



Template Method Statement to be used within a Bat Development Licence Application

This template Method Statement is to be used to form part of your Licence Application for a European Protected Species Development Licence. It will be used to determine the impact of the application on the favourable conservation status of the species concerned (Regulation 55(9) (b) of the Conservation of Habitats and Species Regulations 2017). It must be prepared by a consultant ecologist or other suitably qualified person. You are strongly advised to refer to the Bat Mitigation Guidelines¹, and The Bat Survey Guidelines (3rd Edition). Please submit your Application and supporting Method Statement electronically to the contact details provided below.

Please note as of the 1st March 2018 the declaration box found at the end of this template must be included on any Method Statements submitted in support of a licence application, and must be signed and dated by the applicant and ecologist. Any application containing a Method Statement without this declaration will be rejected.

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Method Statement Title:	Pindar Bungalow
Method Statement Version Number:	2
Method Statement Issue Date:	Original: 03/03/2022 Modified: 04/03/2025
Site Address:	Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham, LL13 0TA

¹ Bat Mitigation Guidelines (IN136) available to download from the Natural England website

Background and Supporting Information

A Executive Summary. No more than one side of A4

To support a planning application for the redevelopment of land at the Pindar Bungalow in Cross Lanes, an Inspection and Assessment in relation to Bats and Breeding Birds including a Preliminary Roost Assessment (PRA), and subsequent dusk surveys, were undertaken by Tyrer Ecological Consultants Ltd between July and September 2021.

The PRA concluded that the existing bungalow held Moderate potential to support a bat roost in accordance with The Bat Survey Guidelines (Collins, 2016) and recommended two dusk emergence surveys to determine bat usage of the building. Two Common Pipistrelle emerged from a gap in the eastern end of the southern gable soffit along with two further Common Pipistrelle emerging from a gap in the western end of the southern gable soffit and from a gap in the northern end of the west gable end soffit respectively during the first survey on 21st July 2021. During the second dusk survey on 4th August 2021, two Common Pipistrelle emerged from a gap at roof verge/wall-plate where the eastern wing meets the southern wing of the bungalow, and two Common Pipistrelle emerged from a gap in the northern end of the west gable end soffit.

The existing bungalow will be demolished in order to make space for a new dormer bungalow to be constructed in line with modern living standards; this will result in the loss of all four Common Pipistrelle day roosts.

To mitigate for the loss of the bat roosts, it is proposed that a tree-mounted bat box is erected at the south-eastern end of the site on a mature tree which will be retained under the proposed works; this will act as a receptor box during the scheme in the event that bats are located during the hand demolition of areas around the roof. In addition, new access points will be recreated in the form of gaps behind the soffits of the eastern, western, and south-western gable elevations; these access points will permit ingress to roosts created within the soffits of the building. Additionally, one integrated bat box will be installed at the southern wall of the new dwelling during its construction.

B Introduction

B.1 Background to activity/development

Include a brief summary of what the proposed activity is and why it is necessary.

The proposals include the demolition of the existing Pindar Bungalow, Wrexham, to allow for the subsequent construction of a new dormer bungalow with landscaping and access. The existing building does not meet modern living standards.

Without the proposed development, the existing bungalow will remain unoccupied and fall into further dereliction, at risk of vandalism and fire damage.

B.2 Full details of proposed works on site that are to be covered by the licence

Please ensure sufficient detail is provided on the proposed works e.g. barn/loft conversion to new dwelling, demolition of buildings, re-pointing of bridges and tunnels, lime kilns etc. Include the current status of planning permission or other consents (if applicable) and any outstanding conditions/reserved matters. Include timescales and order of work.

The licence is proposed to cover the demolition of the existing Pindar Bungalow to allow the subsequent erection of a new dormer bungalow, including installation of the replacement bat roost features.

Full planning permission with conditions (SES P/2021/0916) was granted on 14th Decemeber 2021 by Wrexham County Corough Council, condition 7 states:

“The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Tyrer Ecological Consultants Ltd and dated November 2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.”

Whilst condition 8 states:

“No development or phase of development, shall commence until a site wide Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

The Conservation Plan should include:

- *Reasonable Avoidance Measures required to prevent or reduce accidental capture or killing in respect of bats.*
- *Further details concerning the external lighting scheme together with plans illustrating projected bat emergence points.*

The species Conservation Plan shall be carried out in accordance with the approved details.”

One such recommendation contained within the referenced report (section 11.2) states the requirement for application for a European Protected Species Mitigation Licence (EPSML); this application intends to fulfill this recommendation along with providing the mitigation, compensation, and reasonably avoidance measures required.

B.3 Actions requiring licensing,

Eg disturb, capture, damage or destroy breeding site or resting place. Briefly explain why these actions are necessary.

Licencable actions will include disturbance to one bat species (up to 4 individual Common Pipistrelle bats), capture of up to 5 bats if present at the time of works, and destruction of 4 resting places used by singular/low numbers of Common Pipistrelle bats to enable demolition and subsequent construction works to take place.

C Survey and site assessment

C.1 Existing information on the bat species at the survey site.

Provide records from local environmental records centres, local bat groups, and previous survey work by the applicant or others. Include records from within 2km (or a larger area depending on the scale of the scheme & the species involved - see Bat Survey Guidelines 3rd Ed)

A daytime inspection in June 2021 by Tyrer Ecological Consultants Ltd identified the building as having ‘Moderate’ potential to support a bat roost, and a suite of subsequent dusk emergence surveys recorded the use of the building at 4 separate roost locations by 4 Common Pipistrelle bats.

Taking into account the small scale of the development site and implementation of mitigation measures, the proposed development is unlikely to impact upon local bat populations and no commercial data search has been obtained. A search of bat records held by Tyrer Ecological Consultants Ltd dating from 2014-present revealed no roosts within 2.0km, with the closest records located approximately 2.8km to the north-east and pertaining to roosts of Common Pipistrelle, Soprano Pipistrelle, Whiskered/Brandt’s and Lesser Horseshoe bats, and a Brown Long-eared maternity roost.

