



PRE-DEMOLITION BAT SURVEY REPORT

Parkgate Street Development,
42A Parkgate St. Dublin

APRIL 2021

RUIRSIDE DEVELOPMENTS LIMITED

Eire Ecology, Moyglass, Loughrea, Co. Galway

Tel +353 (085) 1179428 www.EireEcology.ie

TABLE OF CONTENTS

1	INTRODUCTION	3
2	DESKTOP STUDY	5
2.1	BATS IN IRELAND – LEGISLATIVE PROTECTION	5
2.2	SITE LOCATION	6
2.3	BAT SPECIES RECORDED IN THE SURROUNDING AREA	6
3	SURVEY FINDINGS.....	8
3.1	SURVEY METHODOLOGY	8
3.2	SURVEY CONSTRAINTS	8
4	DISCUSSION	10
6	CONCLUSION	10

1 INTRODUCTION

This report details the findings of a wintering bat survey completed to accompany a planning application for the redevelopment of the Hickeys site on Parkgate Street. This report aims to; ensure that the basement of Building 1 which may have a potential winter bat roost according to the Biodiversity Mitigation Report (3.2.3) is checked prior to site clearance. Should a roost be found, a license will be obtained from the NPWS prior to any site clearance works, for the exclusion of bats.

The surveys undertaken are in line with recommendations in Chapter 11 of the Bat Conservation Trust 'Good Practice Guidelines, 3rd edition, 2016' (BCT, 2016) and The Irish Wildlife Manual No. 25' (Kelleher, 2006). The survey was designed and carried out by John Curtin B.Sc. (Env.). John has been carrying out bat surveys since 2012 and has completed over 100 surveys during this time. John has also completed the Bat Conservation Ireland, Bat Detector Workshop and Bat Handling Workshop which are the standard training for the carrying out of bat surveys in Ireland. He follows the Bat Conservation Ireland 'Good Practice Guidelines' (Aughney *et al.*, 2008). In addition, John is an active member of Bat Conservation Ireland, which monitor bat populations in Ireland, and facilitate the education of bat communities to the public.

The site in question refers to buildings and yard adjacent to the River Liffey and in close proximity to the Phoenix Park. The surrounds consist primarily of built lands with interspersed sections of treelines and amenity grassland.

This survey adds to previous bat surveys of the premises on the 26th and 27th of February 2020, 23rd and 24th of January 2020 and 25th and 26th of August 2020.

John holds the following licences.

Description	Licence No
Licence to capture protected wild animals for educational, scientific, or other purposes (bats)	C200/2019
Roost disturbance (bats)	Der/Bat 2019-74
Licence to photograph / film wild animals (bats)	123/2019

To assess the presence of wintering bats within building 1 prior to demolition, a survey was conducted on the 31st of March 2021.

A thorough examination of building 1 using ladder, high powered torch, a Seek Reveal XR FF thermal imaging device and an Ridgid CA-300 Inspection Camera (under Licence No: 111/2017) on site revealed no bats were using the buildings as a winter roost.

2 DESKTOP STUDY

2.1 BATS IN IRELAND – LEGISLATIVE PROTECTION

There are two main pieces of legislation which cover wildlife protection in Ireland – the Wildlife Act and the Habitats Regulations. These are outlined below, with reference to the protection afforded to bat species in Ireland.

The Wildlife Acts 1976 and 2000

The primary pieces of national legislation for the protection of wildlife in Ireland are the Wildlife Act (1976) and the Wildlife [Amendment] Act (2000). All species of bats in Ireland are listed on Schedule 5 of the 1976 Act, and are therefore subject to the provisions of Section 23, which make it an offence to:

- Intentionally kill, injure or take a bat
- Possess or control any live or dead specimen or anything derived from a bat
- Wilfully interfere with any structure or place used for breeding or resting by a bat
- Wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose

The Habitats Regulations 1997-2005

The EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) seeks to protect rare and vulnerable species and the habitats in which they are commonly found, and requires that appropriate monitoring of populations be undertaken. All bat species found in Ireland are listed under Annex IV of the Directive, while the lesser horseshoe bat is afforded further protection under Annex II. The Habitats Directive has been transposed into Irish law by the European Communities (Natural Habitats) Regulations 1997. All bat species are listed on the First Schedule and Section 23 of the regulations makes it an offence to:

- Deliberately capture or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat

Provision is made in the Regulations for the Environment Minister to grant, in strictly specified circumstances set out in that Regulation, a derogation license permitting any of the above activities “where there is no satisfactory alternative and the derogation is not 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”.

