

## **ADDENDUM REPORT – BAT MITIGATION**

### **SITE**

The Long Croft  
Green Street  
Holt  
Wrexham  
LL13 9JF

### **CLIENT**



### **JOB No.**

1074

### **DATE**

Sept 2023

### **GRID REFERENCE**

SJ 41025 54182

|                  |                                  |
|------------------|----------------------------------|
| Document Title   | The Old Croft, Addendum Report   |
| Issue No         | V1A                              |
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| Prepared By      | EDC                              |
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| Date/s of Survey | 12 June 2023 – Leigh Ecology Ltd |
| Addendum Report  | 20 Sept 2023 - EDC               |
| Date of Issue    | 20 Sept 2023                     |
| Date of Revision | 22 Sept 2023                     |

## Table of Contents

|      |                          |
|------|--------------------------|
| 1.0  | INTRODUCTION             |
| 2.0  | SUMMARY                  |
| 3.0  | SITE                     |
| 4.0  | EXISTING DATA            |
| 5.0  | SURVEY AREAS             |
| 6.0  | LEGAL PROTECTION         |
| 7.0  | LIMITATIONS              |
| 8.0  | METHODOLOGIES            |
| 9.0  | RESULTS                  |
| 10.0 | ADDENDUM RECOMMENDATIONS |

## **1.0 INTRODUCTION**

EDC has been instructed to produce supplementary information regarding the planning application ref: P/2023/0076 as requested by Wrexham Planning Department. The initial walkover and emergence surveys were undertaken by Leigh Ecology Ltd, report ref: TOC/01/2023. The surveys identified 2 emerging bats, 1 from the western soffit and a second bat emerging through an open window on the north eastern elevation. The species recorded was Common Pipistrelle from the western eaves and Soprano Pipistrelle from the north eastern elevation. At the time of survey, the building was vacant.

The proposed demolition and extension works are located on the western elevation. The extension consists of 2 two-storey extension at 90 degrees to the western elevation, which cut into the existing roof at full height. A flat roof extension is formed on the gable elevation of the larger extension.

The roost point will be lost to the north east as this was an emergence from an unoccupied habitable space and could be classed as an opportunistic roost due to a window being left open.

## **2.0 SUMMARY**

The following main points have been identified on site and are addressed fully in the main text:-

1. The property only recorded none breeding single occupancy roosts at the time of survey.
2. The north eastern roost can be classed as none historical roost, due to a window being left open in an upstairs habitable room.
3. Both roost points will be impacted by the proposals, loss of the north eastern roost point and disturbance to the western roost point.
4. The impacts identified can be negated by offering alternative and retaining access to the loft area.
5. Works to be undertaken in a bat friendly construction methodologies
6. An NRW (Natural Resources Wales) Derogation/Development License is to be applied for on retaining full plans approval and prior to works being undertaken

## **3.0 SITE**

The Old Croft is a brick built two storey long cottage. See Leigh Ecology Report Ref: TOC/01/2023

## **4.0 EXISTING DATA**

**As recorded in Leigh Ecology Report Ref: TOC/01/2023**

## **5.0 SURVEY AREAS**

As outlined in Leigh Ecology Report Ref: TOC/01/2023

## 6.0 LEGAL PROTECTION

Under the 1981 Wildlife & Countryside, and the 2000 Countryside Rights Of Way (CROW) Act, it is an offence to “intentionally” or “recklessly” kill, injure or take any legally protected species. In some cases, even the species' habitat and places of shelter are protected.

### 6.1 *GREAT CRESTED NEWT/BAT/SMOOTH SNAKE/NATTERJACK TOAD/SAND LIZARD:*

Both British and European laws protect the species and its habitat. In Britain it is protected under Section 9 (Schedule 5) of the Wildlife & Countryside Act 1981 (as amended), and by The European Union's “Habitats Directive” (Council Directive 92/43/EEC (a) on the Conservation Of Natural Habitats and of Wild Fauna and Flora. The Habitats Directive is implemented in Britain by the Conservation Regulations 1994. Under this legal protection (and with the minor amendments of the CROW Act 2000 in England & Wales), to be superseded by the introduction of “The Conservation of Habitats and Species Regulations 2010” which came into force on the 1 April 2010, it is an offence to:

- Intentionally or deliberately capture, kill, or injure.
- Intentionally or recklessly disturb them in a place used for shelter or protection.
- Damage or destroy a breeding site or resting place.
- Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.
- Possess an animal, or any part of it, unless acquired legally.
- Sell, barter, exchange or transport or offer for sale or parts of them.
- 

### 6.2 *BIRDS:*

All British birds, their nests and eggs are protected in law. It is an offence under Part 1 of The Wildlife & Countryside Act 1981 as amended (and with the minor amendments of the CROW Act 2000 in England & Wales) to intentionally or recklessly kill or injure any wild bird or to take, damage, or destroy any nest or egg of any wild bird. However, Schedule 1 of the Act provides an additional tier of protection so that rare species (e.g., barn owl) are specially protected by increased penalties and cannot be intentionally or recklessly disturbed when nesting.

