

Iain Smith
22 Acton Gate
Garden Village
Wrexham
LL11 2PN

Licence No: **S091014/2**

Valid From: **29th May 2025**

End of Licensable Works: **30th September 2025**

Licence Expiry: **31st December 2026**

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

Licence to capture and transport, disturb and to damage or destroy a breeding site or resting place for preserving public health or public safety, or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.

This licence, granted under Regulation 55(2) (e) of the Conservation of Habitats and Species Regulations 2017, by the Natural Resource Body for Wales otherwise known as Natural Resources Wales, hereby authorises the person named above, hereinafter referred to as the "licensee" and their nominated ecologist Kylee Wildling, their duly accredited agents Jonathan Pescod and Mark Pritchard, and their assistants to:

disturb,
capture and transport,
damage or destroy a breeding site or resting place of,

Common Pipistrelle (*Pipistrellus pipistrellus*) bats;

in accordance with the method statement referred to in Condition 3, whilst demolishing a redundant bungalow and erecting a replacement dwelling at **Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham, LL13 0TA**. Grid Reference: **SJ 3628 4643**.

The works noted above are licensed for the period **as stated above** and are granted subject to compliance with the conditions as specified. Activities required for monitoring purposes are granted subject to compliance with the conditions and period as specified in Condition 13. Anything done otherwise than in accordance with the terms of the licence may constitute an offence.

When undertaking any activity under this licence the most up to date guidance provided by the Welsh Government in relation to Covid-19 must be adhered to (see advice note in the notes section).



21st March 2022
Signed for and on behalf of
Natural Resources Wales

Ffôn/Tel: 03000 654974 / 03000 654921

Ebost/Email: trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk or specieslicence@naturalresourceswales.gov.uk
www.cyfoethnaturiolcymru.gov.uk www.naturalresourceswales.gov.uk

Cyfoeth Naturiol Cymru / Natural Resources Wales, Maes y Ffynnon, Penrhos Garnedd, Bangor, Gwynedd, LL57 2DW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg

Correspondence welcomed in Welsh and English

CONDITIONS

Definitions

'NRW' is an abbreviation of the Natural Resources Body for Wales otherwise known as Natural Resources Wales

'EPS' is an abbreviation of European protected species

'Licence application' refers to the application form, method statement and any other supporting documents (where applicable).

3. All the work carried out under this licence will be undertaken in accordance with:
 - **the method statement:** Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham, LL13 0TA, version 2, dated 04/03/2025.
 - **the licence application:** dated 24/02/2022
 - **the licence amendment request form:** dated 11/02/2025.
6. If the protected species listed on this licence are found during the course of work in higher numbers than stated on the application form, all work will cease and will not recommence unless it is confirmed appropriate to do so by NRW Species Permitting team or until the licensee applies for and receives an amended licence.
7. If evidence of protected species **not** listed on this licence is found, all work will cease and will not recommence until the ecologist named on the licence application (or NRW if the ecologist is not available) has advised that the work may continue under the existing licence, or if an amended licence is required, until the licensee applies for and receives an amended licence.
11. Within four weeks after the end of licensable works date the Licensee shall submit to NRW details of the activities and operations undertaken by virtue of this licence on the official NRW report form. Evidence to demonstrate how the work has complied with the method statement, including photographs will be included in the end of licence report form.
13. Monitoring shall be completed between mid-May to mid-August and will comprise of an external inspection, and a single emergence survey within year 2 following completion of the development works. Reports must be submitted by **31st December 2026**.
14. The results of all monitoring will be used to direct and initiate any remedial works required. Remedial works to be agreed with NRW.
30. Replacement roosts will be provided as indicated in **Section E.2.3** of the method statement and by **30th September 2025**.
32. Following completion of works, a bat specialist will inspect the building/replacement roosts and confirm to NRW that they are complete, accesses or flight routes have not been blocked or illuminated, and all mitigation has been carried out as specified in the method statement.
34. Tanalised timbers will have been treated in accordance with the relevant British Standard. The wood will only be used when properly dried and surface deposits remaining after treatment have been removed.
35. Any timber treatment products used in bat accessible areas must be from the list of approved products for use in bat roosts as detailed on the [Natural England webpage: Guidance – timber-treatment products suitable for use in or near bat roosts](#)
102. All bat boxes should be woodcrete or constructed of similar material (not only timber). The boxes must be appropriate in number and located as directed by the nominated ecologist or named accredited agent.
200. While engaged in activities under this licence the Licensee, their nominated ecologist or any accredited agents shall carry a copy of the licence and must produce it to any police constable or employee of NRW, or other person authorised in writing by NRW, on demand.

