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Preliminary Roost Assessment

Survey site:

The Wheatsheaf Workshops, Rhosymedre, Cefn Mawr, Wrexham, LL14 3YE

Client:

Gurjit Mahal

Survey date:

04/08/2024

Project:

This report is prepared to inform a pending planning application with the Wrexham County Borough Council for a change of use from workshops to residential flats. The planning application is yet to be submitted

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Katie Crawford BSc MRes (Natural England Protected Species Licence Numbers: [Bats] (2023-11335-CL18-BAT) [Great Crested Newts] (2023-11555-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/06/2024	18	69	80	16	Light

PRA Survey Factor	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.	
Background and Site Location	
Summary of site and desk Study	Site description The site is centred on SJ 28432 42582 and has an area of 0.16ha. It is formed of disused workshops/industrial buildings. Beyond the immediately adjacent houses, the local area has connectivity to areas of woodland, giving bat commuting and foraging value. To the author's knowledge, no previous ecology reports have been produced for this site. A 2km biological record data search from COFNOD is detailed below: Bat records within 2km of the site boundary: • 1 x noctule, ~860m west

	• 1x common pipistrelle, ~860m west • 1x soprano pipistrelle, ~860m west All records are of commuting bats. No bat roost records can be found within the last 10 years within 2km of the site boundary. Statutory and Non-Statutory Sites Below are designated sites within 2km of the site boundary: • Clwydian Range and Dee Valley, Area of Outstanding Natural Beauty (AONB)- ~850m to the south • Afon Dyfrdwy (River Dee) Site of Special Scientific Interest (SSSI) - ~785m to the south. • River Dee and Bala Lake Special Area of Conservation (SAC) - ~785m to the south. • Acrefair Railway Cutting - ~278m to the north. Designated Habitats • There are four sections of ancient woodland within 2km of the site boundary with closest located ~83m to the east. • There is one section of coastal and floodplain grazing marsh, located ~923m to the southeast. • There are three sections of traditional orchard, with the closest ~614m to the east.
Field survey results	
Summary of Survey Findings	**B1 Exterior** B1 is a large brick building currently in a state of disuse. The building has slate tiles that are mostly obscured due to the elevations of the building and adjacent streets. However, externally there are some features suitable for bats, such as gaps around the windows and ridge/hip tiles when visible (visibility was generally best in the car park looking

	south). Generally, the building appears well maintained externally and does not appear to have any suitable access points for bats. It Is noted that numerous birds were seen on top of B1. **B1 Interior** Internally, B1 had a single loft hatch into a multitude of loft spaces. The initial loft is composed of plastered walls and leads into another large space above with access through an open hatch. This loft space then leads into a further two either side, these were both inaccessible due to safety concerns. However, no evidence of bats or potential access points for bats were noted during the survey. The presence of disused birds nests within all spaces indicates that there is potential access at a point not accessed during the survey. No roof felt was present in the loft space and the interior was composed of wood. This appeared very well sealed, and although the wooden ridge beams appeared suitable for void- dwelling bats these were primarily very cobwebbed indicating a potential lack of use. **B2 Exterior** B2 is comprised of three conjoined warehouses in a state of disuse, these are all brick-built structures with open interiors. Externally, the buildings were generally the same as B1, with slate tiles generally in good condition and the main bat potential being the ridge tiles. There were gaps in the eaves, but these were examined with a torch and

	found not to lead anywhere. It is also noted that half of the roof was corrugated metal on the furthest west of these three conjoined buildings. **B2 Interior** All three buildings were inspected internally, and no bats or evidence of bats was discovered. The open interiors were generally wood, with the corrugated metal roof being unsuitable for roosting bats. The ridge beams were again cobwebbed. No access into the interior of these buildings was clearly visible, a gap was present between the corrugated metal portion of the roof and the slate tile roof, however, this did not appear to be large enough for bat access. A cellar space was also examined in the most western of these buildings. The cellar had flooded and could therefore not be properly accessed and was thus examined with a torch. The walls appeared plastered, and it did not appear an extensive cellar space, however, it did have some suitability for hibernating bats. However, as there is no clear access point into the building this is therefore deemed to be unsuitable for hibernating bats.
Foreseen Impacts	As the proposals include external works to B1 and both external and internal works to B2, any bat roosts within these areas will be destroyed, including in the cellar space. This could also result in death or injury of bats. Any potential void dwelling bat roosts in B1would be disturbed and/or modified.
Recommendations	B1 and B2 have **low potential** for roosting bats. One bat emergence/re-entry survey is required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

