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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

The Cooperative, Well Street, Cefn Mawr, Wrexham LL14 3YE

Client:

Garob Oswald Road LTD

Report date:

10th June 2025

Project:

This report is prepared to inform a pending planning application with the Wrexham County Borough Council for erection of 5no. industrial units. The planning application is yet to be submitted.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

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

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) for the same site address. 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 consultant for advice.
Executive Summary
Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site. **Results** The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. **Background** PRA – Arbtech, October 2024, B1 was set to survey. No bat evidence such as droppings or the bat themselves found during the survey and B1 was found to have low value for roosting bats. Number of buildings on site – 1 building. **Proposed development** Current use of building – disused commercial Proposed use of building – demolition and construction of commercial warehouses
The site surveys were designed and managed by Consultant Ecologist Kayleigh Davies BSc (Hons), [Accredited Agent on Natural Resources Wales Bat Licence – details on request].
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.

Limitations	Tree line to the east obscures the southeastern elevation. However, the vegetation is considered too dense to allow for bat flightlines. However this was taken into account for surveyor positions.

Field Survey

<table>
<tr><td colspan="6">Dusk Emergence Survey 1</td></tr>
<tr><td colspan="6">Building B1</td></tr>
<tr><td rowspan="4">Building inspection prior to survey</td><td colspan="5">Carried out by: Kayleigh Davies, accredited agent on Natural Resources Wales license – details on request.
Structures inspected: B1
Bat evidence found: None</td></tr>
<tr><td colspan="5">Photos</td></tr>
<tr><td colspan="3"></td><td colspan="2"></td></tr>
<tr><td colspan="3">B1 Loft 1: internal of B1</td><td colspan="2">B1 Loft 1: the roof void of B1.</td></tr>
<tr><td rowspan="4">Surveyor and position</td><td>Surveyor Position</td><td>Name</td><td>BERS Experience / Bat Licence</td><td>BCT Competency</td><td>Elevation</td></tr>
<tr><td>1 - Lead</td><td>Kayleigh Davies</td><td>4 years’ experience</td><td>Level 2</td><td>Observing northwest</td></tr>
<tr><td>2</td><td>Kay Davies</td><td>2 years’ experience</td><td>Level 1</td><td>Observing northwest and northeast</td></tr>
<tr><td>3</td><td>Jack Hayward</td><td>1 year experience</td><td>Level 1</td><td>Observing northeast</td></tr>
</table>

	4	Thomas Davies	1 year experience	Level 1	Observing southwest

Weather (start/end)	Temperature (°C): 15 Relative humidity (%): 65 Cloud cover (%): 0 Wind (mph): 6 Rain: None	Temperature (°C): 11 Relative humidity (%): 67 Cloud cover (%): 20 Wind (mph): 8 Rain: None

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	4
	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4
		Magenta Electronics	Magenta Bat4	4
	Two Way Radio	BAOFENG	FV-88E	4

Results

Date of survey	**Sunset; Start - End**
02/06/2025	Sunset 21:27; 21:12 – 22:57

Surveyor observations

Surveyor 1	Species – Common pipistrelle. Flight paths – none observed. Foraging areas – none observed. Common pipistrelle heard but not seen at 21:50. Common pipistrelle heard but not seen at 22:02. No further activity.	

IR position 1	Camera position: observing northwest elevation of B1 Emergences observed: No IR review confirms surveyor observations, and no additional bat activity was seen.	
Surveyor 2	Species – Common pipistrelle, brown long eared bat Flight paths – along the eastern tree line. Foraging areas – eastern tree line. Activity began at 21:29 with a common pipistrelle heard but not seen. Constant activity by common pipistrelles heard but not seen until 21:49 (total ~7 calls). At 22:25 a non echolocating bat observed flying south to north over eastern tree line. The flight pattern and the time of the observed bat suggest brown long eared. Another assumed brown long eared flying back north over the eastern tree line. No further activity.	
IR position 2	Camera position: observing northwest elevation of B1 Emergences observed: No IR review confirms surveyor observations, and no additional bat activity was seen.	