C.2 Statutory sites notified for the species (SSSIs or SACs) within 10km

A search of MAGiC Maps revealed the following designated sites within 10km of the application site:

- **Ramsar Sites:** •
 - Midland Meres & Mosses

- **Sites of Special Scientific Interest (SSSIs):**

- Afon Dyfrdwy/River Dee
- Cloy Brook Pastures
- Chwarel Singret
- Gatewen Marsh
- Llay Bog
- Sontley Marsh
- Coedwig Ffossil/Brymbo Fossil Forest
- Marford Quarry
- Stryt Las a'r Hafod

- Nant-y-Belan and Prynela Woods
- Vicarage Moss
- Ruabon/Llantysilio Mountains and Minera
- Shell Brook Pastures

- **Special Areas of Conservation (SACs):**

- Johnstown Newt Sites
- River Dee and Bala Lake
- Berwyn and South Clwyd Mountains

These sites cumulatively cover areas of land in the wider area around the Pindar Bungalow and provide a variety of habitats opportunities suitable for all bat species in Wrexham County, including the Common Pipistrelle.

C.3 Objectives of the survey.

E.g. to determine presence/absence of bats, bat usage of site (e.g. maternity, hibernation, night roosts; foraging, commuting, swarming sites).

To determine if bats are using the disused Pindar Bungalow, identify the species and population and size, and determine the status of the roost(s) e.g., maternity, hibernation, night roosts; foraging, commuting or swarming sites. To design appropriate mitigation to ensure the populations of bats found using the site is not adversely impacted by the proposals.

C.4 Scaled plan/map of survey area

This should be of appropriate scale and orientation with integral or separate location map at 1:50,000 or 1:25,000 scale and aerial photographs.



Figure C4.1: The application site (red boundary) in the context of the wider environment at a scale of 1:25000

C.5 Site/habitat description (relevant to bats)

This should be based on daytime visits (to include description of roost and habitat relevant to bat commuting/foraging behaviour). Include annotated photographs if applicable and aerial photographs if available (to show habitat connectivity).

Pindar Bungalow is located within a rural area just north of Kiln Lane, approximately 4.9km south-east of Wrexham town centre. Habitats present on the site include a gravel driveway and the bungalow, along with areas of grassland to south and a line of mature trees and hedgerow forming part of the south-eastern boundary. The immediate habitat is comprised of heavily managed arable and pasture fields which are intersected by wooded hedgerows; other properties in the wider ownership boundary are located immediately to the north forming the hamlet of Bedwell.

The wider landscape continues in similarity to the immediate with developments scarce and predominantly agricultural in nature. The villages of Marchwiel, Cross Lanes, and Cock Bank lie to the north, north-east, and south-west respectively, connected by A and B roads. Numerous ponds are scattered throughout the area, with drainage ditches and other small waterways between; further semi-natural habitat is also present in the form of modest patches of deciduous woodland.

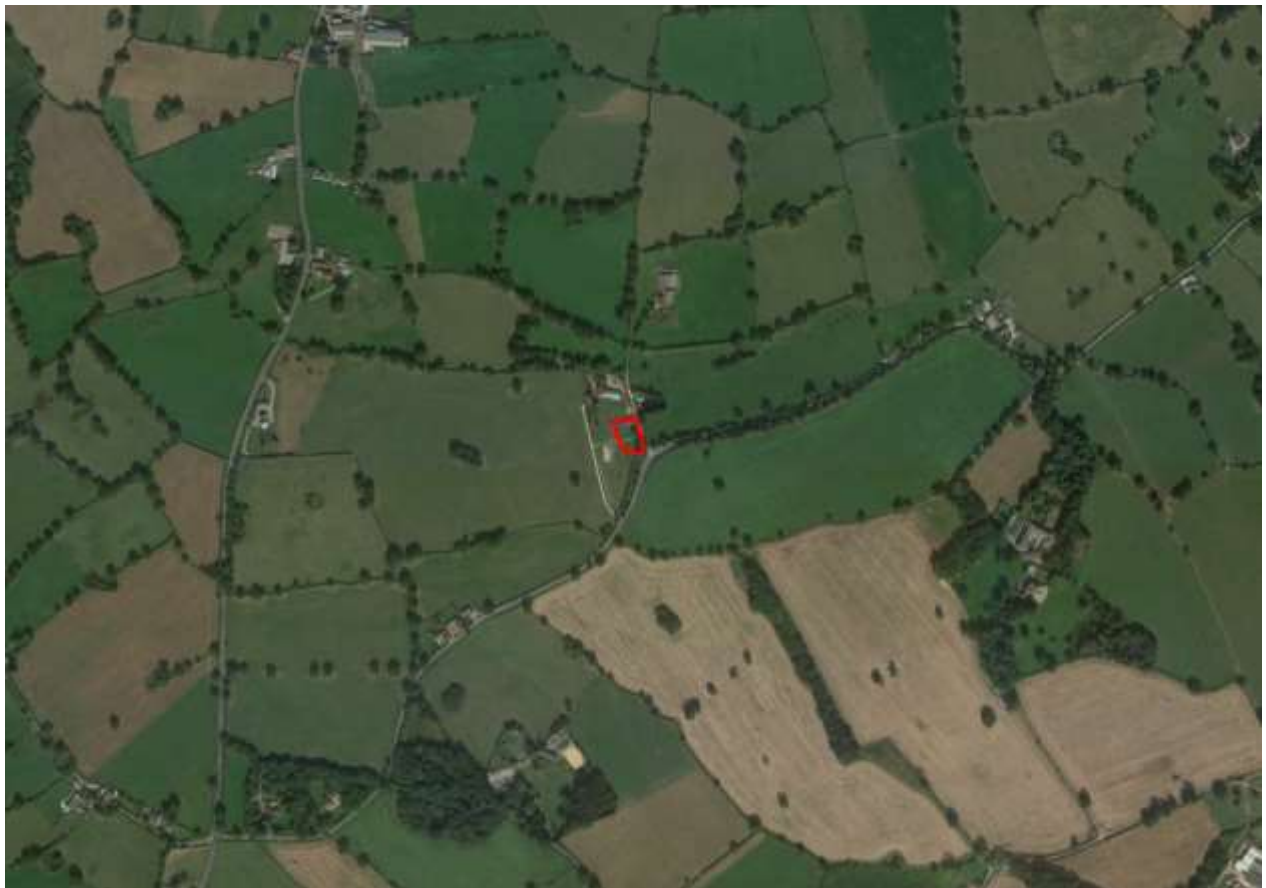


Figure C5.1: The application site (red boundary) in the context of the wider environment, showing connectivity via hedgerows and scattered woodlands.

