

Planning Compliance
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

1st February 2022

Dear Sir/Madam,

RE: CONDITION 2 – DEVELOPMENT OF SINGLE DWELLING HOUSE AT MAIN STREET, NEWCASTLE
REF: SD21A/0247

I write on behalf of Cairn Homes Properties Ltd in respect of Ref: SD21A/0247. It is our intention to commence the development permitted under Ref: SD21A/0247 and to discharge the following condition as required prior to commencement.

Condition 2:

(a) Bats/Bat Emergence Survey

(i) No demolition works / site clearance works shall take place on the site until a full Bat Emergence Survey of the existing derelict cottage has been completed and that there is assurance that there are no bats roosting within.

(ii) The Bat Emergence Survey and assurance required under item (i) shall be submitted to the Planning Authority prior to any works taking place on the site.

(iii) The Bat Emergence Survey shall be carried out at an appropriate time of the year.

(b) All mitigation measures outlined in the bat survey (which are noted in the bat survey letter, dated 7th February 2019 by Dr. Tina Aughney) shall be fully implemented.

(c) External lighting proposals during and post construction shall strictly follow the guidelines set out in the bat report by Bat Eco Services.

Response:

(a) The below procedure has been proposed by Bat Eco Services to fulfil the requirements for a bat emergence survey.

1. Daytime Inspection of the building.

2. Static surveillance (for 10 nights) - placement of static recording unit to determine if there is any bat activity inside the building. This will be coupled with a 2nd unit outside for control and comparison.

3. Dusk survey on the 11th night - if no bat activity has been found, then the building is determined as bat free and there will need to be a procedure in place to remove the roof the next day.

N.B. Due to the transient nature of bats, the structure will only be deemed bat free at that point in time. If the roof is not removed immediately following the completion of the survey as detailed above, then the procedure will have to start again.

(b) All mitigation measures will be implemented as detailed in the bat report.

(c) External lighting will be implemented as detailed in the bat report.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'C. Teevan', with a long horizontal flourish extending to the right.

Christophe Teevan
Town Planner