



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.

Contact Details

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Method Statement Title:	The Poplars
Method Statement Version Number:	1
Method Statement Issue Date:	25/01/2024
Site Address:	The Poplars, Cockbank Lane, Marchwiel, Wrexham, LL13 0SU

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 Poplars in Marchwiell, a Preliminary Ecological Appraisal including a Preliminary Roost Assessment (PRA), and subsequent dusk surveys, were undertaken by Tyrer Ecological Consultants Ltd between March and August 2022.

The PRA concluded that the existing bungalow held 'Negligible' potential to support a bat roost in accordance with The Bat Survey Guidelines (Collins, 2016), however no internal access to the dwelling was possible. Following comments from the Local Planning Authority, it was determined that the dwelling should instead be considered to hold 'Moderate' bat roost potential, and as such it was recommended that two dusk emergence surveys were undertaken to determine bat usage of the building. A single Common Pipistrelle bat emerged from the soffit on the western gable elevation during the first survey on 13th July 2022. During the second dusk survey on 11th August 2022, a Common Pipistrelle emerged from the opposite end of the soffit on the western gable elevation.

The existing dwelling will be demolished in order to make space for a new dwelling to be constructed in line with the owner's requirements; this will result in the loss of both 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 southern end of the site on a mature tree within a line of trees 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 western soffit. In addition, new access points will be recreated in the form of gaps behind the soffit on the western elevation; these access points will permit ingress to a roost created within the soffit.

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 dwelling and outbuildings at The Poplars, Marchwiell, to allow for the subsequent construction of a new dwelling with landscaping and access. The existing building does not meet the owner's current requirements, due to its dated structure and its need to be brought in line with modern living standards, and conversion would be expensive and unfeasible.

Without the proposed development, the existing bungalow will remain unsuitable for the owner and as such is to be redeveloped.

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 dwelling at The Poplars to allow the subsequent erection of a new dwelling, including installation of the replacement bat roost feature.

Full planning permission with conditions (MAR P/2022/0499) was granted on 24th November 2022 by Wrexham County Borough Council, condition 2 states:

“The development shall only be carried out in strict accordance with the approved and amended plan(s) and document(s) numbered and labelled as follows:

- Drawing No: H151/006, Rev A.
- Drawing No: H151/005
- Drawing No: H151/007, Rev B
- Tyrer Ecological Consultants, October 2021. Dusk Survey Results
- Design and Access Statement: Proposed replacement dwelling The Poplars, Cock Bank, Marchwiel, Wrexham, LL13 0SU.”

One such recommendation contained within the referenced report by Tyrer Ecological Consultants Ltd (section 6.3) 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 reasonable 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 (Common Pipistrelle), capture of up to 2 bats if present at the time of works, and destruction of 2 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 March 2022 by Tyrer Ecological Consultants Ltd determined that the main dwelling at The Poplars held ‘Negligible’ potential to support a bat roost, however internal access to the dwelling was not possible during this inspection. Following comments made by the local planning authority regarding this application, it was determined that the main dwelling at The Poplars should be considered to hold ‘Moderate’ bat roost potential, and a suite of subsequent dusk emergence surveys recorded the use of the building at 2 separate roost locations by 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 a bat records held by Tyrer Ecological Consultants Ltd dating from 2014-present revealed a single roost within 2.0km, located approximately 1.0km to the north-east and pertaining to a day roost of Common Pipistrelle bats.

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

The Conservation of Habitats and Species Regulations 2017

- Gatewen Marsh
 - Llay Bog
 - Sontley Marsh
 - Coedwig Ffosil/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
 - **Local Nature Reserves (LNRs):**
 - Ifton Meadows

These sites cumulatively cover areas of land in the wider area around The Poplars and provide a variety of habitat 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 Poplars, 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).

The Poplars is situated off Cockbank Lane in rural Marchwiell, approximately 4.3km south-east of Wrexham town centre. Habitats present onsite include a vegetated garden with a lawn, vegetated/ tree-lined boundaries and a pond to the east, with four buildings onsite including the main dwelling and three outbuildings. The site is surrounded by agricultural and arable land in all directions; the land is separated by boundary features such as hedgerows, ditches and mature treelines, and intersected by minor roads. There is a small farm complex to the north of the site consisting of several agricultural buildings and associated residential dwellings, whilst to south lies a small hamlet off Cockbank Lane. Scattered trees and occasional ponds are also present throughout the immediate landscape.

