Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Mary Immaculate College

Applicant's Address: South Circular Road

Limerick

Telephone No. [redacted]

Name of Agent (if any): Quinn Architects

Address: 12 Barrington Street

Limerick

Telephone No. 061 312100

Address for Correspondence:

Quinn Architects

12 Barrington Street

Limerick

Location of Proposed development (Please include **EIRCODE**):

V94 VN26

South Circular Road, Limerick.

Description of Proposed development:

It is proposed to carry out maintenance and repair of the existing pitched slated roof over the Foundation Building. The works will require removal of all the slates and storage of same on site, removal of existing battens and replacing with new roofing felt and battens. Slates will be reinstated where found to be in good condition or if in poor condition supplemented with new or salvaged natural slates to match existing. Repair and maintenance works to existing cast iron gutters and downpipes will also be required. Refer also to the Method Statement included with this application for further detail.

Section of Exempted Development Regulations and/or section of the Act under which exemption is claimed:

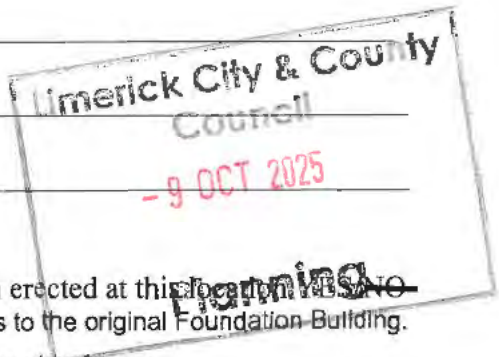
Section 57 (1) (a) the structure and (b) any element of the structure which contributes to its special architectural, historical, archaeological,artistic,cultural, scientific, social or technical interest.

Is this a Protected Structure or within the curtilage of a Protected Structure.
YES/~~NO~~

Applicant's interest in site: Owner

List of plans, drawings, etc. submitted with this application:

Please see separate Document Issue register attached to this application.



Have any previous extensions/structures been erected at this location? YES/~~NO~~
There have been many extensions over the years to the original Foundation Building.

If Yes please provide floor areas of all existing structures:

Relevant Existing Roof Area = 1,121sm

Foundation Building Gross Floor Area = 3,956sm (4 floors)

Signature of Applicant (or Agent)

NOTES: Application must be accompanied by:

(a) Fee of €80
(b) Site location map
(c) Site layout plan
(d) Dimensioned plans and elevations of the structure and any existing structures.
(e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

****

Application to be forwarded to:

Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67

Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie

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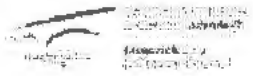

LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK

08/10/2025 12:46:09
Receipt No.: LA25/25192086
Customer Address:
QUINN ARCHITECTS
12 BARRINGTON STREET
LIMERICK
RE: BUILDING AT MARY IMMACULATE
COLLEGE
SOUTH CIRCULAR ROAD
LIMERICK

Code	Ref	Amount	VAT
PL041	EXEMPTION CERTIFICATES	80.00 EUR	0.00 EUR

Paid with: Cheque
Subtotal: 80.00 EUR
Tax (VAT): 0.00 EUR
Total: 80.00 EUR
Tendered: 80.00 EUR

From: CASH OFFICE HQ
VAT Reg No: 3267368TH

Please retain this receipt for your records

Please do not reply to this email

Composite Map
Ordnance Survey Ireland QA Licence No CYAL50444416
©Tailte Éireann / Government of Ireland
Sheet No.s 4743-06, 4743-07, 4743-11 & 4743-12.

CURRENT USES

1. FOUNDATION BUILDING & EXTENSIONS
   - MAIN RECEPTION
   - ADMINISTRATIVE OFFICES
   - ACADEMIC OFFICES
   - TEACHING SPACE
   - COMPUTER LABORATORIES
   - ART
   - MUSIC
   - GENERAL HALL
   - KITCHEN & CANTEEN
2. RESIDENTIAL BLOCK
   - STUDENT RESIDENCE
   - OFFICE
3. CHAPEL
4. LIBRARY
   - LIBRARY & MEDIA
   - LECTURE THEATRE
5. TARA BUILDING
   - TEACHING SPACES
   - LIME TREE THEATRE
   - STUDENT SERVICES
6. SUMMERVILLE HOUSE
   - TEACHING SPACE
   - ACADEMIC OFFICES
7. SUMMERVILLE LODGE
   - FRANCO-GERMAN LANGUAGE CENTRE
8. TAILTEAN BUILDING
   - SPORTS FACILITIES
   - DANCE STUDIO
9. SPORTS PITCH
10. TRAINING PITCH
11. DEVELOPMENT SITE
12. COURTBRACK STUDENT ACCOMMODATION
    - STUDENT RESIDENCE
13. O'DWYER HOUSE
    - INTERNATIONAL STUDENT RESIDENCE
14. LAUREL LODGE
    - DERELICT HOUSE (TO BE DEMOLISHED)
15. RICHMOND & HILLSBOROUGH HOUSES
    - VACANT RESIDENCE
16. GERARD HOUSE
    - ADMINISTRATIVE OFFICES
17. TEACHING BUILDING
    - TEACHING SPACE
18. JOHN HENRY NEWMAN BUILDING
    - POST GRADUATE & RESEARCH CENTRE
    - ACADEMIC OFFICES
    - SEMINAR ROOMS
19. NEWMAN HALL
    - CRAFTMAKERS SPACE / MULTI-PURPOSE USE

SITE OUTLINED IN BLUE IS WITHIN OWNERSHIP OF THE CLIENT.
SITE OUTLINED IN RED
PROPOSED ROOF WORKS AREA

REVISION	DATE	STAGE/BY	ISSUE	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO BE CHECKED ON SITE.
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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG. TITLE: FOUNDATION BUILDING.
SITE LOCATION MAP

JOB NO.	BLD. NO.	STATUS
2407	5000	SECTION 5 EXEMPTION APPL.

SCALES	DATE	DRAWN	CHECKED
1:400@A3	2025.08.20	BM	XX

FILE NAME	ISSUE	REV. NO.
2400-X-XXX-DR-QNA-AR-5000	P3	0

100mm INCREMENTS @A1

ELEVATION 3

ELEVATION 4

REVISION	DATE	AUTHORITY	FOR	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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QUINN Architects

JOB TITLE
MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG TITLE
FOUNDATION BUILDING
ELEVATIONS 3 & 4

JOB NO.	DWG NO.	STATUS
2407	5021	SECTION 5 EXEMPTION APPL.

SCALES	DATE	DRAWN	CHECKED
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FILE NAME	LAYER QTY	REV. NO.
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ELEVATION 1

ELEVATION 2

REVISION	DATE	DESTINATION	ISSUE	DESCRIPTION
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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG. TITLE: FOUNDATION BUILDING
ELEVATIONS 1 & 2

JOB NO.	DRG NO.	STATUS
2407	5020	SECTION 5 EXEMPTION APPL.

SCALE@	DATE	DRAWN BY	CHECKED BY
1:200@A3	2025.08.19	BM	XX

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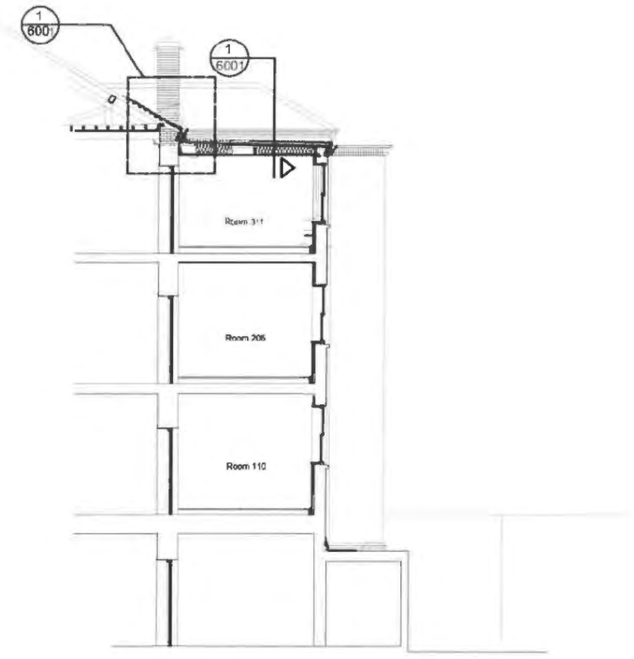
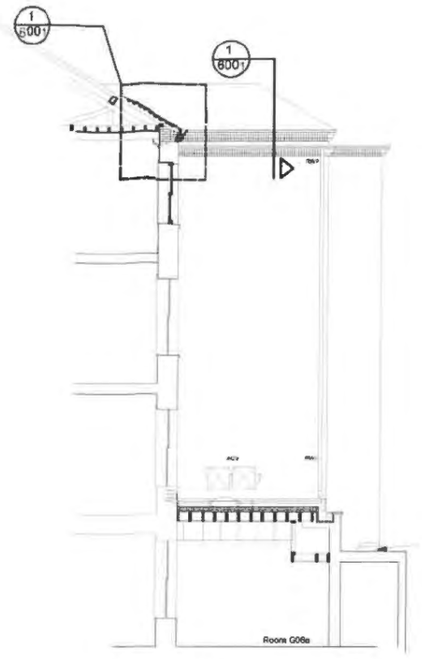


SECTION 10



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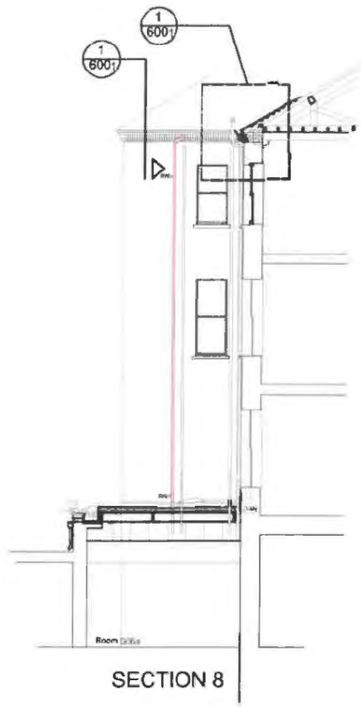
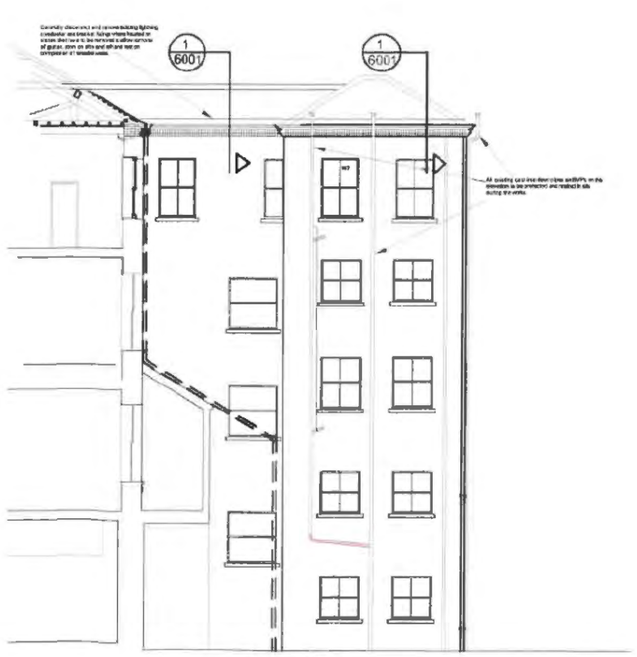


SECTION 8

SECTION 11



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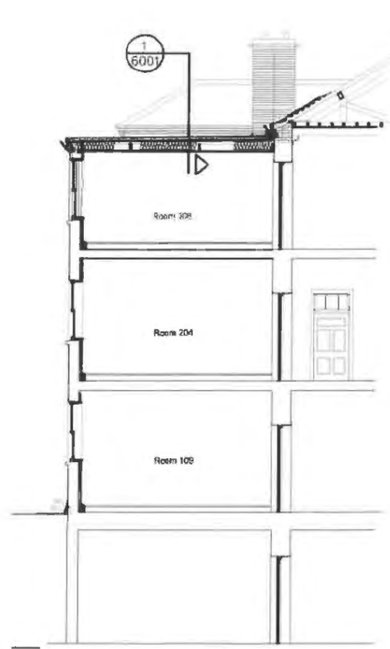

SECTION 13

REVISION	DATE	SUITABILITY	ISSUE	DESCRIPTION
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QUINN Architects

JOB TITLE
MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG. TITLE
FOUNDATION BUILDING
SECTIONS 8-8,9-9,10-10,11-11,12-12 &13-13

JOB NO.	DRG. NO.	STATUS
2407	5013	SECTION 5 EXEMPTION APPL.

SCALE@A1	DATE	DRAWN	CHECKED
1:200@A3	2025.08.19	BM	XX

FILE NAME	SUITABILITY	REV NO.
2400-X-XXX-DR-QNA-AR-5013	P3	0

SECTION 6

SECTION 7

revision	date	suitability	issue	description
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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JOB TITLE
MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG TITLE
FOUNDATION BUILDING
SECTIONS 6-6 & 7-7

JOB NO	DOC NO	STATUS
2407	5012	SECTION 5 EXEMPTION APPL.

SCALES	DATE	DRAWN	CHECKED
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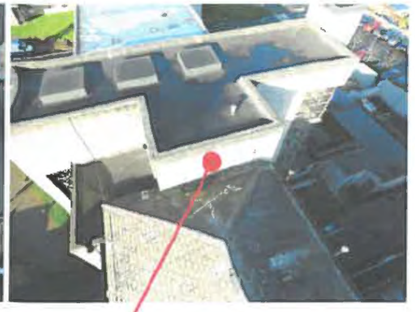

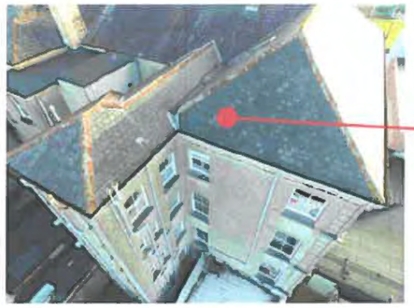

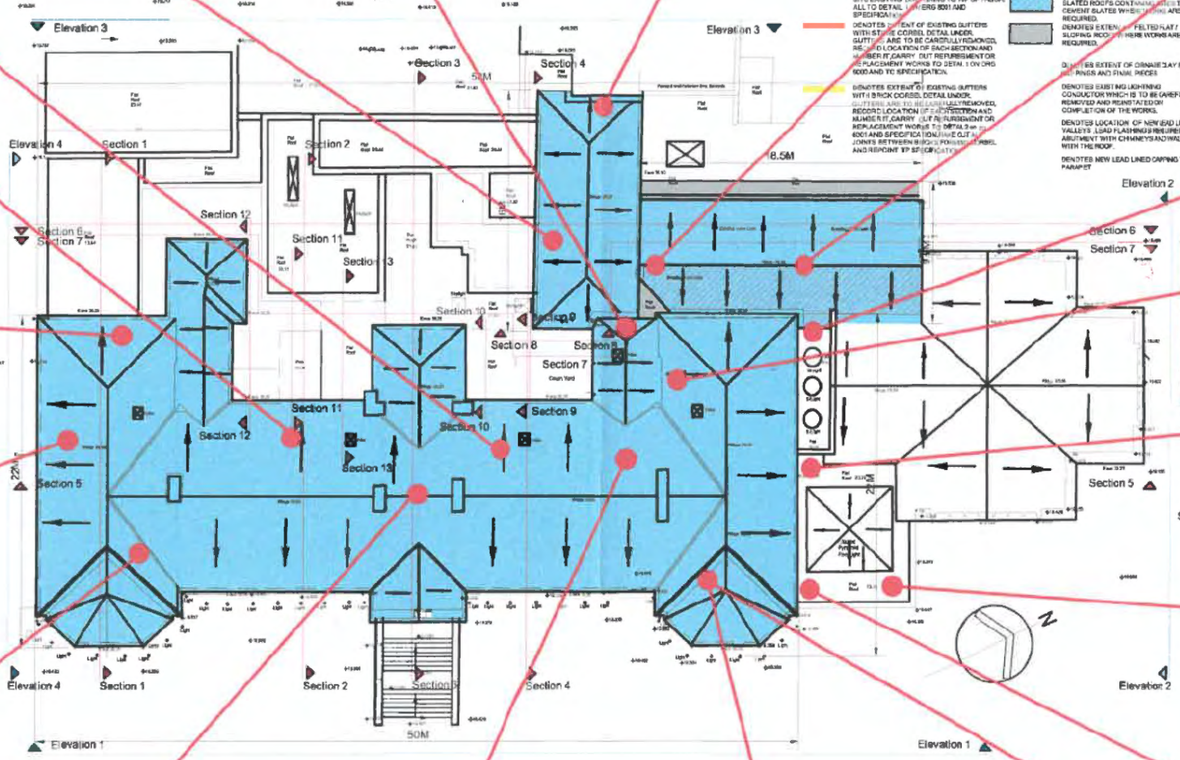

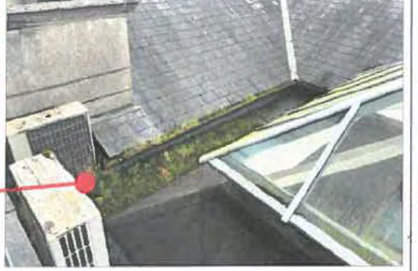


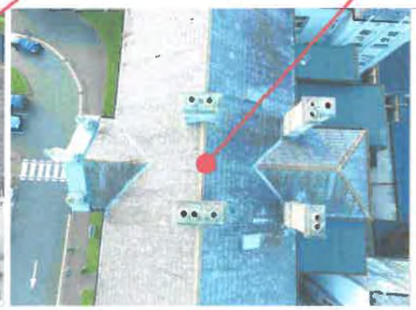
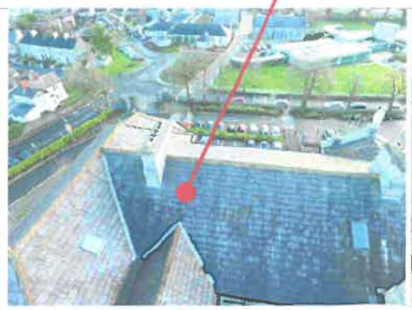


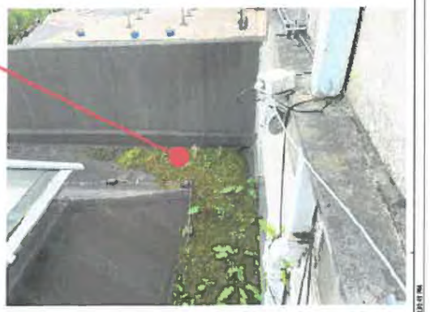

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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG TITLE: FOUNDATION BUILDING - SECTION 5 EXEMPTION
ROOF PLAN - PHOTOGRAPHIC SURVEY

JOB NO.	DWG NO.	STATUS
2407	5007	SECTION 5 EXEMPTION APPL.

SCALE(S)	DATE	DRAWN	CHECKED
1:400@A3	2025.08.12	BM	XX

FILE NAME: 2400-X-XXX-DR-ONA-AR-5007
SUITABILITY: P3
REV NO.: 0

100mm INCREMENTS @A1

Elevation 3

Elevation 3

Elevation 4

Section 1

Section 2

Section 3

Section 4

Elevation 2

Section 6

Section 6

Section 5

Section 5

Elevation 4

Section 1

Section 2

Section 3

Section 4

Elevation 2

Elevation 1

Elevation 1

DENOTES EXTENT OF ROOF WHERE WORKS ARE REQUIRED.

REVISION	DATE	ISSUE BY	ISSUE	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG. TITLE: FOUNDATION BUILDING
PLAN OF ATTIC

JOB NO.	DWG. NO.	STATUS
2407	5006	SECTION 5 EXEMPTION APPL.