Pindar Bungalow can be described as an unoccupied, T-shaped brick-built single-storey bungalow with a tiled multi-pitched roof to the approximate maximum dimensions of 20m x 17m x 3.5m. Whilst the surveyor was not qualified to assess the structural condition of the building, it was adjudged to be in an aesthetically poor condition given signs of dilapidation.

A traditional loft space is present internally following the footprint of the building, however as only single area of the loft above the south-facing wing could be accessed with the other regions blocked off by walls. The loft space was found to be relatively open, dark, warm and draught-free, and therefore considered broadly suitable for the breeding requirements of loft- and crevice-dwelling bats. A bitumen 1F underfelt is present beneath the roofing materials increasing favourability for crevice-dwelling bats, however, no evidence of either crevice- or loft-dwelling bats was identified during the search.

Externally potential roost features (PRFs) were recorded to all elevations including gaps in the wooden soffits and gaps in the brickwork leading into the wall cavity.

C.6 Field survey(s).

Include survey method (emergence counts, dawn surveys, site inspections), timings (day/evening), weather conditions (wind, rain, temperature – tabulated for multiple survey visits), personnel involved (provide individual licence numbers, if held) and details of experience/competence in this type of work, and equipment used (type of bat detectors and logging equipment). Also include any constraints and justifications for departures from best practice.

Dusk emergence surveys were undertaken in July-August 2021, and followed dusk survey methodology recommended within the Guidelines, although surveys were terminated once it was considered that all bat species likely to use the buildings as a roost would have emerged. Thus, although surveys did not continue for the full two hours after sunset, it was considered reasonable surveys effort given the likely bats encountered in the area including Common Pipistrelle.

The above deviation from best practice is not considered a limitation to the findings of the bat surveys.

The timings of the surveys, including the duration, sunset times and weather conditions, are detailed below in Table C6.1:

Times of Survey	Date	Weather Conditions
Dusk survey 1 2102 – 2250	21 st July 2021	Sunset: 2121: Dry, light air, 0% cloud cover Start temp: 22.5°C End temp: 18.1°C
Dusk survey 2 2042 – 2230	4 th August 2021	Sunset: 2102: Mild and grey, light air, 90% cloud cover Start temp: 16°C End temp: 14°C

Table C6.1: Details of the evening bat surveys including survey timings, dates and weather conditions.

The personel involved in the surveys are listed in the table C6.2 below, including their level of experence at the time and licence details where relevant. Anabat detectors or suitable equivalents were used to locate and record the high-frequency calls that are emitted by bats. Echolocation calls were analysed using Analook computer software to verify field observations.

Surveyor(s)	Experience	Surveyor Credentials
Mr. H. Green	30+ years	Highly experienced Bat Specialist and carer whom has professional surveying experience over decades with Tyrer Ecological Consultants Ltd - Class 2 Natural England Bat Licence (CLS-03290)
Mr. M. Smith	6 years	An experienced seasonal bat surveyor with Tyrer Ecological Consultants Ltd
Ms. E. Thomas	1 year	A seasonal ecological consultant with experience of undertaking professional bat surveys
Mr. M. Mulholland	21 years	An experienced seasonal ecological consultant with experience of undertaking professional bat surveys

Table C6.2: Details of the surveyors involved in the bat surveys including their levels of experience and NRW Licence numbers (where applicable).

C.7 Survey Results.

Summarise findings in table form (if appropriate); provide clear, annotated and cross-referenced maps/plans/photographs to show roost locations, flight lines, access points, dimensions of existing roosts etc.). Raw data must be appended, including samples of sonograms, results of DNA analysis of droppings.

Bats were observed emerging from the building on 21st July 2021; 4 Common Pipistrelle emerged from 3 separate locations on the building. Bats were observed emerging from 2 separate locations, one of which has not been used during the first survey, during the survey on 4th August 2021. Further details are provided in Table C7.1 below.

Dusk Survey	Time	Activity
21/07/2021	2102 – 2250	Summary: Emergence of two Common Pipistrelle bats from a gap in the eastern end of the south gable end soffit, of one Common Pipistrelle from a gap in the western end of the south gable soffit, and of one Common Pipistrelle from a gap in the northern end of the west gable end soffit. 2133 hrs: Noctule recorded but not observed 2143 hrs: Noctule recorded but not observed 2145 hrs: Common Pipistrelle emerged from a gap in the eastern end of the south gable end soffit 2147 hrs: Common Pipistrelle emerged from a gap in the eastern end of the south gable end soffit 2151 hrs: Common Pipistrelle emerged from a gap in the western end of the south gable end soffit 2209 hrs: Common Pipistrelle emerged a gap in the northern end of the west gable end soffit General activity comprised of sporadic commuting by four Common Pipistrelle and one Noctule at a time.
04/08/2021	2042 – 2230	Summary: Emergence of two Common Pipistrelle from a gap at roof verge/wall-plate where the eastern wing meets the southern wing of the bungalow and of two Common Pipistrelle from a gap in the northern end of the west gable end soffit. 2115 hrs: Common Pipistrelle commuted south to north past the building 2128 – 2129 hrs: two Common Pipistrelle emerged from a gap at roof verge/wall-plate where the eastern wing meets the southern wing of the bungalow 2130 hrs: two Common Pipistrelle emerged a gap in the northern end of the west gable end soffit 2135 – 2140 hrs: commuting and foraging by one Common Pipistrelle at a time to the north of the building General activity comprised of sporadic commuting and foraging by up to four Common Pipistrelle.

Table C7.1: Results of dusk emergence surveys undertaken in July-August 2021 at Pindar Bungalow.

