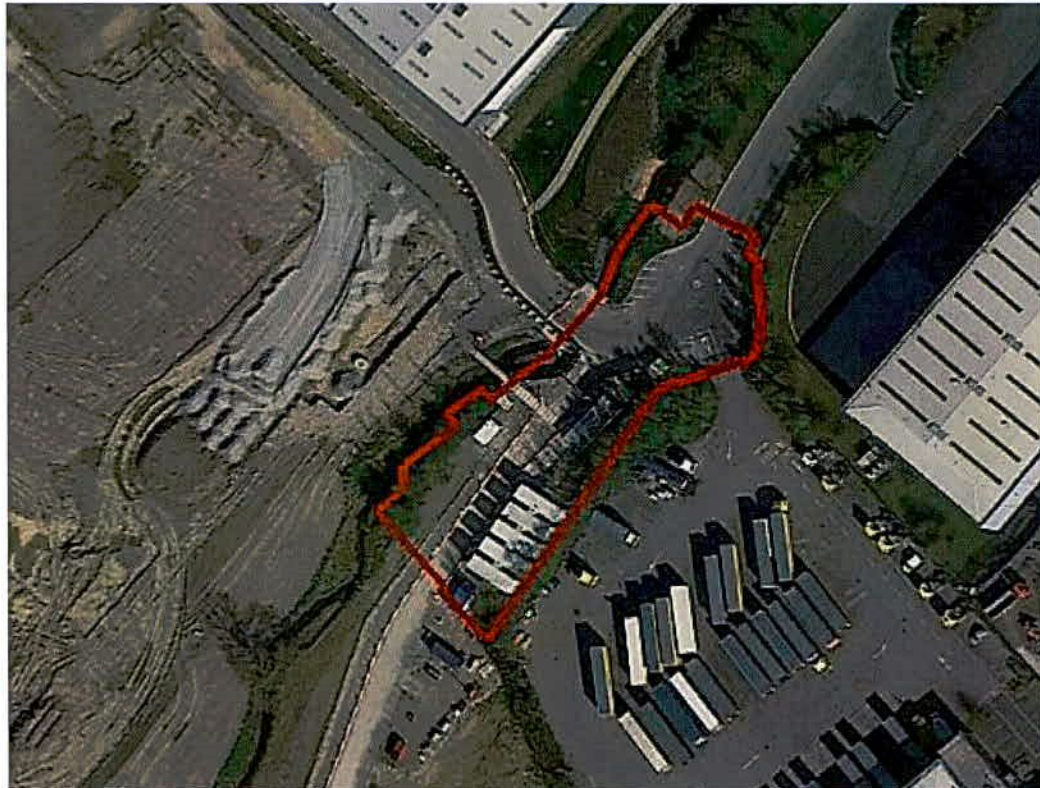


Bat Fauna Impact Assessment for the proposed Link Road to Clonlara Road development at Baldonnell Business Park, Baldonnell, Dublin 22.



24th May 2022

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: MLEU Dublin 3 Ltd. and Charles Greene

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Document Control Sheet			
Client	MLEU Dublin 3 Ltd. and Charles Greene		
Project	Bat Fauna Impact Assessment for the proposed development of a site at Baldonnell Business Park, Dublin 22.		
Report	Bat Fauna Impact Assessment		
Date	24 th May 2022		
Version	Author	Reviewed	Date
Draft 01	Bryan Deegan	Jack Doyle	10 th May 2022
Planning	Bryan Deegan		24 th May 2022

SUMMARY

Structure:	One temporary small prefabricated building is located on-site currently, which is used as the Mountpark Marketing Suite for the Mountpark Phase 2 development.
Location:	MLEU Dublin 3 Ltd. and Charles Greene intend to apply for planning permission for a proposed development of a link road to Clonlara road at a site at the townlands of Brownsbarn and Collegeland, Baldonnell Business Park, Baldonnell, Dublin 22.
Bat species present:	None present. No roosting activity noted. No foraging activity noted.
Proposed work:	Proposed link road and associated works to provide future access to undeveloped lands at townlands of Collegeland and Brownsbarn, Baldonnell, Dublin 22.
Impact on bats:	No impacts on roosting or foraging bats. The subject site is located within an active industrial estate that is brightly lit and is located proximate to a construction site. A derogation licence for the removal of roosting bats is not required.
Survey by:	Bryan Deegan MCIEEM
Survey date:	15 th October 2021.