SCALE	DATE	DRAWN	CHECKED
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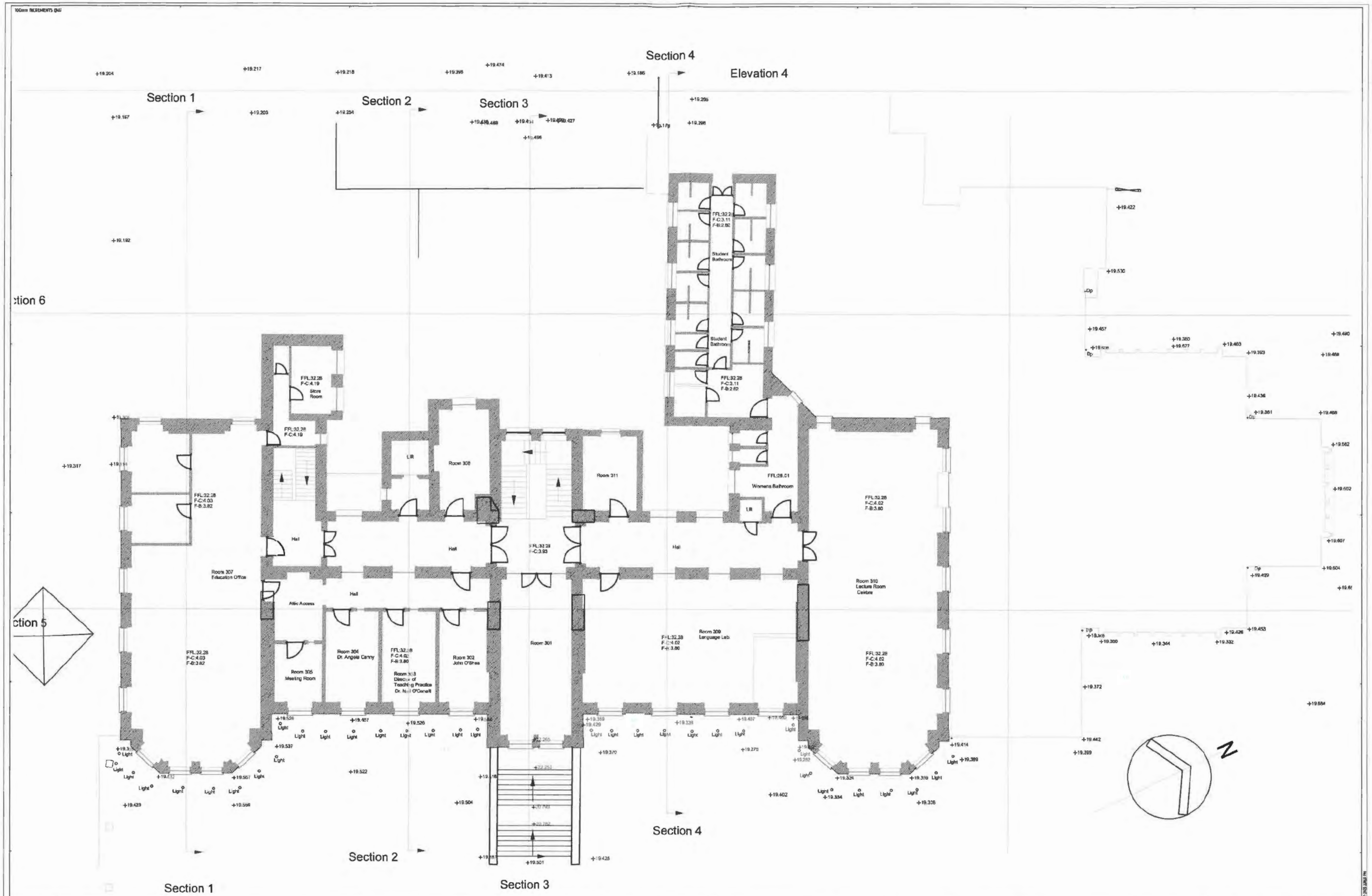

REVISION	DATE	SUITABILITY	TITLE	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG. TITLE: FOUNDATION BUILDING
THIRD FLOOR PLAN

JOB NO.	DWG. NO.	STATUS
2407	5005	SECTION 5 EXEMPTION

SCALE	DATE	DRAWN	CHECKED
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FILE NAME	SUITABILITY	REV NO.
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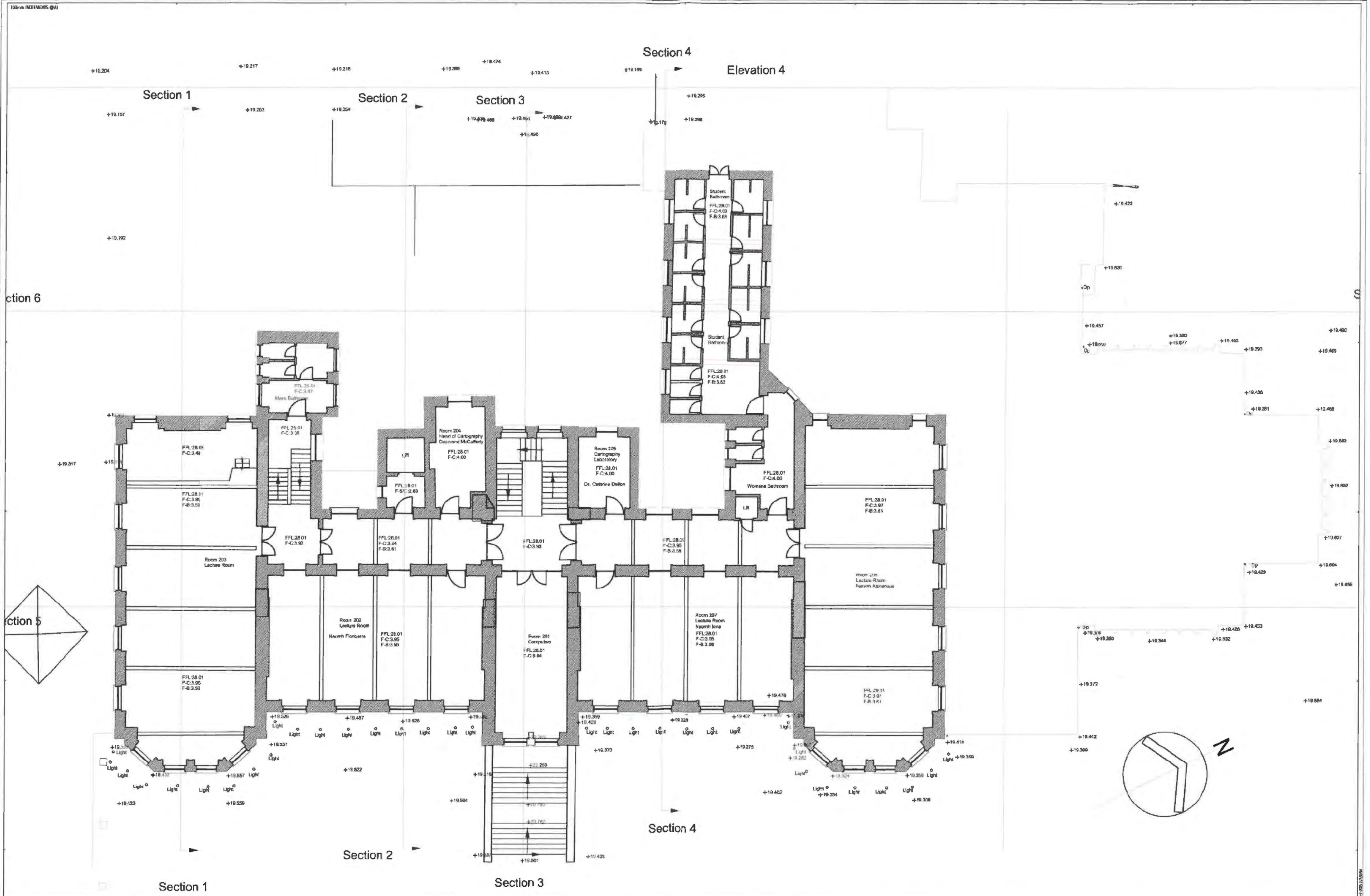

REVISION	DATE	SUITABILITY	ISSUE	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG. TITLE: FOUNDATION BUILDING
SECOND FLOOR PLAN

JOB NO.	DWG. NO.	STATUS
2407	5004	SECTION 5 EXEMPTION

SCALE(S)	DATE	DRAWN	CHECKED
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FILE NAME	SUITABILITY	REV NO.
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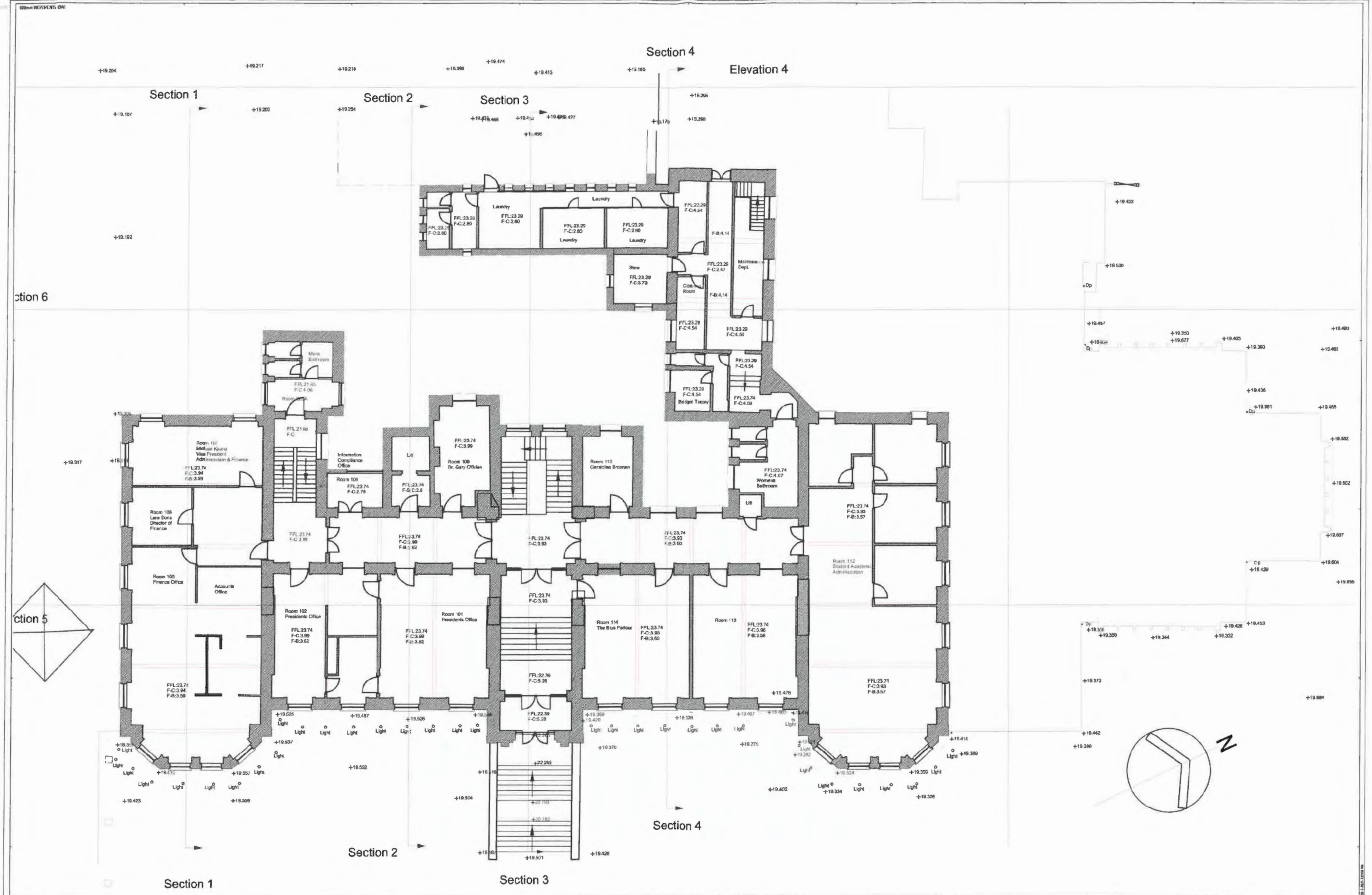

Revision	Date	Suitability	Issue	Description
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

12 Barrington Street, Limerick, Ireland, V94 KA4W.
p. 061 312100 e. info@quinnarchitects.ie w. www.quinnarchitects.ie

QUINN Architects

Job Title: MARY IMMACULATE COLLEGE SOUTH CIRCULAR ROAD, LIMERICK.

Drg. Title: FOUNDATION BUILDING FIRST FLOOR PLAN

Job No.	Dwg No.	Status
2407	5003	SECTION 5 EXEMPTION APPL.

Scale	Date	Drawn	Checked
1:200@A3	2025.08.12	BM	XX

File Name	Suitability	Rev No.
2400-X-XXX-DR-QNA-AR-5003	P3	0

Section 4

Elevation 4

Section 1

Section 2

Section 3

ion 6

tion 5

Section 4

Section 2

Section 1

Section 3

Revision	Date	Suitability	Issue	Description
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG TITLE: FOUNDATION BUILDING
GROUND FLOOR PLAN

JOB NO	DRG NO	STATUS
2407	5002	SECTION 5 EXEMPTION APPL.

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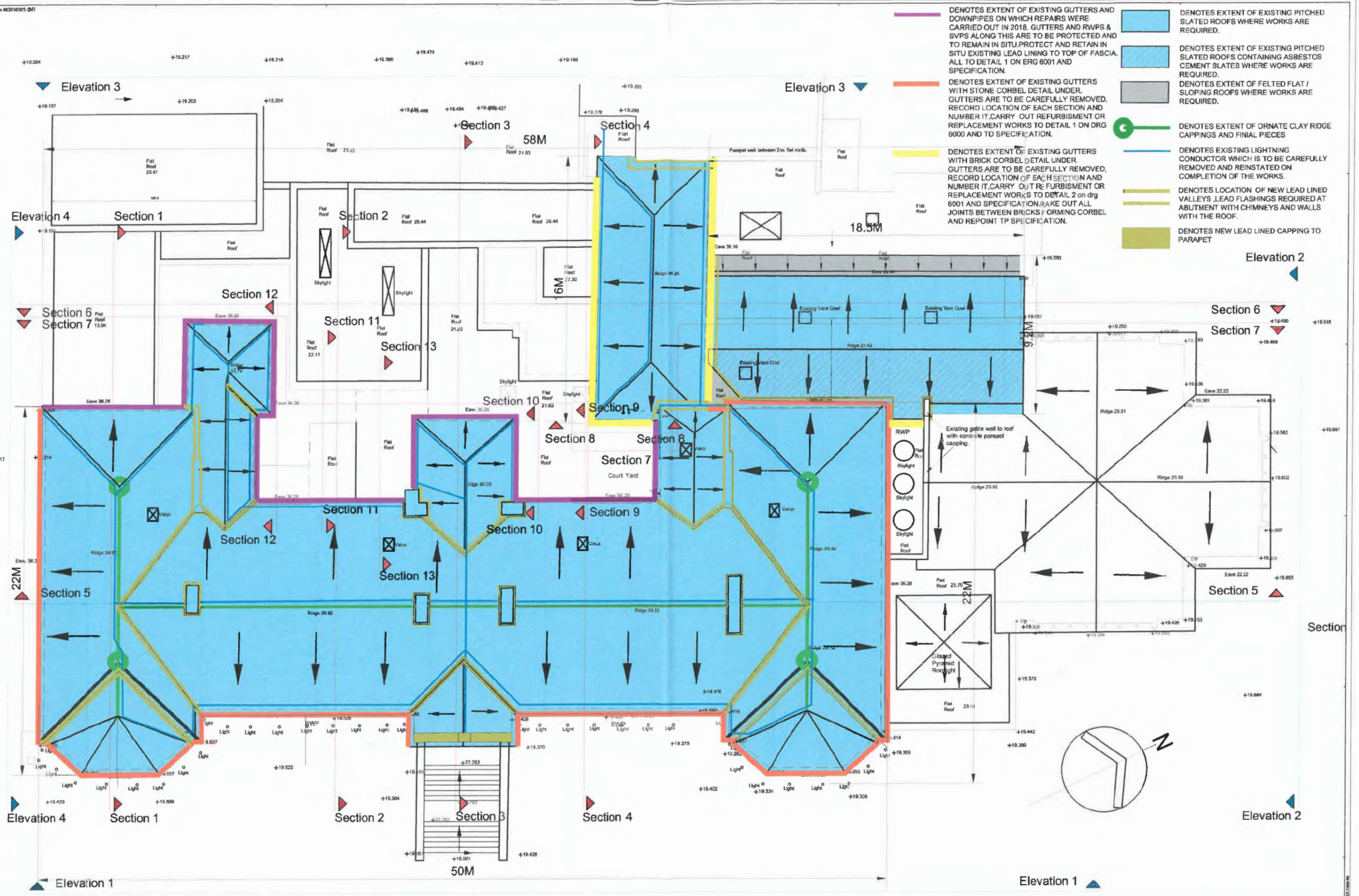

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QUINN Architects

JOB TITLE: MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DWG TITLE: FOUNDATION BUILDING - SECTION 5 EXEMPTION ROOF PLAN - PROPOSED WORKS

JOB NO.	DWG NO.	STATUS
2407	5008	SECTION 5 EXEMPTION APPL.

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1:200@A3	2025.08.12	BM	XX

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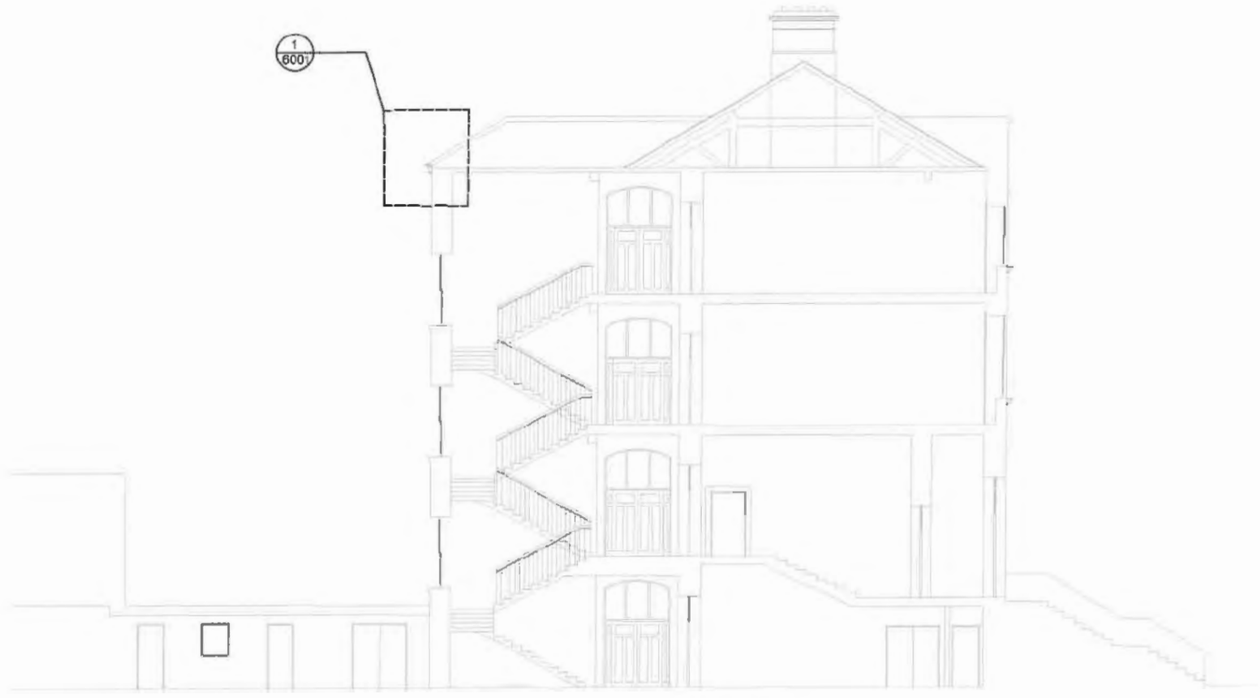
100mm INCREMENTS @A1

SECTION 1

SECTION 2



SECTION 3

REVISION	DATE	SUITABILITY	ITEM	DESCRIPTION
D	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	

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QUINN Architects

JOB TITLE
MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG TITLE
FOUNDATION BUILDING.
SECTIONS 1-1, 2-2 & 3-3

JOB NO	DRG NO	STATUS
2407	5010	SECTION 5 EXEMPTION APPL.

