

Preliminary Ecological Appraisal at
1, 2 and 3 Fron Deg, Nantyr Road,
Glyn Ceiriog, Llangollen,
LL20 7NW
Grid Ref. SJ 1998 3702
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1. Summary

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

The site, at Nos. 1, 2 and 3 Fron Deg, Glyn Ceiriog, comprises a detached derelict dwelling and two semi detached dwellings and associated garden.

The proposed scheme involves the demolition of the detached dwelling (No. 1) and the renovation of the semi detached dwellings to form a single unit. A parking area is also a possibility.

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

Two dusk emergence surveys are needed to establish whether numbers 2 and 3 are being used by bats. These will need to be carried out between the beginning of May and the end of September, to be started before mid-August. They will need to be three weeks apart.

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

2. Introduction

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

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

This report was commissioned by the owner, Fiona Grant.

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

3. Methodology

3.1. Scope of the Assessment

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

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

Schedule 2. European protected species of animals

Schedule 5. European protected species of plants

The protection of Badgers Act 1992

The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 5th January 2024 by Susan Worsfold BSc (Hons) ACIEEM.

3.2. Desk Study

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

3.3. Field Survey

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

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

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is the River Dee and Bala Lake (SSSI and SAC) 150 m east.

4.2 Habitats

Site:

Rural, pastoral location. No. 1 was of two storeys, with no roof. Numbers 2 and 3 were two storeys plus a loft. None of the houses are currently in use. They are surrounded by domestic garden on three sides. There is a track to the north west, which leads down to the site and adjacent woodland. The boundaries are hedgerows.

Dwellings:

All were of a similar construction. The walls of no. 1 were of brick with no cavity. The walls of 2 and 3 were stone with brick detail. Doors were intact, of wood and glass, windows were glazed and intact. The roofs (where present) were pitched, slate, with a wood frame, unlined. There were several gaps and damaged slates. There were no verge boards or soffits. Numbers 2 and 3 had a small porch with a slate roof. No. 3 had a single storey lean to extension with a corrugated steel roof.

Adjacent land: There is a large area of woodland adjacent. The river Ceiriog is 150 m east. A brook runs through the site in the south west section. There is a pond 225 m north west according to maps. There is a good network of hedgerows surrounding the site, with several trees.

4.3 Species and Species Groups

Birds

The site and adjacent land are suitable for use by foraging and nesting birds.

Bats

No evidence of use by bats was found but the lofts could not be safely accessed. Numbers 2 and 3 were considered to have moderate potential for use by bats due to gaps at verges and eaves. Number 1 had no bat roost potential.

Great Crested Newts (GCN)

None seen on site. The nearest pond appears to be 225 m from the site.

Plants

Some management of the garden has already been carried out, including laying of a hedge and some felling of trees. Plants found on site included creeping buttercup, cow parsley, dandelion, herb robert, foxglove, garlic mustard, dock, grasses, rhododendron, ivy, wood avens, mosses, primula, bramble, bracken, snowdrops.

The north west boundary hedge was holly and beech and there was a holly, conifer and elder hedge separating no. 1 from nos. 2 and 3 and the north east boundary hedge was laid hazel, elder and privet. There were beech, yew and hazel semi - mature trees in the garden, as well as

No evidence of use by badgers, dormice or other protected species was found.

5. Description of the Development

The proposed scheme involves the demolition of the detached dwelling (No. 1) and the renovation of the semi detached dwellings to form a single unit. A parking area is also a possibility. This will involve intrusive work to the roof and walls of the buildings and, potentially, the clearance of approximately 100 m² short vegetation.

6. Assessment of Effects and Mitigation Measures

Designated Sites:

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

Habitats:

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

Species:

Birds

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

Bats

Dusk emergence surveys on the house will be necessary to establish whether it is being used by bats and the nature of that use, if any. Two dusk emergence surveys should be adequate to determine this. These will need to be carried out between the beginning of May and the end of September, to be started before mid-August. They will need to be three weeks apart in accordance with current guidance.

Residual Effects

To be established following emergence surveys.

7. Compensation

To be established following emergence surveys.

8. Enhancement Recommendations

Bats:

To be established following emergence surveys.

