



Bat Survey Addendum – Tyn Y Coed

Date: 16th April 2024

Tyn Y Coed,
Chester Road,
Rossett,
Wrexham

Introduction

Leigh Ecology Ltd was commissioned by Fiona McClement to undertake an updated bat scoping survey of a detached dwelling known as Tyn Y Coed. The survey assessed the conditions and status of the site in comparison with the bat scoping survey undertaken in 2022. The previous bat scoping and subsequent activity surveys are now outdated.

This report should be read in conjunction with the previous bat scoping and bat activity reports, previously produced in 2022 and 2023.

The bat scoping survey and subsequent addendum report was completed following the guidance of 'Bat surveys for Professional Ecologists: Good Practice Guidelines 4th edition 2023'.

Results

The site was visited on the 15th of April 2024. The survey was undertaken by Level 2 Natural Resources Wales licensed surveyor Roy Leigh licence number S091926/1.

Following the previous bat scoping survey in 2022, evidence of bat usage was found within both loft spaces, these were old scattered droppings. The findings led to the completion of 2 further bat activity surveys, which identified no use of the building, leading to the conclusion that the droppings found in the previous bat scoping survey were old and the dwelling was no longer used as a bat roost.

The recent bat scoping survey, undertaken on the 15th of April 2024 found **no evidence of more recent bat usage in the buildings.** Therefore, concluded that the building is no longer a functional bat roost. Which is in line with the bat activity results.

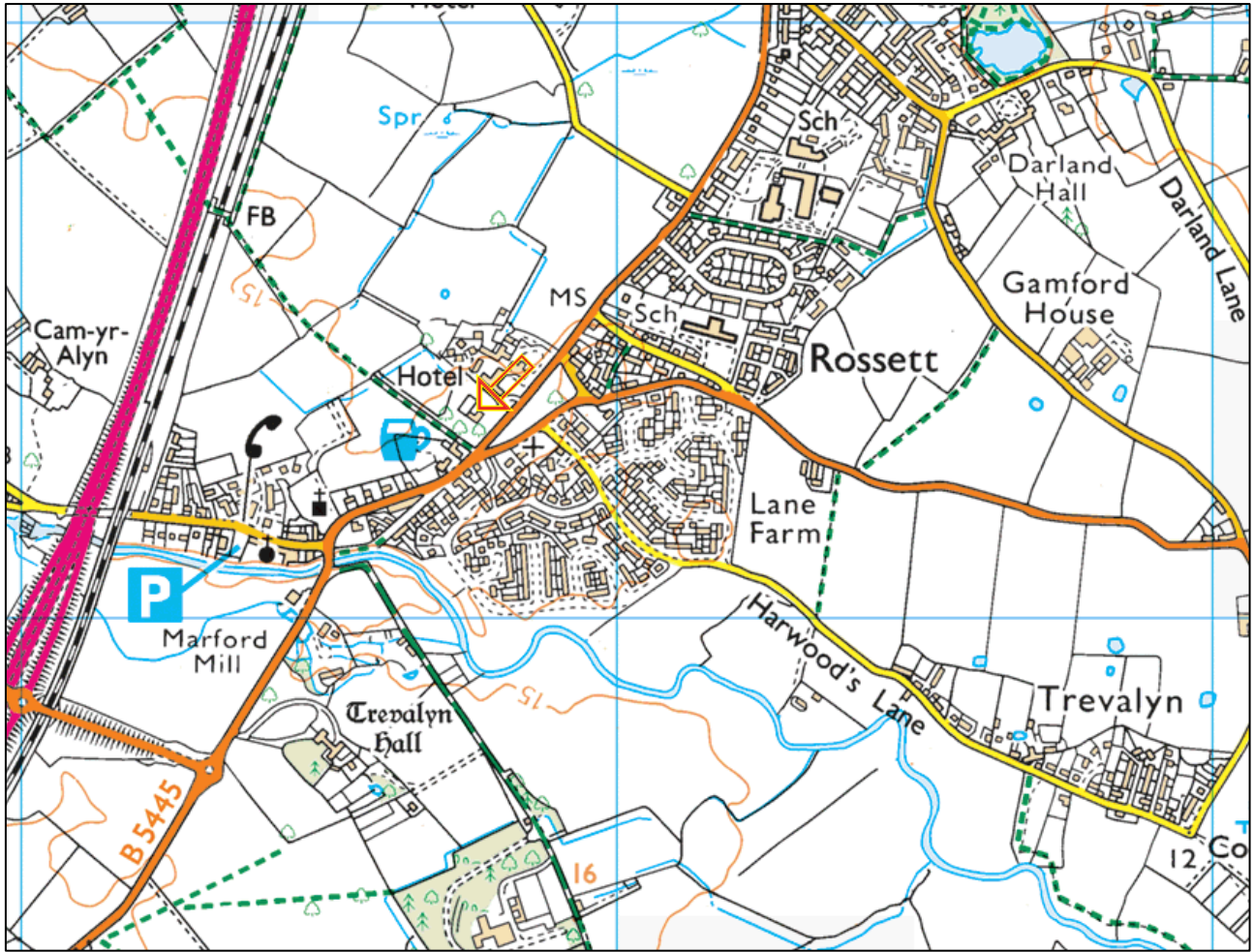


Fig 1: The site location.

(Google Satellite, 2024).



Photograph 1: A front view of the building.

The dwelling is in a similar condition externally as the previous visits, with the roof and fabric of the building very well sealed.



Photograph 2: An internal view of the main roof space.

The building configuration has been explained in the previous bat scoping report, and this remains the same. The condition of the building has remained the same since previous survey work. The roof space comprises wooden purlins and rafters supporting the external roof tiles. The floor is boarded. No signs of bats were noted.



Photograph 3: An external view of the main house the facias are all well sealed.



Photograph 4: The rear view of the dwelling showing the conservatory.



Photograph 5: The single storey building contains garages and a small dwelling, this structure is in excellent condition, with no potential bat access points noted.

Conclusions

Two buildings on site have previously been confirmed as containing bat roosts. Subsequent bat activity surveys failed to record any bat activity related to the buildings. This report provides an update to the status of the proposal buildings in relation to the planning application. The buildings were subjected to a thorough survey for bat or signs of bat presence or usage. No signs were noted during the survey; therefore, it can be concluded that the buildings are not a bat roost and the proposed works can continue without constraints.