2.2 SITE LOCATION

The subject site is located off the R109; Parkgate Street (Grid Ref: E713625 N734393) adjacent to the River Liffey and near the Phoenix Park. The surrounds consist primarily of built lands with interspersed sections of treelines and amenity grassland.

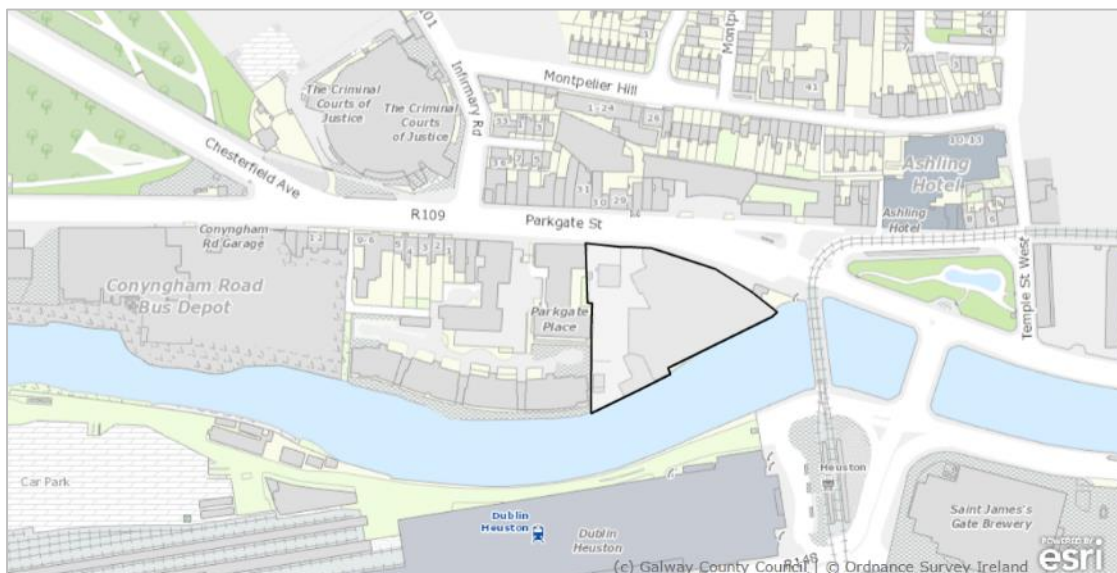


Figure 2-1: Location of proposed development

2.3 BAT SPECIES RECORDED IN THE SURROUNDING AREA

The NBDC database was consulted for details on bat records held for the site and the surroundings. The database was consulted on the 27/08/2020 for details on historical records from the site, the surrounding 1km (O1334), 2km (O13H). Results are outlined in **Table 2-2**. While a single species is recorded within the 1km square an additional six of the nine confirmed resident bat species known to occur in Ireland have been recorded within the 2km square the subject site resides in, much of these sightings recorded during an EIS survey completed by Paul Scott and during a Bioblitz in the same location withn the Phoenix Park some 1.8km from the subject site.

Table 2-1: Irish bat species recorded in the M42L 2km grid

Scientific name	Common name	Date of last record	Designation	Distance from subject site
<i>Myotis daubentonii</i>	Daubenton's Bat	19/05/2012	EU Habitats Directive >> Annex IV Wildlife Acts	1.8km to north-west within Phoenix Park
<i>Nyctalus leisleri</i>	Leisler's Bat	05/06/2012	EU Habitats Directive >> Annex IV Wildlife Acts	1.8km to north-west within Phoenix Park
<i>Pipistrellus pipistrellus sensu lato</i>	Pipistrelle	05/06/2012	EU Habitats Directive >> Annex IV Wildlife Acts	680m to the west by Kilmainham Hospital.
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	19/05/2012	EU Habitats Directive >> Annex IV Wildlife Acts	1.8km to north-west within Phoenix Park
<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	13/08/2007	EU Habitats Directive >> Annex IV Wildlife Acts	1.8km to north-west within Phoenix Park

3 SURVEY FINDINGS

3.1 SURVEY METHODOLOGY

A detailed inspection of building 1 was undertaken during daylight hours on the 31st March 2021. The aim was to establish if the basement of Building 1, which is due to be demolished, contains a winter bat roost. This was done by searching for evidence of bats including live and dead specimens, droppings, feeding remains, urine splashes, fur oil staining and noises.