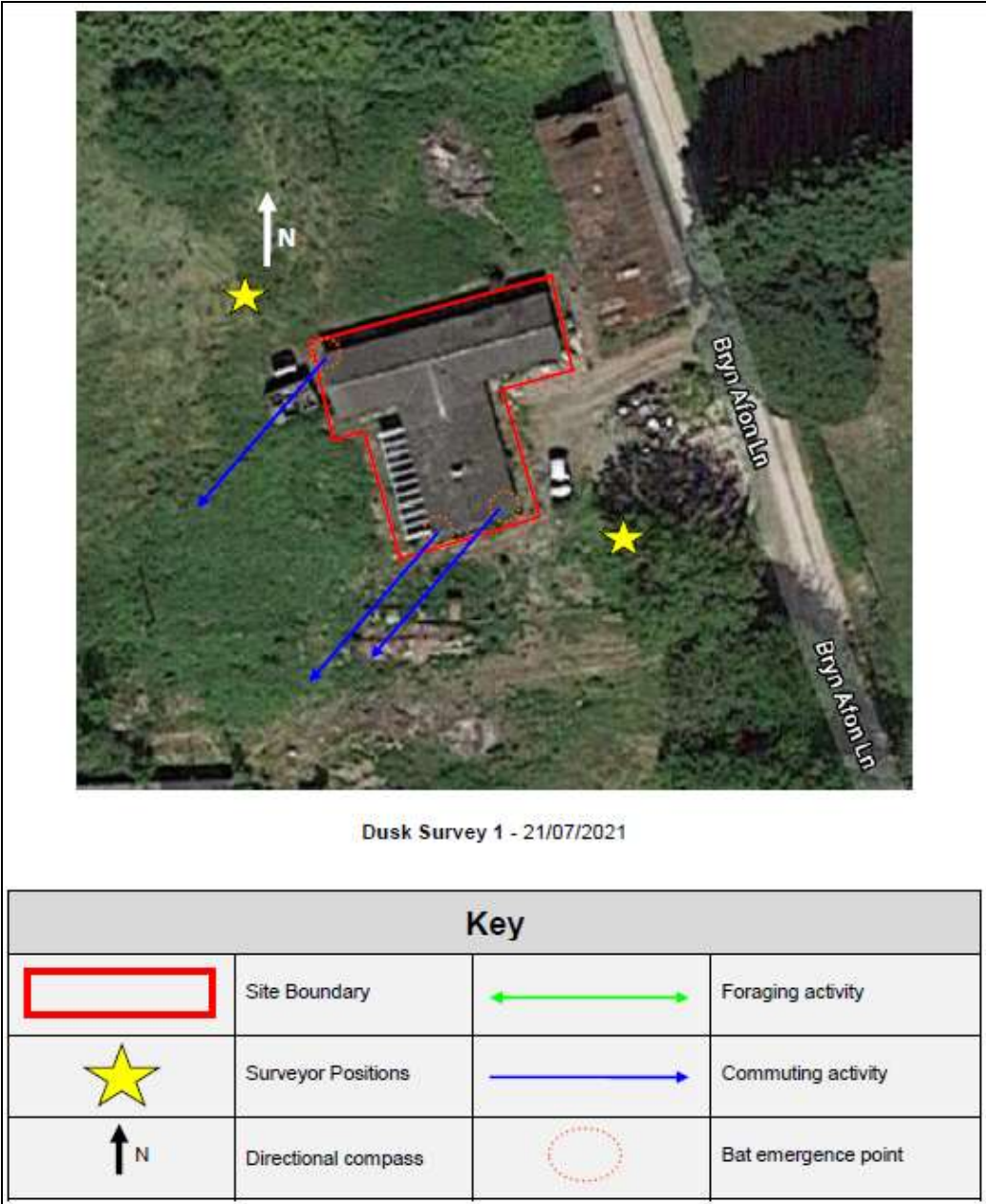


Figure C7.1: Aerial map displaying flight lines and emergence locations during the first dusk survey

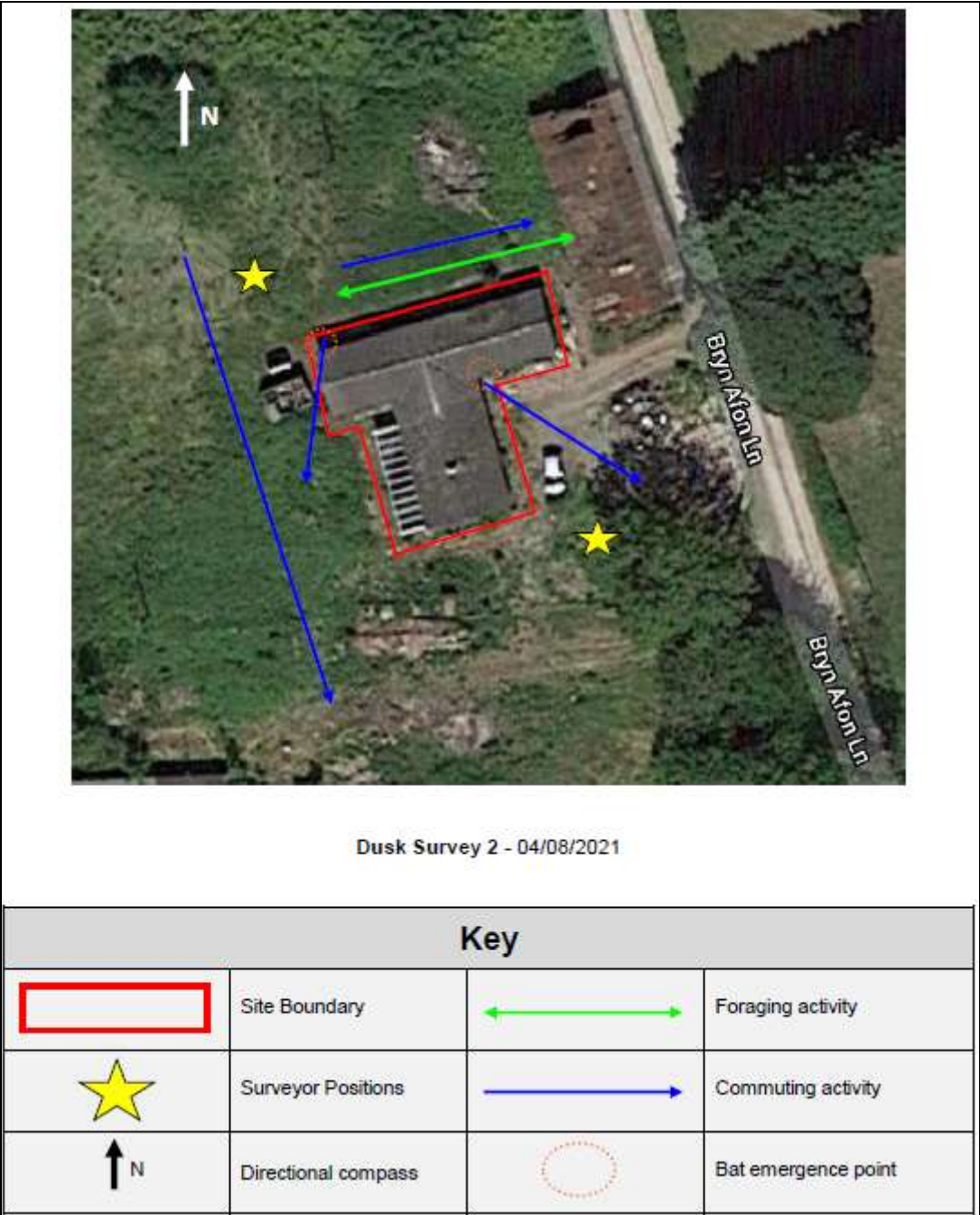


Figure C7.2: Aerial map displaying flight lines and emergence locations during the second dusk survey



Figure C7.3: Emergence locations from which Common Pipistrelle emerged during dusk surveys 1 and 2.



