

Ellie Jones

From: Sharon Holman
Sent: 13 March 2024 10:06
To: planning_admin
Subject: P-2023-0782 Salem Chapel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

'ecology report web' – PDF version for civ please

From: Keymar Wake <keymar@enfys ecology.co.uk>
Sent: Thursday, March 7, 2024 7:39 AM
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Cc: northplanning@cyfoethnaturiolcymru.gov.uk; Dafydd Edwards <dafydd@blueprintarchitectural.com>; 'Aaron Edwards' <aaronedwards069@gmail.com>; Bryn.Jones@cyfoethnaturiolcymru.gov.uk
Subject: RE: WCBC P-2023-0782 Salem Chapel Pysgah Hill Pentre Broughton Wrexham LL11 6DB (ROC 10,11,12

Good Morning,

Please see the attached revised mitigation report following the NRW response and Matt Ellis' comments. Please see the table below detailing any additions to save having to re-read the whole document:

Section	Changes
3.3; 3.9 (<i>Access Points + Bat Porch</i>); Figure 3.2 + 3.3	Inclusion of low level bat entrance and cavity wall access tunnel
3.8	Changes to timing of destructive works and detailing internal wall constructed to section off bat roost prior to demolition of front aspect
3.10	Updated lighting guidance based on most recent guidelines.
3.13.4	Reference to KPI's used in external audit as attached appendix
3.15	Adjusted timetable of works as they will take longer than first thought
3.17.2	Reference to a management and maintenance plan being included within licence application

Hopefully everything has now been covered but please do not hesitate to contact me if I have missed something,

Many Thanks

Keymar Wake
Ecologist
Enfys Ecology Ltd
Mobile: 07903570688

My working days up until the end of March will be Tuesday, Thursday and Friday

From: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Sent: 23 February 2024 16:06

To: Keymar Wake <keymar@enfysecolgy.co.uk>

Subject: RE: WCBC P-2023-0782 Salem Chapel Pisgah Hill Pentre Broughton Wrexham LL11 6DB (ROC 10,11,12)

Hi Keymar

Thank you very much for your email dated 23 February 2024

We advise that a supplement to the ecological submission is provided. Provision of the supplement to include, though not necessarily limited to :

1. ECA: Please provide defined key performance indicators based on the attached.
2. Roost access point: options, proposals and justifications s
3. External lighting:
4. Management plan: We have no objection to you making reference to the detailed management plan being submitted as a material component of the licence application. Scope of the management to be informed by the below.

Thanks

Matt

From: Keymar Wake <keymar@enfysecolgy.co.uk>

Sent: 23 February 2024 15:15

To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Subject: RE: WCBC P-2023-0782 Salem Chapel Pisgah Hill Pentre Broughton Wrexham LL11 6DB (ROC 10,11,12)

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Hi Matt,

Thanks for the conversation just, please see the attached most recent report- it may well be the one that you have: It looks like you need a lighting plan that they will need to produce before I can refer to it, there were no lighting plans available when I wrote this – it was also written prior to the revised lighting guidance came out Section 3.13 and 3.14 discuss ECA and performance indicators, as well as the use of an external auditor - please let me know if this is sufficient

I will discuss the low level entrance with my client and see if they can provide something or include reasoning within the report as to why it cannot be included.

Many Thanks

Keymar Wake
Ecologist
Enfys Ecology Ltd
Mobile: 07903570688

My working days up until the end of March will be Tuesday, Thursday and Friday

From: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Sent: 23 February 2024 14:53

To: Keymar Wake <keymar@enfyssecology.co.uk>

Subject: WCBC P-2023-0782 Salem Chapel Pysgah Hill Pentre Broughton Wrexham LL11 6DB (ROC 10,11,12)

Hi Keymar

Thank you for your telephone call on 23 February 2024. As discussed key points are:

1. The applicant commissioned Enfys Ecology to prepare a Mitigation Strategy for the purposes of assist with discharging conditions 17, 18 and 19.
2. In my view the mitigation strategy is mostly satisfactory.
3. However in terms of detail, I have the following concerns:
 - (a) No apparent consideration has been given to the inclusion of a low level lesser horseshoe bat access roost point;
 - (b) No detail is provided in respect of lighting plans in Section 3.10 of the ecological report. No reference to revised lighting guidance. The detail of external lighting is required to materially inform the suitability of proposed roost access points;
 - (c) No detail in respect of ecological compliance audit key performance indications (KPI's) was included in the strategy. Furthermore the proposals did not appear to specify whether the ECA auditor would be internal or external. Owing to the presence of a lesser horseshoe bat nursery roost, we advise ECA's are undertaken by an externally appointed body;
4. I note the proposed construction of a bat shed in Section 3.9.1. We advise that in respect of any subsequent application for a licence issued by NRW under Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended), the submission includes:
 - (a) Management and Maintenance Plan for the bat shed
 - (b) The location of the dedicated bat shed being provided as a Geographical Information System shape file.
5. In respect of (a), I advise component provisions of the management and maintenance plan include
 - (i) defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes);
 - (ii) Habitat management and roost maintenance prescriptions
 - (iii) The detail of the skills and competencies required by those undertaking identified works (including building maintenance) or activities (including surveillance) including whether they require European Protected Species licenses for the activities proposed;
 - (iv) Surveillance and monitoring proposals methodologies and reporting requirements; and
 - (v) Periodic review mechanism for the Management Plan;

I understand that some of the above have been addressed

Cheers

Matt

Enw/Name: Matt Ellis
Teitl swydd/Job title: Uwch Ymgynghorydd Rhywogaethau/Senior Species Advisor
Adran / Department: Tîm Rhywogaethau a Warchodir/Protected Species Team (Gweithrediadau/Operations)
E-Bost/Email: matthew.ellis@cyfoethnaturiolcymru.gov.uk
matthew.ellis@naturalresourceswales.gov.uk
Rhagenwau / Pronouns: Fe/Fo He/Him

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

