

Preliminary Ecological Appraisal at
Ty Mawr, Ty Mawr Country Park,
Cae Gwilym Lane,
Wrexham LL14 3PE
Grid Ref. SJ 2831 4142
On 8th December 2023

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Survey by:
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1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development at Ty Mawr, Cefn Mawr and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the demolition of two outbuildings and construction of extensions to a house.

The buildings and adjacent land were examined to establish the presence of or evidence of use by protected species of animals. A visual inspection was carried out to assess the potential or actual use by bats and birds. No evidence of use by bats or birds was found.

Further emergence and/or pre-dawn re-entry surveys are needed on the house to establish whether it is being used by bats. One dusk and one pre-dawn (or dusk if night vision aids are used) should be adequate to determine this. These will need to be carried out between the beginning of May and the end of September, to be started before mid-August.

Emergence/re-entry surveys are not considered appropriate for the outbuildings but examination by a licensed bat worker with a torch and endoscope should be carried out before demolition to avoid harm to transient bats.

If any birds should gain access to the buildings and begin constructing nests during the development, then the work in that area must stop until the young have left the nests. Bird boxes are recommended as enhancement.

2. Introduction

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S086005/1 (Natural Resources Wales);

Licensed great crested newt worker, registration number 2016-19947-CLS-CLS (NE) and S086057/1 (NRW)

This report was commissioned by Emma Forrest at the site address.

The site, at Ty Mawr, Cefn Mawr comprises a detached two storey house with two outbuildings surrounded by domestic garden.

The proposed scheme involves the demolition of the outbuildings and construction of an extension to the house.

The purpose of the report is to identify and address any significant ecological effects which are likely to occur as a result of the proposed development. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

3. Methodology

3.1. Scope of the Assessment

The report incorporates a bat and bird assessment, while also searching for use or potential use by any rare, threatened, endemic and non-native invasive species which might be associated with such a site in accordance with:

The Conservation of Habitats and Species Regulations 2017 and listed in:

Schedule 2. European protected species of animals

Schedule 5. European protected species of plants

The protection of Badgers Act 1992

The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 8th December 2023 by Susan Worsfold BSc (Hons) ACIEEM.

3.2. Desk Study

Wrexham Planning Portal was consulted for a review of previous ecological surveys carried out in the area. Magic Maps was consulted for the presence of designated sites and protected habitats.

3.3. Field Survey

The buildings and adjacent land was examined to establish the presence of or evidence of use by protected species of animals. A risk assessment was made before entering the buildings. A visual inspection was carried out to assess the potential or actual use by bats, of the exterior and interior of the buildings. They were searched systematically for any signs of bats, including droppings, rub marks and urine stains at entrances to roosts and insect remains, such as moth or butterfly wings. Crevices were checked where possible.

Powerful lamps (LED Lenser H14 and P7) were used for examination under eaves. Binoculars were used to examine parts which were not otherwise accessible. Photographs were taken of all areas and those of relevance are shown in the appendices.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is the River Dee and Bala Lake (SSSI and SAC) 190 m south west.

4.2 Habitats

Site: Rural, situated in a country park on the outskirts of a village.

House: Two storeys plus loft. Walls were of stone and brick with no cavity. Doors were intact, of wood and glass, windows were glazed and intact. It is not currently occupied. The roof was of slate with a wood frame, pitched, lined with a modern membrane. There were no verge boards or soffits. There was a single story extension with a flat felt roof on the north west side. The main house had moderate bat roost potential but the flat roof extension had negligible potential.

Outbuilding 1: Single storey. Walls were of stone with no cavity. Doors were intact, of wood, there was one window which was boarded. The lean to roof of was of corrugated steel with a wood frame, unlined. There were no verge boards or soffits. Crevices between stones may be used occasionally by transient individual bats.

