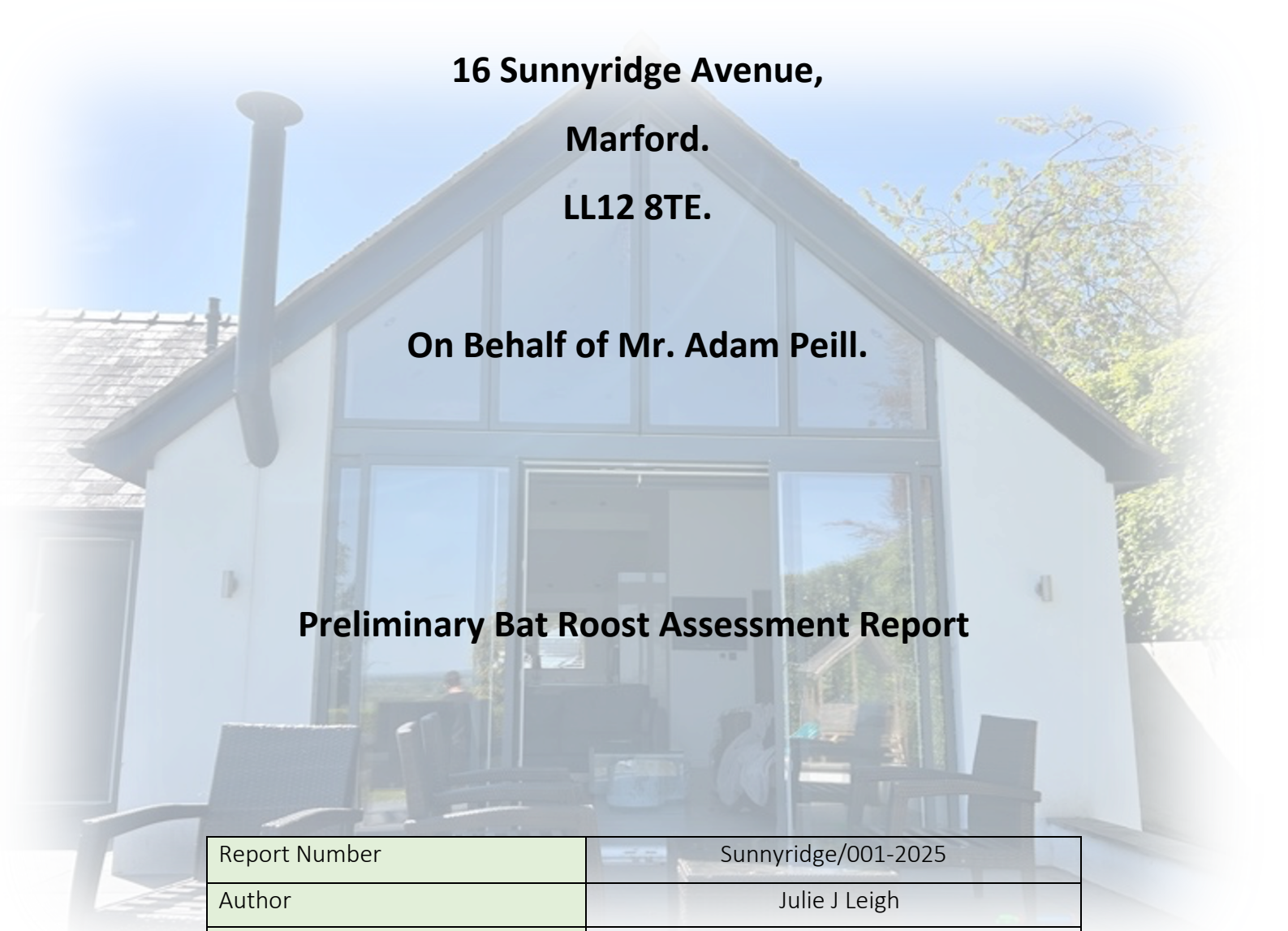
Leigh Ecology Ltd

Protected Species and Habitat Surveys



16 Sunnyridge Avenue,

Marford.