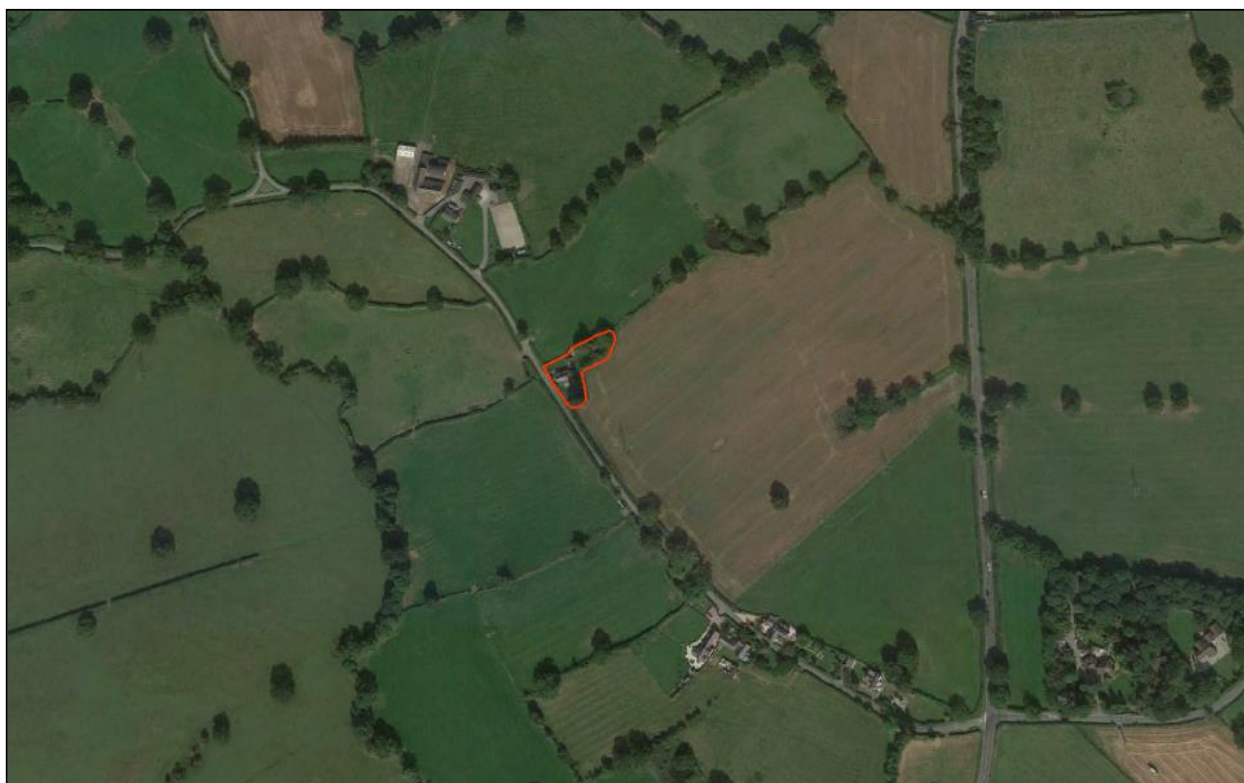


Figure C5.1: The application site (red boundary) in the context of the wider environment, showing connectivity via hedgerows and scattered woodlands.

The extending habitat continues in similarity to that of the immediate, with the inclusion of various woodlands such as Cock Bank Wood, an ancient semi-natural woodland 380m southeast of the site. To the southwest of the site also lies Plassey Golf Course and Holiday Park. The villages of Marchwiel and Cross Lanes lie to the north, north-east respectively, and the River Dee is approximately 1.9km south of the site.

The main dwelling at The Poplars is a two-storey brick-built detached house, with a white rendered finish and slate pitched roof. There is a single-storey flat roofed extension to the east of the property which encompasses a garage and potting shed, and to the south of the building there is small conservatory; the approximate maximum dimensions do the property are 15m x 11m x 6m (L x W x H).