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INTRODUCTION

SITE LOCATION

MLEU Dublin 3 Ltd. and Charles intend to apply for a planning permission for development of a new link road to Clonlara Road at a site at the townlands of Brownsbarn and Collegeland, Baldonnell Business Park, Dublin 22 (Figure 1).

The proposed development will consist of:

- The provision of an amended junction and new link road from the existing Clonlara Road to the currently undeveloped lands with Enterprise and Employment zoning objective south of the Camac River and North of the N7 National Route;
- Interim measures are included within the application to block access to the new road until such time as the undeveloped lands are being developed;
- All associated landscaping, infrastructure and site development works to facilitate the development.

LANDSCAPE

The proposed landscape masterplan for the subject site is demonstrated in Figure 2.

LIGHTING

The proposed lighting layout is demonstrated in Figure 3.

BAT SURVEY

This report presents the results of site visit by Bryan Deegan (MCIEEM) on the 15th October 2021 during which all hedgerows/trees were inspected for signs of bat use or presence. A bat emergent/detector and tree inspection survey was also carried out on the 15th October 2021.

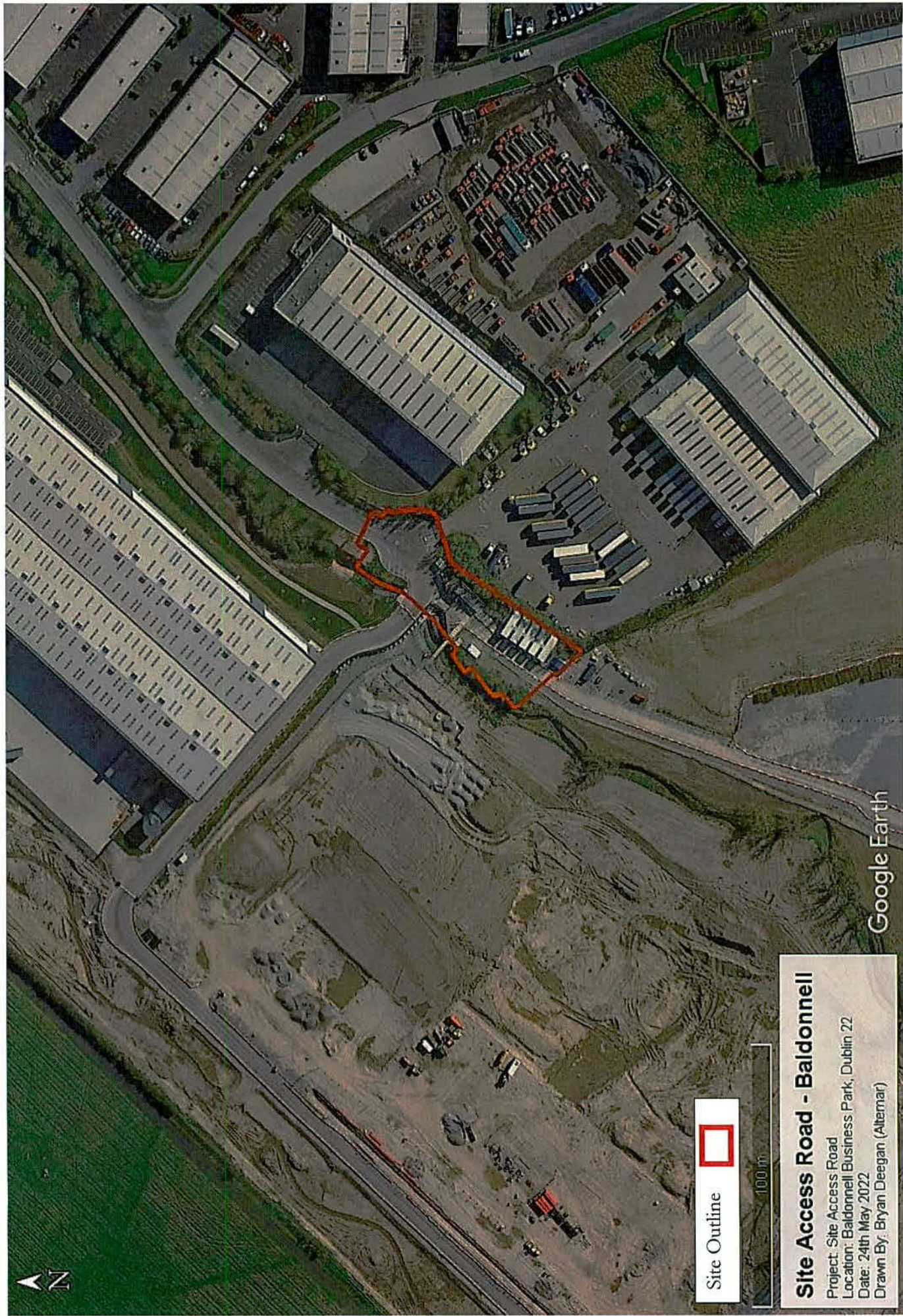
SURVEY METHODOLOGY

The presence of bats is assessed with reference to their signs; principally staining, droppings, feeding signs such as invertebrate prey remains and the presence of bat fly *Nycteribiidae* pupae, although direct observations are also occasionally made. The nature and type of habitats present onsite are also indicative of the species likely to be present. The trees on site were inspected for bat presence/access and an emergent survey carried out.

At dusk, a bat detector survey was carried out onsite using an echo meter touch 2 pro bat detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations.

SURVEY CONSTRAINTS

The detector survey was undertaken within the latter end of the active bat season. Weather conditions were good with mild temperatures of 15°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight. The survey was carried out at the latter end of the survey season but conditions were optimal for a bat assessment. There were no constraints in relation to the surveys carried out.



Site Outline 

100m

Site Access Road - Baldonnell

Project: Site Access Road
Location: Baldonnell Business Park, Dublin 22
Date: 24th May 2022
Drawn By: Bryan Deegan (Altermar)

Google Earth

Figure 1. Satellite Imagery of Site Location (Google Earth – dated 04/2021)

