Ben Jones Ecology
10 Oldford Rise
Welshpool
Powys
SY21 7SZ

18 October 2024

Llwyn Knottia Farm
Cefn Road
Wrexham
LL13 9TT

This letter is prepared on behalf of Carter Jonas.

The proposal in question at Llwyn Knottia Farm is to demolish an open-sided portal-framed barn and install storage containers in the same space.

The barn in its current state is open sided at each gable and down one length and has a combination of steel and modern timber framing supporting a single skin corrugated cement-bonded fibreboard roof with Perspex skylights.

The building site atop a large pad of constantly disturbed concrete with no areas of undisturbed shelter that might be of value for ground-based protected species.

The building is of no value for any protected species, and no sign of protected species is present inside. There are no suitable crevices or cavities that might support roosting bats, and no evidence of nesting birds atop the framework.



Figure 1. Inside barn unsuitable for protected species

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Figure 2. Barn exterior in context with other barns

The demolition of this barn is unlikely to cause any negative impact on roof-dwelling species such as bats or birds, or ground-dwelling species such as badger or hedgehog.

Yours sincerely,

[redacted]

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