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To whom it may concern,

Green Infrastructure Statement - Ty Dewi Sant, Rhosddu Road, Wrexham LL11 0ZX

1. Introduction

Development proposals at Ty Dewi Sant will require a change of use from healthcare to provide offices. The development will require no adaptation of existing building or works to the surrounding grounds.

Nevertheless, it is proposed that the development delivers a biodiversity net benefit through the provision of bat and bird boxes to the newly converted building. Therefore, an appropriate ecological mitigation and enhancement scheme for the site has been devised (see below) by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has over 20 years' experience as a professional ecologist.

2. Biodiversity Enhancements

Bat and Bird Nesting Provision Proposals

It is recommended that the development is enhanced for roosting bats and nesting birds including house sparrow and swift. This can be achieved through the installation of appropriate bird nest and bat roosting boxes onto the walls of the converted buildings. It is considered appropriate to provide bird nest boxes suitable for house sparrow and swift; and bat boxes providing suitable roosting habitat for pipistrelle bats.

The bat and bird boxes will be fitted to the existing building's external walls. The boxes will be positioned on the north, south and east elevations of the building, as illustrated in Figure 1 of the Appendix.

The bat and bird boxes would be fitted on the walls and to be retained permanently on the building. It is recommended that a total of 2 x Beaumaris bat boxes and 2 x swift boxes (Vivara Pro WoodStone Swift box) are installed on the existing building.

It is recommended that:

- 1 x Beaumaris bat box is installed at the gable apex in the buildings east facing elevation
- 1 x Beaumaris bat box is installed immediately below the eaves on the buildings south facing elevation
- 2 x Vivara Pro WoodStone Swift boxes are installed immediately beneath the eaves on the buildings north facing elevation

The bat and bird boxes should be located beneath the shelter of the building's eaves and should be situated as high as possible and at a minimum height of 4m.

Recommended locations for the bat and bird boxes are shown on Figure 1 in the Appendix. Suitable bird and bat box models are shown in the Appendix.

Any deviations from the recommended bat and bird box models for other suitable alternatives (e.g. if preferred model is not available), should be agreed first with an appropriately qualified ecologist.

Lighting proposals for the site will need to ensure that the bat and bird box locations are not illuminated by any artificial lighting.

Appendix

Beaumaris Woodstone Bat Box



Vivara Pro WoodStone Swift Nest Box



Figure 1 – Bat & Bird Box Plan