SCALES	DATE	DRAWN	CHECKED
1:200@A3	2025.08.19	BM	XX

FILE NAME	SUITABILITY	REV NO
2400-X-XXX-DR-QNA-AR-5010	P3	0

SECTION 4

SECTION 5

REVISION	DATE	SUITABILITY	TYPE	DESCRIPTION
0	2025.10.07	P3	SECTION 5 EXEMPTION APPLICATION	-

12 Barrington Street, Limerick, Ireland, V94 X44W
t. 061 312100 e. info@quinnarchitects.ie w. www.quinnarchitects.ie

QUINN Architects

JOB TITLE
MARY IMMACULATE COLLEGE
SOUTH CIRCULAR ROAD, LIMERICK.

DRG. TITLE
FOUNDATION BUILDING
SECTIONS 4-4 & 5-5

JOB NO.	DRG. NO.	STATUS
2407	5011	SECTION 5 EXEMPTION APPL.

SCALE@A1	DATE	DRAWN	CHECKED
1:200@A3	2025.08.19	BM	XX

FILE NAME	SUITABILITY	REV NO
2400-X-XXX-DR-QNA-AR-5011	P3	0

Bernie Moloney

From: [redacted]
Sent: 22 August 2025 15:31
To: [redacted]
Subject: RE: Mary Immaculate College - Foundation Building Roof

Hi Bernie,

Many thanks for your email

I can confirm that JCA have been involved in the project from the outset, in an advisory capacity, to ensure that the project adheres to building conservation best practice.

Furthermore, we will continue this role going forward in terms of JCA moving into a monitoring role for the on-site stage of the roof refurbishment project.

We trust that the above meet to your satisfaction.

All the best,

Gareth O'Callaghan

Director | RIAI Grade 1 Conservation Architect

JCA Architects

Courthouse Chambers, 27-29 Washington Steet, Cork, Ireland T12 WN8F

M: +353 (0)87 649 3094 T: Cork +353 (0)21 439 3800;

Architects & Conservation Consultants
RIAI Accreditation Conservation Practice Grade 1 Rating
Domestic and Non domestic Building Energy Rating
Air Tightness Testing

PUNCH
consulting engineers

Project Title: Mary I College Limerick

Document Title: 1898 Roof Inspection
241142-PUNCH-XX-XX-RP-S-001

April 2024

Document Control

Document Number: 241142-PUNCH-XX-XX-RP-S-001

Status	Rev	Description	Date	Prepared	Checked	Approved
	R0	First Issue	19-04-24	gn	gn	gn

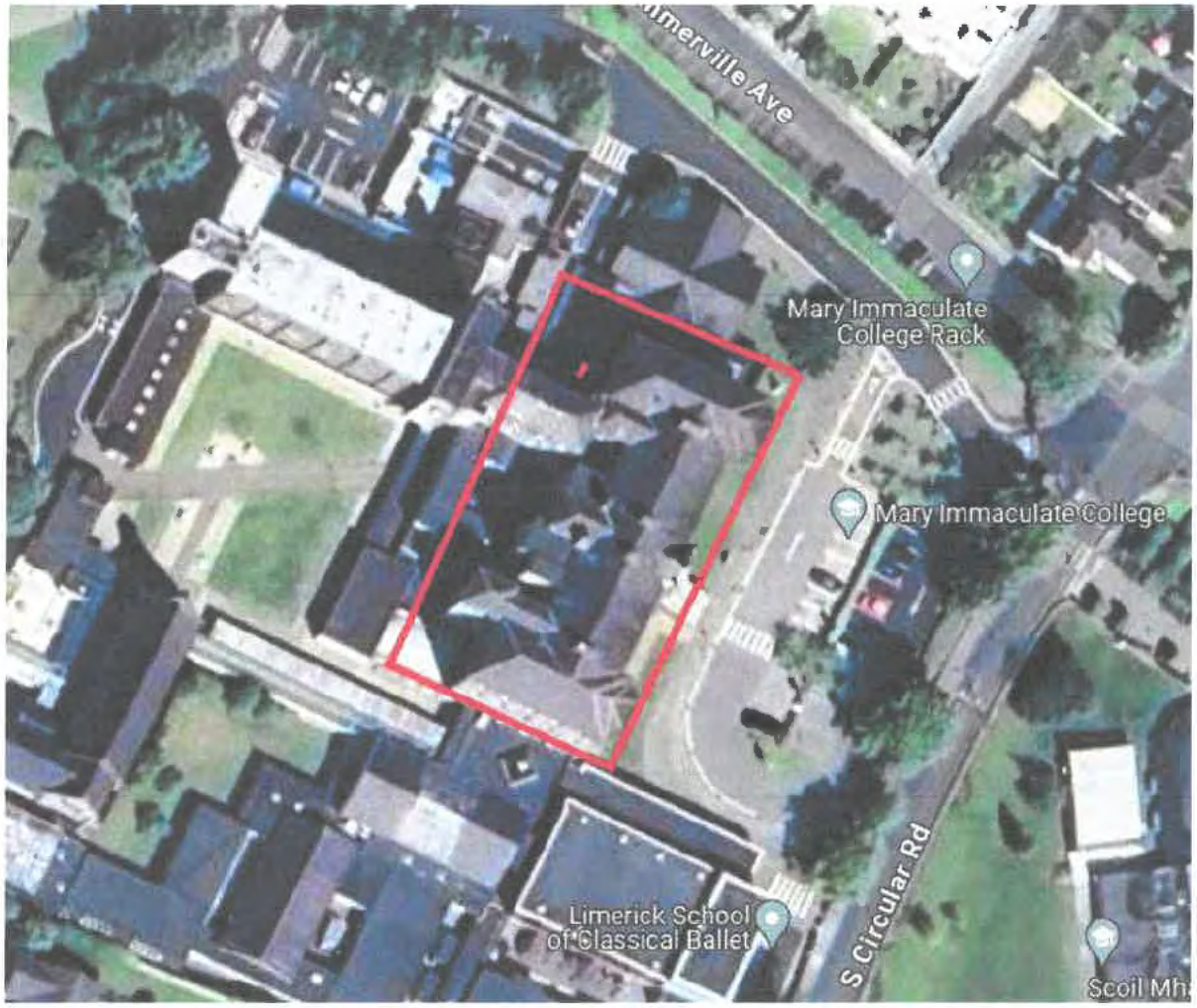
Master report template last updated 02/01/2024

Table of Contents

1 Introduction

Photograph 001. Main Front Elevation.

Photograph 002. Main Front Elevation with the Date of 1898.



Location picture with 1898 building outlined in RED

2 Scope

Conduct a structural inspection & report on the roof structure of the 1898 building.

3 Findings:

The condition of the structural timbers, queen post trusses, roof purlins, roof common & jack rafters, ridge boards, timber wall plates, joist hangers & ceiling joist are all in excellent structural condition.

The natural stone slates are slipping out of their positions due to two problems,

(a) Slate iron nails are shearing due to rust (see photograph 003).

(b) The natural stone slate nail holes are enlarged due to friction with the iron nail over countless years of storms & wind associated movements resulting in the slate no longer having a secured fixing (see photograph 004).

The lead sheeting & other membranes used in valleys & other roof areas look to be perished in lot of locations.

Most of the chimneys have structural cracks which were noted above the roof plane line during the inspection.

The perimeter gutter is a cast iron gutter mounted on a lead bed over corbel masonry, the gutter & lead is leaking in at least one location on the South-West Corner of the building.

Service holes through the existing ceiling joist structures needs to be addressed as these service holes will in the long-term cause problems to the timber ceiling joist & will result in damage to the lime plaster ceiling which are throughout the building (see photograph 005).

4 Conclusions/Recommendations

The roof is losing its natural slates due to the problems noted above, this will continue to happen over the coming years resulting in water ingress damaging the roof structure. Consideration should be given to re-salting the 1898 building over the next few years to protect the structure.

Service holes in the ceilings joist should be reviewed & areas causing structural damaged repaired / addressed before lime plaster ceilings become compromised.

Chimney structures require investigation due to some areas having structural cracking.

Problems with roof gutters & lead works can be addressed during roof works.

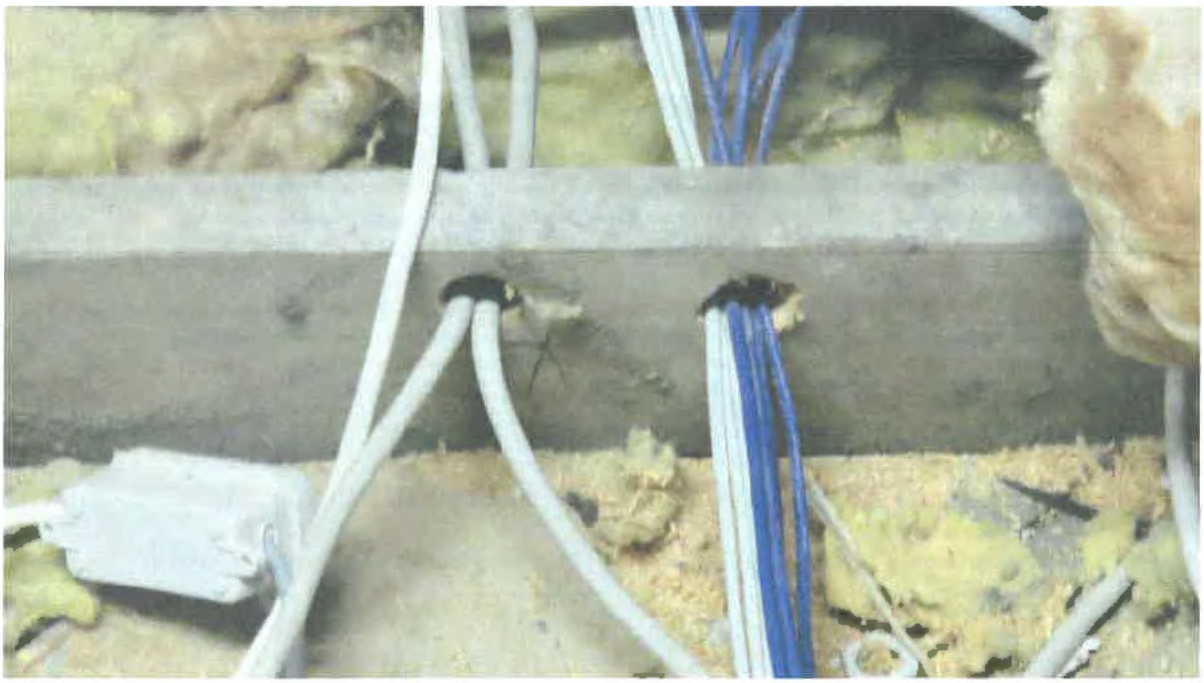
Ridge ventilation on the main building (if the roof is re-slated & a slating felt is used) should be considered.

Repairs to the slate plane in the past may have used asbestos based slates, these should be tested before works commence under H & S requirements.

Appendix A Images

Photograph 003. The photograph shows the top half of the iron nail missing due to rust.

Photograph 004. The photograph shows the oversized (worn) nail hole in the natural stone slate.



Photograph 005. Showing typical service holes in the ceiling joists in the incorrect locations (both vertical & horizontal locations).

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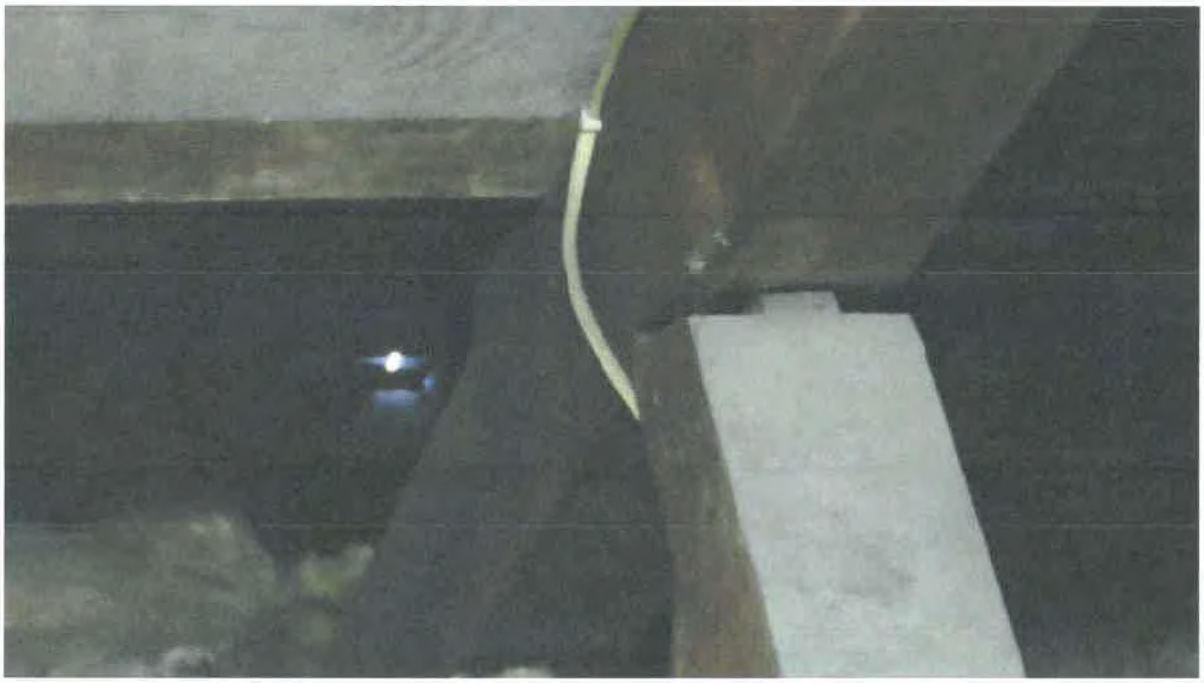
Photograph 007. Typical timber purlins bearing into cross walls, common timber rafters, slating battens, lime parging (torching) to the underside of the natural stone slates & ceiling joist hangers.

Photograph 008. Typical chimney breast constructed in brick using a form of English brick bond. No sign of dampness where the chimney penetrates the roof plane. Common timber rafters, slating battens, slate lime parging & timber purlins timbe bearing pads & wedges bearing.

Photograph 009. Showing daylight coming through the slate plane due to slate slippage.



Photograph 010. Showing typical daylight coming through the slate plane due to slate slippage & an open struct joint in the Queen post truss due to shrinkage / truss bottom boom deflection.

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Photograph 021. Typical hip rafter with timber purlins on both sides, jack rafter & ceiling hangers.

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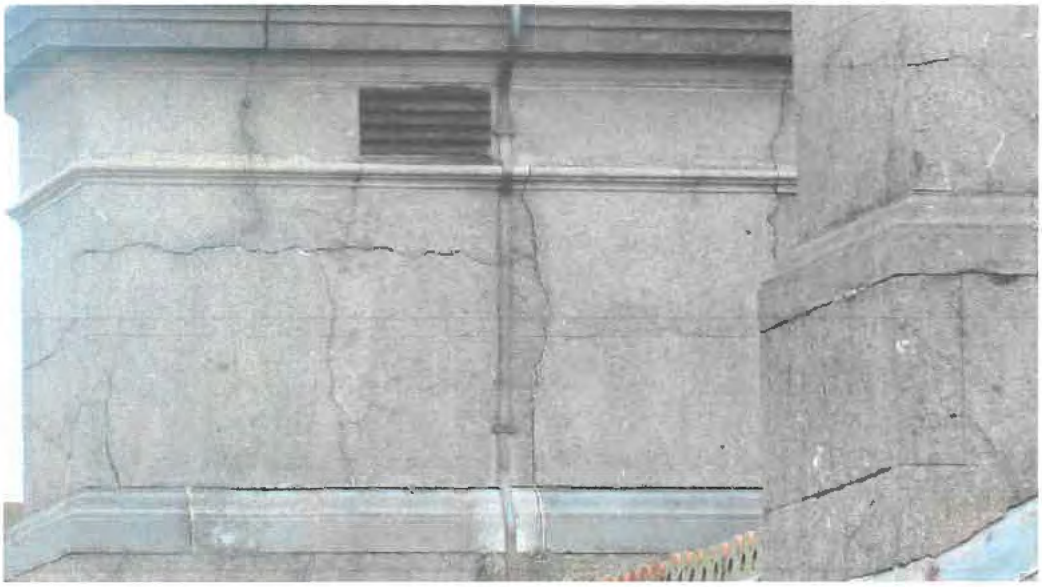
Photograph 024. Typical lead clip repairs due to slipping slates. Note clay ridge & hip tiles.

Photograph 025. Typical lead clip repairs due to slipping slates. Note clay hip tiles.

Photograph 026. Lead valley with perished lead / cracks.

Photograph 027. Chimney cracks.



Photograph 028. Chimney cracks.

Photograph 029. Chimney cracks & damaged flue pot.

Photograph 030. Chimney cracks.

Photograph 031. Hip/ridge clay horn.

Photograph 032. Slipping slates annex building, clay ridge & hip tiles.

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5 Conditions of Engagement

This survey and report were undertaken under the conditions of engagement Agreement RA9101 for the Appointment of Consulting Engineers for Report and Advisory Work Published in agreement with The Association of Consulting Engineers of Ireland

6 Disclaimer

1. This report is based on a visual inspection only. All external elements of the property were inspected from ground level only.

2. No form of opening up works and/or uncovering or exposing of any surfaces was undertaken and therefore, we are unable to report that such parts are free from defect.

3. This report and its contents have been prepared and is intended solely for use by design team and should not be used or relied upon wholly or partly by any third party without the prior written consent and approval of the report writer.

4. The report is solely based on the condition of the property at the time of the inspection and therefore, no liability is accepted for any deterioration or otherwise, of the property thereafter.

5. This report does not fully address asbestos (noted in some repair slates), or other deleterious materials deemed to be hazardous / prohibited & their presence or otherwise cannot be confirmed.

September 2025

Bat Survey & Report

Foundation Building, Mary Immaculate College, South Circular Rd, Courtbrack, Limerick

ASH Ecology & Environmental

Ash Ecology & Environmental Ltd.
Directors: Aisling Walsh, Robert Morrison
Tel: 089 4991181 / Company Reg: 630819 /
Office: Monine, Kilfinane, Co. Limerick
Full membership of the CIEEM

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1. INTRODUCTION

1.1 Purpose of the Report

Ash Ecology and Environmental Ltd (AEE) was commissioned to carry out a Bat Survey Report for raof refurbishment works at the Foundation Building, Mary Immaculate College, on behalf of Quinn Architects. The works involve comprehensive roof upgrades to a Protected Structure located at Foundatian Building, Mary Immaculate College, South Circular Road, Limerick.

The proposed works include:

- Complete removal af all slates from designated roof areas
- Installation of new roofing felt and battens
- Reinstatement of natural slates
- Replacement of arnate clay ridge cappings where necessary
- Removal and disposal af asbestos cement slates in specific areas (with specialist handling)
- Associated leadwork and flashing repairs

The building will remain operational as an educational facility throughout the construction period. The site location is shown as Figure 1 with the aerial view and surrounding campus context as Figure 2. The architectural elevatians showing roof areas for refurbishment (highlighted in red) are shown as Figure 3.

This bat survey report has been prepared as part of the project planning process to identify whether any bats or their roosts are present within the building structure and to document bat activity in the vicinity. Given the nature of the proposed works, particularly the complete slate removal and roof refurbishment on a historic Protected Structure, a bat survey was deemed necessary to ensure compliance with the Wildlife Acts 1976 to 2023 and the EU Habitats Directive, which protect all bat species in Ireland.

This report presents the findings of a comprehensive bat activity survey conducted on September 11th 2025, confirms the building's low bat roost patential following internal and external inspection, and proposes biodiversity enhancement measures including swift nest boxes and bat boxes to deliver net ecological gain for this project.