A systematic search of all accessible interiors was also undertaken. Searches were carried out with the aid of binoculars, torches, an endoscope, thermal imaging device and a ladder and focused on walls, floors, roof beams, windowsills, lintels, shelves, tops of large equipment and furniture, etc.

3.2 SURVEY CONSTRAINTS

3.2.1 Habitats on site

Much of the site consists of buildings and artificial surfaces (BL3), with warehouses and buildings claiming much of the site. A boundary stone and concrete wall (BL1) encompasses much of the site both by the Parkgate Street and to the rear of the development, by the Liffey. A concrete entrance has in parts been succeeded and now forms recolonised bare ground (ED3).

3.2.2 Daylight inspection

A search was completed using ladder, high powered torch and endoscope.

The site consists of four buildings; Figure 1-3 showing their locations. Building 1 is a derelict dwelling whilst building 2 is a disused warehouse. Building 3; taking up the majority of the site contains a currently used warehouse and office backing onto the river wall. The final building examined is a small boiler room.

This survey focused on Building 1 on site and was examined for the presence of hibernating bats as it was identified to have potential winter bat roosts according to the Biodiversity

Mitigation Report (3.2.3). Searches were completed using ladder, high powered torch, thermal imaging device and endoscope.

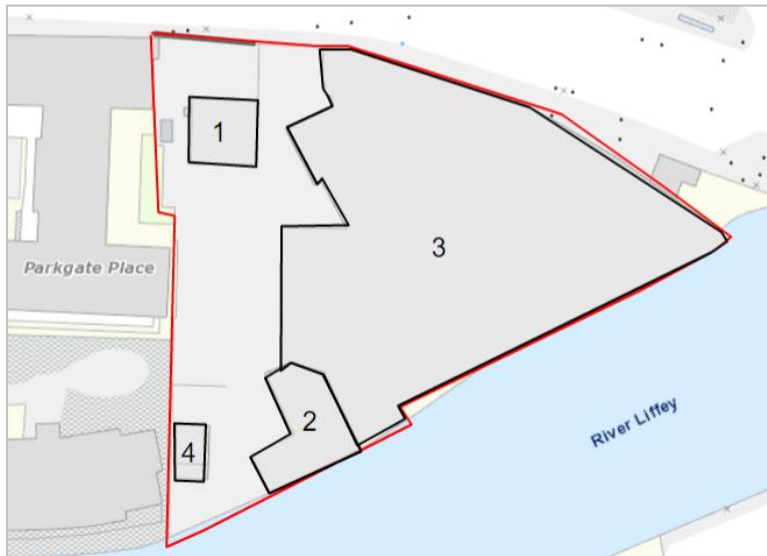


Figure 3-1: Location of buildings

3.2.3 Building 1

Building 1 is a plastered stone construct with a damaged slated roof. The downstairs windows are boarded up. Potential access points for bat are through some open windows upstairs, along with numerous gaps in the roof and eaves. All areas of the building was searched including curtains, chimneys and roof spaces, with particular attention given to searching the basement. Despite a thorough examination no evidence of bat usage was found.



Plate 3-1: Building 1 Parkgate



Plate 3-2: internal view



Plate 3-3: Internal view

Plate 3-4: Attic space

4 DISCUSSION

The survey provides a study of wintering bats using building 1 in the redevelopment site of former Hickeys site on Parkgate Street. Two previous day time bat surveys revealed the buildings showed no signs of usage by bats. A night-time bat survey on the 25th August 2020 reinforced these results showing very low levels of bat activity on the site despite acceptable weather conditions.

The survey revealed that the basement of Building 1 is not used by wintering bats. A thorough search of the building was conducted however no evidence of roosting bats were found.

5 CONCLUSION

This report details the findings of a Pre-Demolition bat survey completed as a requirement for the redevelopment of the Hickeys site on Parkgate Street, Dublin.

The site in question refers to buildings and yard adjacent to the Liffey and in close proximity to the Phoenix Park. The surrounds consist primarily of built lands with interspersed sections of treelines and amenity grassland. Previous daylight searches of the premises were conducted on 26th/27th February 2019 and 23rd/24th January 2020 and a night-time bat survey was conducted on the 25th August 2020. This survey was merely to examine if building 1 is used by wintering bats and should a roost be found, a license was to be obtained from the NPWS prior to any site clearance works, for the exclusion of bats.

No evidence of roosting bats was found in the building.