,"T":00:18:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	7	3	0.428571	
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377	Data	[[{"Y":2024,"M":07,"D":20,"T":00:20:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	7	3	0.428571	
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382	Data	[[{"Y":2024,"M":07,"D":20,"T":00:25:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	2	1	0.500000	
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387	Data	[[{"Y":2024,"M":07,"D":20,"T":00:30:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	16	16	1.000000	
388	Data	[[{"Y":2024,"M":07,"D":20,"T":00:31:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	10	10	1.000000	
389	Data	[[{"Y":2024,"M":07,"D":20,"T":00:32:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	10	10	1.000000	
390	Data	[[{"Y":2024,"M":07,"D":20,"T":00:33:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	10	10	1.000000	
391	Data	[[{"Y":2024,"M":07,"D":20,"T":00:34:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	10	10	1.000000	
392	Data	[[{"Y":2024,"M":07,"D":20,"T":00:35:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	11	9	0.818182	
393	Data	[[{"Y":2024,"M":07,"D":20,"T":00:36:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	4	3	0.750000	
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396	Data	[[{"Y":2024,"M":07,"D":20,"T":00:39:00}]]	[[{"Y":2024,"M":07,"D":20,"T":00:00:00}]]		FFFF	7	2	0.285714	
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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 www.nhbs.com 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

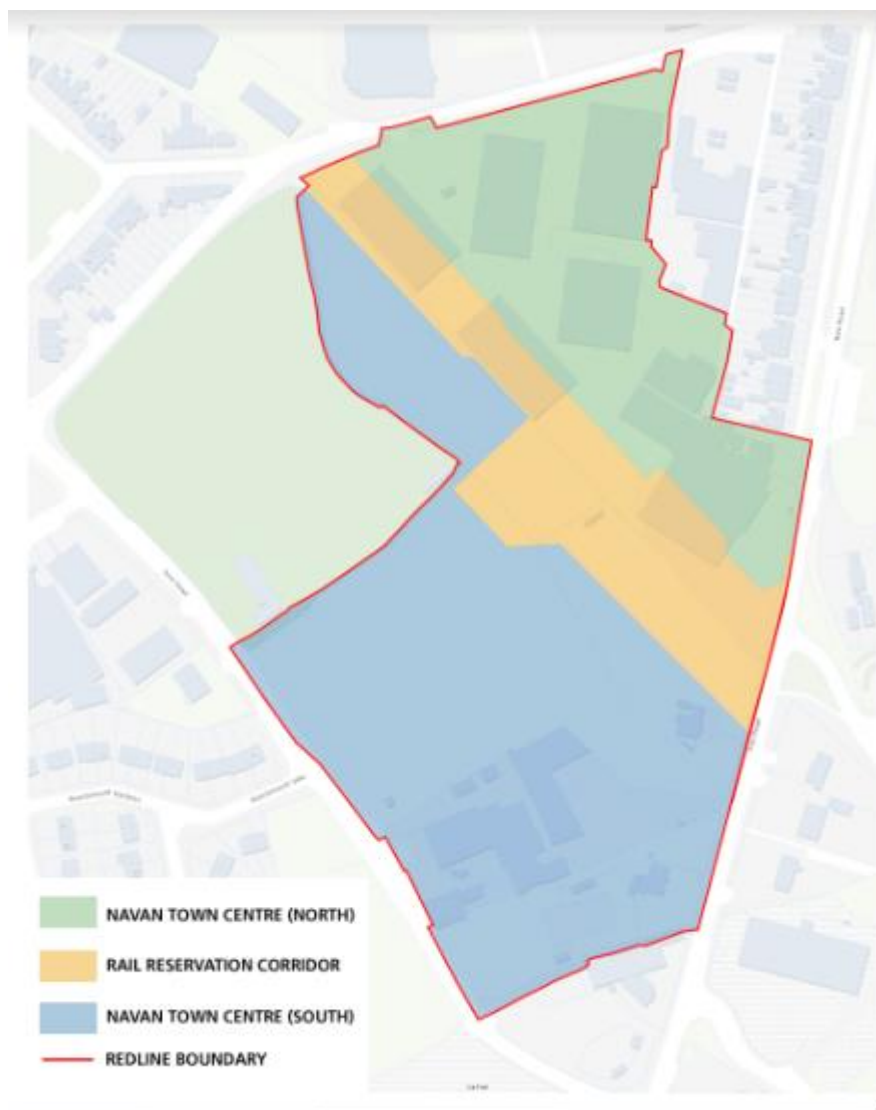
F2.2 Location, ownership and status

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 Dunbooyne”

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 devices. 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.