201. If during the course of the works it becomes necessary to change the methodology from that submitted to the NRW as part of the licence application, all work will stop until the changes have been agreed with NRW and/or an amended licence has been received.
202. The activities hereby licensed are restricted to the Licensee, nominated ecologist, accredited agents and assistants as specified on this licence (see Condition 206).
203. No accredited agent of the Licensee or nominated ecologist shall act under this licence unless they are in possession of a letter appointing them as the duly accredited agent of the licensee for the purpose of this licence. The accredited agent shall carry with them the said letter and a copy of this licence and shall produce them to any police constable or employee of NRW, or other person authorised in writing by the NRW, on demand.
204. Any assistants employed under this licence, whether employed to operate machinery or give advice, shall remain under the personal supervision of the Licensee, nominated ecologist or any accredited agent at all times.
205. The nominated ecologist must assume full responsibility for the conduct of any assistants and accredited agents employed under this licence.
206. The activities and operations hereby covered are restricted to only those specified on this licence.
207. Any disturbance to animals shall be kept to the absolute minimum required, so animals are not prevented from normal feeding or rest, nor disturbed during breeding or hibernation; unless permission has been granted by NRW to do otherwise. All reasonable steps must be taken to prevent accidental injury to any protected species. Equipment must be of a kind and used in a way which will avoid distress or injury.
208. Unless specified otherwise this licence does not authorise the intentional killing, taking or injuring of any protected species.
209. Possession of this licence confers no rights of entry onto land. This includes open access land, where permission is required to undertake any activity under this licence. Permission to enter land or premises must be obtained from the owner or occupier. **Failure to seek permission will invalidate your licence and may result in offences being committed.** NRW will not accept responsibility for failure or omission by Licensees to fulfil this obligation and will consider immediate revocation of a licence if complaints from owners or occupiers on these grounds are received.
210. If any European protected species (EPS) are incidentally captured or killed as a result of exercising this licence then NRW's Species Licensing team will be immediately advised on specieslicence@naturalresourceswales.gov.uk.
211. The Licensee shall advise NRW if there are any changes in their circumstances where such changes could invalidate this licence.
212. In all cases, any conditions listed above override or supersede the provisions of the submitted method statement.

NOTES**Advice Note – Impact of Covid-19**

NRW recognises that the Covid 19 pandemic may affect project implementation including timescales and milestone dates. Please inform the Species Permitting Team at specieslicence@naturalresourceswales.gov.uk of any changes to the programme of works or if you require amended timescales to discharge conditions. In addition, NRW licences are being extended when there is assurance this will not impact on the favourable conservation status of the species concerned. This is because of the current government restrictions on working practices due to the covid-19 pandemic. Additional conditions may have been added to this licence to enable works to continue without the need for administrative amendments to this licence when restrictions are removed.

- N1. This licence authorises acts that would otherwise be an offence under The Conservation of Habitats and Species Regulations 2017. Failure to act within the purposes of this licence or failure to comply with the terms and conditions may mean that the licence cannot be relied upon and an offence is committed. Furthermore, under regulation 60 of the Conservation of Habitats and Species Regulations 2017 it is an offence to contravene or fail to comply with any condition of a licence issued on or after 21 August 2007. The maximum penalty upon summary conviction for an offence under the Regulations is a level 5 fine (£5000) and/or a six-month custodial sentence.
- N3. This licence may be modified or revoked at any time by NRW.
- N4. Nothing in this licence confers any exemption from any legal provision contained in any Act, other than the Act(s) under which this licence is issued. Where appropriate a licence should be obtained from the Home Office to fulfil the requirements of the Animals (Scientific Procedures) Act 1986.
- N5. The Licensee may be accompanied by the owner or occupier of the land on which this licence is exercised. In such circumstances, it will be the responsibility of the Licensee to ensure that no additional disturbance is caused.
- N6. The personal information on this licence will be kept and used by us in accordance with the General Data Protection Regulation (GDPR). We may discuss licence content with selected third parties. Other than stated above, we will not make the personal data on this licence available to third parties unless there is an overriding public interest. The GDPR gives you the right to know what data we hold about you, how we use it, to which third parties it is disclosed, and that it is accurate. To exercise this right please contact the Data Protection Officer at NRW.
- N7. You agree to complete a licence report with details of required biodiversity records collected in association with this licence. We have your permission to store, copy, use, and release or publish any biodiversity records associated with the issue of this licence. Where our policy on public access to data states that the information is sensitive, publication and access will be restricted in accordance with both the Environmental Information Regulations (2004) and our guidance on access to data on sensitive biodiversity features. We may share the biodiversity records supplied with conservation organisations selected by us. Where our policy on public access to data states that the information is sensitive any such release will be under restrictive licence conditions in accordance with our guidance on access to data on sensitive biodiversity features. Please note that an inadequate return will prejudice future licence applications
- N8. Biodiversity records associated with the issue of this licence must be as reliable and accurate possible and collected with all necessary permissions.
- N9. We acknowledge that biological records collected in relation to this licence, unless collected under a contract (with alternate provisions relating to Intellectual Property Rights) for us or a