LL12 8TE.

On Behalf of Mr. Adam Peill.

Preliminary Bat Roost Assessment Report

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1 SUMMARY

1.1 The main target building set within the land footprint is a white painted rendered brick bungalow, with a sloped, slate tile roof. The building is well sealed and in good condition throughout.

1.2 The site is set within a residential area within similar dwellings within Marford, Wrexham.

1.3 The building is set on concrete hard standing, to the front a grassed garden to the rear.

1.4 In order to facilitate the small-pitched roof extension to the building, a survey for protected species was required, namely bats species Chiroptera, and nesting birds, in order to inform the planning application.

1.5 Leigh Ecology Ltd was therefore commissioned by Mr. Adam Peill to perform a preliminary bat roost assessment for bat presence. An internal and external building survey was undertaken by suitably licensed and experienced ecologists on the 2nd May 2025.

1.6 The results of the survey suggest that the building provides negligible bat potential, as it is mainly well sealed and offers no obvious openings for bat entry/exit.

1.7 No signs of bats foraging, or roosting were found on site.

2 INTRODUCTION

2.1 A dwelling, known as 16 Sunnyridge Avenue and surrounding land, located in Marford, Wrexham, has been identified for a small- pitched roof extension to the rear and some internal alterations. A protected species survey was required, namely bat species *Chiroptera* and nesting birds in order to inform the planning application, has been undertaken.

2.2 The objectives of the study were to identify the presence or potential presence of protected species within the building identified for development.

2.3 A preliminary bat roost assessment, consisting of an internal and external survey of the target building, was conducted on 2nd May 2025.

3 LEGISLATIVE FRAMEWORK

Bats

3.1 There are 17 species of bats in the UK, all of which suffered a decline in population size and distribution during the 20th century; even those species regarded to be the most common suffered a 70% decline between 1978 and 1993 (Mitchel-Jones and McLeish, 2004).

3.2 All species of bats are listed under Section 9 of the Wildlife and Countryside Act 1981 (as amended), and Regulation 41 of the Conservation of Habitats and Species Regulations 2010 and are therefore afforded special protection. It is an offence to:

- Intentionally kill, injure or take any wild bat;
- Intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; and
- Intentionally or recklessly disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection

3.3 Bats are further protected under the Conservation of Habitats and Species Regulations 2010 which make it an offence to:

- Capture or kill a bat;
- Significantly disturb a bat (in any location); and
- Damage or destroy a breeding site or resting place of any bat.

3.4 If bats are present on a development site and, as a result of the development there is a likelihood that a roost may be damaged or destroyed, or where there is considered to be a reasonable possibility that bats occupying a roost may be significantly disturbed, or where there would be a requirement to significantly disturb a bat irrespective of its location, the development can only proceed if an European Protected Species (EPS) license is issued by Natural Resources Wales.

3.5 In Wales, the Environment Act 2016 imposes a duty on all public bodies, including local authorities, to seek to maintain and enhance biodiversity in the determination of all types of planning applications. The UK Biodiversity Strategy was produced in response to the convention. The strategy contains action plans for species considered to be of conservation priority at a national (under Species Action Plans (SAP) and local scale (under Local Biodiversity Action Plans (LBAPs).

3.6 The UKBAP lists seven bat species considered as priorities, the relevant LBAP (Wrexham) lists several bat species.

3.7 Nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments) and it would be an offence to damage or destroy a nest or otherwise disturb a nesting bird.

4 SITE DESCRIPTION

4.1 The dwelling is located within an urban environment with houses and gardens in the local vicinity.

4.2 The site grid reference is SJ 360555 – what three words: putter.efficient.gender

4.3 The proposed development will see a small- pitched roof extension to the rear and some internal alterations. The extension will be integrated into the existing slate roof.