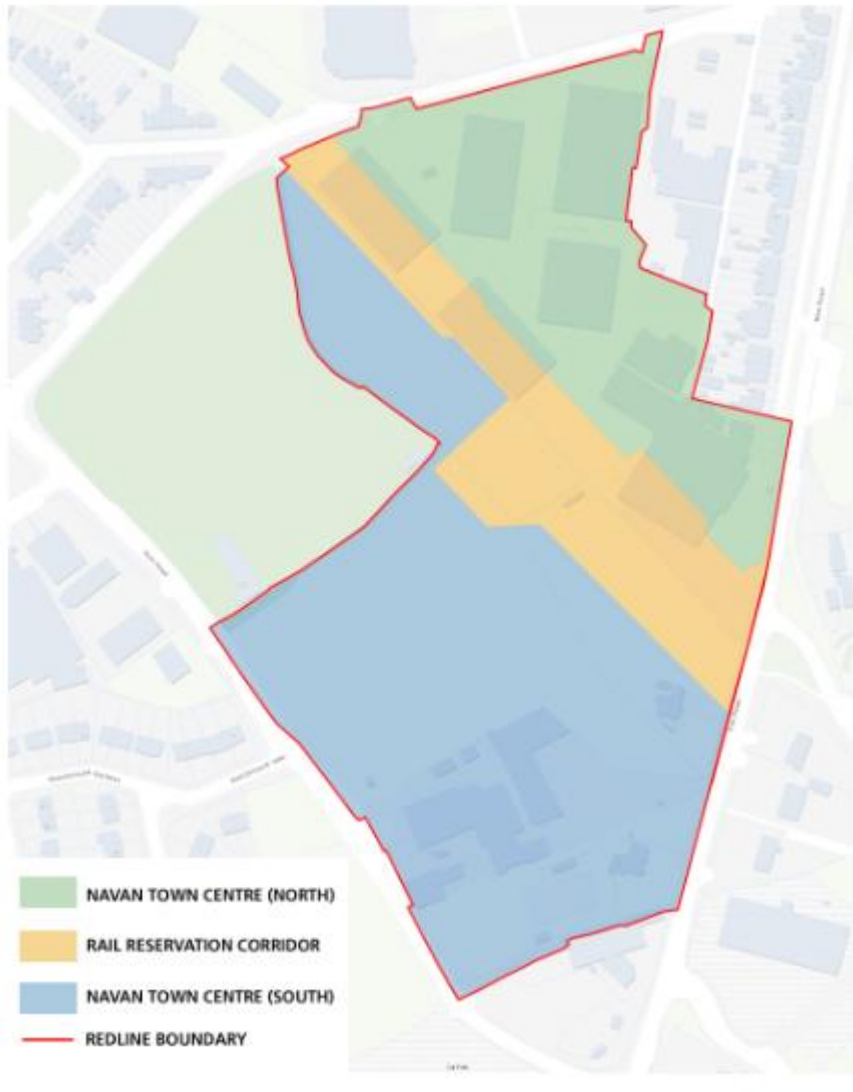
F7 Site plan to show all work covered by the licence