Some native bird species are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). Ref: Environment (Wales) Act 2016, Section 7 list of species. You must have due regard for the conservation of Section 41 species as part of a planning application.

### 6.3 *MAMMALS:*

All of the British species of bat are protected under the W&C Act 1981 (as amended). This protection is also extended to the otter (*Lutra lutra*), and the water vole (*Arvicola terrestris*). **The badger** (*Meles meles*) is protected under the Protection of Badgers Act 1992. Included in the Act it is an offence to damage any part of a sett or destroy it; obstruct access to any entrance of a sett; or to disturb a badger when it is in its sett.

Some native species are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). Ref: Environment (Wales) Act 2016,

Section 7 list of species. You must have due regard for the conservation of Section 41 species as part of a planning application.

#### **6.4 REPTILES:**

All of the British species of reptile are protected under the W&C Act 1981 (as amended). See above for Smooth Snake, Natterjack Toad and Sand Lizard.

- Intentionally or deliberately kill or injure.

All native reptiles are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). You must have due regard for the conservation of Section 41 species as part of a planning application.

### **7.0 LIMITATIONS**

None identified.

### **8.0 METHODOLOGIES**

As defined within Leigh Ecology Report Ref: TOC/01/2023

### **9.0 RESULTS**

As defined within Leigh Ecology Report Ref: TOC/01/2023

### **10.0 ADDENDUM RECOMMENDATIONS**

#### **10.1 BATS:**

The survey did identify use by bats within the loft space, however no evidence of breeding was recorded. It is defined that the existing roof void/soffit is being used by a single common pipistrelle as an ancillary individual night roost. The secondary emergence was through a window from a habitable area and can be considered a none historic opportunistic roost.

The existing roof is traditional in finish with an external wall plate onto solid masonry walling and a slate roof finish. The property is circa 1887 – 1897, however the roof has been re-slatted at some period, as slaters felt is present. The property does not appear on the OS Mapping system until after 1887 but before 1897, the ridge line shows deformation suggesting spread etc.

Based on the survey information and the review of the planning application documentation, including NRW consultation response, dated 13 July 2023 (classed as a lower risk for bats) we recommend the following additional recommendations:

- 1 Prior to undertaking the works a European Protected Species Derogation license or equivalent at the time of works is to be applied for to enable the works to be undertaken lawfully.

- 2 An experienced ecologist is to be employed for the duration of the works. The appointed ecologist is to be accredited on the derogation license.

*Ecologist :* Mr Tim Hodnett/Tobias Hodnett (to be appointed)  
EDC, The Cottage, Bodrhyddan Hall, Rhuddlan, Denbighshire, LL18 5SB  
Contact: 01745 591208/0778 134930

- 3 Prior to undertaking the works and as part of the methodologies of the derogation license and in accordance with:-

- An internal inspection of the buildings will be undertaken prior to the construction works to ensure no variation to survey. If individual bats are identified at survey the individual bats will be removed and placed in a temporary artificial roost placed adjacent to the works area. Any bats identified/uncovered are to be removed by the retained ecologist and placed in the previously erected wedge type bat box, located on the side wall of the stand-alone garage to the rear of the property.
- The existing ridge tiles, slates adjacent to the flashings to the chimney stacks, the areas identified during the emergence surveys, and any areas identified during the works by the retained ecologist, are to be carefully destructive searched. Any bats identified/uncovered are to be removed by the retained ecologist and placed in the previously erected wedge type bat box, located on the side wall of the stand-alone garage to the rear of the property.
- The destructive searches are to be undertaken in favourable weather conditions for evening emergence by bats. Any work that could disturb bats will be undertaken outside of hibernation and not in periods of cold weather recording average levels below 5 degrees Celsius.