Outbuilding 2: Single storey. Walls were of brick with no cavity. Doors were intact, of wood, the two windows were boarded. The roof of was of corrugated asbestos or fibre cement with a wood frame, pitched, with bitumastic hessian felt lining. There were no verge boards or soffits. Crevices between stones may be used occasionally by transient individual bats.

Adjacent land: The river Dee is 190 m south west. There appears to be one pond within 250 m according to maps. There are several significant areas of woodland within 250 m. There is a good network of hedgerows surrounding the site, with several trees.

4.3 Species and Species Groups

Birds

No evidence of use by birds was found.

Bats

No evidence of use by bats was found in any of the buildings. The house was considered to have moderate potential for use by bats due to gaps under roof slates and presence of a roof lining, along with suitability of surrounding habitat. The outbuildings were considered to have negligible potential apart from temporary use by transient, individual bats.

Reptiles and Amphibians

None seen on site. The nearest pond is 215 m from the site.

Plants

Short grass and some garden plants.

No evidence of use by badgers, dormice or other protected species was found and the site was not considered suitable for use by them.

5. Description of the Development

The proposed scheme involves demolition of two outbuildings and the construction of extensions to the front and rear of the house. This will involve intrusive work to the roof and walls.

6. Assessment of Effects and Mitigation Measures

Designated Sites:

It is not considered that the proposal will have any significant impact on any designated sites due to the small scale of the development and distance from the sites.

Habitats:

No priority habitat is affected by the proposal. No significant vegetation is to be lost.

Species:

Birds

The effect on birds should be minimal. If any birds should gain access to any buildings and begin constructing nests during the work, then work in that area must stop until the young have left the nests.

Bats

Dusk emergence surveys and/or pre-dawn re-entry surveys on the house will be necessary to establish whether it is being used by bats and the nature of that use, if any. One dusk and one pre-dawn (or dusk if night vision aids are used) should be adequate to determine this. These will need to be carried out between the beginning of May and the end of September, to be started before mid-August.

Emergence/re-entry surveys are not considered appropriate for the outbuildings but examination by a licensed bat worker with a torch and endoscope should be carried out before demolition.

Residual Effects

To be established following emergence/re-entry surveys.

7. Compensation

To be established following emergence/re-entry surveys.

8. Enhancement Recommendations

Bats:

To be established following emergence/re-entry surveys.

Birds:

One woodcrete nest suitable for small birds such as robin, blackbird, tit species and sparrow to be fitted to the existing gable end:

House Sparrow Terrace - Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm. Also suitable for tits, redstarts and spotted flycatchers. Place at least 2 m from the ground.

9. Ecological Constraints

None identified.

10. Monitoring

To be established following emergence/re-entry surveys.

11. Conclusions

Further emergence and/or pre-dawn re-entry surveys are needed on the house to establish whether it is being used by bats. One dusk and one pre-dawn (or dusk if night vision aids are used) should be adequate to determine this. These will need to be carried out between the beginning of May and the end of September, to be started before mid-August.

Emergence/re-entry surveys are not considered appropriate for the outbuildings but examination by a licensed bat worker with a torch and endoscope should be carried out before demolition to avoid harm to transient bats.

12. Bibliography

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BCT and ILP Guidance Note 8 Bats and Artificial Lighting available at:
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

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Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

Gent A.H, Gibson S.D (eds) (1998) *Herpetofauna Workers' Manual*. Peterborough: Joint Nature Conservation Committee

Google Maps available at: <https://maps.google.com/maps>

Langton, T., Beckett, C., Foster, J. (2001) *Great Crested Newt Conservation Handbook*. Halesworth: Froglife

Magic Maps available at: <http://magic.defra.gov.uk>

Mitchell-Jones, A. J. (2004) *Bat Mitigation Guidelines*, Peterborough: English Nature

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual*, Peterborough: Joint Nature Conservation Committee

Wrexham Council Planning Portal available at:
<http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page>

