

# Dromore Stables, Ruan, Co Clare

## Lesser Horseshoe Bat Roost



Report on Proposed Works 2024-2025  
To accompany derogation license application

*REVISED DECEMBER 2024*

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## Introduction

This report accompanies an application for a derogation license to facilitate conservation works to the Heritage Council-owned site at Dromore Stables, Ruan, Co Clare (see site location and site plan attached).

As required on the derogation license application form, this report contains the following information:

<b>11.1</b>	Explanation as to why the derogation licence sought is the only available option for works and no suitable alternative exists as per Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations.	<input checked="" type="checkbox"/>
<b>11.2</b>	Evidence that actions permitted by a derogation licence will not be detrimental to the maintenance of the populations of the species to which the Habitats Directive relates at a favourable conservation status in their natural range as is required under Section 54(2) of the European Communities (Birds and Natural Habitats) Regulations.	<input checked="" type="checkbox"/>
<b>11.3</b>	Details of any mitigation measures planned for the species affected by the derogation at the location, along with evidence that such mitigation has been successful elsewhere.	<input checked="" type="checkbox"/>
<b>11.4</b>	As much information as possible to allow a decision to be made on this application.	<input checked="" type="checkbox"/>

**Explanation as to why the derogation licence sought is the only available option for works and no suitable alternative exists as per Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations.**

**This site is in the ownership of the Heritage Council because of its importance as a Lesser Horseshoe Bat roost. It was purchased by the Council in the 1990s to protect the roost and is not used for any other purpose. As a historic structure, the building is deteriorating due to weathering. The works undertaken last year and planned for completion this year are solely and only for the protection of the building as a bat roost. The roof, windows and doors required repair to keep the site the bats on site dry, warm and safe from predators.**

**The “do nothing option” would have resulted in the loss of the roof, and the deterioration of the windows and doors to the extent that rain, wind and predators could get in. The completed works will keep the roof sound, and the planned works for this season (replacement of the repaired windows and doors) will keep the weather and predators out. Again, this is solely and entirely for the benefit of the bats, and is planned on the recommendation of NPWS Conservation Ranger Dr Sinead Biggane and Vincent Wildlife**

**Trust mammal specialist, Dr Kate McAney. The building is not used for any other purpose, other than as a bat roost.**

## Site Description

Dromore Stables is part of the Dromore Woods and Lough SAC (Site Code 00032), Co Clare. Situated in central Clare, 9 km north-west of Ennis, the Dromore Woods and Loughs SAC site lies on the southern edge of the Clare limestone. The topography is a continuation of the Burren type landscape although at a lower elevation, with most of the land lying between 15 and 35 m. The site includes several lakes which are mostly linked by the River Fergus.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority; numbers in brackets are Natura 2000 codes):

[3150] Natural Eutrophic Lakes

[6430] Hydrophilous Tall Herb Communities

[8240] Limestone Pavement\*

[1303] Lesser Horseshoe Bat (*Rhinolophus hipposideros*)

[1355] Otter (*Lutra lutra*)

The stables at Dromore are managed by the Heritage Council solely for the benefit of the breeding Lesser Horseshoe Bat population.

## Requirement for works

A building condition report commissioned by the Heritage Council in 2018 (enclosed with this report) highlighted some issues at Dromore Stables which required attention in order to ensure the site continued to be suitable and safe for breeding Lesser Horseshoe Bats. The works planned for 2024-25 are part of this programme of works which commenced in 2021. The works are necessary and central to the long-term maintenance of Dromore Stables, an established maternity Lesser Horseshoe Bat (*Rhinolophus hipposideros*) roost and SAC (#000032), which when occupied can hold numbers close to 350 individuals.

These works are essential to the long-term wellbeing of the site and the bats. Necessary works have been delayed as long as possible to ensure the wellbeing of the bats and are designed with full knowledge and assistance from NPWS ranger (Dr. Sinead Biggane) and aided by Dr. Kate McAney (The Vincent Wildlife Trust). In 2021 we applied and were successful in receiving a similar derogation (Licence No.: DER/BAT 2021 – 121) and all works/report were submitted on time as requested/necessary.

The works outlined are a continuation of works commenced in early 2024, for which a license was granted (Licence No.: DER/BAT 2024 - 02) and relate to necessary roof repairs to slates, parging and guttering to ensure the site remains weather tight – some minor works to ground floor windows and doors are also facilitated to ensure they remain a barrier to vermin, in particular pine marten and brown rats, which are known to attempt to access the building.

Works to the roof and rainwater goods were completed in early 2024, all that now remains is the repairs to windows and doors.