Third Party, remain the intellectual property of the licence holder. In all cases we will seek to acknowledge intellectual property and not use any biological records collected under licence beyond the purposes stated above.

- N10. Any work undertaken must take account of biosecurity risks, and measures must be put in place to ensure that you don't introduce or spread invasive non-native species (INNS), pests or disease. This [biosecurity risk assessment](#) should help you to understand and mitigate the risks on your site, and those posed by your activities.

Information and data on INNS and biosecurity can be found on the [GBNNS website](#). You can access information about the location of invasive non-native species (INNS) by using the [NBN Atlas Wales INNS Portal](#) (a [guide](#) on how to use the portal is available).

Information and data on plant and tree specific pests and diseases, and biosecurity is available on [our website](#), the [Defra website](#) or at [Forest Research](#).

Free eLearning is available from the [GBNNS](#), [University of Leeds](#), and [Forestry Commission](#).

Amphibian workers should read the [ARG-UK advice note 4: amphibian disease precautions – a guide for UK field workers](#).

You must ensure that all equipment (vehicles, tools, boots etc) that come to site, arrive clean, and are cleaned again before leaving site – this applies to all sites, not just those where an invasive non-native species (INNS), pest or disease has been previously identified. High risk sites should be surveyed / visited last during any programme of work.

Ensure you follow the [Check Clean Dry](#) or [Keep it Clean](#) principles.

Check your equipment, clothing and boots and remove any plant or animal 'hitchhikers'.

Clean equipment, clothing and boots thoroughly, remove all mud, leaves and plant debris. If it is not possible to clean on site, securely bag items and clean at a suitable location where risk of transfer of diseases is minimised. Wash vehicle tyres and wheel arches if muddy, but park on hard standing if possible.

Dry thoroughly any equipment or PPE that has been in freshwater or the marine environment; some INNS can live on damp items for weeks.

You will need to use disinfectant if you are accessing farmland with stock; or coming into contact with known pathogens; or moving between medium / high risk sites in the same day; or you have no ability to **effectively** dry (>48hrs) equipment or during a notifiable disease outbreak situation as notified by Welsh Government. Information on disinfectants can be found on the following websites: for [tree disease](#); for [amphibians](#); for [agricultural](#); and for [fisheries](#).

If you need any further help, please feel free to contact our [INNS and Biosecurity](#) team or our [Tree Health](#) team.

- N11. These derogations are granted on the basis that NRW are satisfied that:

- the proposed actions are for a purpose specified in regulation 55(2)(e) of The Conservation of Habitats and Species Regulations 2017;
- there is no satisfactory alternative;
- the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

- N13. Flash photography in bat roosts or hibernacula, or entering bat roosts or hibernacula for the purpose of photography (including filming), must be specifically licensed. A licence to photograph (including filming) bats is not required if the photography is an incidental part of other licensed bat work and it causes no extra disturbance above that caused by the licensed activities. Such photography includes a) non-flash photography (i.e. using only natural light or low-level artificial light such as a domestic torch) of roosting bats and of people carrying out licensed work in and

around roosts and b) flash photography in roosts and hibernacula only when no bats are present, c) photography of bats caught at traps during survey work, d) flash photography of individual bats for identification purposes or of groups of bats for survey purposes, where the licence holder considers that this would cause less disturbance than handling or prolonged illumination of bats. It is recommended that there is only one designated photographer at any one time to reduce disturbance.

- N14. Licensees are expected to adhere to the Bat Conservation Trust's advice concerning White-Nose Syndrome, see following link:- <http://www.bats.org.uk>
- N15. Good occupational practice as dictated in "Immunisation against Infectious Disease" (issued by the Department of Health in consultation with the Welsh Government 1996) suggests that bat handlers should be vaccinated against rabies. Pre-exposure immunisation with human diploid cell rabies vaccine is available free from the NHS to bat handlers.