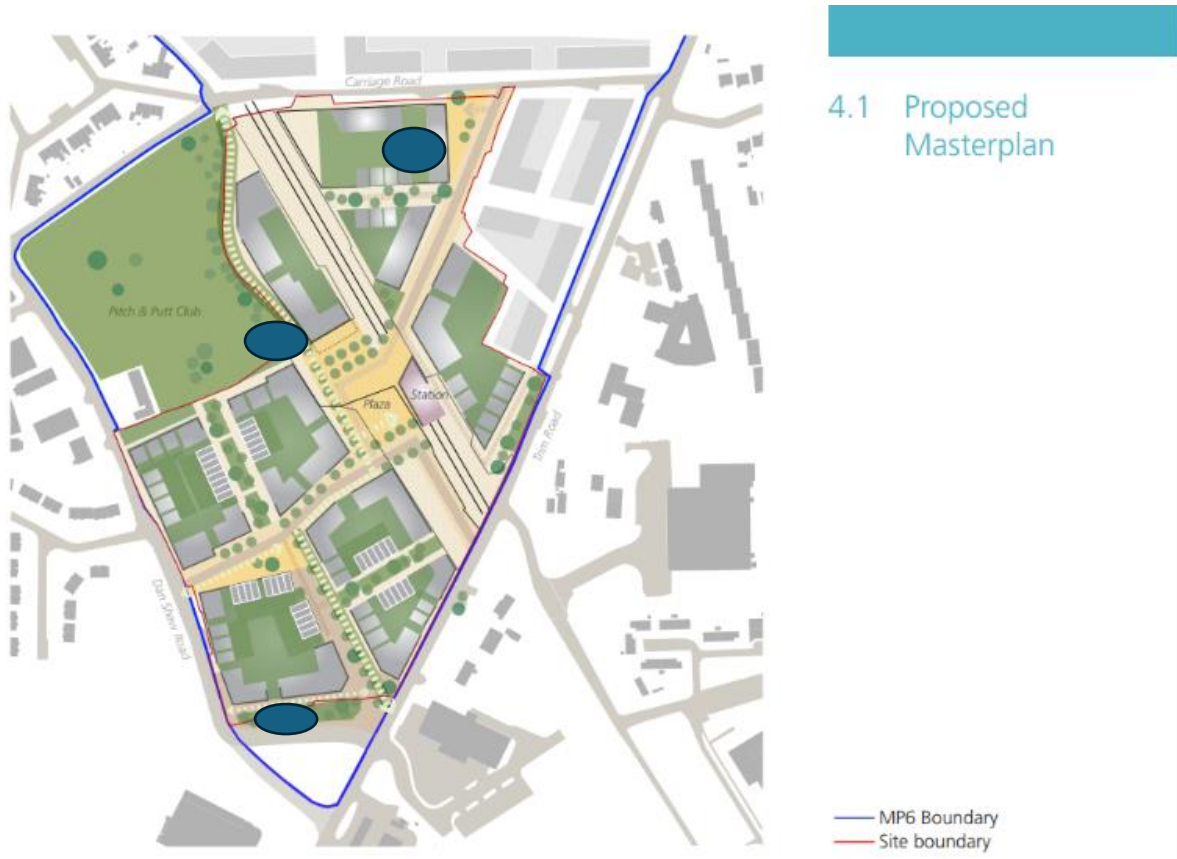
4.1 Proposed Masterplan

— MP6 Boundary
— Site boundary

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



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 www.nhbs.com 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.