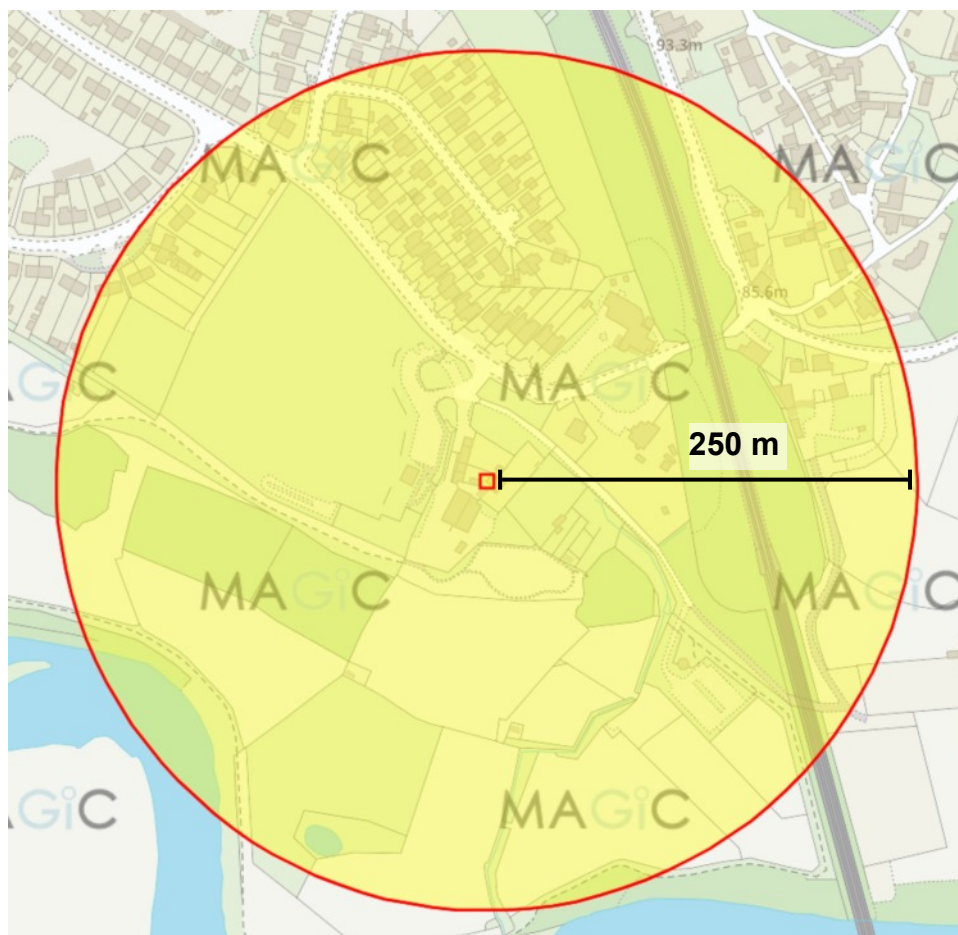
UK BAP Priority Habitats available at: jncc.defra.gov.uk

Wildlife and Habitat Conservation available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Appendix 13.1: Aerial Photograph