No internal inspection could be carried out and as such the loft space was not accessed. As such, its internal character and suitability for both loft- and crevice-dwelling bats could not be determined. It was additionally not possible to ascertain whether a roof lining was present in The Poplars; where present traditional bitumen 1F underfelt or other such under linings typically improve a buildings value to bats notably for crevice-dwelling bats of the *Pipistrellus* genus, whereby the bats roost between linings and the roof cover material provided external access opportunities exist.

Externally, the only potential roost feature (PRF) of note observed was the gap in the soffit to the west of the property.

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 2022, and followed dusk survey methodology recommended within Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed. (2016), 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 sufficient survey effort given the likely bats encountered in the area including Common Pipistrelle.

Following delays in works proceeding, the surveys were not undertaken within the most recent active season of bats (May-August 2023). However, due to the character of the building it is considered highly unlikely that the status of the building has changed to justify further survey effort.

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 2113 - 2300	13/07/2022	Sunset: 2133: Dry & Clear, Calm with moderate breeze, 5% cloud cover Start temp: 16 ° C End temp: 11 ° C
Dusk survey 2029 - 2220	10/08/2022	Sunset: 2049: Dry & Clear, light breeze, 1% cloud cover Start temp: 23 ° C End temp: 17 ° C

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

The personnel involved in the surveys are listed in the table C6.2 below, including their level of experience 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.

Name	Experience	Details
Dusk surveys		
Mr. H. Green	30+ years	Highly experienced Bat Specialist and carer <u>whom</u> has professional surveying experience over decades with Tyrer Ecological Consultants Ltd. Licenced in England.
Mr. M. Smith	7 years	An experienced seasonal bat surveyor with Tyrer Ecological Consultants Ltd

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.

A single Common Pipistrelle was observed emerging from the building on 13th July 2022. A Common Pipistrelle was then observed emerging from a second location during the survey on 11th August 2022. Further details are provided in Table C7.1 below.

Dusk Survey	Time	Activity
13/07/2022 Dusk 1	2113- 2300	Summary: Emergence of a singular Common Pipistrelle (<i>Pipistrellus pipistrellus</i>); Pass of a single Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>) and Noctule (<i>Nyctalus noctula</i>). 2158hrs: Soprano Pipistrelle (SP) (<i>Pipistrellus pygmaeus</i>) bat, flew onto the site from the west. 2204 hrs: Common Pipistrelle (CP) (<i>Pipistrellus pipistrellus</i>) Emerged from the western gable from above the soffit. 2207hrs: Noctule bat (Noc) (<i>Nyctalus noctula</i>) heard feeding over site but not observed.
11/08/2021 Dusk 2	2029 - 2220	Summary: Emergence of a singular Common Pipistrelle, foraging by up to two Soprano pipistrelle and single pass of a Noctule Bat. 2125 hrs: Common Pipistrelle bat emerged from the western gable from the soffit. 2113 hrs: Noc Passing over site, heard but not seen. 2119 hrs: CP feeding in the lane east of the building. 2120 hrs: Two SP foraging in the garden to the south of the building.

Table C7.1: Results of dusk emergence surveys undertaken in July-August 2022 at The Poplars.