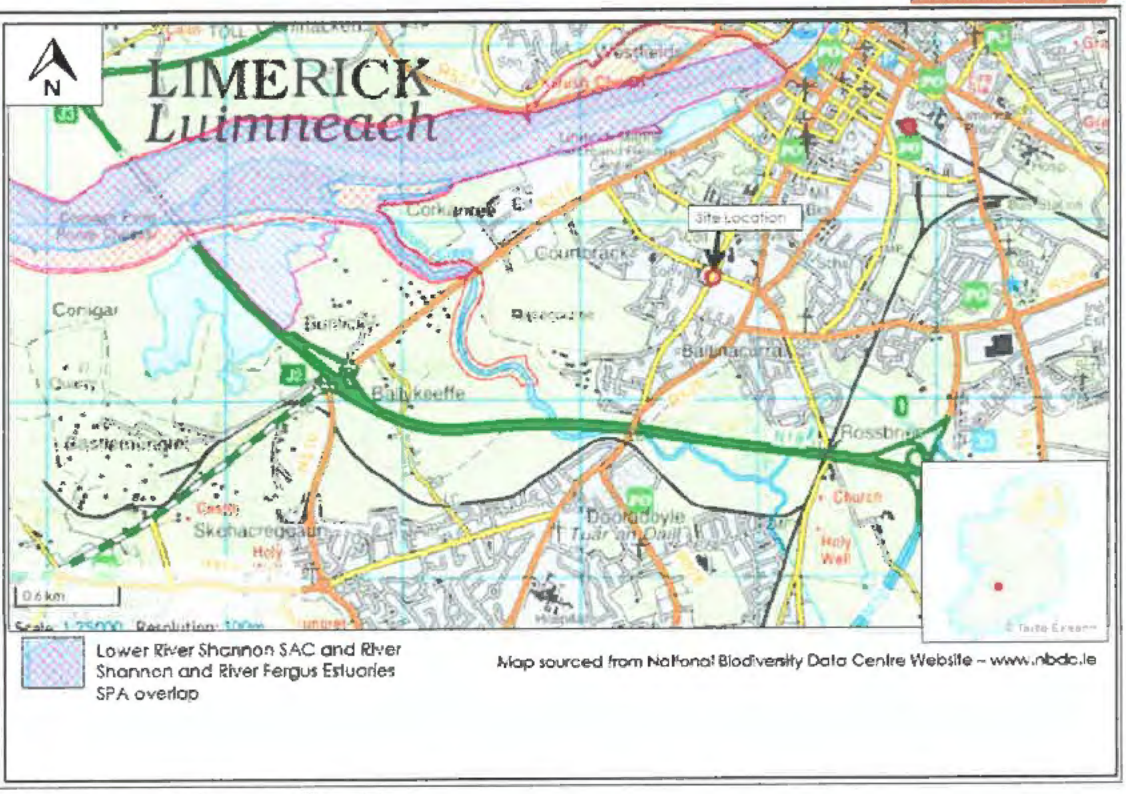


Figure 1 Site Location Map

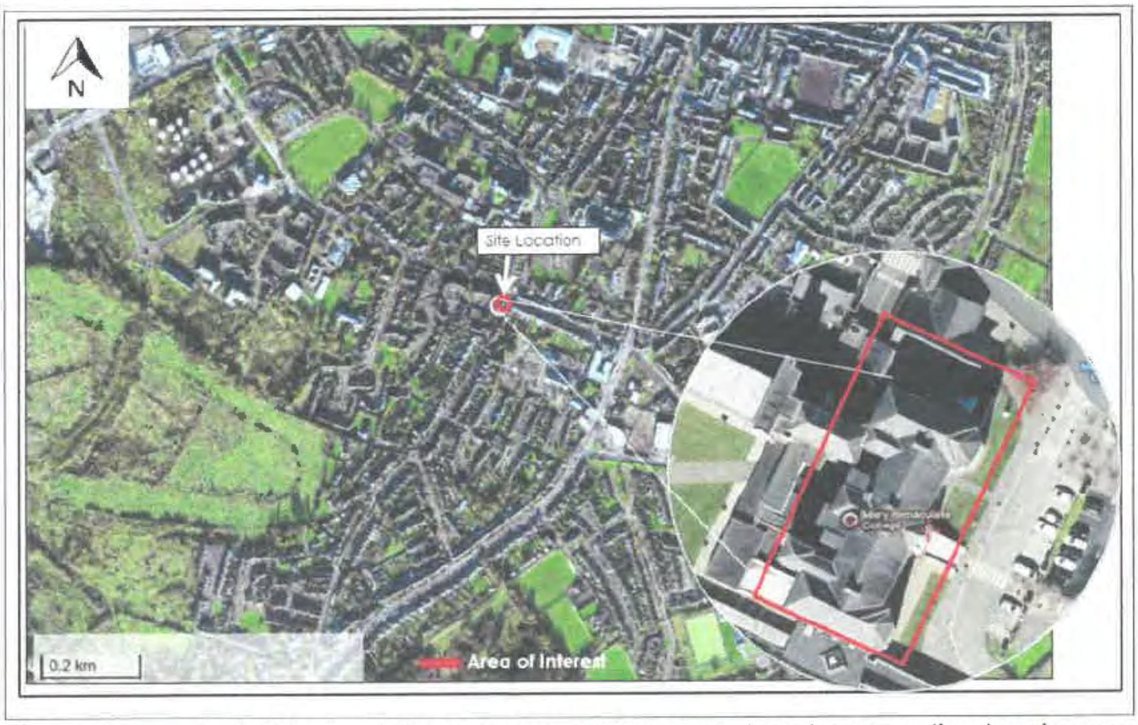


Figure 2 Aerial Photo of Site showing existing layout and surrounding landscape

Figure 3 Architectural Elevations showing roof areas for refurbishment

1.2 Competency of Assessor

This report has been prepared by Ash Ecology & Environmental Ltd (AEE) whose managing director and leading ecologist is Aisling Walsh who is a full member of the Chartered Institute of Ecological & Environmental Management (CIEEM) while the company, AEE, is a Registered Practice by the CIEEM. Aisling has over 18 years working in Ecological Consultancy.

Aisling's qualifications include M.Sc. (Dist) in Biodiversity and Conservation (TCD) and B.Sc. (Hons) Zoology (NUIG), a Diploma in Applicated Aquatic Science (GMIT) and a Certificate in Applied Biology (GMIT).

Aisling is a licenced bat ecologist (example of recent: DER/BAT 2020 – 46 EUROPEAN, DER/BAT 2020 – 48 EUROPEAN, DER/BAT 2021 – 89 EUROPEAN, DER/BAT 2022 – 12 EUROPEAN, DER/BAT 2023 – 23 EUROPEAN, DER/BAT 2023 – 106 EUROPEAN, DER/BAT 2023 – 135 EUROPEAN, DER/BAT 2024 - 25 EUROPEAN, DER/BAT 2024 - 130 EUROPEAN, DER/BAT 2024 - 183 EUROPEAN, DER/BAT 2025 - 17 EUROPEAN and DER/BAT 2025 - 25 EUROPEAN) and a member of Bat Conservation Ireland and associate member of the Institute of Lighting Professionals (ILP).

1.3 Bat Legislation

All bat species are protected under the Wildlife Act 1976 to 2023 which make it an offence to wilfully interfere with or destroy the breeding or resting place of these species; however, the Acts permit limited exemptions for certain kinds of situations.

Section 23 of the Wildlife Act 1976 to 2023 contains several exemptions to the protection given to the species listed for protection on Schedule 5 (e.g. for agriculture or construction). In 2005 a further amendment through the European Communities (Natural Habitats) (Amendment) Regulations 2005 (S.I. No. 378 of 2005) removed all of the exemptions provided in Section 23(7) of the Wildlife Act 1976 to 2021 insofar as they relate to Annex IV species, including all species of bats. Those 2005 Regulations were revoked in 2011 except for Regulation 2 which brings about this strengthened protection for bats (and other Annex IV species). All species of bats in Ireland are listed on Schedule 5 of the 1976 Act, and are therefore subject to the pravisions of Section 23, which make it an offence to:

- Intentionally kill, injure or take a bat;
- Wilfully interfere with the breeding or resting place of a bat

The Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("the Habitats Directive") seeks to protect rare and vulnerable species, including all species of bats, and their habitats and requires that appropriate manitaring af populations be undertaken. All species of bat found in Ireland are listed on Annex IV of the Directive. Member States are required to put in place a system of strict protection (as outlined in Article 12) for species listed on Annex IV ('European protected species'). The lesser horseshoe bat is further protected under Annex II. This Annex relates to the designation of Special Areas of Conservation (SACs). The Habitats Directive is transposed into Irish law by the European Communities (Birds & Naturol Habitats Regulatians) 2011 (S.I. No. 477 of

2011) ("the Habitats Regulations"). Under the Habitats Regulations (2011), all bat species are listed on the First Schedule and Regulation 51 makes it an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat particularly during the period of breeding, hibernating or migrating;
- Damage or destroy a breeding site or resting place of a bat;
- Keep, sell, transport, exchange, offer for sale or offer for exchange any bat taken in the wild.

Across Europe, bats 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 (CMS, Bonn Convention 1979) was instigated to protect migrant species across all European boundaries. EUROBATS (a daughter Agreement under CMS) is of particular relevance in relation to cooperation across international borders for the conservation of bats, many of which are known to migrate long distances. The Irish government has ratified both of these conventions as well as the EUROBATS Agreement.

1.4 Derogation licences

It is an offence, under Regulation 51 of the European Communities (Birds and Natural Habitats) Regulations, 2011 ('the 2011 Regulations') to:

a) Deliberately capture or kill a bat in the wild;
b) Deliberately disturb a bat particularly during the period of breeding, rearing, hibernation and migration;
c) Damage or destroy a bat's breeding site or resting place, or;
d) Keep, transport, sell, exchange, offer for sale or offer for exchange any bat taken in the wild, other than those taken legally before the Habitats Directive before the Habitats Directive was implemented.

A person may apply to the Minister under Regulation 54 of the 2011 Regulations for a derogation licence to carry out one or more of these prohibited activities. But, the Minister may only grant such a derogation licence if three criteria are met.

Firstly the Minister may only grant a derogation licence if it is for one of the following specified reasons listed in Regulation 54:

a) In the interests of protecting wild fauna and flora and conserving natural habitats;
b) To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property;
c) In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and the beneficial consequences of primary importance for the environment;

d) For the purpose of research and education, of repopulating and introducing these species and for the breeding operations necessary for these purposes, including the artificial propagation of plats, or;
e) To allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of bats.

Secondly, the Minister may only issue a deragation if there is no alternative to carrying out the prohibited activity. The first aim of the developer, whether from a private company or a public authority, working with professional advice, should be to entirely avoid any potential impact of a proposed development an bats and their breeding and resting places. Alternatives may involve redesigning a development so that bat roosts, and associated commuting routes and feeding areas are kept intact ond that bats are not disturbed, for example by inappropriate lighting. It should be noted that the European Commission has a specific understanding of satisfactory alternative solution. "An alternative solution cannot be deemed unsatisfactory merely because it would cause greater inconvenience or compel a change in behaviour" (European Commission, 2021, page 13)[1]. Decisions about what solution is satisfactory must be science-based and shauld solve the problem of how to strictly protect the bats in light of the development.

Thirdly the Minister may only grant a derogation if it is not detrimental to the maintenance of the populations of bats at a favourable conservation status (FCS) in their natural range. There is case law from the Court of Justice of the European Union (CJEU) to back this up. One example is the Finnish Wolf Case C-674/17. The ruling establishes that the Member State must "clearly and precisely" identify in the derogation whot the objectives of the derogation are. It must olso establish thot the derogation is capable of achieving those objectives and demonstrate that there is no satisfactory alternative. Cumulative effects of derogations must be taken into account when issuing derogations. The maximum number of all derogations must not be detrimental to the maintenance or restoration of the population at FCS. Consideration must be given to other human couses of mortality. Any risk to FCS must be ruled out by detailed conditions based on the level of population, its conservation status and its biological characteristics. The conditions must be precisely defined and they must be monitored to ensure they are implemented.

If any of these three criteria are not satisfied, the Minister cannot issue a derogation licence. It must never be assumed that a derogation licence will automatically be granted.

In summary, it is clear that a developer must first look to avoid all impacts on bats. This may mean looking at alternative solutions and redesigning the project accordingly. If this is not possible, the developer needs to check whether there are grounds ta apply for a derogation licence, based on the reasons given in Regulation 54 of the Habitats Regulations. When applying for a derogation licence the developer must cleorly state the reason and describe in detail all alternative solutions which were given serious consideration. Any mitigation intended to ensure that there is no impact or minimol impact on the bats must be clearly described in detail, giving examples of how it worked in other places.

[1] https://op.europa.eu/en/publication-detail/-/publication/bbc7ace0-27e2-11ec-bd8e-01aa75ed71a1/language-en

If a derogation licence has been refused by the Minister, any aspect of the development for which the derogation licence was sought, must not go ahead, no matter what other permissions are in place.

A derogation licence is required when on the basis of survey information and specialist knowledge, it appears that:

- The site in question is a breeding site or resting place for bats and/or;
- The proposed activity could impact on a breeding site or resting place of a bat.

No licence is required if the proposed activity is unlikely to result in an offence. The advice given in this document (and see also Mullen et al. 2021)[2] should assist the proponent, or those acting on their behalf, in arriving at a decision on this matter, though it must be recognised that determining whether a particular site is used as a breeding or resting place can be problematic for such mobile animals as bats. Determining whether an activity undertaken near to a roost might impact on that roost (e.g. by removing important flight lines or foraging areas) will also require specialist assessment. Note that if the proposed activity can be timed, organised and carried out so as to avoid committing an offence then no licence is required.

Examples of works that are likely to need a licence because they may result in the destruction of a breeding or resting place and/or disturbance of bats include:

- Demolition of buildings known to be used by bats;
- Conversion of barns or other buildings known to be used by bats;
- Restoration of ruined or derelict buildings;
- Maintenance and preservation of heritage buildings;
- Introduction of artificial lighting inside a roost or near a roost entrance;
- Change of use of buildings resulting in increased ongoing disturbance;
- Removal of trees known to be used by bats;
- Significant alterations to roof voids known to be used by bats.

Examples of works that, if carefully planned, may not need a licence include:

- Works near to or ot roosts (e.g. re-roofing) if carried out while bats are not present and the access points and roosting area are not affected;
- Remedial timber treatment, carried out with the correct (non-toxic to bats) chemicals while bats are not present.

[2] Mullen, E., Marnell, F & Nelson, B. (2021) Strict protection of animal species. Guidance for public authorities on the application of Articles 12 and 16 of the EU Habitats Directive to development/works undertaken by or on behalf of a public authority. Unpublished Report, National Parks and Wildlife Service. Department of Housing, Local Government and Heritage, Dublin. https://npws.ie/sites/default/files/files/article-12-guidance-final.pdf

2. METHODOLOGY

2.1 Information Sources

A desk-based review of information sources was completed. Information contained on the websites of the National Parks and Wildlife Service (NPWS)[3] and the National Biodiversity Data Centre (NBDC)[4] was reviewed. The following publications and websites were also reviewed and consulted:

Bat Guidance

- Bat Conservation Trust (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition
- Bat Conservation Trust and Institution of Lighting Professionals (2023) Guidance Note 8/23 Bats and Artificial Lighting[5]
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management (CIEEM), Ampfield.
- 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.
- Mullen, E., Marnell, F & Nelson, B. (2021) Strict protection of animal species. Guidance for public authorities on the application of Articles 12 and 16 of the EU Habitats Directive to development/works undertaken by or on behalf of a public authority. Unpublished Report, National Parks and Wildlife Service. Department of Housing, Local Government and Heritage, Dublin. https://npws.ie/sites/default/files/files/article-12-guidance-final.pdf
- Bat Conservation Ireland https://www.batconservationireland.org/
- Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (2018)
- Bat Conservation Trust (2018) Bats and artificial lighting in the UK Bats and the Built Environment series[6]
- Mitchell-Jones, A.J, & McLeish, A.P. (eds). 2004., 3rd Edition Bat Workers' Manual, JNCC, Peterborough, ISBN 1 86107 558 8
- Bat Conservation Ireland (2012) Bats and Appropriate Assessment Guidelines, Version 1, December 2012. Bat Conservation Ireland, www.batconservationireland.org[7]
- Best Practice Guidelines for the Conservation of Bats in the Planning of National Road Schemes (National Roads Authority, 2005).
- Guidelines for the Treatment of Bats during the Construction of National Road Schemes (National Roads Authority, 2005).
- Guidance Notes for the Reduction of Obtrusive Light GN01 (Institute of Lighting Professionals, 2011.

[3] The National Parks and Wildlife Services map viewer http://webgis.npws.ie/npwsviewer/
[4] The National Biodiversity Data Centre www.NBDC.ie
[5] https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/
[6] https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/
[7] https://www.batconservationireland.org/wp-content/uploads/2013/09/BCIreland-AA-Guidelines_Version1.pdf

- McAney, K & Hanniffy, R (2015) The Vincent Wildlife Trust's Irish bat box schemes
- Bat Conservation Ireland https://www.batconservationireland.org/
- Andrews H & Gardener M (2016) Bat Tree Habitat Key – Database Report 2016. AEcol, Bridgwater.
- Aughney, T., Kelleher, C. & Mullen, D. (2008) Bat Survey Guidelines: Traditional Farm Buildings Scheme. The Heritage Council, Áras na hOidhreachta, Church Lane, Kilkenny.

2.2 Desk Study

2.2.1 *Species Background*

Ireland had ten known bat species until February 2013, when a single live greater horseshoe bat (*Rhinolophus ferrumequinum*) was found roosting in Co. Wexford[8]. On 8th June 2020, a single audio recording was confirmed in the Glendaough area, Co. Wicklaw. It was found on two more occasions in the same area in early July 2020 (Bat Conservation Ireland, July 2020).

The ten species (excluding the greater horseshoe) are briefly described overleaf. For a more comprehensive overview see McAney, 2006.[9]

The dependence of Irish bat species on insect prey has left them vulnerable to habitat destruction, land drainage, agricultural intensification and increase use of pesticides. Also, their reliance on buildings as roosting sites has made them particularly vulnerable to renovation works and the use of timber chemical treatment. Buildings are highly important as roosting sites for bats and all Irish bat species use buildings for all roost types. Most significant in terms of roosts in houses are moternity roosts, but cellars and even attics may serve as hibernation sites for bats. Roosts within buildings can far exceed the numbers encountered in trees, bridges, caves or cliffs and roosts of over 1,000 bats have been recorded in buildings.[10]

2.2.1.1 *Family Vespertilionidae:*

Common pipistrelle *Pipistrellus pipistrellus*
This species was only recently separated from its sibling, the soprano or brown pipistrelle P. pygmaeus[11], which is detailed below. The common pipistrelle's echolocation calls peak at 45 kHz. The species forages along linear landscape features such as hedgerows and treelines as well as within woodland.

[8] National Biodiversity Data Centre http://www.biodiversityireland.ie/new-bat-species-found-in-ireland/

[9] McAney, K. (2006) *A Conservation Plan for Irish Vesper Bats.* Irish Wildlife Manual No.20. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government.

[10] NRA (2005) Guidelines for the Treatment of Bats Prior to the Construction of National Road Schemes. National Roads Authority, Dublin

[11] Barratt, E. M., Deauville, R., Burland, T. M., Bruford, M. W., Jones, G., Racey, P. A., & Wayne, R. K. (1997) *DNA Answers the Call of Pipistrelle Bat Species. Nature* 387: 138 - 139.

Soprano pipistrelle *Pipistrellus pygmaeus*

The soprano pipistrelle's echolocation calls peak at 55 kHz, which distinguishes it readily from the common pipistrelle on detector. The pipistrelles are the smallest and most often seen of our bats, flying at head height and taking small prey such as midges and small moths. Summer roost sites are usually in buildings, but tree holes and heavy ivy are also used. Roost numbers can exceed 1,500 animals in mid-summer.

Nathusius' pipistrelle *Pipistrellus nathusii*

Nathusius' pipistrelle is a recent addition to the Irish fauna and has mainly been recorded from the north-east of the island in Counties Antrim and Down[12] and also in Fermanagh, Longford and Cavan. It has also recently been recorded in Counties Cork and Kerry.[13] However, the known resident population is enhanced in the autumn months by an influx of animals from Scandinavian countries. The status of the species has not yet been determined.

Leisler's bat *Nyctalus leisleri*

This species is Ireland's largest bat, with a wingspan of up to 320mm; it is also the third most common bat, preferring to roost in buildings, although it is sometimes found in trees and bat boxes. It is the earliest bat to emerge in the evening, flying fast and high with occasional steep dives to ground level, feeding on moths, caddisflies and beetles. The echolocation calls are sometimes audible to the human ear being around 15 kHz at their lowest. The audible chatter from their roost on hot summer days is sometimes an aid to location. This species is uncommon in Europe and as Ireland holds the largest national population the species is considered as Near Threatened here.