Appendix 13.2: Designated Sites and Zones of Influence



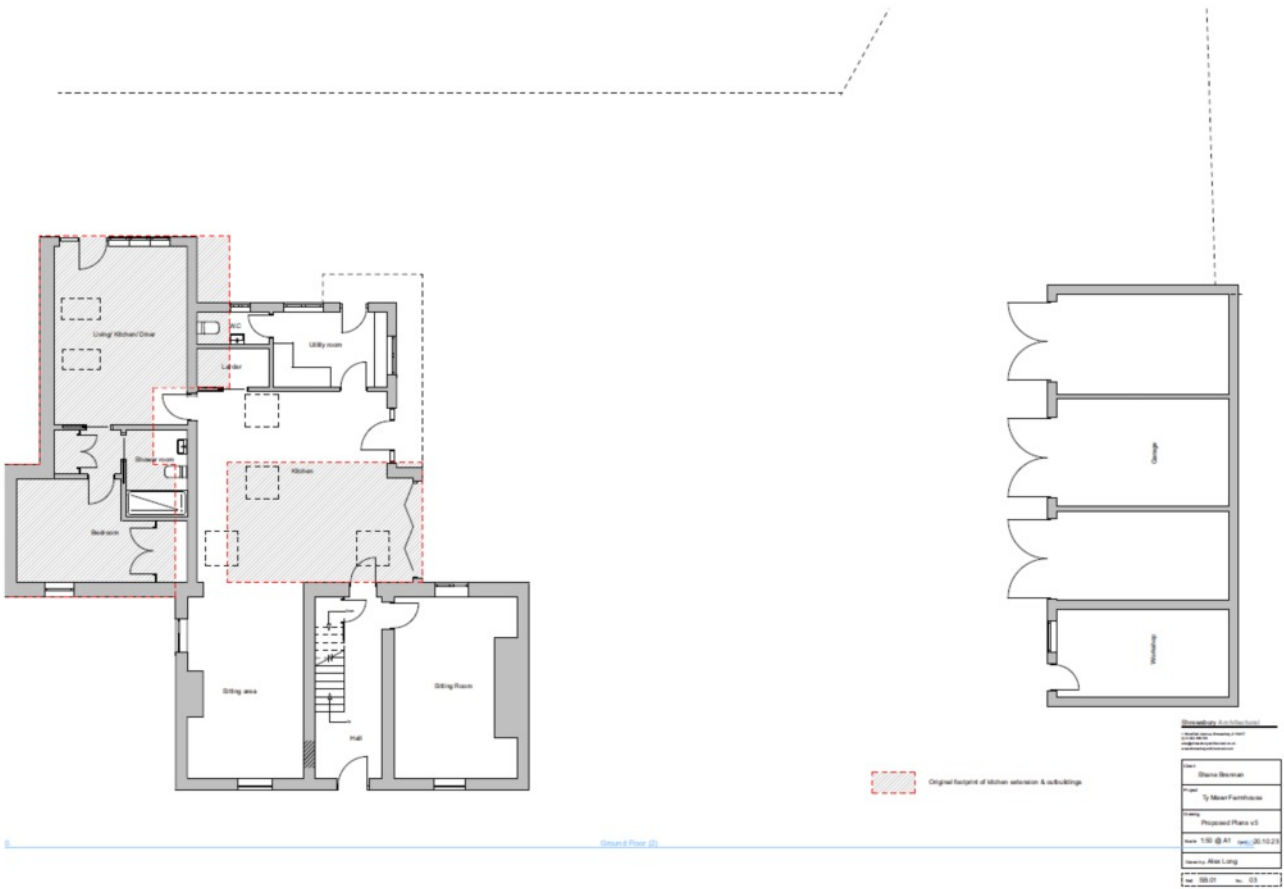
Appendix 13.3: Site Plan



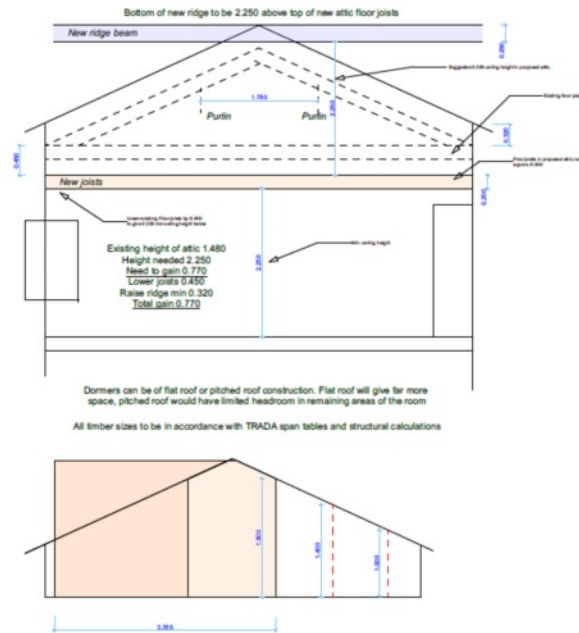
Ty Mawr

Susan Worsfold

Appendix 13.3: Plans



Appendix 13.3: Plans



1. Do not scale this drawing
2. All dimensions to be checked on site by the contractor before any work commences
3. Any indication of services is approximate only and full investigation should be carried out on site prior to commencing any work
4. It is the responsibility of the contractor to comply with building regulations whether or not wholly depicted in this drawing
5. To be read in conjunction with any specialist Structural, Geotechnical or Mechanical design by others

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Client	Shane Brennan
Project	Ty Mawr Farmhouse
Drawing	Loft Details
Scale	1:35 @ A2
Date	17.09.23
Drawn by	Alex Long
Sheet	SB.01 of 05

W-01

Loft details

1:35

Appendix 13.4: Photographs

House from the north west



House from the east



House from the south



South east garden



North east garden



Appendix 13.4: Photographs - House Interior



Appendix 13.4: Photographs

Outbuilding 1 from the north



Outbuilding 1 from the east



Outbuilding 2 from the north



Outbuilding 1 interior



Outbuilding 2 from the south east



Outbuilding 2 interior



Appendix 13.5: Legislation Relating to Bats

All species of bats in the UK are European Protected Species (EPS). It is against the law to damage or destroy a bat's breeding site or resting place (known as a roost), or deliberately to capture, kill, injure or disturb a bat

Bats are the only mammals which can fly. They are warm blooded, they suckle their babies and are intelligent, social animals. British bats feed only on insects, of which they consume vast numbers to sustain their energetic lifestyles. A pipistrelle bat can eat up to 3000 midges in a single night!

We have 12 species of bat breeding in Wales. Many of these have suffered severe declines, not just in Britain but throughout Europe.

