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TECHNICAL NOTE

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Land North of Bryn Lane Wrexham: Bat Survey Technical Note

LAND NORTH OF BRYN LANE, WREXHAM – BAT SURVEYS TECHNICAL NOTE

The Environment Partnership (TEP) was commissioned in October 2021, 2024, by Net World Sports to carry out a number of bat surveys on the site known as Bryn Lane, Wrexham. The surveys were undertaken in 2022 and included daytime external and internal surveys of buildings, nocturnal surveys of buildings, ground based assessment of trees and aerial assessment of those trees assessed as having moderate or high suitability or those trees that could not be confidentially assessed from the ground. No bat roosts were confirmed in the buildings and trees surveyed. The development of the site will be undertaken in phases. Due to surveys having previously been undertaken in 2022, updated bat surveys will be required prior to each phase of the development. CIEEM advice note 2019b surveys more than 18 months old will generally require updated surveys.

Currently timescales for phased development across the site are unknown. Prior to demolition of buildings on site updated bat surveys will be required, this will involve updated daytime external and internal surveys of the buildings and nocturnal surveys. Nocturnal surveys must be undertaken between the months of May and August as per the Bat Conservation Trust Guidelines 2023. Depending on the updated survey findings, buildings assessed a low will require a single nocturnal survey between May and August, buildings assessed as moderate will require two nocturnal surveys between May and August, one survey can be in September. Buildings assessed as high/confirmed roost will require three nocturnal surveys between May and August, one survey can be in September. Multiple surveys must be a minimum of three weeks apart.

An updated ground level tree assessment will be required prior to removal of trees during each phase of the development. Ground level tree surveys can be undertaken at any time of year although winter is optimum season when foliage is absence from trees which makes bat roosting features more visible. As per the Bat Conservation Trust Guidelines 2023 trees will be either assessed as PRF-I or PRF-M. For trees assessed as PRF-I these trees will need to be inspected and were practicable section felled under the supervision of a licensed bat ecologist. For trees assessed as PRF-M then three aerial inspections between May and August, one can be in September, will be required. The surveys must be a minimum of three weeks apart.



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