

Former Public House at Ballinamore

Bat Habitation Survey Report



For: DHB Architects
Date: 26 January 2024

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Frontage of building under survey on Main Street Ballinamore

1. INTRODUCTION

This report details the outcome of a search of a portion of a building at Ballinamore for evidence of bat habitation, carried out on 26 January 2024. This was carried out by a suitably qualified and experienced ecologist of Flynn Furney Environmental Consultants on behalf of DHB Architects. This survey reports on the second building search carried out at this former public house. The first search was carried out in October 2023 and this concluded that no evidence of bat habitation was found in all areas to which there was access. However, a portion of the attic space of the building could not be searched at this time as there was no access allowed to a portion of the attic. Leitrim County Council have made access to this space possible in order to allow the bat habitation search which is reported on below.



Fig. 1. Portion of ceiling removed by Leitrim County Council to allow access to attic areas

2. METHODOLOGY

Suitable features within the attic were searched using a hand torch and an endoscope. Evidence for bat presence includes dead and live animals, bat droppings, food items or parts thereof, urine staining, greasy marks at crevice entrances and lack of cobwebs at entrance to crevices and gaps. Ingress to the attic space was allowed by removal of portions of the ceiling in two of the front rooms of the upper storey of the building.



Fig. 2. Area within suspended ceiling over one of the first floor bedrooms.

3. RESULTS

All previously inaccessible areas of the attic space could be readily searched. It was noted that the attic was generally dry and not draughty. However, some roof tiles were missing and/or damaged. It was also noted that there was an abundance of cobwebs within the attic space, indicating that it was unlikely that this space is in any regular use by bats. No evidence of bat habitation was noted.

4. RECOMMENDATIONS

While the building is suitable for bat habitation and there are areas where ingress and egress would be possible, no signs of any bat activity were found within this building. It is the conclusion of the author that this building is not in use by bats and does not contain a bat roost. This building may therefore be dismantled without risk of impacts to bat species.



Fig. 3. Cobwebs on roof beams within attic.



Fig. 4. A view of roof underside showing cobwebs.