Birds:

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

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

Hedgerows:

Approximately 66 m of new hedgerow will be planted with native species, and existing hedgerow will be reinforced with native species as shown on page 13.

9. Ecological Constraints

None identified.

10. Monitoring

To be established following emergence surveys.

11. Conclusions

Further surveys are needed to determine any use of numbers 2 and 3 by bats.

12. Bibliography

Bat Conservation Trust available at: <http://www.bats.org.uk>

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

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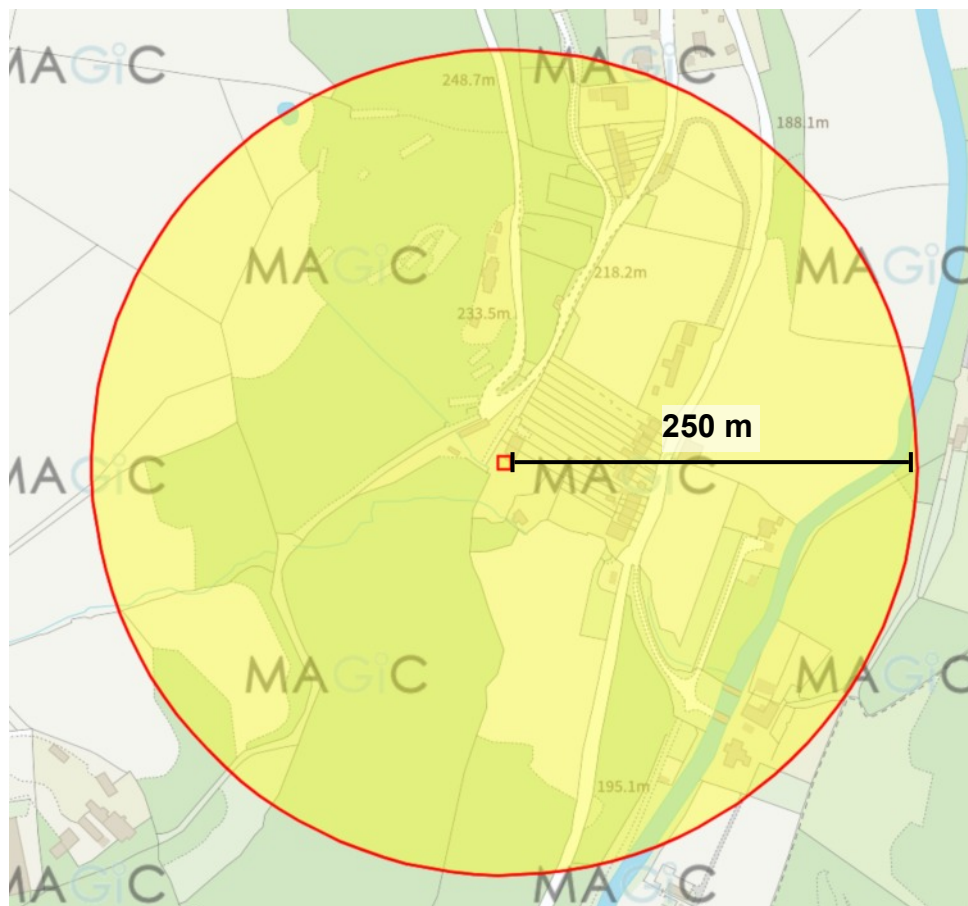
UK BAP Priority Habitats available at: jncc.defra.gov.uk