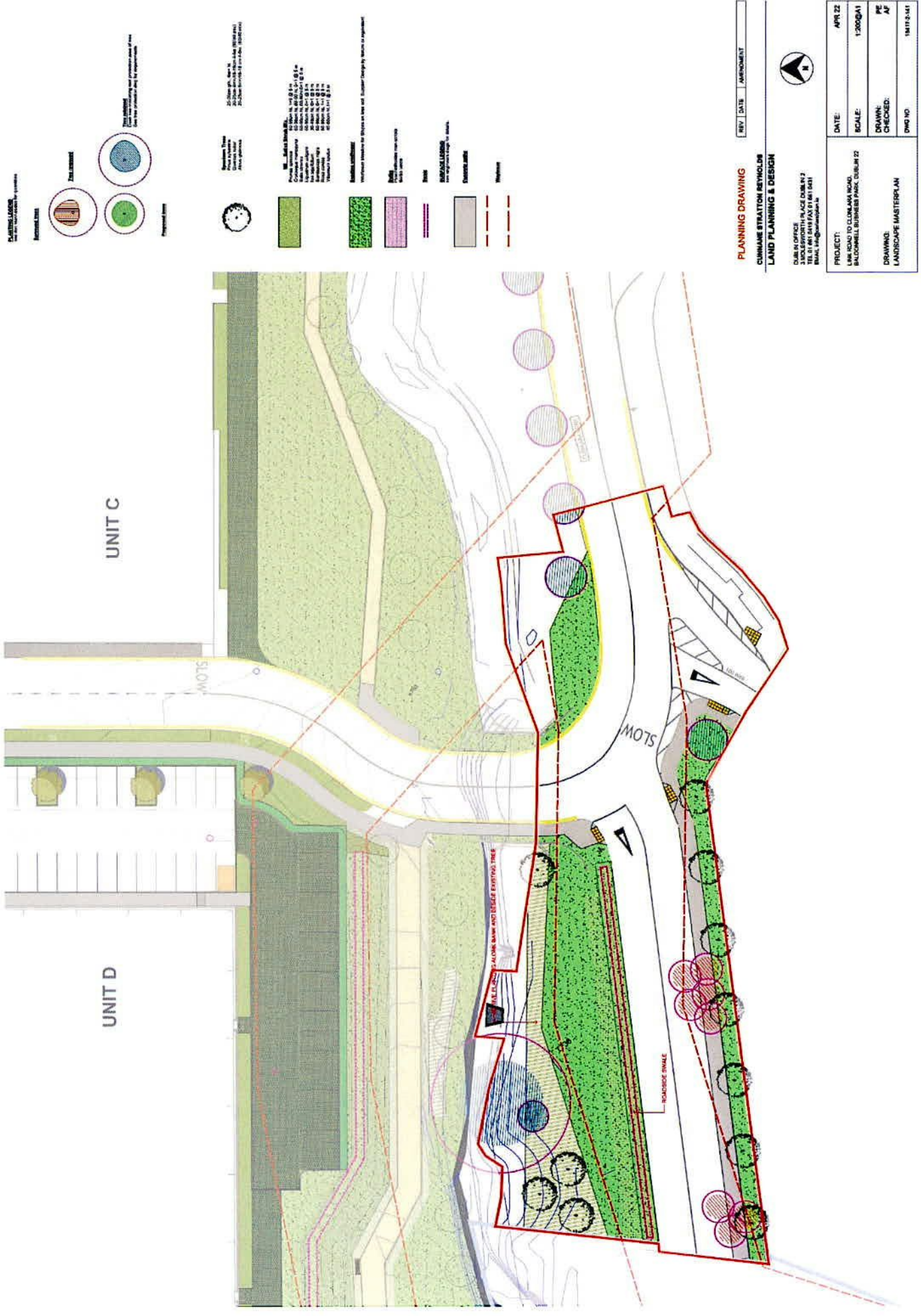