## Mitigation

Works will not commence until confirmation has been received from NPWS that all bats have left the site. Steering group members will monitor the site and the works on a regular basis, and works will stop in the unlikely event that bats are encountered. The contractor will have mobile number for both Heritage Council and local NPWS staff and will be briefed on action to take if bats are encountered.

Works will be completed before bats arrive back at the site in the spring. If works are not complete, all works will be halted when bats return to the site. This will be agreed on the ground with the NPWS.

## Technical Advisory Group

The site is owned by the Heritage Council and managed in collaboration with a Technical Advisory Group made up of the following members:

- Dr Sinead Biggane, Conservation Range, National Parks and Wildlife Service

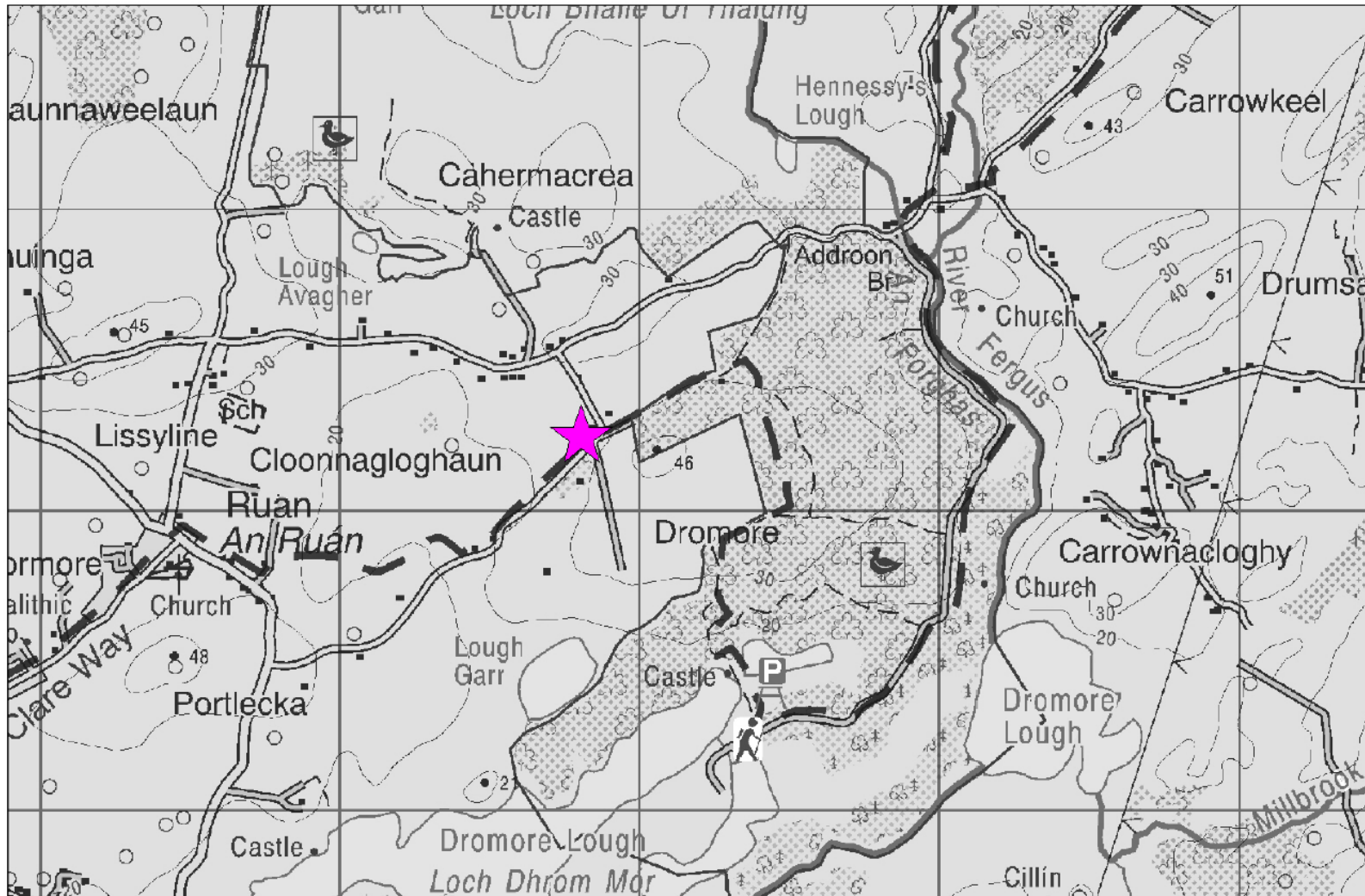
- Congella Maguire, Heritage Officer, Clare County Council
- Dr Kate McAney, Vincent Wildlife Trust.