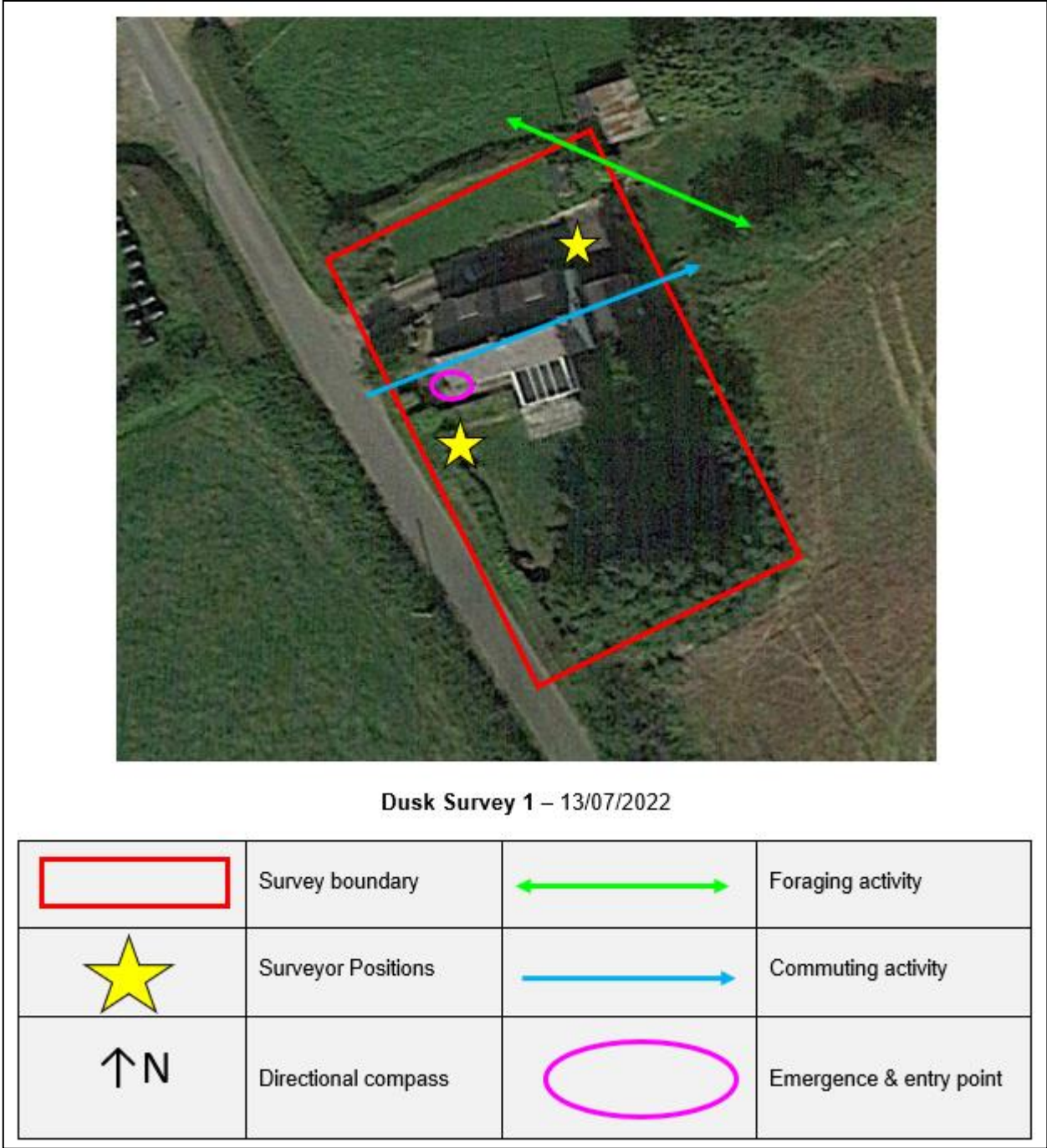


Figure C7.1: Aerial map displaying flight lines and emergence locations during the first dusk survey