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

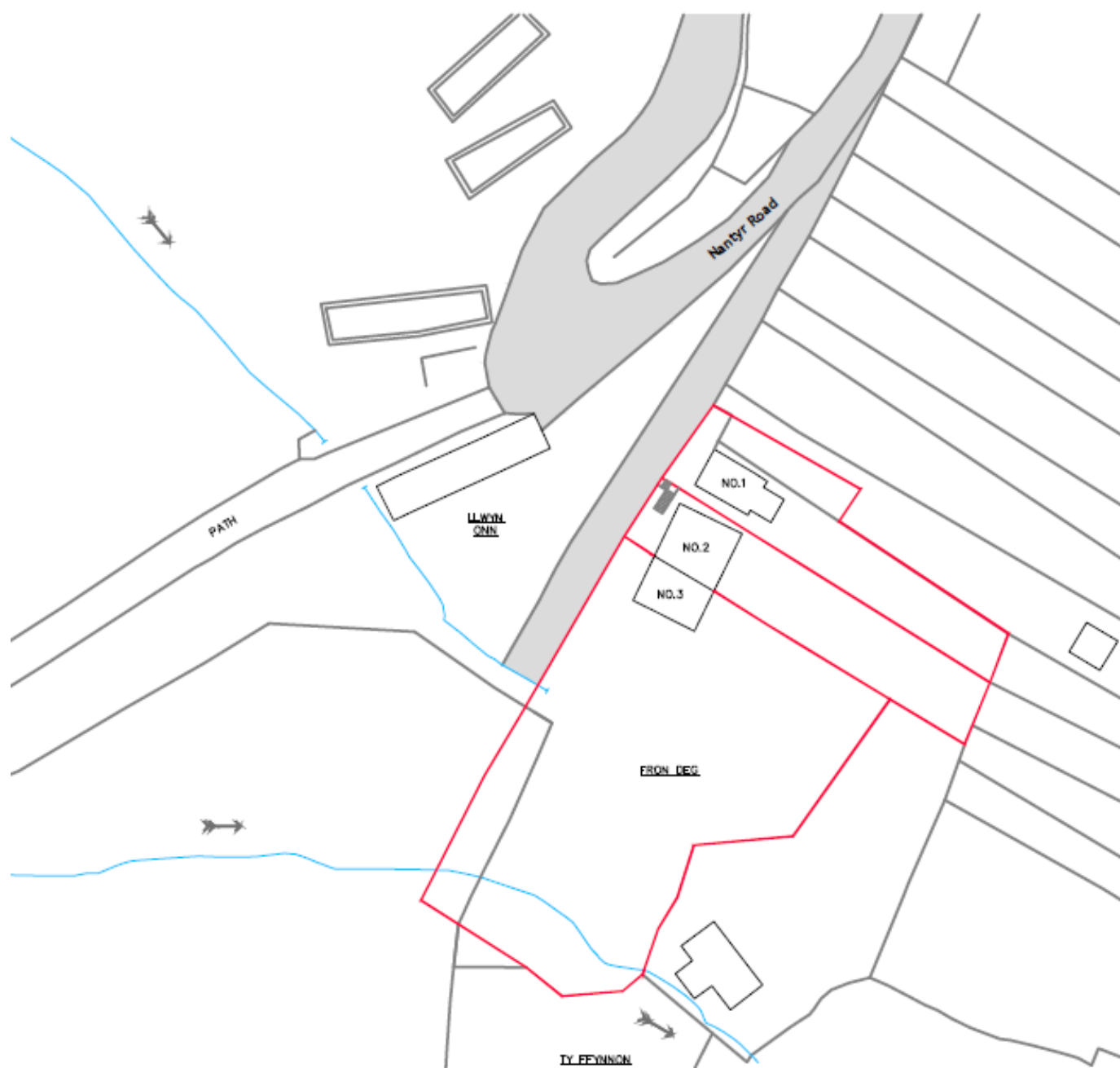
Appendix 13.1: Aerial Photograph



Appendix 13.2: Designated Sites and Zones of Influence



Appendix 13.3: Location Plan



Appendix 13.4: Proposed Site Plan



Appendix 13.5: Proposed New Hedgerows
- provided by Fiona Grant



Red line – boundary to be planted with native hedging

Orange line – existing hedges to be retained and gaps filled with native hedging

Appendix 13.6: Photographs

No. 1 from the west



No. 3+ 2 from the west



No. 2 + 3 from the north (composite)



Appendix 13.6: Photographs - No. 2



Appendix 13.6: Photographs - No. 3



Appendix 13.6: Photographs - Garden



Appendix 13.6: Photographs - Garden



Appendix 13.7: Legislation Relating to Bats

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

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

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

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

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

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

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

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

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

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

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

Appendix 13.8: Legislation Relating to Birds

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

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

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

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