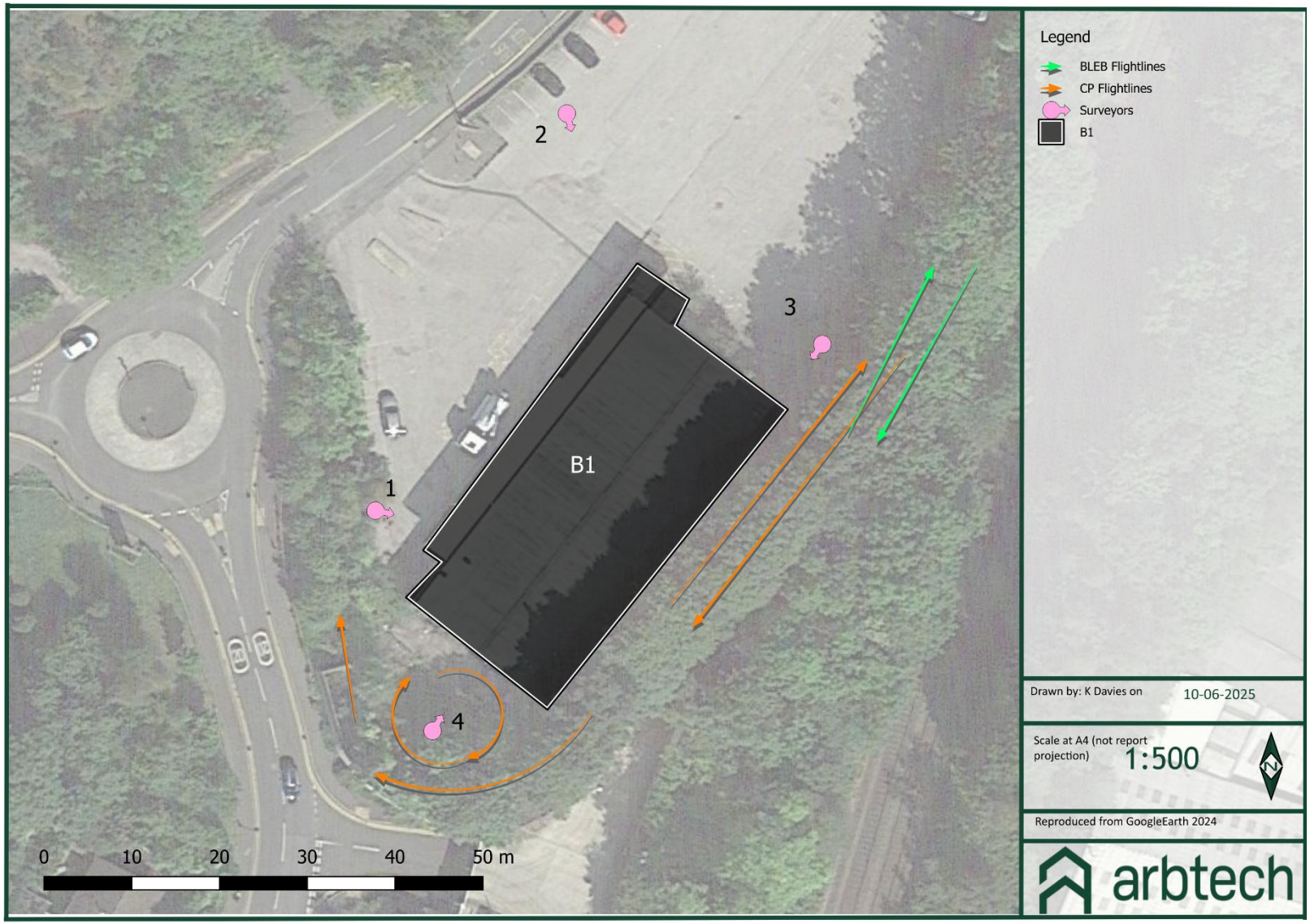
Surveyor 3	Species – Common pipistrelle, brown long eared. Flight paths – eastern tree line. Foraging areas – eastern tree line. Common pipistrelle heard but not seen at 21:55. Heard but no seen activity by common pipistrelle was observed at 22:05, 22:08, 22:12 and 22:18, likely over the tree line to the east of B1 and position. A brown long eared call was picked up at 22:24 and 22:29 which was confirmed by surveyor 2 observations but was heard but not seen at this position. No further activity.	
IR position 3	***IR Footage Corrupted.***	***IR Footage Corrupted.***
Surveyor 4	Species – Common pipistrelle. Flight paths – eastern and western treeline. Foraging areas – eastern treeline and area to the south of B1. Common pipistrelle heard but not seen at 21:48. Common pipistrelle constant foraging over position along the tree line to the east of B1 and to the west of the position by 1-2 common pipistrelles observed from 21:56 to 22:18. A further pass from east to west overhead was observed at 22:36. Final activity was a common pipistrelle heard but not seen at 22:40. No further activity.	

IR position 4	Camera position: observing southwest elevation of B1 Emergences observed: No IR review confirms surveyor observations, and no additional bat activity was seen.	

Conclusions, Impacts and Recommendations	
Survey Results Summary	General bat activity on site: common pipistrelles observed to the south of the site and along the eastern tree line. Key foraging areas – the eastern tree line and the vegetation to the south of B1. Key flight lines – the eastern tree line. Species observed – common pipistrelle, brown long eared bat.
Impact Assessment	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
Recommendations	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice. **Wildlife Sensitive Lighting Strategy** A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to the pond or the eastern tree line should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.

	• Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
Enhancements	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new commercial properties. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed Plans



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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Kayleigh Davies BSc MSc Consultant Ecologist	10/06/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	13/06/25
Final	1.0	Amal Waheed BSc (Hons) MSc Assistant Ecologist	13/06/25