Brown long-eared bat *Plecotus auritus*

This species of bat is a 'gleaner', hunting amongst the foliage of trees and shrubs, and hovering briefly to pick a moth or spider off a leaf, which it then takes to a sheltered perch to consume. They often land on the ground to capture their prey. Using its nose to emit its echolocation, the long-eared bat 'whispers' its calls so that the insects, upon which it preys, cannot hear its approach (and hence, it needs oversize ears to hear the returning echoes). As this is a whispering species, it is extremely difficult to monitor in the field as it is seldom heard on a bat detector. Furthermore, keeping within the foliage, as it does, it is easily overlooked. It prefers to roost in old buildings.

Natterer's bat *Myotis nattereri*

This species has a slow to medium flight, usually over trees but sometimes over water. It usually follows hedges and treelines to its feeding sites, consuming flies, moths, caddisflies and spiders. Known roosts are usually in old stone buildings but they have been found in trees and bat boxes. The Natterer's bat is one of our least studied species and further work is required to establish its status in Ireland.

Daubenton's bat *Myotis daubentonii*

[12] Richardson, P. (2000) *Distribution Atlas of Bats in Britain and Ireland 1980 - 1999*. The Bat Conservation Trust, London, England.

[13] Kelleher, C. (2005) *International Bat Fieldcraft Workshop, Killarney, Co. Kerry*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government.

This bat species feeds close to the surface of water, either over rivers, canals, ponds, lakes or reservoirs but it can also be found foraging in woodlands. Flying at 15 kilometres per hour, it gaffs insects with its over-sized feet as they emerge from the surface of the water - feeding on caddis flies, moths, mosquitoes, midges etc. It is often found roosting beneath bridges or in tunnels and also makes use of hollows in trees.

Whiskered bat *Myotis mystacinus*

This species, although widely distributed, has been rarely recorded in Ireland. It is often found in woodland, frequently near water. Flying high, near the canopy, it maintains a steady beat and sometimes glides as it hunts. It also gleans spiders from the foliage of trees. Whiskered bats prefer to roost in buildings, under slates, lead flashing or exposed beneath the ridge beam within attics. However, they also use cracks and holes in trees and sometimes bat boxes. The whiskered bat is one of our least studied species and further work is required to establish its status in Ireland.

Brandt's bat *Myotis brandtii*

This species is known from five specimens found in Counties Wicklow (Mullen, 2007), Cavan, and Clare in 2003, a specimen in Kerry in 2005[14] and another in Tipperary in 2006.[15] No maternity roosts have yet been found. It is very similar to the whiskered bat and cannot be separated by the use of detectors. Its habits are similar to its sibling.

2.2.1.2 *Family Rhinolophidae:*

Lesser horseshoe bat *Rhinolophus hipposideros*

This species is the only representative of the Rhinolophidae or horseshoe bat family in Ireland. It differs from our other species in both habits and looks, having a unique nose leaf with which it projects its echolocation calls. It is also quite small and, at rest, wraps its wings around its body. Lesser horseshoe bats feed close to the ground, gleaning their prey from branches and stones. It often carries its prey to a perch to consume, leaving the remains beneath as an indication of its presence.

The echolocation call of this species is of constant frequency and, on a heterodyne bat detector, sounds like a melodious warble. The species is confined to six counties along the Atlantic seaboard: Mayo, Galway, Clare, Limerick, Kerry and Cork. The current Irish national population is estimated at 12,500 animals. This species is listed on Annex II of the EC Habitats Directive and 41 Special Areas of Conservation have been designated in Ireland for its protection. Where it occurs, it is often found roosting within farm buildings.

2.2.2 *Previous Bat Records & Landscape Suitability for Bats*

The National Biodiversity Data Centre (NBDC) maps landscape suitability bats based on Lundy *et al.* (2011). The maps are a visualisation of the results of the analyses based on a 'habitat suitability' index. The index ranges from 0 to 100 with

[14] Kelleher, C. 2006a Nathusius pipistrelle Pipistrellus nathusii and Brandt's Bat Myotis brandtii - New Bat Species to Co. Kerry – Irish Naturalists' Journal 28: 258.
[15] Kelleher, C. 2006b Brandt's Bat Myotis brandtii, New Bat Species to Co. Tipperary. Irish Naturalists' Journal 28: 345.

0 being least favouroble and 100 most favourable far bats. On average for all bat species the highest range is between 36.44 - 58.56. The overall assessment of bat habitats for the current study area is given as '43.7', deemed 'High' by the author.

Bat species (7) have previously been recorded in the 10km^2 grid square R55 (according to data on the NBDC, accessed September 2025) include:

- Brown Long-eared Bat (Plecotus auritus)
- Daubenton's Bat (Myotis daubentonii)
- Leisler's Bat (Nyctalus leisleri)
- Lesser Horseshoe Bat (Rhinolophus hipposideros)
- Nathusius's Pipistrelle (Pipistrellus nathusii)
- Pipistrelle (Pipistrellus pipistrellus sensu lato)
- Soprano Pipistrelle (Pipistrellus pygmaeus)

Table 1 gives the suitability of the study area for the bat species found in the study area (based on NBDC) along with their Irish Red List Status (from Marnell *et al.*, 2019).[16] Lesser Horseshoe Bat records occurs approx. 1.6km northeast of the site, see Figure 4.

Table 1 Suitability of the study area for the bat species found in the Limerick area (based on the NBDC data) with Irish Red list status indicated.

Common name	Scientific name	Suitability index	Irish red list status
All bats	-	43.67	Least Concern
Soprano pipistrelle	*Pipistrellus pygmaeus*	59	Least Concern
Brown long-eared bat	*Plecotus auritus*	59	Least Concern
Common pipistrelle	*Pipistrellus pipistrellus*	64	Least Concern
Lesser-horseshoe bat	*Rhinolophus hipposideros*	23	Least Concern
Leisler's bat	*Nyctalus leisleri*	65	Least Concern
Whiskered bat	*Myotis mystacinus*	31	Least Concern
Daubenton's bat	*Myotis daubentonii*	49	Least Concern
Nathusius' pipistrelle	*Pipistrellus nathusii*	12	Least Concern
Natterer's bat	*Myotis nattereri*	31	Least Concern

[16] Marnell, F., Looney, D. & Lawton, C. (2019) Ireland Red List No. 12: Terrestrial Mammals. National Parks and Wildlife Service, Department of the Culture, Heritage and the Gaeltacht, Dublin, Ireland.

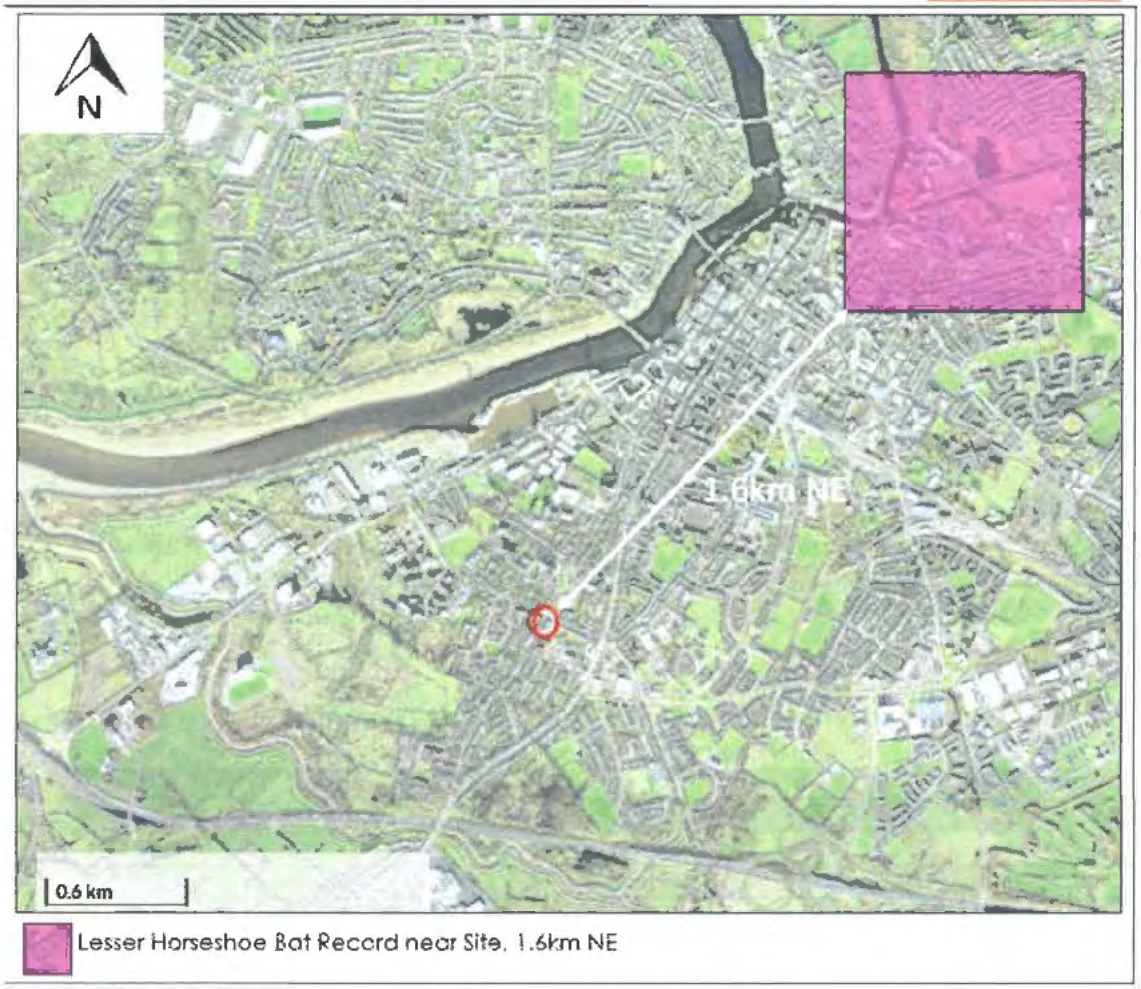


Figure 4 Lesser Horseshoe Bat Records in the vicinity

2.2.3 *Bat Roosts*

Bats were originally cave and tree dwelling animals but many now find buildings just as suitable for their needs. Bats are social animals and most species congregate in large colonies during summer. These colonies consist mostly of females of every reproductive class, with some juvenile males from the previous year. Male bats normally roost individually or in small groups meeting up with the females in the late autumn-early winter, when it is time to mate. In summer, bats seek warm dry buildings in which they can give birth and suckle their young. In winter, they seek out places with a constant low temperature and high humidity where they can become torpid and hibernate during adverse weather conditions. However, bats do not hibernate continuously during winter and will awake and hunt during mild nights when there are insects available, and it is energetically advantageous to forage.

2.2.3.1 *Maternity Roosts*

Maternity roosts are the most significant roosts and they are predominantly all-female aggregations that are formed from late May onwards and remain as a relatively cohesive unit until mid to late August. Not all female bats give birth

annually. These females that do bear young in a given year avail of a suitable building, tree and sometimes cave (or equivalent). The young are flightless for several weeks and hence are vulnerable to dangers such as tree felling and restoration, reinforcement or demolition of structures such as buildings and bridges.

2.2.3.2 Mating Roosts

Most bat species mate in autumn but pregnancy does not occur until the following spring. During this time males will take possession of a cavity in a building, tree, bridge, cave or mine and attract females to these sites to establish a harem. Male bats call both from a perch and in flight in much the same manner that male birds sing.

2.2.3.3 Hibernation Roosts

Bats have a high metabolic rate and in temperate countries, such as Ireland, flying insects are not available in sufficient numbers during winter to sustain bats. Therefore, bats hibernate during winter. In hibernation sites, bats are often completely inactive for several days and are extremely vulnerable to disturbance by human activities due to the time taken for them to become sufficiently active to allow escape. Hibernation may extend from November to the end of March, during which time bat activity will take place sporadically.

2.2.3.4 Night Roosts

These are roosts which are used as resting places for bats between foraging bouts. They also provide retreats for bats from predators or during inclement weather conditions. They also function as feeding perches and may be important for socialising.

2.3 Bat Activity and Emergence Survey Methodology

Bat emergence surveys are typically recommended between May-September (Marnell et al. 2022) to observe bats emerging from roosts at dusk. The survey was conducted on September 11th, 2025, during the optimal survey period and under favourable weather conditions (as per the latest Bat Conservation Trust guidelines 2023, see Table 2). A comprehensive bat activity survey of the Foundation Building and surrounding area was undertaken between 19:29 and 22:00 (sunset in Limerick at 19:59).

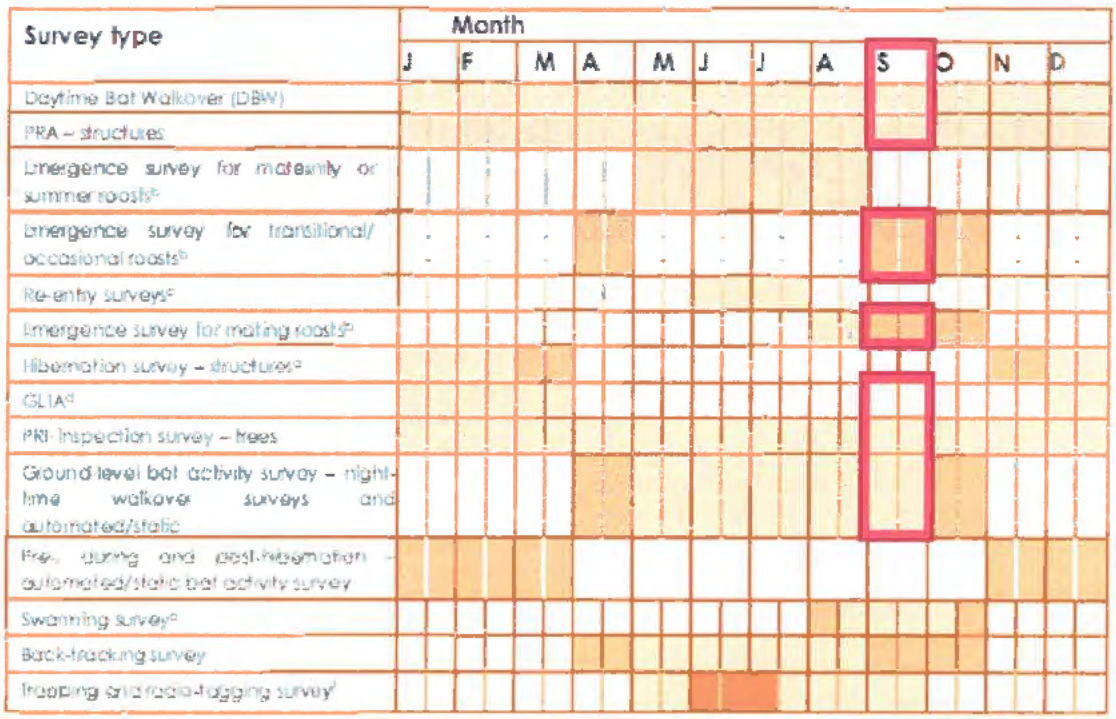
The survey focused on the Foundation Building, which is subject to comprehensive roof refurbishment including complete slate removal, installation of new roofing felt and battens, and reinstatement of natural slates. Two surveyors were positioned strategically to observe all building elevations, with particular attention to the roof areas scheduled for works. Night Vision Aid (NVA) equipment was utilised to enhance visual observation during the emergence period. See Figure 5 and Plates in Appendix A for details. The equipment used for the bat survey included 2x Batlogger M handheld detectors and 3x Batlogger S static detectors.

Prior to the activity survey, a detailed building inspection was conducted between 19:00-19:29. Visual observations were taken with the aid of a powerful L.E.D. torch.

Three attic spaces were accessed via existing hatches and thoroughly inspected for bats, signs of bats, or evidence of bat activity. All accessible spaces that could potentially allow bats access to the structure were visually examined in detail. The attic spaces were investigated for evidence of bat habitation, such as prey remains, urine staining, droppings, and feeding remains. The floor, timber rafters, and other surfaces inside the building were examined closely for droppings. [Results to be presented in Section 3]. Additionally, three static bat detectors (Batlogger S) were deployed in the attic spaces and left recording throughout the survey period to detect any bat activity within the roof voids.

The activity survey followed the BCT Guidelines (2023) and involved monitoring the Foundation Building and immediate surroundings for bat octivity and potential emergence. Weather conditions were optimal with temperatures of 13-14°C, calm conditions, and dry weather during the critical emergence period (intermittent drizzle occurred after 21:30, well after typical emergence time). All bat activity was recorded, with particular attention paid to potential entry/exit points at eaves level and ridge tiles. The 2023 BCT guidelines were followed for the assessment rating and classification, which is shown as Table 3. Photos of the site taken in September 2025 are contained in Appendix A.

Table 2 Recommended Survey Times for Survey Types described in Table 2.2. of the BCT 2023 Guidelines.



= optimal period = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October emergence surveys are not acceptable in Scotland.

= it is not acceptable to trap bats when they are heavily pregnant and have dependent pups. Mothers need to optimise foraging due to the physiological demands of pregnancy and lactation, and pups need to be regularly fed. Interrupting these activities could potentially have an impact on breeding success in the year in question. The timing of birth can vary between years – it may be as early as the end of May or as late as the start of August, therefore caution should be exercised and local information gained on birth dates before trapping activities are carried out during the summer months. Any information gained and decisions made should be kept as a record.

a Not including trees.

b Please see Chapter 7 for recommended timings for surveys to give confidence in a negative result. For sites assessed as having low suitability, a survey should be carried out between May and August. For sites with moderate and high suitability, a proportion of the surveys should be carried out between May and August (to detect maternity roosts if present) but some of the surveys may be carried out later in the year in order to detect transitional and mating roosts. The survey season for presence/likely absence surveys is defined as May to September. Roost characterisation surveys may be appropriate in April and/or October depending on the need to characterise transitional/occasional roosts at these times.

c The time that bats return to their roosts is very variable and therefore re-entry surveys are no longer recommended as a standard approach. If they are carried out the constraints should be recognised.

d GLTAs can be sub-optimal in the spring, summer and autumn due to foliage obscuring parts of the tree. If all parts of the tree are visible then the survey can be carried out at any time. If parts of the tree are obscured by foliage then it is not possible to carry out a thorough survey and this limitation should be recognised and the impact on the results acknowledged. Please refer to Chapter 6 for more information.

e Different species show a peak in swarming activity at different times, e.g. Daubenton's bat activity tends to peak in August whilst Natterer's bat activity tends to peak in September (Tomlinson, 2020) and therefore surveying across the swarming season is likely to be important.

f Trapping and tagging in cooler conditions can make release of bats difficult, which should be a consideration if trapping is carried out in spring and autumn. Tagging of bats in April and sometimes early May should be avoided following a poor spring, if bats are in poor condition. Tagging of newly volant pups should be avoided. Tagging of bats should be avoided in October due to the risk that bats will enter hibernation with the tag still attached (bats will groom less often as they enter torpor more frequently). If a tag falls off during hibernation this could leave a bald patch if the fur has been clipped, which could have negative impacts for the hibernating bat. Please refer to Chapter 9 for more information.

Table 3 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of roost features within the landscape, to be applied using professional judgement (BCT Guidelines, 2023)

Potential suitability	Description Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[a]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behavior.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

Potential suitability	Description Roosting habitats in structures	Potential flight-paths and foraging habitats
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

2.4 Bat Roost Potential Building Assessment

As there are no trees requiring assessment within the immediate work area, a tree assessment was not applicable to this project. The building's bat roost potential had been assessed during the preliminary inspection phase of the survey.

The building assessment followed the criteria outlined in the Bat Conservation Trust's "Bat Surveys for Professional Ecologists: Good Practice Guidelines" (4th Edition, 2023), which categorises structures based on their potential to support bat roosts:

- Negligible: No features suitable for roosting bats
- Low: Small number of potential roost sites that could be used opportunistically
- Moderate: Features that could support small numbers of bats
- High: Features of sufficient quality to support significant roosts

The assessment examined the building's construction type, age, condition, and the presence of potential roost features such as gaps under slates, cracks in walls, or suitable attic spaces. The results of this assessment are presented in Section 3.

2.5 Landscape Evaluation

The ecological survey results were evaluated to determine the significance of identified features within the study area for bats. The evaluation was based on an adapted importance scale that considers factors such as roosting potential, foraging areas, commuting routes, and the conservation status of bat species.

The criteria used to assess the ecological value and assign importance to the identified features for bats are as follows:

International Importance: Sites supporting significant populations of bat species listed in Annex II of the EU Habitats Directive (e.g., Lesser Horseshoe Bat) or designated as Special Areas of Conservation (SACs) for bats.