The Heritage Council lead for the project is Catherine Casey (B.Sc. (hons) Zoology, M.Sc. Ecology), Head of Climate Change.

Planned works and implementation and monitoring on the ground will all be carried out in partnership with Technical Advisory Group members.

Attached are site location maps, drawing of the site, and details of planned works.

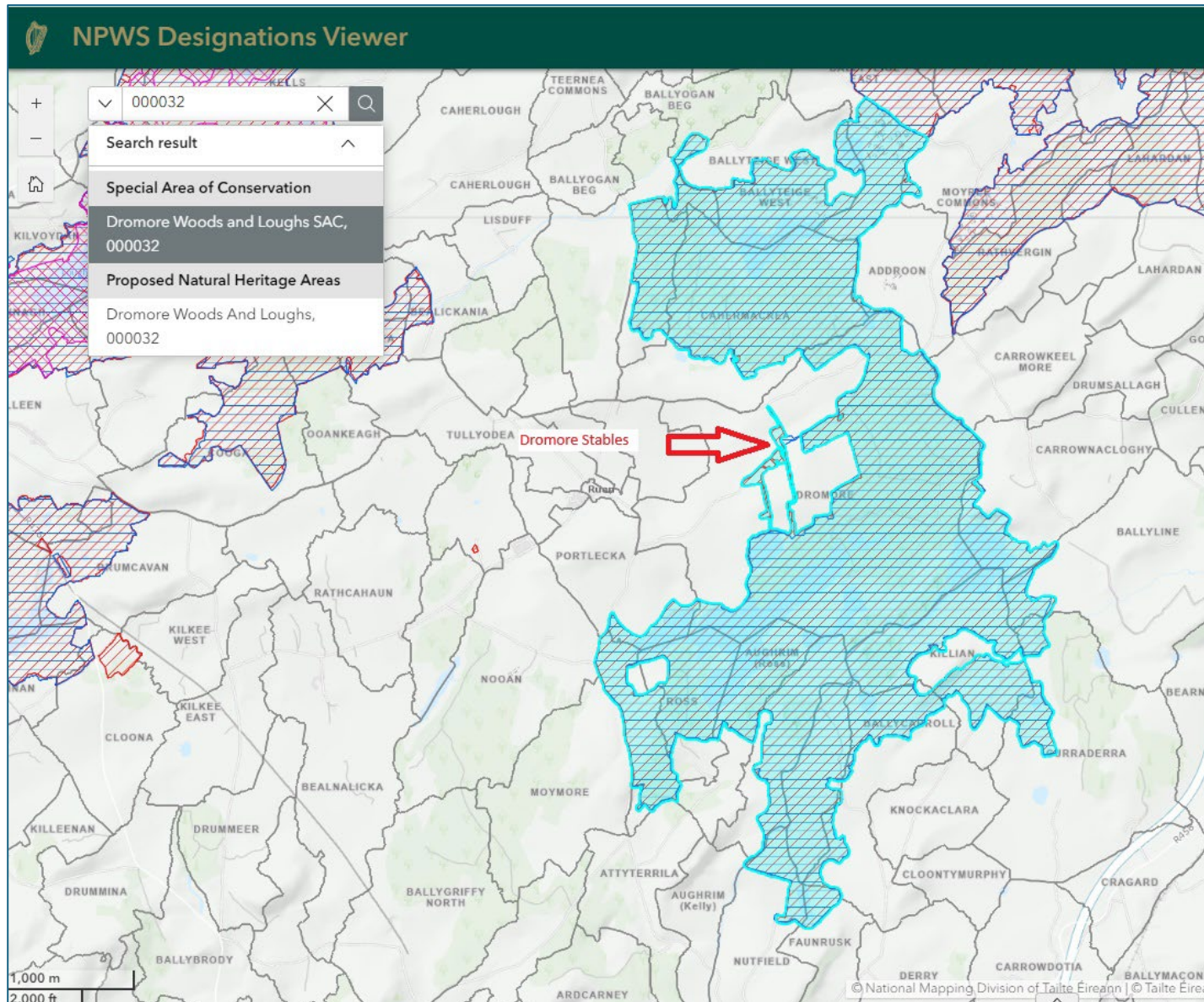
## Dromore Site Location



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Licence Number: 2016/18/CCMA/Clare County Council.