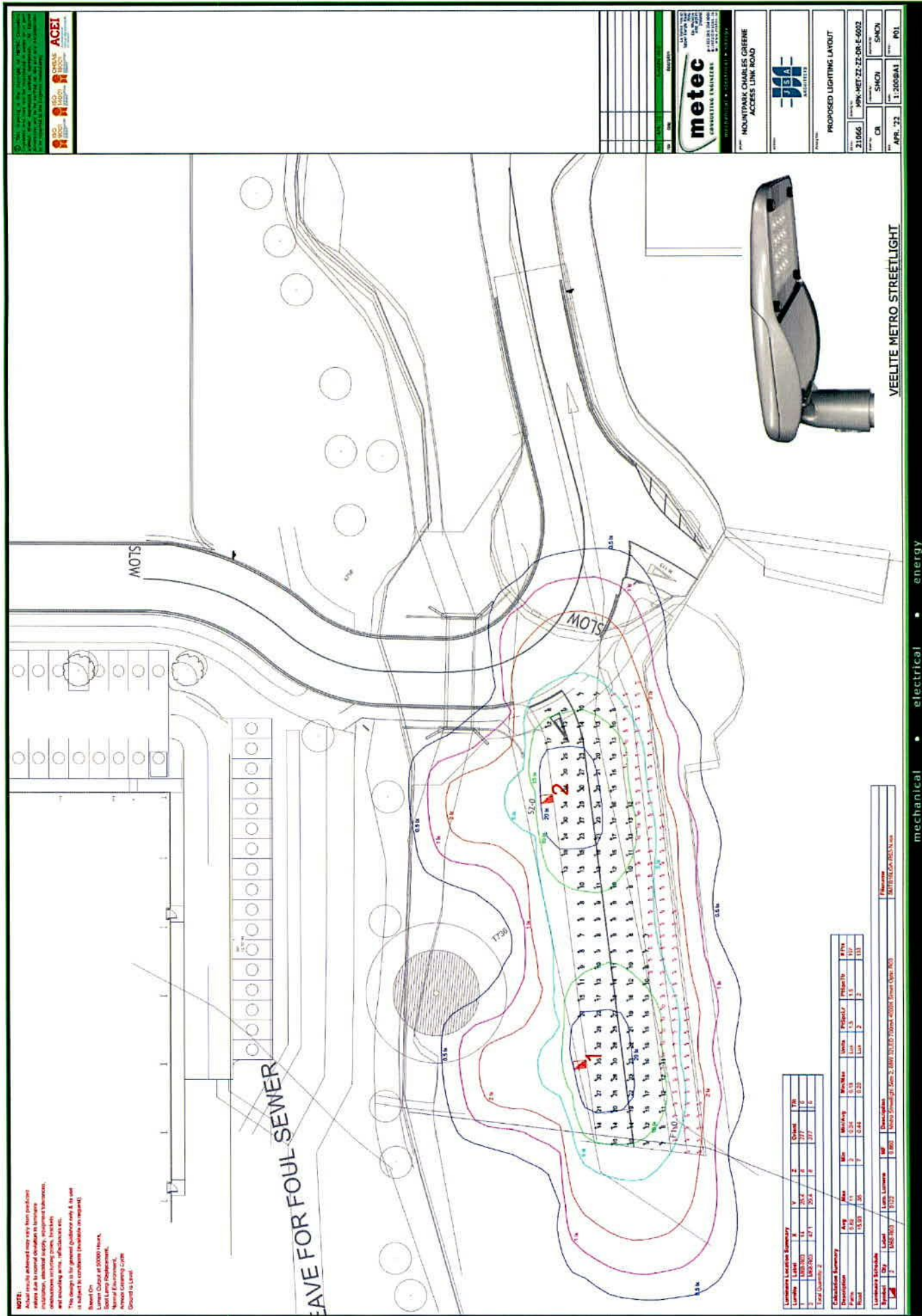