National Importance: Sites supporting nationally significant bat populations, designated as Natural Heritage Areas (NHAs) for bat conservation, or containing maternity roosts or hibernacula of rare or threatened species.

County Importance: Sites supporting resident populations of Annex IV species, providing important foraging areas or commuting routes, or containing roosts of county-level significance.

Local Importance (Higher Value): Sites containing suitable roosting habitats, diverse foraging areas, or well-connected commuting routes likely to support a variety of bat species, including those of conservation concern.

Local Importance (Lower Value): Sites with limited roosting potential or fragmented foraging areas that may support common bat species but are less likely to be used by rare or threatened species.

The evaluation considered the specific habitat requirements of recorded species, the quality of foraging habitats (particularly the darker areas to the rear of the building), and connectivity to other suitable habitats in the wider Killorglin area. The presence of Lesser Horseshoe Bat records within 2km of the site was also considered in this assessment.

3. RESULTS

3.1 Bat Emergence & Activity Survey

A comprehensive bat activity survey was conducted on September 11th, 2025, focusing on the Foundation Building and surrounding area. The survey aimed to assess the presence of roosting bats within the building and evaluate bat activity levels in the vicinity. Two surveyors were positioned strategically to ensure complete coverage of all building elevations and potential emergence points, with Night Vision Aid (NVA) equipment utilised to enhance observation capabilities.

During the survey, the site exhibited very limited bat activity. Weather conditions were suitable for bat activity (13-14°C, calm conditions, dry during the emergence

period). The survey revealed the presence of two bat species: Common Pipistrelle (*Pipistrellus pipistrellus*) and Leisler's Bat (*Nyctalus leisleri*).

A total of 13 bat passes were recorded during the survey period (Common Pipistrelle: 8 passes, Leisler's Bat: 5 passes). The first bat detection occurred at 20:03, approximately 4 minutes after sunset (19:59). Common Pipistrelle activity was concentrated along the roadside treeline adjacent to the site, with 8 passes likely representing 2 individuals based on temporal analysis. Leisler's bat passes were recorded at intervals throughout the survey, representing bats commuting over the site at height.

No bats were observed emerging from the Foundation Building during the survey. Priar inspection confirmed the building has 'Low' bat roost potential due to:

- Well-maintained structure with sealed concrete eaves
- No soffit boxes or suitable crevice features
- No evidence of bat use in three inspected attic spaces (no droppings, staining, or feeding remains)
- High levels of artificial lighting in the urban campus setting
- Static detectors deployed in all three attic spaces recorded no internal bat activity

The survey results indicate that the Foundation Building does not support roosting bats, with the minimol activity recorded representing bats utilising the wider landscape rather than any association with the building itself. The pattern of activity suggests occasional foraging along adjacent vegetation and commuting passes over the site.

Lesser Horseshoe Bat, a species listed on Annex II of the Habitats Directive with records approximately 1.6km northeast of the site (see Figure 4), was not recorded during the survey despite suitable weather conditions.

Table 4 presents a summary of the bat activity recorded. GPS coordinates far bat passes are provided in Appendix B. Detailed survey data can be found in Appendix B.

Table 4 Bat Results Summary Data – September 11th, 2025 between 19:29 and 22:00

Species Name - Common	Species Name - Latin	Number of Passes	Estimated Individuals	Peak Frequency (kHz)
Common Pipistrelle	*Pipistrellus pipistrellus*	8	2-3	46-48
Leisler's Bat	*Nyctalus leisleri*	5	3-4	19-25
Total		**13**	**5-7**	

3.2 Bat Roost Potential Building Assessment

The Foundation Building was thoroughly assessed for bat roost potential as part of the survey. The assessment followed the criteria outlined in the Bat Conservation Trust Guidelines (2023) as detailed in Section 2.4.

The building was categorised as having 'Low' bat roost potential based on the following findings:

- Historic structure but well-maintained with no obvious defects
- Sealed concrete eaves without soffit boxes or crevice features
- Tight junction between slate roof and stone walls with no visible gaps
- Three attic spaces inspected with no evidence of bat use (no droppings, urine staining, or feeding remains)
- Modern insulation present with no disturbance patterns
- High levels of artificial lighting throughout the campus environment

This assessment, combined with the negative emergence survey results and absence of internal detector recordings, confirms that the proposed roof refurbishment works will not impact any bat roosts within the building structure.

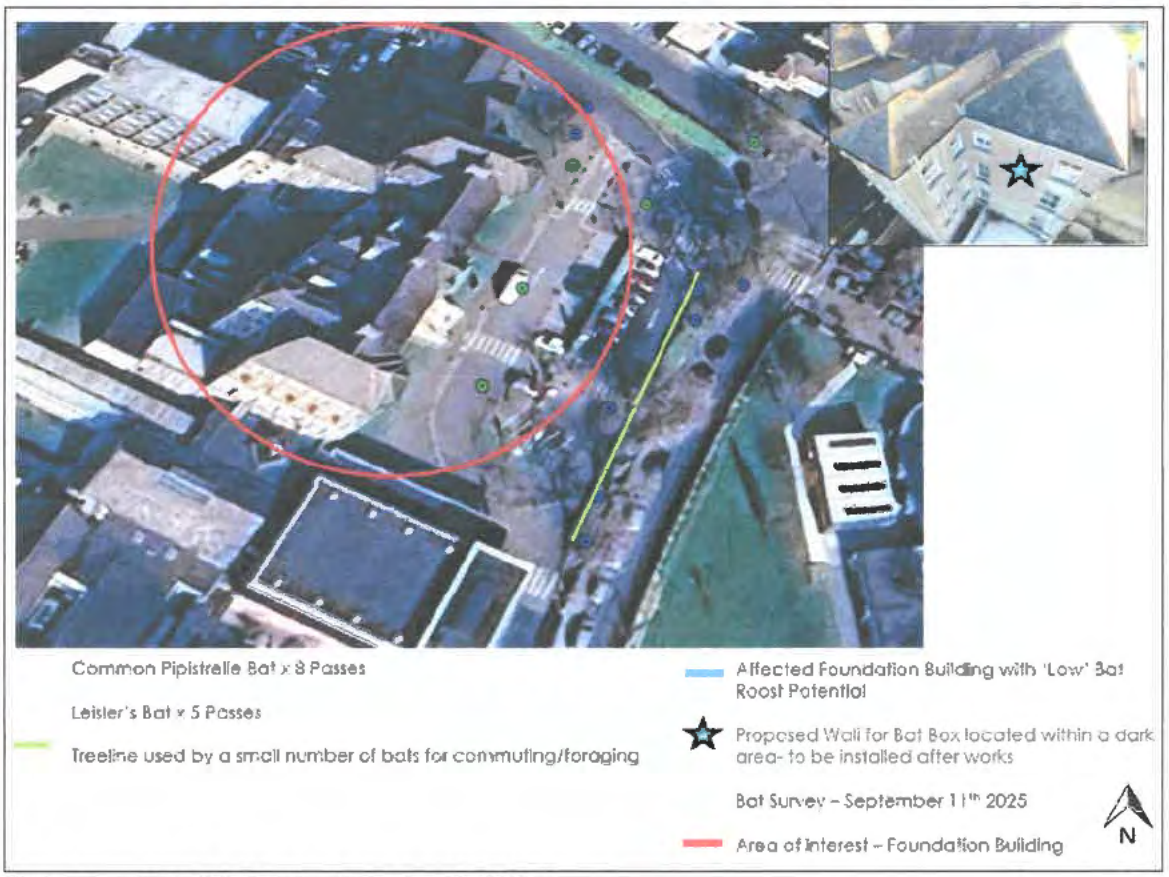


Figure 5 Bat Activity Results – September 11th 2025

3.3 Landscape Evaluation

Based on the criteria outlined in Section 2.5, the landscape features and their importance for bats are evaluated as follows:

Wider Landscape - Local Importance (Higher Value): The broader Limerick city area, with its NBDC suitability rating of 43.67, provides moderate habitat for bats. Key features include:

- The River Shannon corridor (700m from site) providing commuting routes
- Mixed urban and parkland habitats within the college campus
- Presence of Lesser Horseshoe Bat within 1.6km
- Tree-lined boundaries providing foraging habitat

Site Features - Local Importance (Lower Value): While the Foundation Building itself has low importance for roosting bats, the site contributes to the local bat network through:

- The adjacent roadside treeline serving as occasional foraging habitat for Common Pipistrelle
- The site's position on commuting routes for Leisler's bats
- The darker areas of campus providing potential foraging opportunities

The very limited bat activity recorded (13 passes from 2 species) confirms the site's minimal value as bat habitat, largely due to the constraints of artificial lighting in this urban educational setting.

4. MITIGATION

The following mitigation is proposed to enhance biodiversity and ensure compliance with wildlife legislation.

4.1 Bat Roost Mitigation

Although no bat roosts were identified within the Foundation Building, the following enhancement measures are proposed to deliver biodiversity gains:

One large bat box to be installed to enhance local roosting opportunities. It should be mounted on a suitable wall within a darker area of the campus as identified in Figure 5. This location was chosen as it:

- Remains relatively unlit and undisturbed
- Is proximate to the recorded foraging activity along treelines
- Provides shelter from prevailing weather

The bat box should be positioned at a height of 4-5m, oriented southwest for optimal solar warming.

A Beaumaris Maxi WoodStone bat box[17] (see Figure 6) suitable for crevice-dwelling species is recommended given the Common Pipistrelle activity recorded. Installation should ensure unobstructed flight access to the entrance.

Figure 6 Example of Bat Box Suggested to be wall mounted

17 https://www.vivara.ie/beaumaris-bat-box-large?utm_source=google&utm_medium=cpc&utm_campaign=g-ie-en-viva-wlf-pmax-cvr-tofu&gad_source=1&gad_campaignid=18806604360&gbraid=0AAAAAD8ZiyN7_BfHktoPwXsHC-VFlRo-4&gclid=CjwKCAjwqKzEBhANEiwAeQaPVQX11CqZJ7y2vGG1ljb2K5Cc60Ee-FetFgJa1pSQehnl66XHIhOdjBoC0dYQAvD_BwE

4.2 Swift Box Enhancement

While the primary focus of this survey was to assess bat presence, it is noted that Common Swifts (*Apus apus*) are known to utilise buildings of this height in Limerick during their breeding season (May-September). By the September 11th survey date, swifts had already migrated to their African wintering grounds.

Swifts are red-listed on Birds of Conservation Concern in Ireland (Gilbert et al., 2021)[18] due to significant population declines from loss of nesting sites in buildings. Should the client wish to consider biodiversity enhancements beyond the scope of this bat survey, the roof refurbishment works would present a cost-effective opportunity to install swift boxes while scaffolding is already in place. This would align with biodiversity policies in the Limerick Development Plan 2022-2028, though it is acknowledged this measure goes beyond the requirements of the bat survey brief. If swift boxes were to be considered, 4-6 units could be installed under the eaves during the roof works at minimal additional cost. Installation specifications would include:

- Minimum 5m height an north/east facing elevations
- Positioned away from windows and doors
- Integration during scaffold phase for cost efficiency

The boxes (x4-6) recommended are the 'WoodStone Swift Nest Box'[19] which are shown below as Figure 7:

Figure 7 Example of Swift Box (x4-6) that should be mounted under the new roof eaves during the fabric upgrade works

[18] Gilbert, G., Stanbury, A. and Lewis, L. (2021). Birds of Conservation Concern in Ireland 4: 2020–2026. Irish Birds 43: 1-22.

[19] https://www.vivara.ie/swift-nest-box-woodstoner

4.3 Timing of Works

During the bat survey, no evidence of bats within the Foundation Building was observed, confirming the structure is not used as a bat roost. The building's low bat roost potential and negative survey results meon no seasonal restrictions are required for the proposed works.

Based on these findings, a bat derogation licence is not required for the proposed works. However, as best practice:

- In the unlikely event that bats are discovered during works, all activities must halt immediately and a licensed bat ecologist and NPWS consulted.

4.4 Lighting for Bats

Ireland is home to nine resident bat species, all of which are nocturnal. Throughout their life cycle, bats engage in various activities such as hibernation during winter, swarming in autumn, and giving birth in summer. Artificial Light at Night (ALAN) can significantly disrupt the natural behaviour of bats, affecting their roosting, commuting, and foraging habits. Bats are naturally accustomed to low lighting levels provided by moonlight, starlight, and twilight. Exposure to light levels higher than those encountered during natural dusk and night conditions can have detrimental effects on bat behaviour.

The presence of artificial light near bat roosts can lead to several negative consequences. For instance, it may delay the emergence time of bats after dusk, cause abandonment of roosts when exits are illuminated at night, and potentially reduce reproductive success (Stone, 2013)[20]. Foraging areas that become artificially lit may be abandoned, resulting in increased energy expenditure for bats and potentially lower reproductive success at the population level (Schofield, 2008[21]; Stone, 2013). Table 5 presents the potentiol light sensitivity of Irish bat species based on the categories described by Rydell (2006)[22]. The species utilising the site, namely Leisler's Bat and Common Pipistrelle are classified as tolerant and semi-tolerant to light respectively. To mitigate the effects of light pollution on bats, it is essential to implement smarter lighting strategies rather than simply reducing lighting. Lighting should be installed only where necessary, illuminated during the required time periods, and at levels that enhance visibility without causing excessive disturbance. It is crucial to avoid artificial light shining directly on bat roosts, their access points, and the flight paths leading to and from new roost features.

[20] Stone, E. L. (2013). Bats and lighting: Overview of current evidence and mitigation guidance. University of Bristol.
[21] Schofield, H. W. (2008). The lesser horseshoe bat conservation handbook. Vincent Wildlife Trust.
[22] Rydell, J. (2006). Bats and their insect prey at streetlights. In C. Rich & T. Longcore (Eds.), Ecological consequences of artificial night lighting (pp. 43-60). Island Press.

Table 5 Potential light sensitivity of the Irish Bat Species

Species: Common Name	Rydell Category	Sensitivity
Daubenton's bat *Myotis daubentonii*	Category 4	Light sensitive
Whiskered bat *Myotis mystacinus*	Category 4	Light sensitive
Natterer's bat *Myotis nattereri*	Category 4	Light sensitive
Leisler's bat *Nyctalus leisleri*	**Category 2**	**Light tolerant**
Nathusius' pipistrelle *Pipistrellus nathusii*	Category 3	Semi-tolerant
Common pipistrelle *Pipistrellus pipistrellus*	**Category 3**	**Semi-tolerant**
Soprano pipistrelle *Pipistrellus pygmaeus*	Category 3	Semi-tolerant
Brown long-eared bat *Plecotus auritus*	Category 4	Light sensitive
Lesser horseshoe bat *Rhinolophus hipposideros*	Category 4	Light sensitive

Site-Specific Lighting Strategy:

The bat survey demonstrated that while the Foundation Building and campus are well-lit, bats utilise adjacent darker areas for foraging, particularly along the roadside treeline. As the proposed works involve only roof refurbishment with no changes to external lighting, the following observations and recommendations apply:

Current Lighting Context:

- The building and campus feature extensive artificial lighting typical of an urban educational facility
- Bat activity was recorded along the darker treeline areas despite ambient lighting
- No changes to existing lighting are proposed as part of the roof works

Best Practice During Construction:

Given that roof works will occur during daylight hours and the building will remain operational, the following measures should be considered:

- Any temporary construction lighting should be directed away from treeline areas where bat activity was recorded
- Work should be scheduled during daylight hours where possible to avoid the need for artificial lighting during bat active periods
- If temporary security lighting is required for scaffolding or materials storage, it should:
    - Use warm white LED luminaires (2700K or lower)
    - Be directed downward with minimal light spill
    - Utilise motion sensors with short timer settings where appropriate
    - Avoid illumination of adjacent vegetation

Post-Construction Recommendations: While not part of the current scope of works, any future lighting upgrades should consider:

- Replacement of existing luminaires with warm spectrum LEDs (2700K) lacking UV components
- Directional control to minimise light spill into vegetated areas

- Following Institution of Lighting Professionals and Bat Conservation Trust (ILP and BCT, 2023) guidelines for sensitive lighting design

As the proposed roof works do not involve lighting modifications, no specific lighting mitigation is required. The existing lighting regime, while extensive, has not prevented occasional bat use of darker campus areas, and this status quo will be maintained throughout and after the construction period.

5. CONCLUSION

The bat survey conducted at the Foundation Building, Mary Immaculate College, Limerick on September 11th, 2025, provided comprehensive insights into the bat activity and habitat suitability of the site. The survey revealed the presence of two bat species: Common Pipistrelle (*Pipistrellus pipistrellus*) and Leisler's Bat (*Nyctalus leisleri*). The survey recorded very limited bat activity, with a total of 13 bat passes documented during the 2.5-hour survey period (Common Pipistrelle: 8 passes, Leisler's Bat: 5 passes).

The assessment of the Foundation Building confirmed low bat roost potential due to its well-maintained structure with sealed concrete eaves, absence of soffit boxes or suitable crevice features, and lack of evidence of bat use in three inspected attic hatches/spaces. Importantly, no bats were observed emerging from the building during the survey, and static detectors deployed in all attic spaces recorded no internal bat activity.

The minimal bat activity recorded consisted of Common Pipistrelle foraging briefly along the roadside treeline and Leisler's bats commuting over the site at height. This pattern indicates the bats were utilising the wider landscape rather than showing any association with the building itself. The survey demonstrated that the building does not support roosting bats, with the limited activity representing transient use of adjacent habitats.

The broader landscape surrounding the Foundation Building is considered to be of Local Importance (Higher Value) for bats, with an NBDC suitability rating of 43.67 and Lesser Horseshoe Bat records within 1.6km. The Foundation Building site itself is of Local Importance (Lower Value), providing minimal contribution to the local bat network due to extensive artificial lighting typical of an urban educational campus.

To enhance biodiversity value at the site, the installation of one large bat box on a suitable wall of the Foundation Building is recommended as a proportionate enhancement measure. While swift boxes have been identified as a potential additional enhancement opportunity that could be implemented cost-effectively during the roof works, this measure is optional and beyond the scope of the requested bat survey. Should the applicant wish to pursue this opportunity, specifications have been provided in Section 4.2.

Based on the survey results, a bat derogation licence is not required as no bat roosts will be affected by the proposed roof refurbishment works. The overall impact of the proposed works on bats is expected to be neutral to negligible, given the absence of roosting bats and minimal bat activity recorded. The biodiversity enhancements proposed will deliver net gain for both bats and birds, aligning with the Limerick

Development Plan 2022-2028 biodiversity policies and demonstrating leadership in biodiversity conservation for planning projects.

APPENDICES

APPENDIX A

Plate 1: Southeast (front) elevation of Foundation Building showing main entrance and sealed concrete eaves

Plate 2: Eastern corner elevation showing curved turret feature with tight roof-wall interfaces

Plate 3: Northwest (rear) elevation of Foundation Building demonstrating intact slate roof structure. Drone footage from applicant.

Plate 4: North elevation showing well-maintained facades and absence of bat access points. Drone footage from applicant.

Plate 5: Detail of roof from overhead view showing overall sealed condition. Drone footage from applicant.

Plate 6: Main attic space showing clean timber rafters. A static detector was also placed here for duration af survey with no activity noted.

APPENDIX B

11/09/2025	Species Text	Calls [#]	Mean Peak Frequency [kHz]	Mean Max Frequency [kHz]	Mean Min Frequency [kHz]	Mean Call Length [ms]	Mean Call Distance [ms]	Temperature [°C]	Latitude [WGS84]	Longitude [WGS84]
20:03:17	Leisler's Bat	3	22.3	22.9	21.5	17.2	851	14	52.653143	-8.639086
20:10:03	Leisler's Bat	7	22.3	23.5	21.5	20	311	14	52.653076	-8.638927
20:20:03	Leisler's Bat	4	22.7	23.3	21.9	12.7	408	14	52.653184	-8.638678
20:42:10	Common Pipistrelle	19	47.9	54.9	47.3	3	90	14	52.652768	-8.639018
20:43:06	Common Pipistrelle	5	47.6	54.4	46.3	5.1	191	14	52.652892	-8.638837
20:45:03	Leisler's Bat	11	25.5	29.3	24.3	11.6	430	13	52.652798	-8.639267
20:51:37	Common Pipistrelle	8	47.5	53.3	46.9	5	122	13	52.652651	-8.639042
21:11:45	Common Pipistrelle	19	47.3	59.2	46.5	4	90	13	52.652945	-8.638732
21:15:54	Common Pipistrelle	23	47.3	59.5	46.7	4	83	13	52.652937	-8.638827
21:45:00	Common Pipistrelle	24	47.1	55.8	46.4	6	93	13	52.652596	-8.639069
21:47:54	Common Pipistrelle	33	47.7	55.8	46.9	4	90	13	52.653247	-8.639052
21:51:32	Common Pipistrelle	11	47.7	52.1	46.5	6	90	13	52.653198	-8.639079
21:55:03	Leisler's Bat	4	24.5	30.2	23.6	12.4	218	13	52.652941	-8.639193

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no.	EC/204/25
Name and Address of Applicant:	Mary Immaculate College South Circular Road Limerick
Agent:	Quinn Architects 12 Barrington Street Limerick
Location:	Mary Immaculate College Campus South Circular Road Limerick

Description of Site and Surroundings:
The subject site is located along South Circular Road to the west, Summerville Avenue to the north and Ashbourne Avenue to the south.