- 4 Ibstock bat bricks are to be built into the new walling at soffit height. The Bat bricks are to be located on all three new elevations constructed, north, west, and south. The bricks will be located as shown on drawing ref:-1074-Bat Bricks-Slates-MIT-01. A total of 6 bricks are to be installed 2 per elevation. None of the bat bricks are to be located above doorways or windows. This is to prevent droppings falling onto threshold, sills etc., and to reduce light spread from internal lighting through the windows during the night time.
- 5 Lead bat slates are to be installed along the replaced roof to the existing building and the new ridges to the extensions. A total of 8 bat slates are to be installed, 2 either side of the ridge line of the existing building, and 1 each on the two rear extension roofs either side of the new ridges, see drawing ref: 1074-Bat Bricks-Slates-MIT-01
- 6 Any treated timbers or timber treatment that is to be used during the works is to be of an NRW approved chemical and have a low mammalian toxicity.
- 7 Any sarking membranes used are to be of a BS 747 F1 bitumised slaters felt type. No breather membranes are to be used in the roofing process.
- 8 All roofing detailing to be as identified on site, any variation to finish to be approved by the retained ecologist, to ensure bat access is retained into the loft space.

- 9 Fascia's to be offset from the walls by a minimum of 22 mm to form access behind the new fascia's. Existing replacement fascias can be set similarly; however, the existing/replaced wall plates will be on the outer face. In these cases when the new wall/replacement wall plates are bedded on, a timber slip, approximately 100 x 150 x 12 mm is to be placed on the wall plate bed. The slip is to be pulled out after the mortar bed is set. This is to form a direct crawl access underneath the wall plate to the inner voids etc.
- 10 No uPVC fascia's/soffits are to be used unless agreed with the retained ecologist. The reasoning is that uPVC does not have a friction able surface for bats to land and crawl on, so careful sighting is required to maintain long term bat access into the building.
- 11 An internal bat baffle board is to be located on the inner face of the new gables. The plywood board should be cut to abut to the undersides of the end rafters/truss. The board is to be set off the wall on 38 x 19 mm vertical battens at max 300mm c/c's.
- 12 In accordance with good practice and as required within the NRW Derogation license methodologies, the initial works and mitigation will be overseen by the ecological consultants for the duration of the works and for the first season monitoring, to ensure compliance under the license agreement. The monitoring plan is to be adopted and that it should apply to the next 2 years, (from May 2024) but this should include the site owners or their successor in title or future occupier' in the event that the site management and control of the site is taken over by a third party within the next 3 years.

A compliance audit scheme will be undertaken to demonstrate compliant implementation of the provisions of the Method Statement and derogation license conditions. To facilitate and inform this assessment, specified parameters (performance indicators), which are listed below, will be used to assess component and overall performance of this project. This assessment will then indicate whether performance is satisfactory and in compliance with legal or other requirements or conditions.

| No | Requirement                                                                                                                                                                           | Performance Indicator                                                                        | Pass (Yes/No) |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------|
| 1  | Licence available for inspection by any police constable, employee of the Welsh Assembly Government or employee of the Countryside Council for Wales or authorised persons on demand. | Licence available is available for inspection on site.                                       |               |
| 2  | Before starting work the licensee will advise NRW Species Officer (Matthew Ellis) of the date the works will start, and maintain liaison throughout the                               | Written or electronic documentation of notification to NRW of the start date for site works. |               |

|   |                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                           |  |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|   | works.                                                                                                                                                                                                                                                                                                                                                                                                    | Document in respect of formal notification is available for inspection                                                                                                                                                                    |  |
| 3 | No agent of the licensee shall act under licence unless they are in possession of a letter signed by the licensee appointing them by name as the duly accredited agent of the licensee for the purposes of this licence, and shall carry with them the said letter and a copy of this licence and shall produce them to any police constable or employee of the NRW or other authorised person on demand. | <p>All relevant accredited agents have copies of licence holder's letter of authorization (as written by the license holder).</p> <p>Random check of 3 no. contractors to check completion and distribution of authorisation letters.</p> |  |
| 4 | A suitably experienced licensed ecologist will be appointed and retained during the life time of this License, to provide on-site advice.                                                                                                                                                                                                                                                                 | <p>Ecologist adviser retained on site:</p> <p>Evidence to be obtained from licence holder in respect of duration of ecological contracts</p>                                                                                              |  |
| 5 | Prior to the start of any works on site, all site workers will be inducted by the protected species specialist. This induction will cover the legal status of the species, the method of working, and action to be taken if protected species are encountered.                                                                                                                                            | <p>All contractor or sub-contractors working on site to receive ecological induction.</p> <p>Evidence: Is there evidence available to demonstrate that ecological induction has been completed, e.g., checking induction log books?</p>   |  |
| 6 | Implementation of surveillance or monitoring of schemes, during                                                                                                                                                                                                                                                                                                                                           | 6 (1) Has identified or required implementation of                                                                                                                                                                                        |  |