Figure 2. Proposed landscape masterplan



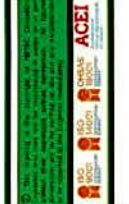
NOTE: Luminaire spacing is based on a 1000 lux level. The spacing will be adjusted to meet the required lux level. The spacing will be adjusted to meet the required lux level. The spacing will be adjusted to meet the required lux level.

Notes:
 1. Luminaire Output at 20000 Hours.
 2. Spill Lamp Replacement.
 3. Mounting Height.
 4. Mounting Location.
 5. Mounting Orientation.

Luminaire Location Summary	L	V	H	O	Other	Sum
Luminaire	1	2	3	4	5	6
Quantity	100	100	100	100	100	500
Area	1000	1000	1000	1000	1000	5000
Per Area	1	2	3	4	5	10
Total Quantity	100	100	100	100	100	500

Orientation Summary	Area	Per Area	Sum	Other	Sum
Orientation	1	2	3	4	5
Quantity	100	100	100	100	500
Area	1000	1000	1000	1000	5000
Per Area	1	2	3	4	10
Total Quantity	100	100	100	100	500

Luminaire Schedule	Area	Per Area	Sum	Other	Sum
Schedule	1	2	3	4	5
Quantity	100	100	100	100	500
Area	1000	1000	1000	1000	5000
Per Area	1	2	3	4	10
Total Quantity	100	100	100	100	500



ACES
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metec
 CONSULTING ENGINEERS

MOUNTBANK CHARLES GREENE
 ACCESS LINK ROAD

PROPOSED LIGHTING LAYOUT

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Figure 3. Proposed lighting layout

BAT ASSESSMENT FINDINGS

REVIEW OF LOCAL BAT RECORDS

The review of existing bat records (sourced from *Bat Conservation Ireland's* National Bat Records Database) within a 2km² reference grid (O02J) of the study area reveals that none of the nine known Irish species have been observed locally.

Following this, the National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded bat sightings in the wider area. This is visually represented in Figures 4 & 5. The following species were noted: Brown Long-eared Bat (*Plecotus auritus*), Lesser Noctule (*Nyctalus leisleri*), and Soprano Pipistrelle (*Pipistrellus pygmaeus*) (Figures 4 & 5).



Figure 4. Brown Long-eared Bat (*Plecotus auritus*) (yellow) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) (purple) (Source NBDC) (Site – red circle)