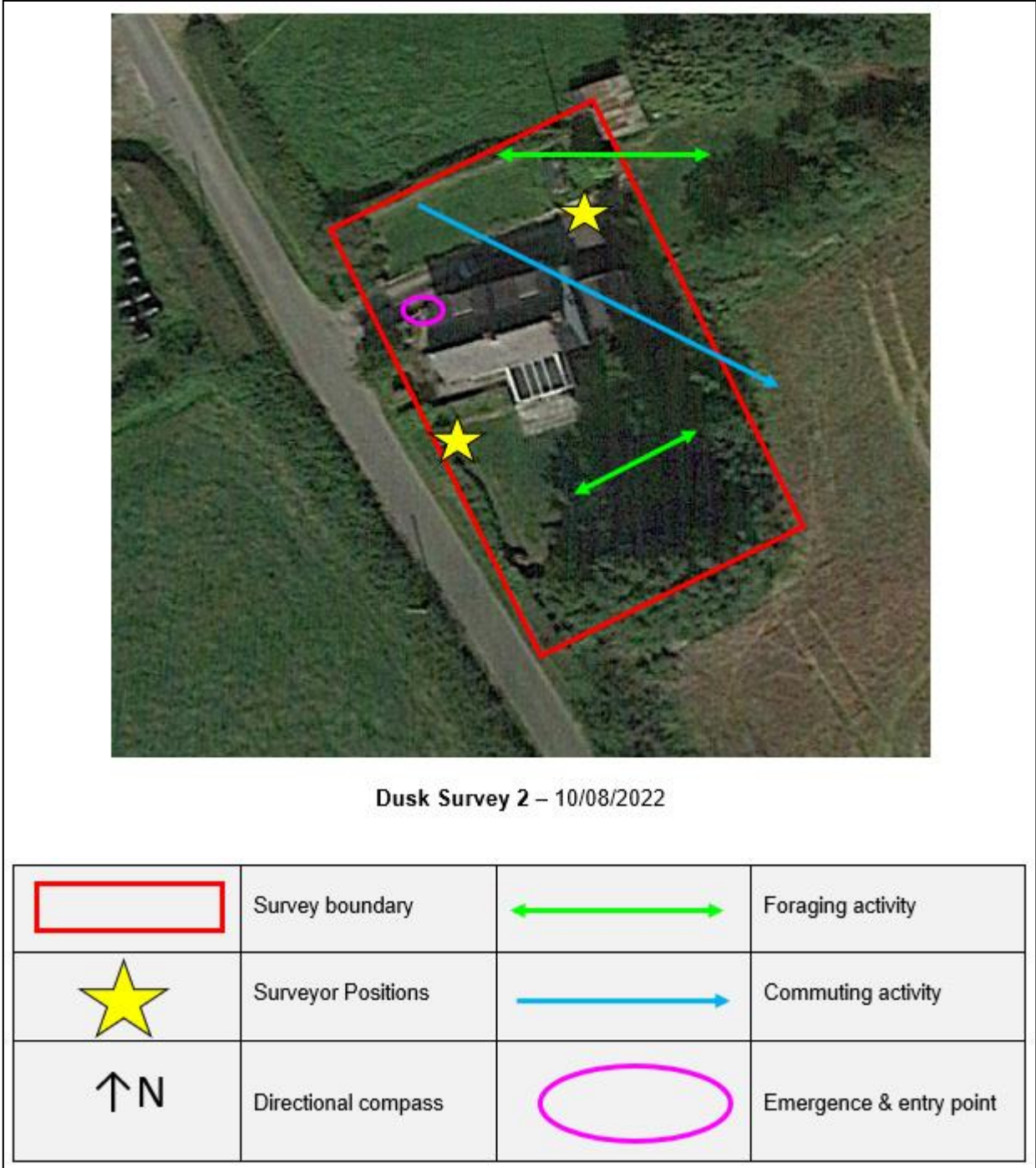


Figure C7.2: Aerial map displaying flight lines and emergence locations during the second dusk survey



Figure C7.3: Emergence point from soffit on western elevation of the dwelling

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 2022 dusk survey results it can be concluded that The Poplars is being used by up to two Common Pipistrelle bats as two 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 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

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

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.

Demolition works are necessary at the site as the existing building does not meet the owner's current requirements, due to its dated structure and its need to be brought in line with modern living standards, and conversion would be expensive and unfeasible. As such, 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 2 places utilised as day roosts by singular numbers of Common Pipistrelle bats, though 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.

There will be no long-term impacts such as habitat fragmentation and isolation as very little 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 and in line with the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023). 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 the treelines at the south and east 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 a tree within the line of trees to be retained at the south of the site. 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.

The demolition of the existing building followed by construction of a new dwelling 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.

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. Where crevices are extensive, or where it cannot be conclusively ascertained that bats are absent from a crevice, exclusion devices may be fitted for a period of 3 days and 3 nights, or longer, at the Ecologist's discretion – this is where material is placed over the entrance area(s) of a roost allowing bats a means of escape whilst preventing them from re-accessing. This method will only be adopted if necessary, and exclusion fitted cavities will only be filled in following this process. 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 southern edge 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 primarily the tree lines at the south and east of the site). The foraging habitat will not be majorly 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 Schwegler.

Prior to demolition, and to ensure that bats are not left without a roost whilst destructive/investigative works to the dwelling take place, a tree-mounted bat box will be erected on a mature tree within the retained treeline at the south 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 new dwelling 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 a single soffit bat box above the soffits on the western elevation of the new building, with two access points. The access points will be located as close to the confirmed roost areas as possible and permit ingress to the soffit bat box, which will provide roosting opportunities for bats.

The roost will be permanent and dedicated for bats; it cannot be used for any other purpose. Management requirements for the roost(s) are considered to be absent, though it will be the Licensee's responsibility to ensure all new roost access points and building condition remains in favourable condition post-development. Lighting will not be directed at or close to the roost areas nor will it affect nearby foraging places or flight lines.