|   |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                      |  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|   | and post development.                                                                                                                                                                                                                                                                           | <p>surveillance or monitoring been undertaken during the implementation phase of the project and results submitted to NRW</p> <p>6 (2) Has identified or required implementation of post project surveillance or monitoring been undertaken and results submitted to NRW, COFNOD and NBN gateway</p> |  |
|   | Following completion of mitigation works, a bat specialist to inspect the building to ensure have been carried out as specified in plans or in the method statements                                                                                                                            | <p>Have mitigation works have been carried out as specified in the method statement or plans?</p>                                                                                                                                                                                                    |  |
| 7 | Following completion of each phase of compensation/mitigation works, the bat specialist will inspect the building to confirm bat roost safeguard or Construction; and that that exit points have not been blocked or illuminated of replacement bat roosting sites at each phase of the project | Inspection will aim to confirm that bat exit points are not blocked and not illuminated                                                                                                                                                                                                              |  |
| 8 | Works within bat roosts will not commence until working areas are confirmed to be clear by the bat contractor.                                                                                                                                                                                  | Inspection of log or other documentation to confirm for each phase of development, clearance/avoidance works had been completed prior to the commencement of works                                                                                                                                   |  |
| 9 | Use of bat friendly timber treatment                                                                                                                                                                                                                                                            | Inspection of log, receipts or other documentation                                                                                                                                                                                                                                                   |  |

|    |                                                              |                                                                                                                       |  |
|----|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--|
|    | Chemicals                                                    | confirming use of bat friendly timber treatment chemicals                                                             |  |
| 10 | Implementation of works during identified or specified times | Inspection of log, or other documentation confirming works have been undertaken during specified or conditioned times |  |

13. It has been noted and several papers have been written, to which Bat Conservation Trust (BCT) has produced guidance on bats and artificial lighting, generally some species can benefit from lighting where as other species prefer dark corridors. Ref:-Bat Conservation Trust, Guidance Note 08/23 Bats and Artificial Lighting At Night. Any introduced lighting should take in the recommendations given for bats and lighting guidance issued by the Bat Conservation Trust and that the lighting scheme is no greater than the original layout.

*Research with regards to impacts from lighting on bats has identified that lighting which emits ultra violet radiation attracts flying insects. This has been recorded as being potentially beneficial to some foraging species of bat, namely Pipistrelle, Noctule, Leisler's, however high levels of ultra violet radiation has been found to have an adverse impact on other bat species, Horseshoe, Myotis species, which forage in low light levels. Historically lights emitting low levels of ultraviolet radiation, SONS etc have been recommended but with the requirement for lighting on adoptable roads, lighting with a low carbon footprint and the movement towards promoting dark skies, lighting is moving towards the installation of LED lighting. Although this type of lighting is more efficient, it does emit a level of ultraviolet radiation, therefore shading, filtering, and directional lighting is to be promoted. Any lighting plans provided by the electrical engineers are to show compliance with the above requirements as part of the scheme and specifically in proximity to the retained woodland and hedgerow boundaries.*

Lighting recommendations as follows:-

The front elevation, i.e., frontage onto Green Street will be lit by the existing street lighting which is outside of the control of the applicant.

Lighting to the rear and side of the property can be controlled to a limit, however lighting spill from adjoining properties cannot be controlled.

Any security lighting is to be set on timers limiting to short durations of illumination. Any lighting should be so shielded so as not to light directly onto the newly sighted bat bricks. All lighting installed should be in accordance with the guidance.

14. Landscaping scheme, presently the site is devoid of any mature tree stock. The land in ownership consists of the development area which includes, all of the existing buildings to the east, and a narrow strip of land running to the west of the property. This parcel of land presently is dominated by rank grass/ruderal herb. The strip is located between arable fields; however, the boundaries are formed by mature mixed species hedgerows, which in turn give good connectivity to the habitats to the west. The river Dee Corridor is not directly connected other than through adjacent developments and formal gardens to the west.

The landscape plan is to show the retention of the existing hedgerows and a plan of management going forward. This is to include replacement planting and gapping up to maintain the connectivity. Any introduced planting should be assessed for compliance with the INNS lists. It is recommended that a biosecurity assessment is undertaken to cover all materials and plan leaving and coming to site.

Tim Hodnett

edc

September 2023