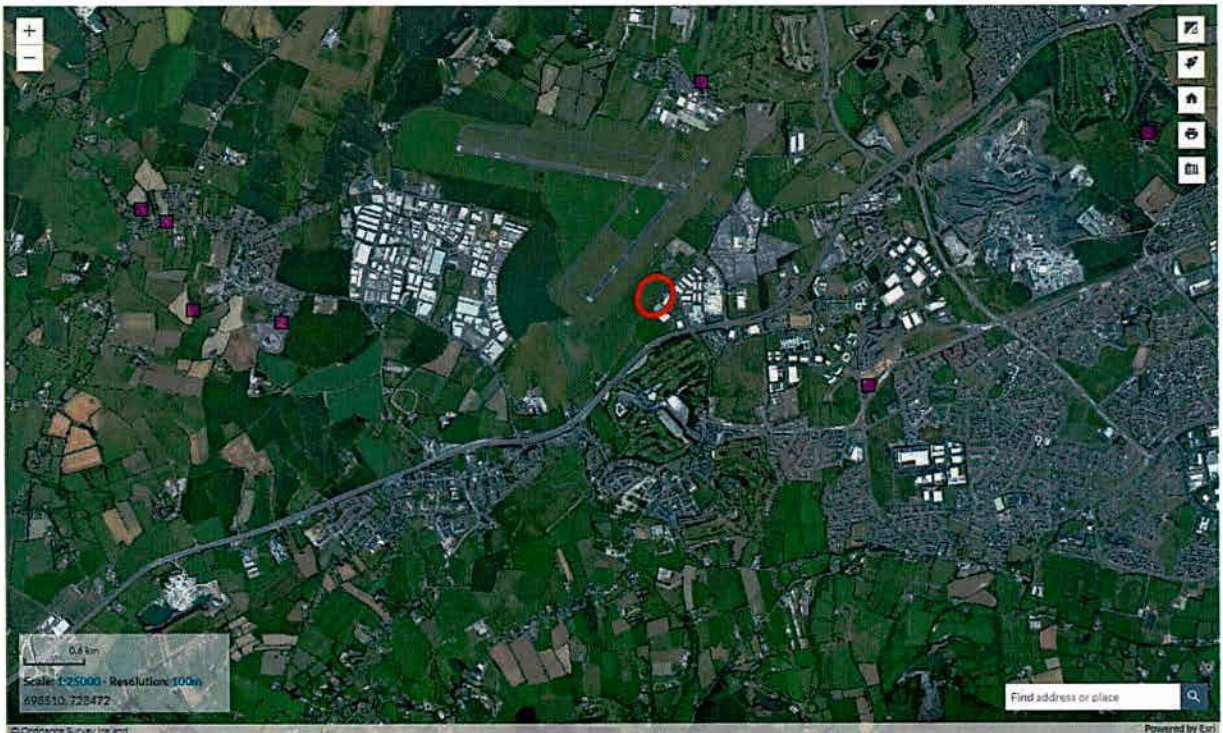


Figure 5. Lesser Noctule (*Nyctalus leisleri*) (purple) (Source NBDC) (Site – red circle)

PREVIOUS BAT SURVEYS IN SURROUNDING AREA

A Bat Fauna Assessment was prepared in August 2020 by Altemar Ltd. to accompany a planning application (Planning Ref. **SD20A/0215**) for a logistics/warehouse unit at lands located proximate to the subject site. A Soprano Pipistrelle (*Pipistrellus pygmaeus*) and a Leisler's bat (*Nyctalus leisleri*) were observed transiting proximate to the site. This report outlines the following predicted and residual impact of the development:

'There is no evidence of a current or past bat roost in trees on site, therefore no significant negative impacts on the roosting of these animals are expected to result from the proposed development. No foraging activity was noted within the site.'

A Bat Fauna Assessment was prepared in July 2021 by Altemar Ltd. to accompany a planning application (Planning Ref. **SD21A/0230**) for two logistics/warehouse units at lands located proximate to the subject site. A Leisler's Bat (*Nyctalus leisleri*) was noted transiting proximate to the site during a bat survey. This report outlines the following predicted and residual impact of the development:

'There is no evidence of a current or past bat roost in trees on site, therefore no significant negative impacts on the roosting of these animals are expected to result from the proposed development.'

POTENTIAL ROOST SURVEY

The site currently consists of an active temporary road and a construction site bordered by a line of trees along the north-west and south-east borders of the site. Given that the subject site is located within an active industrial estate, the site is well-lit. In relation to bat roosting potential the site was very poor. No bats were observed emerging from trees and no foraging was noted on site.



Plate 1. Trees bordering the subject site.

DETECTOR SURVEY

A bat emergent survey was carried out in optimal conditions at the latter end of the bat survey season. No bats were noted during the site survey. No foraging was noted on site. No bats were detected emerging from any of the onsite trees. The site is of poor foraging and roosting potential within a brightly lit area.

POTENTIAL IMPACTS OF PROPOSED REDEVELOPMENT ON BATS

No roosts or bats emerging from onsite trees were observed. The site has few features that would act as potential foraging or roosting areas. The hedgerows located along the watercourse to the western boundary of the site are too short to form a bat foraging corridor and are of poor bat roosting potential. The landscape surrounding the proposed site access road is a construction site and an active industrial estate, with few features of importance to bat species. This area borders the Baldonnel Aerodrome and, by the very nature of the restrictions in relation to landscaping, due to aerodrome H&S requirements, it will continue to be an open environment so long as the aerodrome is in existence. As a result, this wider area is not an important foraging area for bats as there are few areas for insects to swarm.