Figure C7.4: Emergence location from which Common Pipistrelle emerged during dusk survey 2.

C.8 Interpretation/evaluation of survey results (See Bat Mitigation Guidelines section 5.8 and Bat Survey Guidelines Ch11)

Provide count/estimate of bat numbers, status of site (e.g. hibernation, maternity or feeding roost, swarming site etc), roost significance, constraints on survey (e.g. time of year, cold weather, access problems – justify as necessary).

From the 2021 dusk survey results it can be concluded that Pindar Bungalow is being used by up to four Common Pipistrelle bats as four separate day roosts; based on these results and the daytime assessment of the building, the site is not considered to support other roost types such as maternity, hibernation or feeding perch, and there was no evidence to suggest the site was used as a swarming site by bats.

D Impact assessment – potential impacts in absence of mitigation/compensation. See Bat Mitigation Guidelines (section 6.2) and Wray et al (2010) ²

D.1 Short-term impacts: disturbance

E.g. noise, vibration, dust, lighting, access, or obstruction due to scaffolding and plastic sheeting.

There is likely to be ongoing occupancy disturbance of the 4 Common Pipistrelle bats as a result of the proposed demolition works; this includes noise, dust, and light disturbance. If an ecologist was not present during any works at the identified roost locations, then contractors may not be fully conversant with the type of places that bats can access and utilise; without mitigation the impact on bats at a local scale would be low and will be confined to site and local only.

D.2 Long-term impacts: roost modification

E.g. new entrances (including human access e.g. for servicing/maintenance), change in size of roost space, changes in airflow etc., temperature, and humidity. Note that impacts can be positive or negative as this is in absence of mitigation.

Due to the demolition works being undertaken, roost modification is not feasible in this instance.

D.3 Long-term impacts: roost loss.

Impact on different species populations to be taken into account at local, regional, and national level.

Without implication of mitigation, long-term impacts by the proposed demolition will result in the permanent loss of 5 places utilised as day roosts by singular numbers of Soprano Pipistrelle bats but the impact will be confined to site and local only.

D.4 Long-term impacts: fragmentation and isolation.

E.g. loss of linear features such as hedges, tree lines, increased lighting, severance of flight lines by roads/rail lines.

² Wray, S., Welss, D., Long, E. & Mitchell-Jones, T. (2010) Valuing bats in ecological impact assessment. In Practice, No 70, Institute of Ecology and Environmental Management

There will be no long-term impacts such as habitat fragmentation and isolation as no foraging and commuting habitat will be lost because of the proposals, nor will the new roost provisions be at any further distance from foraging places than current.

D.5 Post-development interference impacts.

E.g. extra street lighting, use of loft space as storage.

The area is currently poorly lit and absent of streetlights. There is likely to be some low-level increase in external lighting levels following redevelopment of the site. Any new lighting will therefore be directed away from the bat roost access, flight paths and foraging areas as identified in C7.1. The replacement roost opportunities cannot be used for any human activity and will be in a location which is not physically affected by day-to-day activities.

D.6 Predicted scale of impact on species status at the site, local county and regional levels.

Include a scaled plan/s showing location and extent of vegetation to be cleared in the context of the current site, results of the survey information, bat exit points and flight routes etc

The predicted scale of impact on the species concerned at the site is confined to Site/Local levels and is considered to be neutral-positive. Although there will be some cosmetic vegetation clearance to facilitate the development, vegetation along the main commuting routes beyond the site boundaries will be retained and tree at the south-eastern end of the site will be retained. There is abundant foraging habitat for bats in the wider area, so the minimal vegetation clearance proposed to facilitate the works will have negligible impact on bat foraging and commuting.

Delivery Information – Mitigation, compensation and monitoring

Description of how the impacts will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status.

The Ecologist will undertake an induction (toolbox talk) on possible bat presence to the contractors prior to works commencing on site. The NRW Mitigation License will be kept on site for the duration of the work. Prior to any work being undertaken the presence/absence bats will be established by a bat licensed ecologist named on the licence application, undertaking a detailed investigation of features which have/may be used by bats, which will include endoscopic examinations wherever opportunities for bats exist.

To ensure that bats are not left without a roost while the demolition work takes place, a single tree mounted bat box will be instated on the mature tree to be retained at the south-east corner of the red line boundary. The box will be retained during the construction period and act as a receptor if bats must be captured during the supervision process; this should be retained after completion of the works to enhance the sites value for roosting bats.

No foraging or commuting habitat will be lost because of the proposals nor will the new roost provisions be located at any further distance from foraging places, which is considered to be the woodland to the south and south-east based on the existing data and survey data gathered by Tyrer.

The demolition of the existing building followed by construction of a new bungalow is an essential part of the owner's plans for the site, but it is acknowledged that the presence of bats needs to be addressed from both a legal and conservation perspective. The mitigation proposals are seen to be the most productive way forward that will improve opportunities for the crevice-dwelling Common Pipistrelle bat/s which will be able to use the new features provided for roosting purposes.

Bats commute and forage within the immediacy of the existing building within the current light levels.

It is understood that the proposed lighting schedule may increase luminance above current levels, however lighting will not be directed at or near to roost provisions nor areas of foraging habitat to the north and east of the red line boundary.

Mitigation is subject to the approval of Natural Resources Wales and has been designed to ensure the favourable conservation status of Common Pipistrelle is not adversely impacted by the proposals.

Roost provision will be dedicated for bats and permanent.

E Works to be undertaken

Please identify which works will be undertaken or supervised by a licensed ecologist

E.1 Capture and exclusion (if applicable).

Timings, effort, methods to be employed, care of bats, release sites etc. Include diagrams to show capture/exclusion apparatus if non-standard techniques are proposed. The method statement should also include contingency plans for dealing with any bats found during the course of the works.

