

**Seamus Harte,
MCOH Architects
Old Church
Church Street
Portlaoise
Co. Laois.**

Date: 20-Nov-2024

Notification of decision regarding compliance submission SD22A/0352/C15

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22A/0352/C15

Please note that this submission has been assessed as set out in the report below:

Part A: To be completed by the Planning Compliance Section	
Planning Reference TP: An Bord Pleanála Ref:	SD22A/0352/C15
Development Address:	Colaiste Chilliain, Old Nangor Road, Clondalkin, Dublin 2

Scanned into iDocs is a copy of the application for the above development

Condition No. & Description:	Condition 15: Bat Survey
Date Compliance Details Received:	3/10/2024

Part B: To be completed by Internal Referee / Planner

Is the compliance submission deemed compliant?

Partially Compliant (as endorsed by Biodiversity Officer)

If no or partially non-compliant please state reason:

The Bat Report as submitted recommends a number of mitigation measures to address the potential impact on those bat species recorded as currently availing of the proposed development site for feeding and commuting.

The applicant is therefore required to review the Bat Report, and its bat mitigation measures, and to amend landscape drawings and lighting plans accordingly. These amendments are to:

- improve current planting proposals to better support local insect populations upon which bats feed, including the planting of sufficient nighttime flowering species for pollinating moth species. The applicant is directed to review the plant species recommended by the All-Ireland Pollinator Plan (All-Ireland Pollinator Plan species list - [http://www.biodiversityireland.ie/wordpress/wp\[1\]content/uploads/Pollinator-friendlyplanting-code-temporary-draft.pdf](http://www.biodiversityireland.ie/wordpress/wp[1]content/uploads/Pollinator-friendlyplanting-code-temporary-draft.pdf)) Consideration should be given to providing a range of vegetation heights, including by the use of ivy and climbers on walls.
- amend lighting plans on the site and along its boundaries to prevent or minimise significant light impacts on local bat populations. This will include the use of suitable bat-friendly lighting design and type, timing of lighting, use of sensor lights where appropriate, appropriate locations of lighting to reduce/minimise light pollution for bats, and appropriate planting of trees as screens against light pollution. The applicant is directed to the guideline documents on Bats and Lighting as listed in the submitted Bat Report.
- identify suitable locations for the installation of the number and type of bat boxes as recommended in the Bat Report.
- If bats are discovered at any stage of the building work, building work must cease and the NPWS Wildlife Conservation Ranger must be contacted.

The amendments as outlined above will be reviewed and implemented in conjunction with an experienced bat expert, details to be provided to the Planning Authority.

Revised landscape drawings and lighting plans are to be submitted for agreement to the Planning Authority to complete compliance for Condition 15.

REASON: To protect the biodiversity in the area

If partially compliant, please specify the discrete part thereof.	
Part(s) Compliant e.g. A, B	N/A
Part(s) Non-Compliant e.g. C	N/A
Report issued by:	Dean Middleton
Position:	Graduate Planner
Endorsed By (if applicable):	Caitlin O'Shea A/Senior Executive Planner
Date:	13/11/2024
Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons	
N/A	
Position:	N/A
Endorsed by:	N/A
Date	N/A

To confirm, the outcome of this submission is as follows: - COMPLIANCE PARTLY APPROVED

Yours faithfully,
M.C.

for Senior Planner