The proposed development would not result in a loss of foraging or roosting habitat. No bats were observed on site. No foraging was noted on site.

MITIGATION MEASURES

As no evidence of a bat roost or foraging was noted onsite, no mitigation measures in regard to the roosting or foraging of these animals are needed during the proposed works. The site is of very limited use to bats. There is also no requirement for a *National Parks and Wildlife Service* derogation licence application to allow the planned works.

PREDICTED AND RESIDUAL IMPACT OF THE PROPOSAL

There is no evidence of a current or past bat roost in trees on site, therefore no significant negative impacts on the roosting of these animals are expected to result from the proposed development. There is no significant residual negative impact on the bat population by the construction or operation of the proposed development.

REFERENCES

- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979
- EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992
- European Communities (Birds and Natural Habitats) Regulations 2011 Government of Ireland, Dublin
- Kelleher, C. and Marnell, F. 2007 *Bat Mitigation Guidelines for Ireland – Irish Wildlife Manuals No. 25*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin
- Marnell, F., Kingston, N. and Looney, D. 2009 *Ireland Red List No. 3: Terrestrial Mammals*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin
- Marnell, F., Kelleher, C. & Mullen, E. (2022) Bat mitigation guidelines for Ireland v2. *Irish Wildlife Manuals*, No. 134. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage, Ireland
- Wildlife Act 1976 and Wildlife Amendment Acts 2000 and 2010. Government of Ireland.

LEGAL STATUS AND CONSERVATION ISSUES – BATS

All Irish bat species are protected under the Wildlife Act (1976) and Wildlife Amendment Acts (2000 and 2010). Also, the EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive 1992), seeks to protect rare species, including bats, and their habitats and requires that appropriate monitoring of populations be undertaken. All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat *Rhinolophus hipposideros* is further listed under Annex II. Across Europe, they are further protected under the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982), which, in relation to bats, exists to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was instigated to protect migrant species across all European boundaries. The Irish government has ratified both these conventions.

All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat is further listed under Annex II.

The current status and legal protection of the known bat species occurring in Ireland is given in the following table.

Common and scientific name	Wildlife Act 1976 & Wildlife (Amendment) Acts 2000/2010	Irish Red List status	Habitats Directive	Bern & Bonn Conventions
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Yes	Least Concern	Annex IV	Appendix II
Soprano pipistrelle <i>P. pygmaeus</i>	Yes	Least Concern	Annex IV	Appendix II
Nathusius pipistrelle <i>P. nathusii</i>	Yes	Not referenced	Annex IV	Appendix II
Leisler's bat <i>Nyctalus leisleri</i>	Yes	Near Threatened	Annex IV	Appendix II
Brown long-eared bat <i>Plecotus auritus</i>	Yes	Least Concern	Annex IV	Appendix II
Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	Yes	Least Concern	Annex II Annex IV	Appendix II
Daubenton's bat <i>Myotis daubentonii</i>	Yes	Least Concern	Annex IV	Appendix II
Natterer's bat <i>M. nattereri</i>	Yes	Least Concern	Annex IV	Appendix II
Whiskered bat <i>M. mystacinus</i>	Yes	Least Concern	Annex IV	Appendix II
Brandt's bat <i>M. brandtii</i>	Yes	Data Deficient	Annex IV	Appendix II

Also, under existing legislation, the destruction, alteration or evacuation of a known bat roost is a notifiable action and a derogation licence has to be obtained from the *National Parks and Wildlife Service* before works can commence.

It should also be noted that any works interfering with bats and especially their roosts, including for instance, the installation of lighting in the vicinity of the latter, may only be carried out under a licence to derogate from Regulation 23 of the Habitats Regulations 1997, (which transposed the EU Habitats Directive into Irish law) issued by NPWS. The details with regards to appropriate assessments, the strict parameters within which derogation licences may be issued and the procedures by which and the order in relation to the planning and development regulations such licences should be obtained, are set out in Circular Letter NPWS 2/07 "Guidance on Compliance with Regulation 23 of the Habitats Regulations 1997 - strict protection of certain species/applications for derogation licences" issued on behalf of the Minister of the Environment, Heritage and Local Government on the 16th of May 2007.

Furthermore, on 21st September 2011, the Irish Government published the European Communities (Birds and Natural Habitats) Regulations 2011 which include the protection of the Irish bat fauna and further outline derogation licensing requirements re: European Protected Species.