Dromore  
Not To Scale

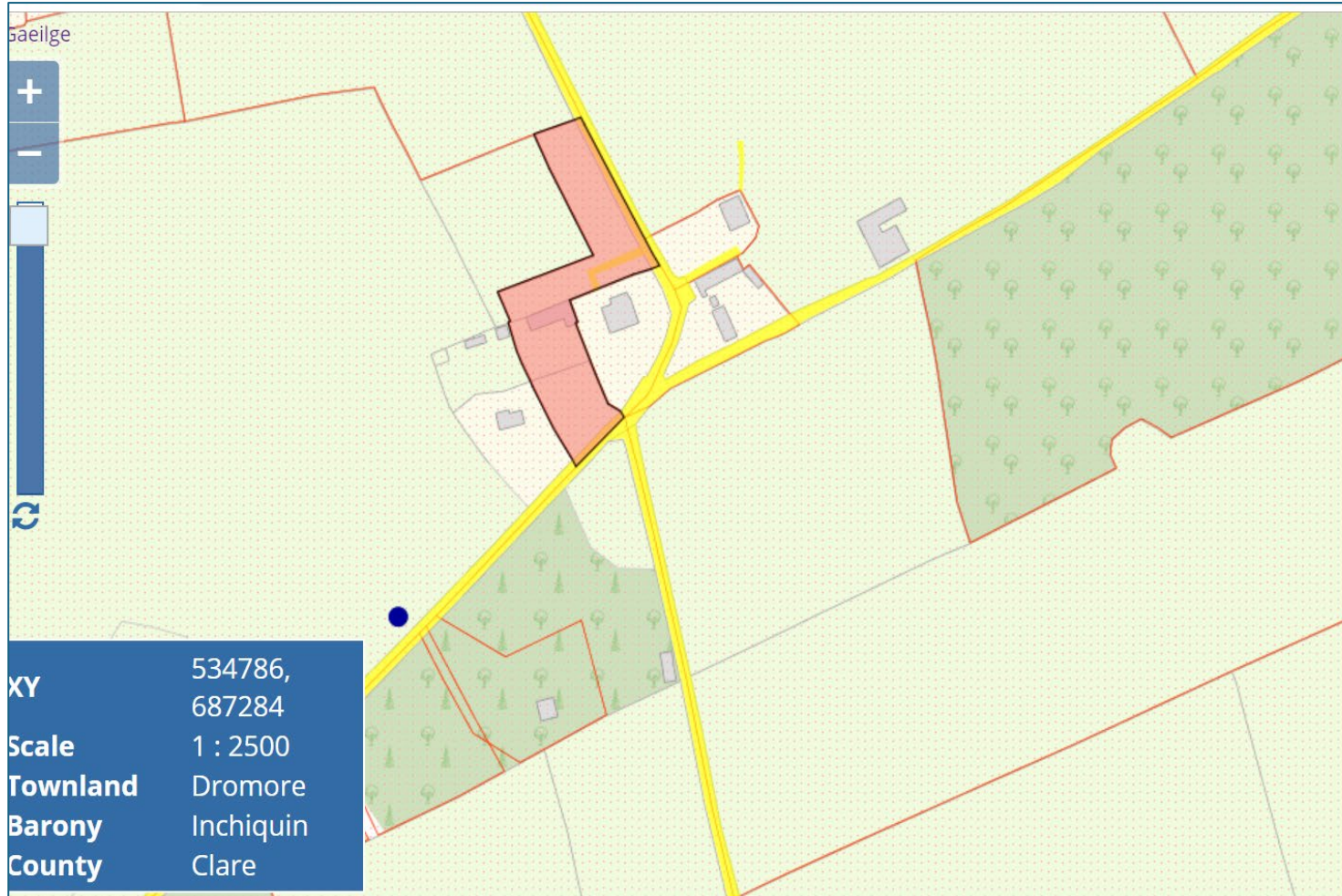
# Dromore Woods and Loughs SAC





# Site Plan: Dromore Stables

Folio CE28679



The map displays a site plan for 'Dromore Stables'. A yellow road runs diagonally across the site. A large red-shaded area represents the main building footprint. To the right, a green-shaded area with a tree icon pattern represents a wooded or landscaped area. A blue dot is located on the road in the lower-left quadrant. The map includes a zoom control on the left and a 'Property Details' sidebar on the right.