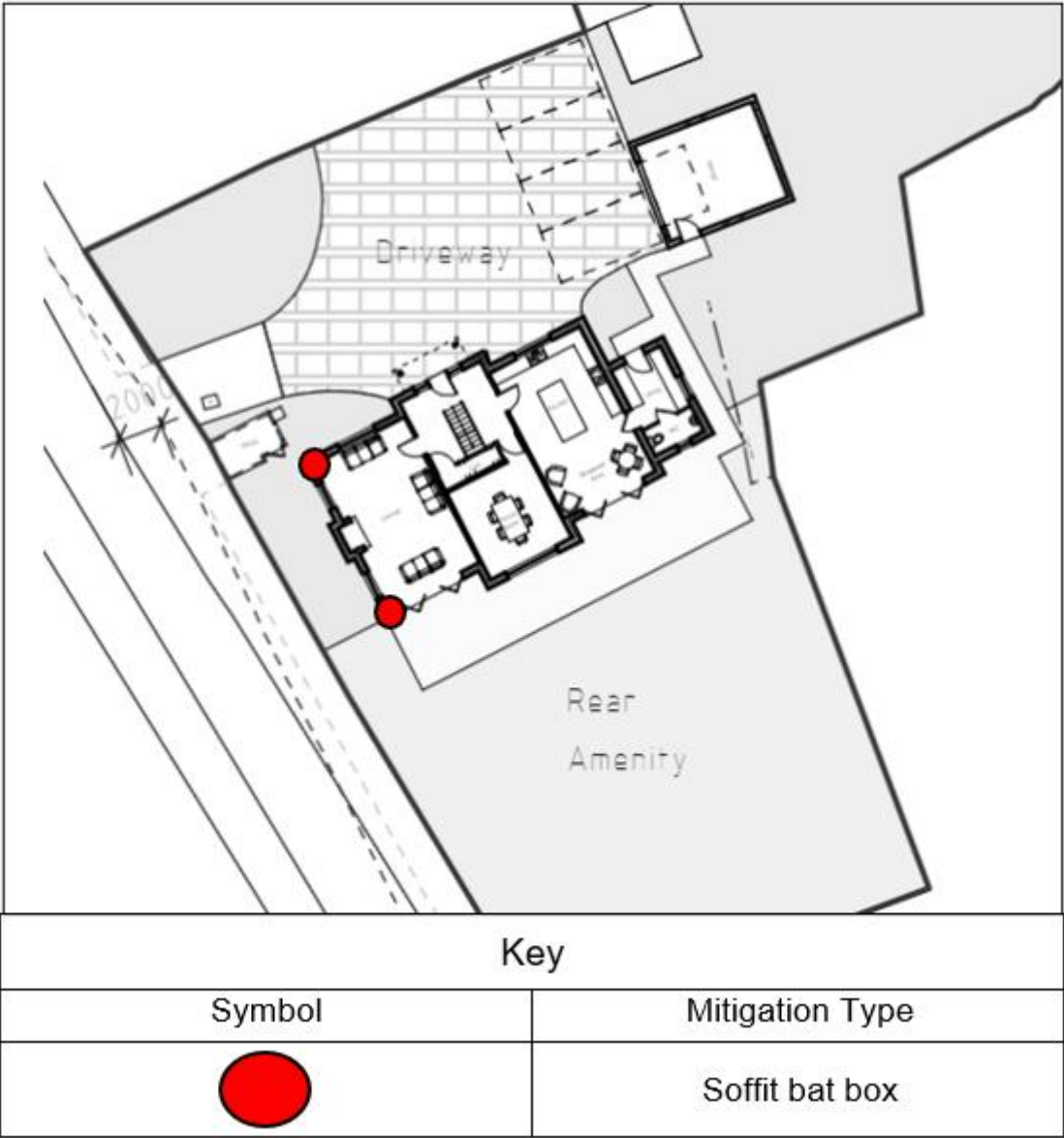


Figure E2.3.2: Proposed locations of mitigation.