Zoning:
Education and Community Facilities

Proposal:
This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or are not exempted development:

- Maintenance and repair to existing pitched slated roof over the Foundation Building. Repair and maintenance works to existing cast iron gutters and downpipes will also be required.

This Section 5 declaration includes the following:

- Cover Letter
- Method Statement
- Roof Survey
- Bat Survey and Report
- Site location map
- Elevation drawings
- Floor Plans
- Photographs

I note that a bat activity survey was carried out on September 11th 2025 which notes the buildings low bat roost potential following internal and external inspection. The proposal includes for bat boxes and swift nest boxes to deliver net ecological gain for the site which is welcomed by the Planning Authority. The survey revealed the presence of two bat species with a total of 13 bat passes during the 2.5hr survey period. The assessment of the building itself confirmed low bat roost potential due to sealed concrete eaves, absence of soffit boxes or crevice features and lack of evident of bat use in the attic hatches/spaces. No bats were observed emerging from the building during the survey and static detectors in the attic spaces recorded no internal bat activity. The bat survey has been reviewed by the Council Ecologist who notes that the date of the survey falls outside the optimal survey period however given the generally mild weather conditions experienced throughout September 2025, it is considered that bat roosting activity would still have been detectable in the area should they have been present. The conclusions of the survey are considered acceptable despite the late timing of the survey. The

inclusion of swift bricks or similar swift nesting boxes and a bat box as indicated in the bat report are to be incorporated into the proposal.

Planning History:
23/60965: Mary Immaculate College granted conditional permission for development on this c. 0.79 ha site, on lands at the library and educational complex, within the Mary Immaculate College Campus, South Circular Road, Limerick, V94 4D85. The proposed development is within the curtilage of a number of protected structures (including RPS Refs. 3364, 3365, 3366, 3367, 3368, 3369.) The development will consist of the redevelopment of the existing library and educational complex building with a new 4 no. storey library and learning and resources centre (4,955 sqm) over a 1 no. storey basement and all associated teaching and pupil facilities. The development includes the substantial demolition of the existing library and educational complex building (c. 2,559 sqm of the existing building to be demolished with the c. 309 sqm lecture theatre to be integrated into the new complex). The development will also include the provision of a refurbished public plaza to the south-west of the proposed library; tree removal and replacement; hard and soft landscaping; piped infrastructure and ducting; ancillary ramps and stairs; bollards; reorganisation and enhancement of existing parking facilities; ESB substation; PV panels; changes in level; SuDS features; public lighting; CCTV; plant; signage; and all ancillary site development and excavation works above and below ground. Decision was appealed to An Comisium Pleanala who upheld the decision by LCCC.

Pl. Ref 16/792 ABP 91.248423 – Mary Immaculate College - GRANTED Permission for the construction of a proposed four storey library/learning resources centre and basement (with ancillary third level uses) providing a gross floor area of 4,955m2. The application includes the phased demolition of the existing library including the removal of 17 no. trees, a proposed new paved plaza to the south-west of the new library building and associated landscape works including planting of new trees to replace trees removed, proposed public lighting and associated site works. These works are within the curtilage of a Protected Structure

Pl. Ref 20/531 ABP 308625-20- Mary Immaculate College was GRANTED Permission for the conversion of existing outbuilding to two bed apartment associated with existing Student Residential Accommodation, minor alterations to elevations and all associated site works

Pl. Ref 20/126 – Mary Immaculate College GRANTED Conditional Permission for change of use of the Chapel from place of worship to education use and physical alterations including refurbishment of the interior of the Chapel comprising repairs to building fabric, new floor coverings, new kitchenette/servery in room to rear of Chapel, new partition and internal door to the ground floor corridor of the John Henry Newman Building, demolition of existing PVC link to the rear of the building and construction of a new extension to provide accessible building entrance and means of escape, installation of new services (mainly new lighting and replacement radiators), alterations to existing hard and soft site landscaping, additional site lighting and all associated. The proposed works will be carried out to Protected Structures RPS373 & RPS421 and located in an Architectural Conservation Area

Pl. Ref 19/350 – Mary Immaculate College GRANTED Conditional Permission for the erection of new signage on the front boundary wall adjacent to the main entrance from O'Connell Avenue and all ancillary site works. The proposed works are within the curtilage of a Protected Structure and in an Architectural Conservation Area

Pl. Ref 16/182 – Mary Immaculate College GRANTED Conditional Permission for alterations to the internal layout on the Third Floor of the building including demolition of existing partition walls, new structural openings, erection of new partitions, fire upgrade works, alterations to building services and all ancillary works related to the proposed new layout (the building is a protected structure and the site is in an Architectural Conservation Area)

Enforcement History
None

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

'structure' as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines '**development**' as 'the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land'.

The proposed repair works to the existing roof, gutters and downpipes of the Foundation building constitutes 'works' and 'development'.

Is the proposal exempted development?

Article 6(1) of the Planning and Development Regulations states that *Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column* 1.The works proposed do not fall within any class of exempted development as indicated in Part 1 of Schedule 2 of the Planning and Development Regulations. Therefore the application will be assessed again Section 4(1)(h) of the Planning and Development Act and Article 9 Restrictions of the Planning and Development Regulations (as amended).

Section 4(1)(h) of the Planning and Development Act (as amended) notes that *development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.*

The proposed works consist of the maintenance and repair works to the existing natural slated roof of the Foundation building within the Mary Immaculate College Campus. The building is a protected structure (RPS 365). The works involve the removal of existing roof lates, stripping out deteriorated battens and felt, reinstatement of the roof using breathable felt, treated battens, existing slates and reclaimed or new slates (to match existing), flashings, ridges and associated roof details, all in accordance with best conservation practices. It is noted that a Conservation Architect will supervise the works, which is welcomed by the Planning Authority. While I note that the works are external, it is considered given that the works are in relation to the repair of the existing roof and replacement with like for like materials, the works will not render the appearance of the building inconsistent with the character of the structure or of neighbouring structures. I therefore would consider that the proposed works are compliant with Section 4(1)(h) of the Planning and Development Act (as amended).

Article 9(1)(a)(xii) of the Planning and Development Regulations notes that *development to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such development would further to the provisions of section 82 of the Act*, *consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new*

development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

The Foundation Building is a protected structure and located within the South Circular Road, New Street and O'Connell Avenue Architectural Conservation Area. Per discussions with Limerick City & County Council's Conservation Officer, we are satisfied that as the works will be supervised by a G1 Conservation Architect and be carried out in accordance with good conservation practices, the works constitute repair and maintenance and as such will not materially affect the character of the Protected Structure. I would therefore consider that the proposed works are compliant with Article 9(1)(a)(xii) of the Planning and Development Regulations (as amended).

Appropriate Assessment
An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). It is noted that a bat survey was submitted in support of the porposal. Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not required in this instance.

Environmental Impact Assessment
An EIA Screening examination was carried out by Limerick City & County Council (see appendix 2). Overall, it is considered that there is no real likelihood of significant effects on the environment. Therefore, an Environmental Impact Assessment is not required.

Conclusion/Recommendation
The proposal detailed on the application and plans submitted is considered to be within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) and 4(1)(j) of the Planning and Development Act 2000, as amended.

Regard has been had to –
(a) Section 2, 3 and 4 of the Planning and Development Act 2000, as amended.
(b) Article 9(1)(a)(xii) of the Planning and Development Regulations 2001, as amended.
(c) Sections 4(1)(h) of the Planning and Development Act 2000, as amended.
(d) The plans & particulars submitted with the application received on the 9th October 2025.

It is therefore considered that the said works are development and exempted development under Article 9(1)(a)(xii) of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) of the Planning and Development Act 2000, as amended.

Áine Leland, Executive Planner

Date: 03/11/2025

Gráinne O'Keeffe, Senior Executive Planner

Date: 03/11/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC/204-25
(b) Brief description of the project or plan:	Section 5 Declaration on whether the repair to roof of Foundation building in Mary Immaculate College Campus is exempted development
(c) Brief description of site characteristics:	The subject site is located on South Circular Road within the built environment of Limerick City.
(d) Relevant prescribed bodies consulted: **e.g. DHLGH (NPWS), EPA, OPW**	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	**List of Qualifying Interest/Special Conservation Interest [1]**	**Distance from proposed development [2] (km)**	**Connections (Source-Pathway-Receptors)**	**Considered further in screening Y/N**
002165 - Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	460m	None	N
004077 - River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	460m	None	N

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	**Possible Significance of Impacts: (duration/Magnitude etc)**

Construction phase e.g - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None. The works proposed are repair works only. Given the minor nature of the works proposed, it is not considered that same would impact on the objectives of the European Sites outlined above
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	None. Operational phase will not have an effect on objectives of the European Sites.
In-combination/Other	N/A given the development proposed and the distance from European sites.

(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None. No direct encroachment or hydrological connection.

(c) (Are '*mitigation*' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
☐ **Yes** ☒ **No**

STEP 4: Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives		
On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: • the nature and scale of the proposed development, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.		
Conclusion: An appropriate assessment is not required.		
	Tick as appropriate:	Recommendation:
(i) It is clear that there **is no likelihood** of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is **uncertain** whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) **Significant effects** are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:		Áine Leland, Executive Planner 03/11/2025
Signature and Date of the Decision Maker:		

	Grainne O'Keeffe, Senior Executive Planner 03/11/2025

Appendix 2 – EIA Screening

Establishing if the proposal is a *'sub-threshold development'*:	
Planning Register Reference:	EC/204-25
Development Summary:	Section 5 Declaration on whether the repair works to the roof of the existing foundation building within Mary Immaculate College is development or exempted development
Was a Screening Determination carried out under Section 176A-C?	☐ Yes. no further action required ☒ No. Proceed to **Part A**

A. Schedule 5 Part I - Does the development comprise a project listed in Schedule 5. **Part 1.** of the Planning and Development Regulations 2001 (as amended)?

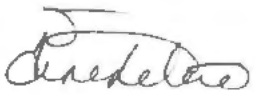
(Tick as appropriate)

☐ Yes. specify class: [insert here]____ _	**EIA is mandatory** No Screening required
☒ No	Proceed to Part B

B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, **Part 2,** of the Planning and Development Regulations 2001 (as amended) **and** does it meet/exceed the thresholds?

(Tick as appropriate)

☒ No. the development is not a project listed in Schedule 5, Part 2	**No Screening required**
☐ Yes the project is listed in Schedule 5. Part 2 **and** meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	**EIA is mandatory** No Screening required

☐ Yes the project is of a type listed **but** is *sub-threshold:* [insert here]___ _	Proceed to **Part C**
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant ☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 _____ **Áine Leland, Executive Planner** **03/11/2025**
Signature and Date of the Decision Maker:	 _____ **Grainne O'Keeffe, Senior Executive Planner** **03/11/2025**

Appendix 3 – Internal Reports

1.0 Council Ecologist

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

Planning Application Internal Report

Planning Ref: Mary Immaculate College Exemption application

Applicant: Mary Immaculate College

Development Description:

A development comprising a roof refurbishment at the foundation building of Mary Immaculate College. The works involve comprehensive roof upgrades to a protected Structure located at the Foundation Building, Mary Immaculate College, South Circular Road, Limerick.

Report Prepared By: Seán Doyle, MSc., BSc. Hons - Ecologist.

Comments:

A bat survey was submitted in support of this proposal.

The bat survey indicates that the best practice and most up to date methodologies have been followed. The following is found on p17 of the report "The survey was conducted on Set 11th 2025, during the optimal survey period and under favourable survey conditions (as per Bat Conservation Trust Guidelines 2023, see table 2)". The guidelines cited suggest that any structure considered to have "low suitability" or "PRF-I" should be surveyed once between May and August. The survey on September 11th was conducted outside the optimal survey period. However, given the generally mild weather conditions experienced throughout September 2025, it is considered that bat roosting activity would still have been detectable in the area should they have been present. The results of the survey indicate that there was low bat activity in the surrounding area and that there were no roosting bats observed leaving the structure. The conclusions of the report suggest that no potential for bat roost disturbance would arise due to this proposal. The conclusions are considered acceptable despite the late timing if the survey.

Recommendation:

Should the proposal proceed to construction, the following should be set to considered by the applicant;

- Should the proposal go ahead, swift bricks or similar swift nesting boxes should be incorporated into the final build of the structure
- As per bat survey report, one large bat box should be mounted to enhance local roosting opportunities, a suitable specification of bat box is provided in the bat report
- Any lighting placed on the roof must be sensor controlled so the area remains as dark as possible when not in use at night

Signed: Seán Doyle MSc., BSc. Hons. - Ecologist **Date:** 03/11/2025

2.0 Conservation Officer

From: O'Keeffe, Shona <shona.okeeffe@limerick.ie>
Sent: Tuesday 21 October 2025 12:21
To: Leland, Aine <aine.leland@limerick.ie>
Subject: RE: Leland, Aine shared the folder "EC-204-25" with you

Hi Aine,

The application includes a method statement and a letter from a G1 Conservation Architect who will supervise the works, so I am satisfied that the works will be carried out in accordance with good conservation practice. The works constitute repair and maintenance, and as such will not materially affect the character of the Protected Structure. In my view these works are exempt from the requirement to seek Planning Permission.

Shóna O'Keeffe

Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate

Limerick City & County Council | Merchants Quay | Limerick V94 EH90

shona.okeeffe@limerick.ie |

Appendix 4 – Photos

QUINN
Architects

Detail Oriented
Collaborative Design

Our Ref :2407

Planning Department
Limerick City and County Council
Dooradoyle,
Limerick
V94XF67

Limerick City & County Council
- 9 OCT 2025
Planning

2025.10.08

Re: Section 5 Application – Declaration on Development and Exempted Development for the proposed maintenance and repair works to the roof of the Foundation Building at Mary Immaculate College, South Circular Road , Limerick

Dear Sir/ Madam,

Please find enclosed our application for exemption from planning for the proposed maintenance and repair works as described in the application documents. All documents submitted in support of this application are listed in the document issue sheet enclosed with the submission.

Mary Immaculate College would like to carry out maintenance and repair works to the existing natural slated roof to the Foundation Building, please see the roof plan drawing attached with the relevant areas of roof coloured in blue, and the images of the front elevation of the building below, for context. The Foundation Building is a protected structure RPS 365 dating from 1898.

FOUNDED 1952

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Company Registration No. 512716
Directors: C. Quinn (Managing), J. Quinn, B. Moloney
Company Secretary: C. Quinn

Last year we arranged for Punch Consulting to carry out a roof Inspection and their findings may be found in the attached Report. In summary, they found that the structural timbers were in very good condition, however a large proportion of the roof slates have slipped due to the nails rusting and shearing and friction of the nail holes, causing water ingress. In addition, existing flashings to the roof valleys, upstands, chimneys etc have perished. There are issues with existing cast iron gutters and down pipes leaking where joints have failed. Some cracking in existing chimneys which require repair.

A few years ago, we had a drone survey of the roof carried out which gives a very good over view of the roof condition and the extent of slates that have slipped and the extent of running repairs that have been carried out over the years. A link to those photos is available and can be emailed to the relevant party if required. We have included a range of photos of the roof on the Roof Plan Drg No. 5007 submitted as part of this application.

Mary Immaculate College are very conscious of the need to address these issues with the roof, prevent water ingress and protect the building, however the significant cost of the work caused a delay, they have now funding in place and have instructed us to proceed with tender and construction so as to prevent any further deterioration of the fabric.

We have outlined the works proposed on the enclosed drawings and have prepared a draft Method Statement that gives more detail on the sequence and scope of the works .

A Bat survey was carried out on site on the evening of September 11th 2025 and no bats were detected within the relevant attic spaces, please refer to the Bat Report for further information.

As the proposed scope of works will not negatively impact the special character of the building and are deemed essential for the long term preservation of the structure, a reasonable assumption would be that the repair and maintenance nature of the works would be considered exempt from the requirements of Planning Permission.

Gareth O'Callaghan of JCA Architects has been involved in this project to date and the proposed scope of works will be monitored on site by JCA Architects, Conservation Architects Grade 1.

I would hope that you agree with our view on these works and look forward to hearing from you in this regard. Please contact the undersigned if you require any further information.

Yours Sincerely,

Bernie Moloney
Director
Quinn Architects.

2407 MIC FOUNDATION BUILDING ROOF

QUINN Architects

Architectural Information Issue Sheet

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2407-X-XXX-IS-QNA-AR-0001

Please contact us if any part of this Document Issue Register is not received or received in error.
The sender may be contacted by email at: info@quinnarchitects.com

PURPOSE CODE:	P1 - INFORMATION	ACCEPTANCE CODE:	(S) - ISSUED	Issued to		
	P2 - CO-ORDINATION		(A) - ACCEPTED	All via CDE		
SUITABILITY STATUS AS PER:	P3 - DECLARATION ON EXEMPTION FROM PLANNING		(B) - ACCEPTED SUBJECT TO COMMENT	Architect	Quinn Architects	
IRISH NATIONAL ANNEX 2021 to	P4 - FIRE SAFETY CERTIFICATE (STATUTORY SUBMISSION)		(C) - REJECTED	Project Manager / Client		
I.S. EN ISO19650-2:2018	P5 - DISABILITY ACCESS CERTIFICATE (STATUTORY SUBMISSION)		(D) - ACCEPTANCE NOT REQUIRED	M&E Engineers		
	P6 - BUILDING CONTROL COMPLIANCE (STATUTORY SUBMISSION)			Structural & Civil Engineers		
	P7 - PRE-TENDER SUBMISSION			Quantity Surveyors		
	P8 - TENDER	REVISION CODE:	(0) - ORIGINAL ISSUE	Fire Safety Consultant / DAC		
	P9 - CONTRACT/ CONSTRUCTION		(1) - FIRST REVISION	PSDP		
	P10 - HANDOVER		(2) - SECOND REVISION, ETC.	Limerick City & County Council	Planning Department	1

Year	2025
Month	10
Day	08

File Name	Title	STATUS/REVISION		
		Current Drawing	Acceptance Code	Record
Geometric Data	*Example - 2D/3D Model files*			
20400-X-XXX-M2-QNA-AR-5000	SECTIONS AND ELEVATIONS	P1(0)	S	
20400-X-XXX-M2-QNA-AR-5001	PLANS			
20400-X-XXX-M2-QNA-AR-5002	SITE LOCATION/SITE PLAN			
Non-Geometric Data	*Example - Data Sheets / Reports / Schedules*			
2400-X-XXX-MS-QNA-AR-0001	COVER LETTER			P3(0)
2400-X-XXX-MS-QNA-AR-0002	APPLICATION FORM	P1(0)	S	P3(0)
2400-X-XXX-MS-QNA-AR-0003	METHOD STATEMENT			P3(0)
2400-X-XXX-MS-QNA-AR-0004	CONSERVATION CONSULTANT CONFIRMATION			P3(0)
241142-PUNCH-XX-XX-RP-S-001	PUNCH CONSULTING REPORT			P3(0)
	BAT SURVEY REPORT			P3(0)
Documents	*Example - Drawings / Non-editable .pfds (and .dwg exports)*			
2400-X-XXX-QNA-DR-AR-5000	OSI SITE LOCATION MAP	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5002	GROUND FLOOR PLAN	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5003	FIRST FLOOR PLAN	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5004	SECOND FLOOR PLAN	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5005	THIRD FLOOR PLAN	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5006	PLAN OF ATTIC	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5007	ROOF PLAN - PHOTOGRAPHIC SURVEY	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5008	ROOF PLAN	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5010	SECTION 1-1, 2-2 & 3-3	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5011	SECTION 4-4 & 5-5	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5012	SECTION 6-6 & 7-7	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5013	SECTION 8-8,9-9,10-10, 11-11,12-12 & 13-13.	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5070	ELEVATIONS 1 & 1	P3(0)	S	P3(0)
2400-X-XXX-QNA-DR-AR-5071	ELEVATIONS 3 & 4	P3(0)	S	P3(0)

METHOD STATEMENT DRAFT

RE : 2407 Mary Immaculate College – Foundation Building Roof

1. Scope of Works

The works involve the careful removal of existing roof slates on the Foundation Building in Mary Immaculate College which is a protected structure RPS 365 and dates from 1898, stripping out deteriorated battens and felt, and reinstating the roof using breathable felt, treated battens, existing slates and reclaimed or new slates (to match existing), flashings, ridges, and associated roof details, all in accordance with best conservation practice while preserving the historic character of the building.