All British bat species are protected under the Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'. Bats have a unique relationship with humans, sometimes sharing our homes for part of the year. For this reason, Natural Resources Wales (NRW) deals with many hundreds of bat enquiries each year from householders.

Under the Habitats Regulations, it is an offence if you:

deliberately capture, injure or kill any wild animal of an EPS
deliberately disturb wild animals of any such species
damage or destroy a breeding site or resting place of such an animal
Disturbance includes, but is not limited to, any disturbance which is likely:

1. to impair their ability –
to survive, to breed or reproduce, or to rear or nurture their young, or
in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
2. to affect significantly the local distribution or abundance of the species to which they belong.

Defra and the Welsh Government will publish a joint guidance document on the interpretation of the offences relating to disturbance, and to damage and destruction of breeding sites and resting places.

There are other offences relating to possession, transport and sale.

NRW issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

If you are a householder and have concerns about bats at your property (other than queries related to planning applications or a development), contact the NRW Enquiry Line for advice, telephone 0300 065 3000

Appendix 13.6: Legislation Relating to Birds

All wild birds, their nests and eggs are protected. It is an offence to intentionally:

kill, injure or take any wild bird,
take, damage or destroy the nest of a Golden Eagle, White-tailed Eagle or Osprey (even if disused),
take, damage or destroy the nest of any wild bird whilst it is in use or being built,
take, damage or destroy an egg or any wild bird,
possess any live or dead wild bird or the egg of any wild bird, or any derivative
Many rare birds are listed on Schedule 1, which makes it an offence to intentionally or recklessly:

disturb a Schedule 1 bird while it is building a nest or is in, on or near a nest containing eggs or young; or
disturb dependent young of such a bird

Natural Resources Wales (NRW) issues licences for specific purposes, so that you can undertake legitimate work without breaking the law. See 'Bird licensing' for more information.