XY	534786, 687284
Scale	1 : 2500
Townland	Dromore
Barony	Inchiquin
County	Clare

**Property Details**

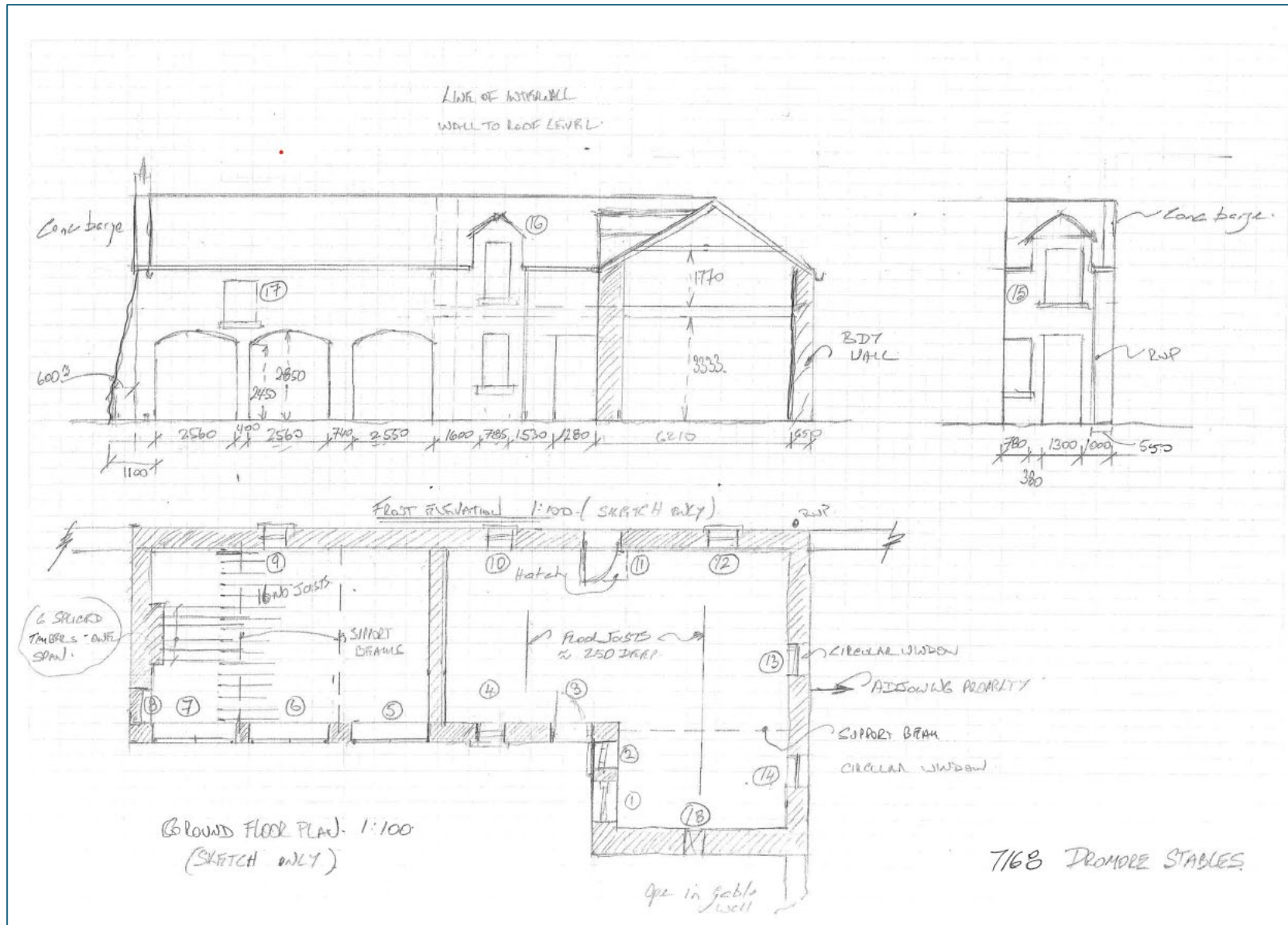
> Back

<b>Folio Number</b>	CE28679
<b>Title Level</b>	Freehold
<b>Plan Number</b>	7
<b>Property Number</b>	1
<b>Area of selected plans</b>	0.46 hectares.
<b>Number of Plans on this folio:</b>	1
<b>Address</b>	Not Available

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\*DDA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and [Rule](#)

# Dromore Stable Front Elevation and Ground Floor Plan



## Works Specification 2024-25

Specification of works to the stables are detailed on the following pages. Please note works carried out in early 2024 (under Licence) completed required works to Roof, Gutter and downpipes, Attic floor over stables and coach house. What remains to be completed are works to doors and windows as specified.

All work is necessary to maintain the importance of the site as a Lesser Horseshow Bat roost.

- Works will be overseen by Paddy Coleman and Associates, Consulting Engineers and Planners, Bank Place, Ennis Co Clare
- Contractor will be Colm O'Rourke, Corcon Construction, Inagh, Ennis, Co Clare
- Ecological oversight will be by the Heritage Council and members of the Dromore Technical advisory group.