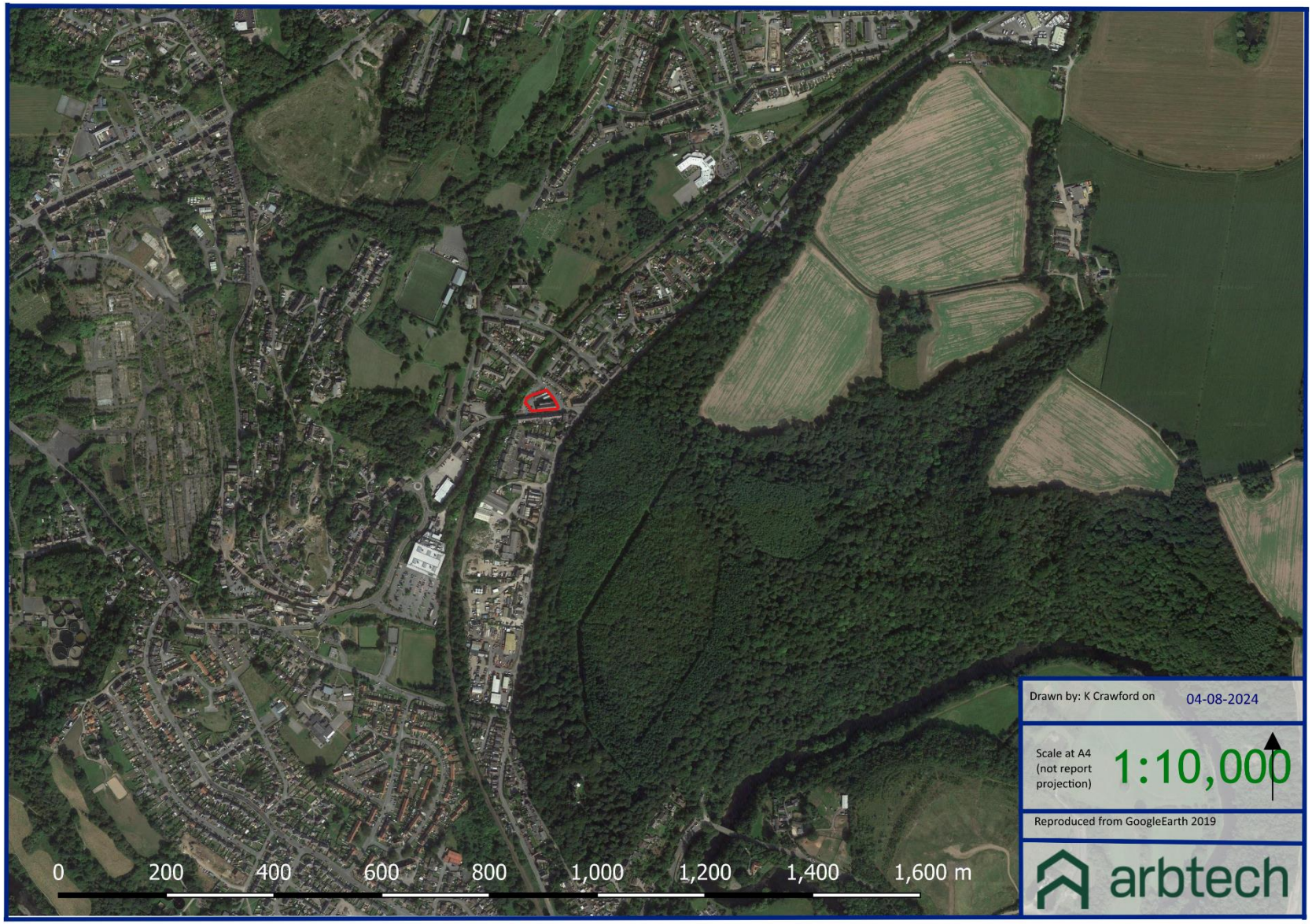
	This survey visit should be completed during the optimal survey period mid-May to August inclusive. If any evidence of roosting bats is discovered during this emergence survey, it is likely that more emergence surveys will be required to categorise the roost. It is also noted that if access into the interior of B2 be discovered on these surveys, the cellar space should be re-assessed for hibernating bats. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Four surveyors are required to provide coverage of both building's elevations to look for emerging/re-entering bats. Multiple infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. It is noted that the elevations of the building obscure the roof tiles on most elevations, and therefore locations should be strategic to see as much of the building as possible. These are suggested in Appendix 1 but can be modified if likely to provide better coverage of the roof tiles. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required for external works to the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Enhancements are dependent on the outcome of further surveys.

	A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
Summary of Survey Findings	Evidence of nesting birds in the form of old disused nests was found on site during the surveys. Birds are likely using the building for nesting as both pigeon and black-headed gull were seen on the building during the survey.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. The installation of two bird boxes on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Photos



Photograph 1: Looking east towards B1, showing the roof tiles obscured.



Photograph 2- B2 from the same position looking east.



Photograph 3- Southern elevation of B1- limited opportunity for bats around windows.



Photograph 4- Gable end of B2- potential noted mainly on the ridge tiles.



Photograph 5- showing the slate tiles and metal covering on the roof of B2.



Photograph 6- Eastern elevation of B1, showing limited view of roof tiles.



Photograph 7- Further view of B2.



Photograph 8- Suboptimal roosting spot on B1.



Photograph 9- Indicative example of gaps under ridge tiles.



Photograph 10- Partial loft space of B1.



Photograph 11- Small skylight and ridge beams in the loft of B1.



Photograph 12- Wooden loft space in B1.



Photograph 13- Further large loft space in B1.



Photograph 14- wooden ceiling in B2.



Photograph 15- Metal ceiling and potential access point in B2.



Photograph 16- Boarded up window in B2.



Photograph 17- Cellar space in B2.

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Draft	0.1	Katie Crawford BSc MRes	04/08/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	08/08/2024
Final	1.0	Annalea Moulton BSc (Hons)	08/08/2024
Updated	1.1	Kayleigh Davies, BSc (Hons), MSc, Graduate Ecologist	06/01/2025