4.4 The bungalow is constructed from rendered brick walls with a sloped slate tiled roof, which offered no potential openings for bat entry/exit due to the buildings well-maintained state.

4.5 The building is well sealed and maintained and does not offer any bat roost potential.

4.6 The external habitat comprises rural gardens and buildings, there are trees within neighbouring gardens and Maes y Pant, a local wildlife area, sits some 100m to the west which will offer ideal commuting and foraging habitat for bats.





Fig 1 & 2. Map of current / proposed site, named (above) 16 Sunnyridge Avenue , Marford *(Copyright: Google Earth)*



Fig 2. The rear elevation of the bungalow.



Fig 3. The roof is in excellent condition.



Fig 4. All the roof valleys and ridges are in good condition



Fig 5. The building has some flood lighting on the front and rear exterior walls.



Fig 6. The side area provides no bat foraging or commuting habitat.



Fig 7. The soffits are in excellent condition and sealed against the external walls.



Fig 8. No gaps or crawl points occur in the external walls. Note no staining or droppings noted outside.



Fig 9. The windows fit well with no gaps.



Fig 10. The rear garden offers little bat foraging habitat



Fig 11. The adjacent hedge and trees offer the best habitats locally, although this is limited.

5 METHODOLOGY

5.1 BATS

5.1.1 The internal and external roost survey was undertaken by a NRW and Natural England licensed surveyor: Mr Roy Leigh – NRW licence 58580-OTH CSAB -2014, NE licence 2015/15883-CLS.

5.1.2 Survey methods were based-upon the standard and specification detailed in the BCTs *Bat Surveys-Good Practise Guidelines* (Hundt, 2016). The building was inspected internally and externally on 02nd May 2025.

External Inspection

5.1.3 The objective of the survey was to locate any signs of bat activity, for example:

- Bat droppings;
- Feeding remains;
- Grease staining/ urine marks;
- Corpses or skeletons;
- Potential access points to internal roosts.

5.1.4. The bat signs listed above are visible from the outside of the building. The following areas were searched using binoculars:

- Ground floor casing;
- Any cracks/ holes in the panels;
- Between wall panels and framework;
- On external panelling, and ridge.

Internal Inspection

5.1.5 Bats regularly utilise specific areas within roof spaces/open roof configurations (see below), which were searched as a priority for any bat field signs:

- Beneath hip joints and junctions;
- Staining above/ around gaps;
- Within cobwebs;
- Staining around tile gaps;

- In cavities of walls within the roof wall joints;
- On floor under specific beams and joints.
- Wall joints.

5.1.6 Any signs of bird usage including any current live or old nests, droppings, pellets etc. were noted during the bat survey.

Survey limitations

5.1.7 All areas of the building were fully accessible with care and therefore the survey was considered comprehensive.

6 RESULTS

External inspection

6.1.1 The building was well-maintained and offered no entry/exit point for bats.

6.1.2 The roof was in good condition with no slipped tiles and the ridge was in good order.

6.1.3 The garden areas were short sward lawn with little vegetation to offer nesting habitat. No signs of birds utilising the target building as nesting habitat.

Internal inspection

6.1.4 All internal rooms were accessible. The bungalow has a vaulted ceiling.

6.1.5 No signs of bat usage were recorded during the survey.

Protected and Notable Species

Birds

6.1.6 The wider site offered potential foraging habitat for birds in garden shrubs in adjacent gardens these are beyond the development redline boundary.

7. RECOMMENDATIONS

- During the survey the building on site was found to have negligible potential for bat roost activity.
- No signs of bats were found within the target building.

8. REFERENCES

Bat Conservation Trust (2023). *Bat Surveys – Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell-Jones, A. J. and McLeish, A.P. (2004) *Bat Workers Manual. 3rd ed.* JNCC, Peterborough.

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