Once the licence is in place the contractor will provide a safe means of access e.g., cherry picker or scaffolding to allow the ecologist to investigate all roost potential for bat presence within the building. Due to the number of potential ingress points exclusion would not be viable or successful therefore before conversion work commences a precautionary approach will be adopted which will involve endoscope & torchlight inspections to confirm bat presence/absence by the named ecologist. Further precautionary measures will take place by way of the careful dismantling of places that are currently or could be used by bats in any part of the buildings under the supervision of the bat ecologist. All dismantling of roost features will be undertaken during favourable weather conditions (above 9°C), with no constraints on timings.

If bat/s is/are present and if they are the species and numbers contained within the licence it/they will be hand captured by the ecologist, who will be wearing appropriate gloves, bat/s will be handled to an absolute minimum and immediately placed into a small animal box that is secure and of a type that is used by bat carers/handlers to retrieve and transport bats. Within the box a soft cloth will be provided for bat(s) to shelter, and it/they will be immediately transferred into a pole-mounted bat box that will have previously been erected along the northeast corner of the red line site boundary.

Once it has been established, by the ecologist that bat(s) are absent the destructive/investigative works will continue to completion. In the unlikely event that bats are found outside of the ecologist's supervision time then the work will immediately cease, and the named ecologist contacted for further advice; contractors will be informed that they should not handle bats or encourage it/them to move. The procedure for safely moving bats as previously described will then take place by the ecologist. Once it has been established by the ecologist that bat/s are absent the conversion will continue to completion. Licensed activities will only take place during dry weather; if bat(s) is/are found and it/they are in poor condition or injured it/they will be taken into temporary care by the named ecologist and when fit and healthy subsequently released at the site during favourable weather conditions.

E.2 Bat roosts and habitat

Roost provision will be incorporated at no further distance from existing foraging habitat (which is nearby woodland). The foraging habitat will not be affected by the proposed building demolition works but contractors will include in their Method Statement that trees within or close to the site boundary will not be damaged in anyway or materials stores close to them.

E.2.1 In-situ retention of roost(s)

Provide details of all re-roofing works for example, replacement of tile type, specification of roofing membrane, use of insect guards, timber treatment; also include addition or changes in insulation and any impact on temperature/humidity. Explain how roost entrances will be retained and if purpose built entrances are required a scaled drawing of their design is required. Any enhancements to the roosts such as crevice provision should also be detailed.

N/A

E.2.2 Modification of existing roost(s)

Include dimension details, scale drawings of the roost and access points, orientation. State which services will be incorporated in the roost that might require regular servicing, for example, lift winding gear, electrical or plumbing services, gas boilers; partitioning of voids where a large property is being converted to a number of units, etc..

N/A

E.2.3 New roost creation (including bat houses and bat boxes)

Include dimension details including access points, location details, materials to be used e.g., timber, sarking felt, etc., aspect, justify variation from the original roost. Diagrams of widely available standard bat box designs are not required; just refer to bat box name and reference number, e.g., FF 1 Schweidler.

Prior to demolition, and to ensure that bats are not left without a roost whilst destructive/investigative works to the roof take place, a tree-mounted bat box will be erected on the mature tree to be retained at the south-eastern corner of the site in an area with direct visual acuity and connectivity to the building. The box will serve as a receptor bat box for if bats must be captured by hand and translocated to it by a suitably licenced ecologist or named agent during the works schedule. See Figure E2.3.1.

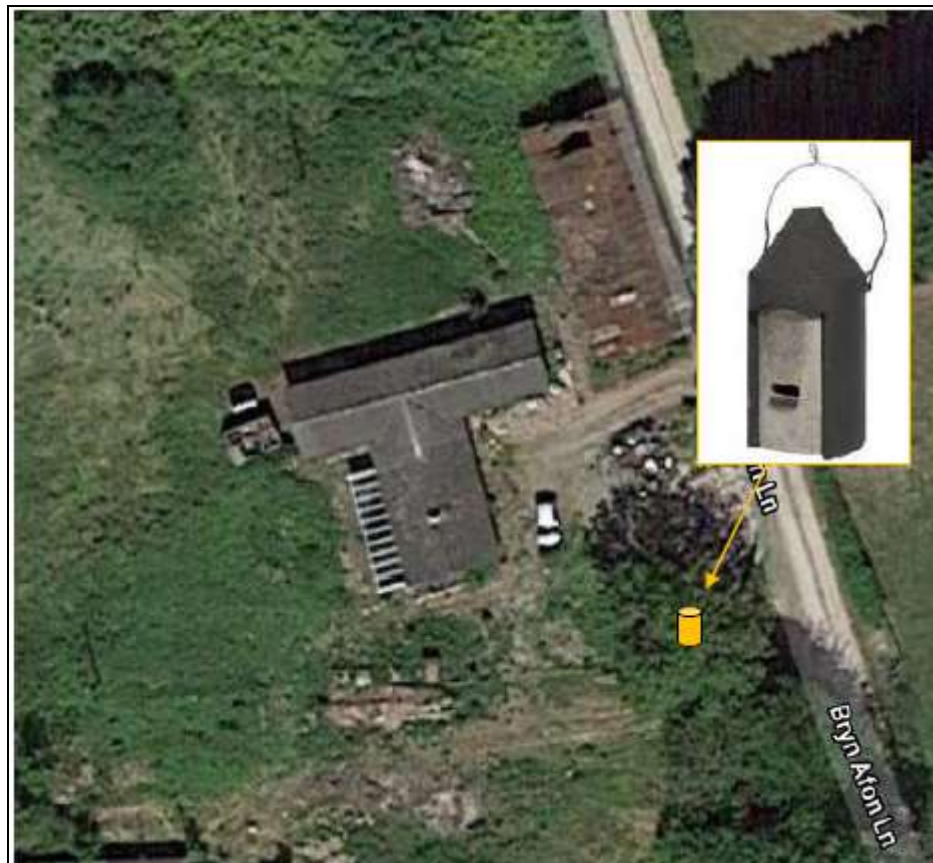


Figure E.2.3.1: Proposed location of tree-mounted bat box along the south-eastern site boundary.