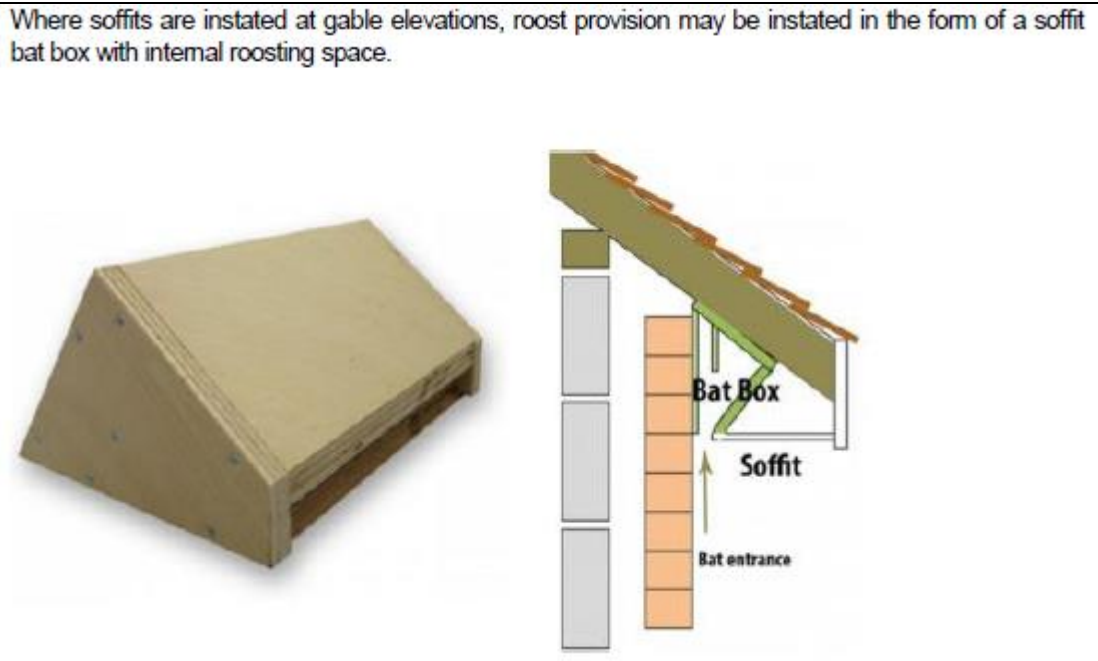


Figure E2.3.3: Soffit access creation.

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 and treelines.

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 (MAR P/2022/0499) was granted on 24th November 2022 by Wrexham County Borough Council, condition 7 states:

“The development shall only be carried out in strict accordance with the approved and amended plan(s) and document(s) numbered and labelled as follows:

- Drawing No: H151/006, Rev A.
- Drawing No: H151/005
- Drawing No: H151/007, Rev B
- Tyrer Ecological Consultants, October 2021. Dusk Survey Results
- Design and Access Statement: Proposed replacement dwelling The Poplars, Cock Bank, Marchwiel, Wrexham, LL13 0SU.”

One such recommendation contained within the referenced report by Tyrer Ecological Consultants Ltd (section 6.3) 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 compensation 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 or white nose syndrome (WNS) to bats, measures will be taken to ensure any bats handled during the demolition works are not exposed. 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 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 (2024-2025). 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

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 2024	Before work commences a tree-mounted bat box	Location has been confirmed with licence

The Conservation of Habitats and Species Regulations 2017

	will be mounted at the southern boundary of the site on a mature tree within the treeline, with the box at a height of approximately 4 metres	applicant & ecologist will check during site visit
April 2024 - June 2024	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 2024 - June 2024	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 2024 - June 2024	Dismantling of roost area complete	Ecologist to confirm bat absence
June 2024 – December 2024	Construction/conversion period	Permanent roost provision incorporated as detailed in Section E above.
May to September 2025	Monitoring nocturnal survey visit 1	To confirm bat roost has been installed and in use by bats
May to September 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 land owner(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 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. 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.			
Signature of the Applicant		Date	25/01/2024
<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>			✓
Full name in BLOCK LETTERS		ELAINE HUGHES	
Signature of the Ecologist		Date	25/01/2024
<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>			✓
Full name in BLOCK LETTERS		KYLEE WILDING and HARRY MULLIGAN	

J References

Credits for source information.

K Annexes

K.1 Pre-existing survey reports

K.2 Raw survey data.