2. References & Standards

- BS 5534: Code of Practice for Slating and Tiling
- BS 8000-6: Workmanship on Building Sites – Code of practice for slating and tiling
- Best Practice conservation guidelines
- Manufacturer's recommendations for slates and fixings

3. Plant, Equipment & Materials

- Scaffolding with edge protection and debris netting
- Ladders, roof ladders, fall-arrest systems
- Hand tools: slate ripper, hammer, slate cutter, nibbler
- Materials:
    - Existing slates and reclaimed or new natural slates to match original (size, colour, texture)
    - Copper nails and clips
    - Breathable underlay
    - Treated timber battens (graded to BS 5534)
    - Lead flashings (to Lead Sheet Association guidance)

4. Sequence of Works

4.1 Site Preparation

- Erect scaffold with full edge protection and safe access routes.
- Install protective sheeting/netting to safeguard the building and surroundings.
- Protect rainwater goods, windows, and historic masonry with coverings.
- Toolbox talk for operatives (heritage sensitivity, safe slate handling).

4.2 Removal of Existing Roof Covering

- Prior to any removal of slates, count and record the courses and slate length on each slope location.
- Carefully remove existing lead and copper flashings and linings, record their locations, and store sound material for reuse.
- Carefully remove existing clay decorative ridges tiles , record their location and store for reuse
- Carefully remove all existing slates , grade and sort according to length and thickness and stack all sound slates vertically for reuse on pallets on site
- Carefully remove all slate laths, de-nail rafters, clean down timbers and remove debris including old insulation from roof spaces
- Inspect roof structure for signs of rot, decay, or damage.

4.3 Structural & Timber Repairs

- Carry out timber repairs using like-for-like materials and traditional joinery methods.
- Record any significant historic features uncovered.

4.4 Roof Preparation

- Install new breathable membrane underlay, lapped correctly.
- Fix new battens at gauge suitable for slate size, in accordance with BS 5534.

4.5 Slating Works

- Reslate the roof slopes facing the South Circular Road using all of the existing stored slates and as far as is practicable to the same number of courses as came off and to be evenly graded from the largest at the eaves to the smallest at the ridge
- In the rear facing slopes, where there may be insufficient existing sound slates, it may be necessary to use blue bangor slates to match existing sourced from a salvaged supply or from the quarry.
- Mix new and salvaged slates to ensure consistent weathering and appearance.
- Lay slates in traditional double-lap method, fixed with copper nails.
- Cut slates neatly at hips, valleys, and abutments using hand tools.
- Replace existing decorative clay ridge tiles to their original locations and where beyond repair fix salvaged ridge tiles to match existing.

4.6 Flashings & Weathering

- Reline valley gutters, flashings , upstands etc with existing sound lead and copper where possible and new flashings where required to match like for like.
- Install existing, or where lead has perished, new lead flashings to chimneys, valleys, and abutments (to LSA standards).
- Dress flashings carefully to avoid staining historic masonry.
- Repair all cracks in brick and stucco moulded chimney stacks to best conservation practice.

4.7 Gutter and Downpipes

- Recondition existing cast iron gutters and downpipes where possible or where beyond repair replace like for like in cast iron to match existing.

4.7 Finishing & Quality Checks

- Inspect completed sections for alignment, fixing security, and weather-tightness.
- Remove debris from roof and scaffold daily.
- Carry out final inspection with client/conservation officer.

5. Health, Safety & Environmental Considerations

- All works to comply with the Safety, Health and Welfare at work Act 2005, Safety, Health and Welfare at work (General Application)Regulations 2007 – 2023.
- Operatives to wear full PPE (helmets, harnesses, gloves, boots, eye protection).
- Asbestos survey reports are available for the attic spaces.
- A Bat survey was carried out on September 11th 2025, no bats were detected in the attic spaces, a Bat Roosting Box will be placed on one of the buildings in advance of the works commencing, refer to Bat Report for further information.
- Manual handling training for slate lifting/carrying.
- Dust and noise kept to a minimum.
- Waste slates, timber, and debris disposed of in licensed skips, with records kept.

6. Quality Assurance

- New slates where required sourced from approved quarry with CE marking.
- Fixings and battens certified to BS standards.
- Continual checks on gauge, lap, and nail fixing.
- Photographic record kept before, during, and after works

As soon as a Contractor is appointed to carry out the work, they will be asked to prepare a Method Statement for the works based on the above.

Bernie Moloney
Director
Quinn Architects.

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no.	EC/204/25
Name and Address of Applicant:	Mary Immaculate College South Circular Road Limerick
Agent:	Quinn Architects 12 Barrington Street Limerick
Location:	Mary Immaculate College Campus South Circular Road Limerick

Description of Site and Surroundings:
The subject site is located along South Circular Road to the west, Summerville Avenue to the north and Ashbourne Avenue to the south.

Zoning:
Education and Community Facilities

Proposal:
This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or are not exempted development:

- Maintenance and repair to existing pitched slated roof over the Foundation Building. Repair and maintenance works to existing cast iron gutters and downpipes will also be required.

This Section 5 declaration includes the following:

- Cover Letter
- Method Statement
- Roof Survey
- Bat Survey and Report
- Site location map
- Elevation drawings
- Floor Plans
- Photographs

I note that a bat activity survey was carried out on September 11th 2025 which notes the buildings low bat roost potential following internal and external inspection. The proposal includes for bat boxes and swift nest boxes to deliver net ecological gain for the site which is welcomed by the Planning Authority. The survey revealed the presence of two bat species with a total of 13 bat passes during the 2.5hr survey period. The assessment of the building itself confirmed low bat roost potential due to sealed concrete eaves, absence of soffit boxes or crevice features and lack of evident of bat use in the attic hatches/spaces. No bats were observed emerging from the building during the survey and static detectors in the attic spaces recorded no internal bat activity. The bat survey has been reviewed by the Council Ecologist who notes that the date of the survey falls outside the optimal survey period however given the generally mild weather conditions experienced throughout September 2025, it is considered that bat roosting activity would still have been detectable in the area should they have been present. The conclusions of the survey are considered acceptable despite the late timing of the survey. The

inclusion of swift bricks or similar swift nesting boxes and a bat box as indicated in the bat report are to be incorporated into the proposal.

Planning History:
23/60965: Mary Immaculate College granted conditional permission for development on this c. 0.79 ha site, on lands at the library and educational complex, within the Mary Immaculate College Campus, South Circular Road, Limerick, V94 4D85. The proposed development is within the curtilage of a number of protected structures (including RPS Refs. 3364, 3365, 3366, 3367, 3368, 3369.) The development will consist of the redevelopment of the existing library and educational complex building with a new 4 no. storey library and learning and resources centre (4,955 sqm) over a 1 no. storey basement and all associated teaching and pupil facilities. The development includes the substantial demolition of the existing library and educational complex building (c. 2,559 sqm of the existing building to be demolished with the c. 309 sqm lecture theatre to be integrated into the new complex). The development will also include the provision of a refurbished public plaza to the south-west of the proposed library; tree removal and replacement; hard and soft landscaping; piped infrastructure and ducting; ancillary ramps and stairs; bollards; reorganisation and enhancement of existing parking facilities; ESB substation; PV panels; changes in level; SuDS features; public lighting; CCTV; plant; signage; and all ancillary site development and excavation works above and below ground. Decision was appealed to An Comisium Pleanala who upheld the decision by LCCC.

Pl. Ref 16/792 ABP 91.248423 – Mary Immaculate College - GRANTED Permission for the construction of a proposed four storey library/learning resources centre and basement (with ancillary third level uses) providing a gross floor area of 4,955m2. The application includes the phased demolition of the existing library including the removal of 17 no. trees, a proposed new paved plaza to the south-west of the new library building and associated landscape works including planting of new trees to replace trees removed, proposed public lighting and associated site works. These works are within the curtilage of a Protected Structure

Pl. Ref 20/531 ABP 308625-20- Mary Immaculate College was GRANTED Permission for the conversion of existing outbuilding to two bed apartment associated with existing Student Residential Accommodation, minor alterations to elevations and all associated site works

Pl. Ref 20/126 – Mary Immaculate College GRANTED Conditional Permission for change of use of the Chapel from place of worship to education use and physical alterations including refurbishment of the interior of the Chapel comprising repairs to building fabric, new floor coverings, new kitchenette/servery in room to rear of Chapel, new partition and internal door to the ground floor corridor of the John Henry Newman Building, demolition of existing PVC link to the rear of the building and construction of a new extension to provide accessible building entrance and means of escape, installation of new services (mainly new lighting and replacement radiators), alterations to existing hard and soft site landscaping, additional site lighting and all associated. The proposed works will be carried out to Protected Structures RPS373 & RPS421 and located in an Architectural Conservation Area

Pl. Ref 19/350 – Mary Immaculate College GRANTED Conditional Permission for the erection of new signage on the front boundary wall adjacent to the main entrance from O'Connell Avenue and all ancillary site works. The proposed works are within the curtilage of a Protected Structure and in an Architectural Conservation Area

Pl. Ref 16/182 – Mary Immaculate College GRANTED Conditional Permission for alterations to the internal layout on the Third Floor of the building including demolition of existing partition walls, new structural openings, erection of new partitions, fire upgrade works, alterations to building services and all ancillary works related to the proposed new layout (the building is a protected structure and the site is in an Architectural Conservation Area)

Enforcement History
None

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

'structure' as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines '**development**' as 'the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land'.

The proposed repair works to the existing roof, gutters and downpipes of the Foundation building constitutes 'works' and 'development'.

Is the proposal exempted development?

Article 6(1) of the Planning and Development Regulations states that *Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column* 1.The works proposed do not fall within any class of exempted development as indicated in Part 1 of Schedule 2 of the Planning and Development Regulations. Therefore the application will be assessed again Section 4(1)(h) of the Planning and Development Act and Article 9 Restrictions of the Planning and Development Regulations (as amended).

Section 4(1)(h) of the Planning and Development Act (as amended) notes that *development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.*

The proposed works consist of the maintenance and repair works to the existing natural slated roof of the Foundation building within the Mary Immaculate College Campus. The building is a protected structure (RPS 365). The works involve the removal of existing roof lates, stripping out deteriorated battens and felt, reinstatement of the roof using breathable felt, treated battens, existing slates and reclaimed or new slates (to match existing), flashings, ridges and associated roof details, all in accordance with best conservation practices. It is noted that a Conservation Architect will supervise the works, which is welcomed by the Planning Authority. While I note that the works are external, it is considered given that the works are in relation to the repair of the existing roof and replacement with like for like materials, the works will not render the appearance of the building inconsistent with the character of the structure or of neighbouring structures. I therefore would consider that the proposed works are compliant with Section 4(1)(h) of the Planning and Development Act (as amended).

Article 9(1)(a)(xii) of the Planning and Development Regulations notes that *development to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such development would further to the provisions of section 82 of the Act*, *consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new*

development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

The Foundation Building is a protected structure and located within the South Circular Road, New Street and O'Connell Avenue Architectural Conservation Area. Per discussions with Limerick City & County Council's Conservation Officer, we are satisfied that as the works will be supervised by a G1 Conservation Architect and be carried out in accordance with good conservation practices, the works constitute repair and maintenance and as such will not materially affect the character of the Protected Structure. I would therefore consider that the proposed works are compliant with Article 9(1)(a)(xii) of the Planning and Development Regulations (as amended).

Appropriate Assessment
An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). It is noted that a bat survey was submitted in support of the porposal. Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not required in this instance.

Environmental Impact Assessment
An EIA Screening examination was carried out by Limerick City & County Council (see appendix 2). Overall, it is considered that there is no real likelihood of significant effects on the environment. Therefore, an Environmental Impact Assessment is not required.

Conclusion/Recommendation
The proposal detailed on the application and plans submitted is considered to be within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) and 4(1)(j) of the Planning and Development Act 2000, as amended.

Regard has been had to –
(a) Section 2, 3 and 4 of the Planning and Development Act 2000, as amended.
(b) Article 9(1)(a)(xii) of the Planning and Development Regulations 2001, as amended.
(c) Sections 4(1)(h) of the Planning and Development Act 2000, as amended.
(d) The plans & particulars submitted with the application received on the 9th October 2025.

It is therefore considered that the said works are development and exempted development under Article 9(1)(a)(xii) of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) of the Planning and Development Act 2000, as amended.

Áine Leland, Executive Planner

Date: 03/11/2025

Gráinne O'Keeffe, Senior Executive Planner

Date: 03/11/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC/204-25
(b) Brief description of the project or plan:	Section 5 Declaration on whether the repair to roof of Foundation building in Mary Immaculate College Campus is exempted development
(c) Brief description of site characteristics:	The subject site is located on South Circular Road within the built environment of Limerick City.
(d) Relevant prescribed bodies consulted: **e.g. DHLGH (NPWS), EPA, OPW**	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	**List of Qualifying Interest/Special Conservation Interest [1]**	**Distance from proposed development [2] (km)**	**Connections (Source-Pathway-Receptors)**	**Considered further in screening Y/N**
002165 - Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	460m	None	N
004077 - River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	460m	None	N

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	**Possible Significance of Impacts: (duration/Magnitude etc)**

Construction phase e.g - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None. The works proposed are repair works only. Given the minor nature of the works proposed, it is not considered that same would impact on the objectives of the European Sites outlined above
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	None. Operational phase will not have an effect on objectives of the European Sites.
In-combination/Other	N/A given the development proposed and the distance from European sites.

(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None. No direct encroachment or hydrological connection.

(c) (Are '*mitigation*' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
☐ **Yes** ☒ **No**

STEP 4: Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives		
On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: • the nature and scale of the proposed development, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.		
Conclusion: An appropriate assessment is not required.		
	Tick as appropriate:	Recommendation:
(i) It is clear that there **is no likelihood** of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is **uncertain** whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) **Significant effects** are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:		Áine Leland, Executive Planner 03/11/2025
Signature and Date of the Decision Maker:		

	Grainne O'Keeffe, Senior Executive Planner 03/11/2025

Appendix 2 – EIA Screening

Establishing if the proposal is a *'sub-threshold development'*:	
Planning Register Reference:	EC/204-25
Development Summary:	Section 5 Declaration on whether the repair works to the roof of the existing foundation building within Mary Immaculate College is development or exempted development
Was a Screening Determination carried out under Section 176A-C?	☐ Yes. no further action required ☒ No. Proceed to **Part A**

A. Schedule 5 Part I - Does the development comprise a project listed in Schedule 5. **Part 1.** of the Planning and Development Regulations 2001 (as amended)?

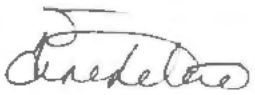
(Tick as appropriate)

☐ Yes. specify class: [insert here]____ _	**EIA is mandatory** No Screening required
☒ No	Proceed to Part B

B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, **Part 2,** of the Planning and Development Regulations 2001 (as amended) **and** does it meet/exceed the thresholds?

(Tick as appropriate)

☒ No. the development is not a project listed in Schedule 5, Part 2	**No Screening required**
☐ Yes the project is listed in Schedule 5. Part 2 **and** meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	**EIA is mandatory** No Screening required

☐ Yes the project is of a type listed **but** is *sub-threshold:* [insert here]___ _	Proceed to **Part C**
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant ☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 _____ **Áine Leland, Executive Planner** **03/11/2025**
Signature and Date of the Decision Maker:	 _____ **Grainne O'Keeffe, Senior Executive Planner** **03/11/2025**

Appendix 3 – Internal Reports

1.0 Council Ecologist

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

Planning Application Internal Report

Planning Ref: Mary Immaculate College Exemption application

Applicant: Mary Immaculate College

Development Description:

A development comprising a roof refurbishment at the foundation building of Mary Immaculate College. The works involve comprehensive roof upgrades to a protected Structure located at the Foundation Building, Mary Immaculate College, South Circular Road, Limerick.

Report Prepared By: Seán Doyle, MSc., BSc. Hons - Ecologist.

Comments:

A bat survey was submitted in support of this proposal.

The bat survey indicates that the best practice and most up to date methodologies have been followed. The following is found on p17 of the report "The survey was conducted on Set 11th 2025, during the optimal survey period and under favourable survey conditions (as per Bat Conservation Trust Guidelines 2023, see table 2)". The guidelines cited suggest that any structure considered to have "low suitability" or "PRF-I" should be surveyed once between May and August. The survey on September 11th was conducted outside the optimal survey period. However, given the generally mild weather conditions experienced throughout September 2025, it is considered that bat roosting activity would still have been detectable in the area should they have been present. The results of the survey indicate that there was low bat activity in the surrounding area and that there were no roosting bats observed leaving the structure. The conclusions of the report suggest that no potential for bat roost disturbance would arise due to this proposal. The conclusions are considered acceptable despite the late timing if the survey.

Recommendation:

Should the proposal proceed to construction, the following should be set to considered by the applicant;

- Should the proposal go ahead, swift bricks or similar swift nesting boxes should be incorporated into the final build of the structure
- As per bat survey report, one large bat box should be mounted to enhance local roosting opportunities, a suitable specification of bat box is provided in the bat report
- Any lighting placed on the roof must be sensor controlled so the area remains as dark as possible when not in use at night

Signed: Seán Doyle MSc., BSc. Hons. - Ecologist **Date:** 03/11/2025

2.0 Conservation Officer

From: O'Keeffe, Shona <shona.okeeffe@limerick.ie>
Sent: Tuesday 21 October 2025 12:21
To: Leland, Aine <aine.leland@limerick.ie>
Subject: RE: Leland, Aine shared the folder "EC-204-25" with you

Hi Aine,

The application includes a method statement and a letter from a G1 Conservation Architect who will supervise the works, so I am satisfied that the works will be carried out in accordance with good conservation practice. The works constitute repair and maintenance, and as such will not materially affect the character of the Protected Structure. In my view these works are exempt from the requirement to seek Planning Permission.

Shóna O'Keeffe

Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate

Limerick City & County Council | Merchants Quay | Limerick V94 EH90

shona.okeeffe@limerick.ie |

Appendix 4 – Photos

Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daill
Tuar an Daill, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

Mary Immaculate College,
c/o Quinn Architects,
12 Barrington Street,
Limerick

EC/204/25

05 November 2025

Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

C. Kaf

(for) Senior Planner,
Development Management

Tuar an Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/1224

File Ref No. EC/204/25

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: **A maintenance & repair at Mary Immaculate College, South Circular Road, Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/141 dated 07th October 2025, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Grainne O'Keeffe, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Aine Leland, Executive Planner dated 03/11/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Mary Immaculate College, c/o Quinn Architects, 12 Barrington Street, Limerick to state that the works as described above is

Development and is Exempt Development.

Signed GOKeeffe

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date 5/11/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1224 dated 5/11/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed: GOKeeffe

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daill
Tuar an Daill, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. **EC/204/25**

Name and Address of Applicant: Mary Immaculate College, South Circular Road, Limerick

Agent: Quinn Architects, 12 Barrington Street, Limerick

Whether the maintenance & repair at Mary Immaculate College, South Circular Road, Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 9th of October 2025.

AND WHEREAS the Planning Authority has concluded that the maintenance & repair at Mary Immaculate College, South Circular Road, Limerick **DOES** come within the scope of exempted development under Article 9(1)(a)(xii) of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) of the Planning and Development Act 2000, as amended. See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development.**

Signed on behalf of the said Council C. Kelly

Date: 5-11-2025

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Coimisiún Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.