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

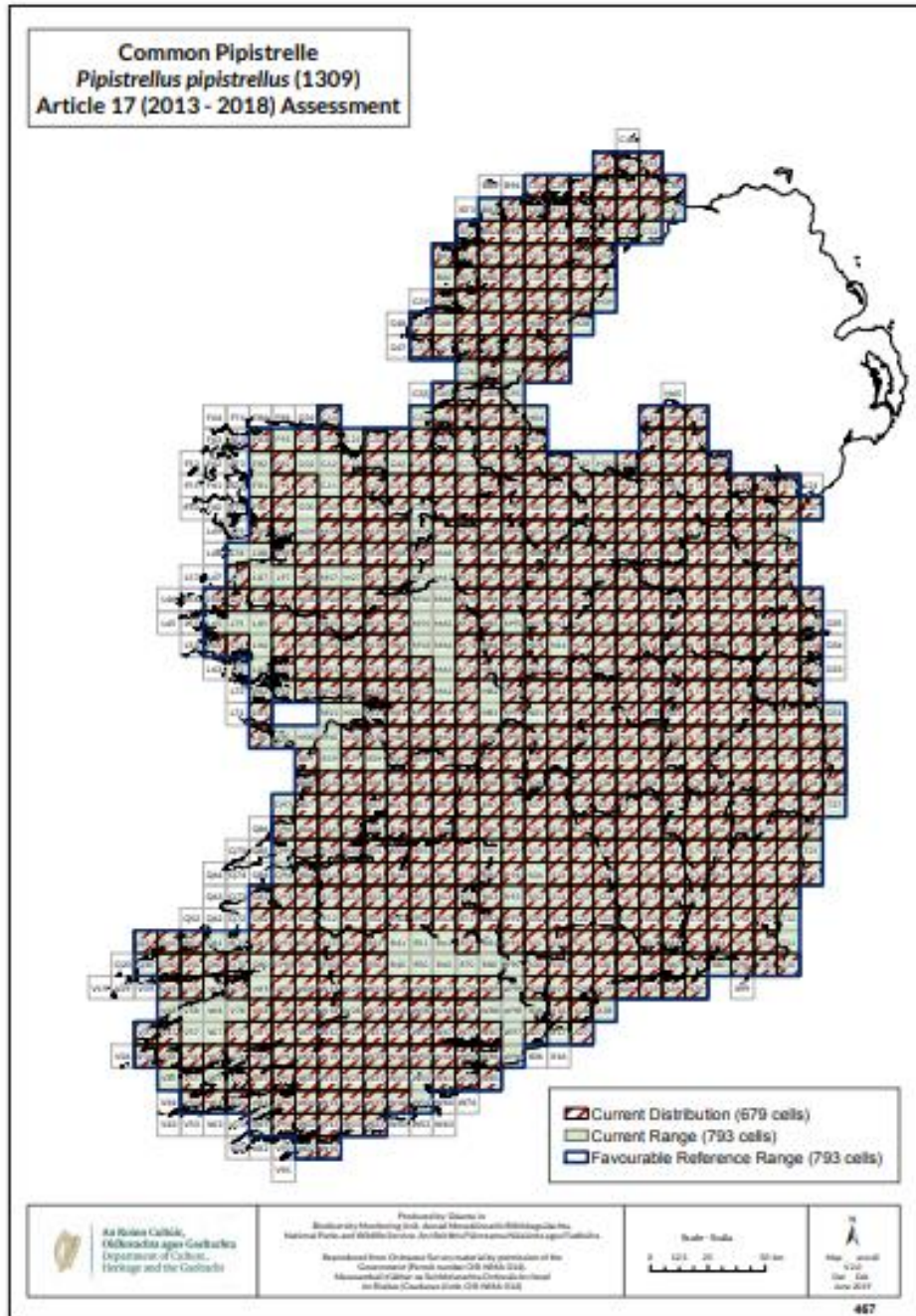
Common pipistrelle

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 <i>Good / Poor / Bad / Unknown</i>
	b) Population <i>Good / Poor / Bad / Unknown</i>
	c) Habitat of the species <i>Good / Poor / Bad / Unknown</i>
10.2 Additional information <i>Optional</i>	Ongoing car-based bat monitoring provides evidence for a significant increase in the population; there is no evidence of any decline in 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 km²

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	<u>Good</u> / Poor / Bad / Unknown
	b) Population	<u>Good</u> / Poor / Bad / Unknown
	c) Habitat of the species	<u>Good</u> / Poor / Bad / Unknown
10.2 Additional information <i>Optional</i>	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 prospects of these parameters are considered to be good.	

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

Article 17 report format 2013-2018

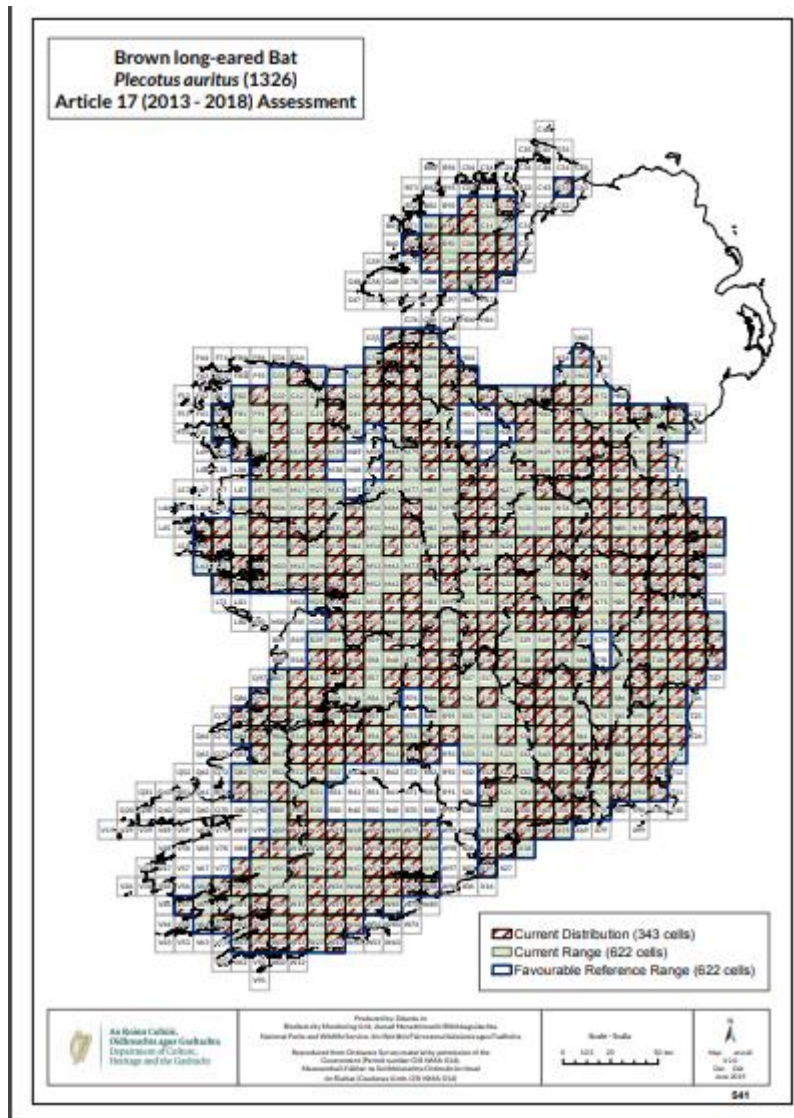
538

1326 Brown Long-eared Bat (*Plecotus auritus*)

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

J Annexes

J1 Management and maintenance plan

J2 Pre-existing survey report(s)

All previous reports are attached with this application.