New roost provision will be recreated as a part of the design of the conversion as per Figures E.2.3.2-4 below, to continue to support roosting by Common Pipistrelle at site level. The new provisions for bats will effectively replicate the confirmed roost areas to be impacted / lost and will take the form of one access point for bats in each of the soffits of the eastern, western, and south-western gable elevations; the access points will permit ingress to roosts created within the soffits of the building. Additionally, one externally mounted bat box will be installed at the southern wall of the new dwelling during its construction.

The roosts will be permanent and dedicated for bats; they cannot be used for any other purpose. Management requirements for the roost/s are absent. Lighting will not be directed at or close to the roost areas nor will it affect nearby foraging places or flight lines.

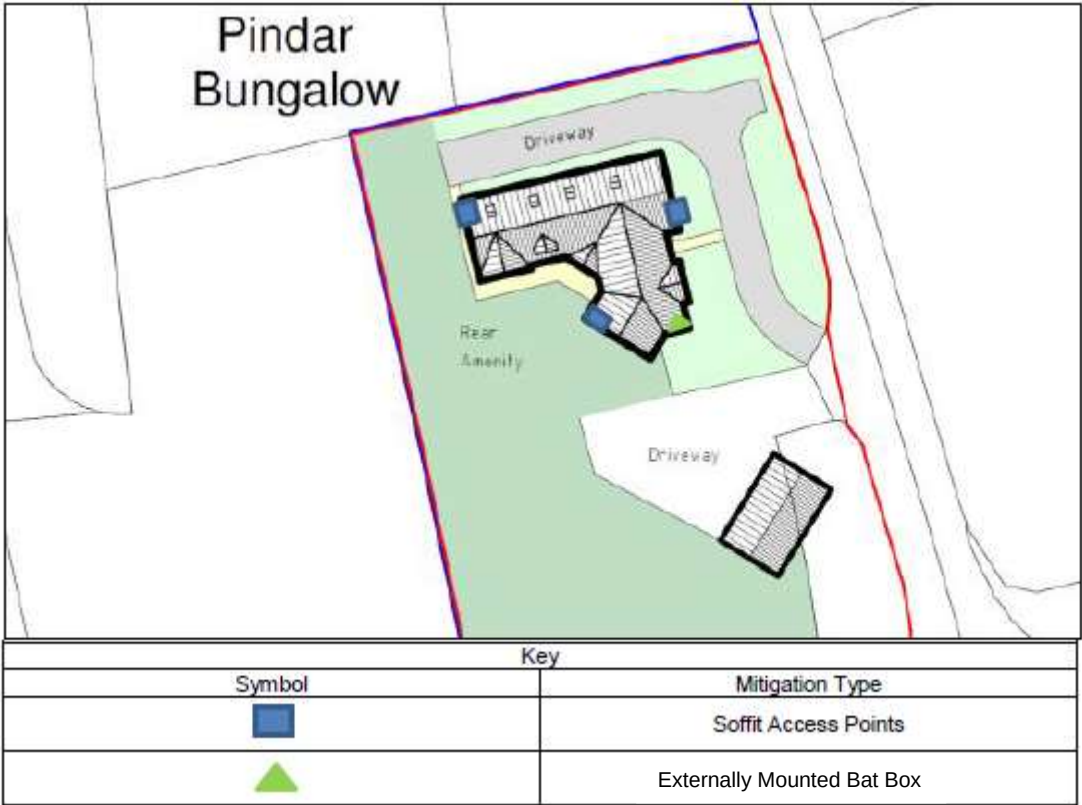


Figure E2.3.2: Proposed locations of mitigation.

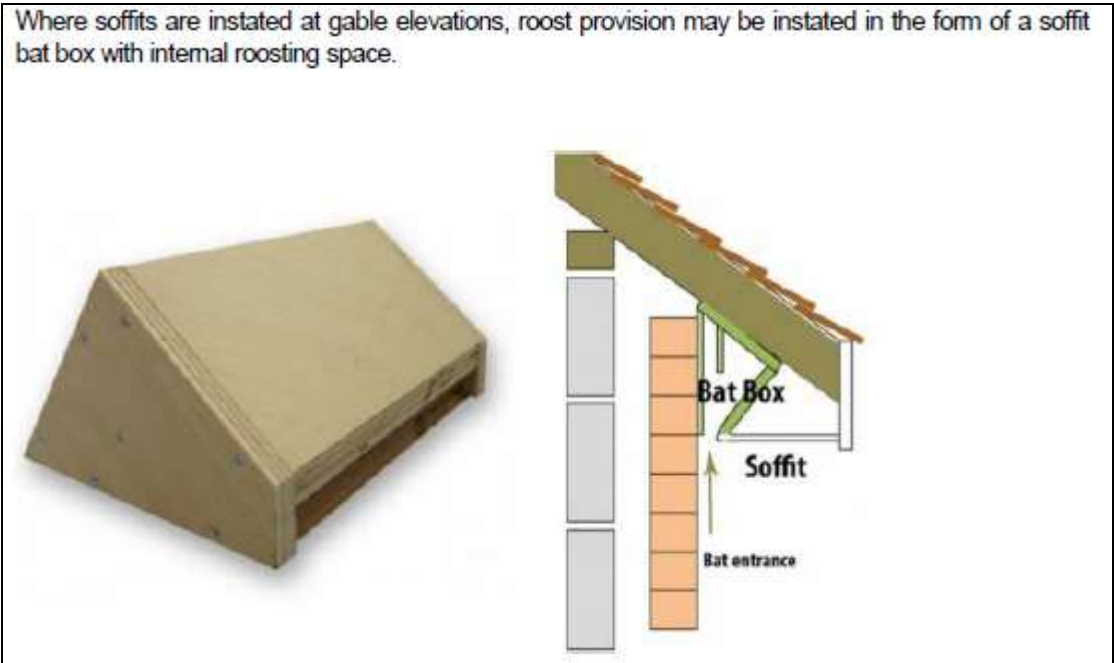


Figure E2.3.3: Soffit access creation.



Figure E2.3.4: Indicative bat box. A Beaumaris Woodstone Bat Box which is suitable for small numbers of crevice dwelling bats is to be stalled at the located specified in Figure E2.3.2.

E.2.4 Maintenance &/or modification of new and existing habitat

Include details of measures to ensure that existing bat habitat (e.g. vegetation features close to roosts and/or used as flightlines; foraging habitat) will be retained and not damaged during construction. For new or modified habitat, specify design, habitat type, planting schemes & locations, provenance of imported plants, consideration of biosecurity impacts.

There will be minimal loss of habitats currently present within the red line boundary; furthermore, there will be no increase in distance between the roost locations and the important foraging and commuting habitat adjacent to the site boundary in the form of hedgerow leading to woodland.

E.2.5 Scaled maps/plans

To show proposals/mitigation outlined above in relation to existing and proposed habitat features. A GIS data layer may be included with your application to illustrate locations of roosts and features in E.2.1 to E.2.3.

The compensatory roost provision is located at the same location as the existing roosts to provide like-for-like mitigation for the bats (see Figure E2.3.2 above).

E.3 Mechanisms for ensuring delivery of mitigation and compensation measures

Include measures to ensure compliance with this method statement

Full planning permission with conditions (SES P/2021/0916) was granted on 14th Decemeber 2021 by Wrexham County Corough Council, condition 7 states:

“The development shall be carred out in struct accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Tyrer Ecological Consultants Ltd and dated November 2021 approved as part of this application. The mitigation and compensation meaures hereby approved shall be fully implemented prior to first use of the development.”

One such recommendation contained within the referenced report (states the requirement for application for a European Protected Species Mitigation Licence (EPSML); thus only upon successful application for the EPSML and completion of the works including implementation of the mitigation and compensations measures will this condition be discharged.

The above conditions secure the delivery of mitigation and compensation measures. Further mechanisms to ensure proposed roost provision will be secured include post-development bat monitoring of the site for two years following development as detailed within this licence method statement.

E.4 Mitigation contingencies

Describe any contingency proposals including circumstances when the contingencies will be instigated.

If at any time the status of the buildings value relative to bats is considered to be higher, then the mitigation will be reviewed and upgraded, NRW will be consulted prior to such amendments being implemented using the appropriate application procedure.

The tree-mounted bat box will provide roosting habitat for bats should the build timescales extend significantly beyond those detailed within Section G.

E.5 Biosecurity risk assessment

Consider presence of non-native species and disease on site and actions to be undertaken that will prevent their spread onto or off the site

In terms of the risk of transfer of Covid-19 to bats, measures will be taken to ensure any bats handled during the demolition works are not exposed to Covid-19. This will include ensuring the licenced bat handler and anyone in the immediate vicinity of the existing bat roosts will not be suffering symptoms of Covid-19 or have been recently exposed to people who have recently suffered symptoms. All will be wearing a mask and clean gloves. This is accordance with recent guidance issued by CIEEM and The Bat Conservation Trust (October 2020).

F Post-development site safeguard

F.1 Habitat/site management and maintenance

Include ongoing land management proposals, details of who will be responsible for management and maintenance, on going running costs, site/structure ownership and monitoring development of new habitats.

If maintenance is required at or near to any roost locations then the owners will be responsible for maintaining access for bats and all associated features; however, if maintenance is required at or close to the roosts then the owners of the building will seek advice from Natural Resources Wales or a bat consultant before undertaking such work. This will be secured within the deeds of the new properties at handover.

F.2 Population monitoring, roost usage etc.

Include details of monitoring effort, timing, personnel involved and equipment to be used.

One dusk/dawn survey within the period May-August will be undertaken for two years following the development and implementation of mitigation (2025-2026). It is proposed to use the same surveyors and equipment as with previous bat survey visits to the site.

F.3 Post-development mitigation contingencies

Describe the action that you will take if monitoring results are unfavourable.

N/A

F.4 Mechanism for ensuring delivery of post-development works

The Conservation of Habitats and Species Regulations 2017

As appropriate e.g. Section 106 Agreement, to include details of who will undertake the work and reporting details, other covenants, contractual agreements or wardening schemes.

Details of the roosts and owner responsibilities will be provided within the property deeds at point of sale.

G Timetable of works.

Include timings of exclusion operations, demolition and construction works, creation of mitigation measures, timing of other post development works and monitoring.

Month	Activity 1	Activity 2
March-April 2022	Before work commences a tree-mounted bat box will be mounted at the south-eastern corner of the site on the mature tree, with the box at a height of approximately 4 metres	Location has been confirmed with licence applicant & ecologist will check during site visit
April 2022 - June 2022	Contractor will provide a safe means of access to allow the ecologist to check for the presence of bats and undertake Activity 2	Ecologist to supervise the careful and controlled removal of identified roost areas and any other features that could be used by bats on the building
April 2022 - June 2022	If bat/s is/are present and if they are the species and numbers contained within the licence activity 2 will take place	Ecologist to capture by hand and relocate to tree mounted bat box if bat is healthy and it is safe to do so.
April 2022 - June 2022	Dismantling of roost area complete	Ecologist to confirm bat absence
June 2022 – December 2022	Construction/conversion period	Permanent roost provision incorporated as detailed in Section E above.
January 2024 – April 2024	Addition of missing mitigation	Installation of an externally mounted bat box at the location stated in Figure E2.3.2
May to September 2025	Monitoring nocturnal survey visit 1	To confirm bat roost has been installed and in use by bats
May to December 2026	Monitoring nocturnal survey visit 2	To confirm if bat roost is in use by bats

H Land Ownership – Mitigation Site

H.1 Mitigation Site/Compensation Site Ownership

If mitigation is to be undertaken at a location not owned by the applicant, you must provide the written consent of the relevant landowner(s). You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement).

N/A

H.2 Mitigation Site/Compensation Ownership post construction

If the ownership of the mitigation site will change after construction please confirm the identity of the prospective owners/occupiers together with timescales associated with transfer of occupancy or other forms of legal interest. You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement)

The Conservation of Habitats and Species Regulations 2017

The ownership will not change after construction. The mitigation is to be maintained in the long term through the granted EPS mitigation licence which will legally required this.

I Declaration

I declare that should a licence be granted, the work as proposed in this Method Statement will be strictly adhered to. I understand that any deviation from the works as proposed in this Method Statement without agreement from NRW would result in a breach of the licence.			
<i>NB. Applicants should note that it is an offence under regulation 59 of the Conservation of Habitats and Species Regulations 2017 to knowingly or recklessly provide false information in order to obtain a licence.</i>			
Signature of the Applicant	I G Smith	Date	11/02/2025
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X
Full name in BLOCK LETTERS	Iain G Smith		
Signature of the Ecologist	K. Wilding	Date	04/03/2025
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X
Full name in BLOCK LETTERS	KYLEE WILDING		

J References

Credits for source information.

K Annexes

K.1 Pre-existing survey reports

K.2 Raw survey data.