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VAT REGISTRATION NO: 290 0603 30

Date: 07/08/2023

Re: Bat Mitigation Plan 2023

Site: Lynwood, Maesyffynnon Road, Minera, Wrexham, LL11 3DE

National Grid Reference: SJ27155179

Prepared for: [REDACTED]

Document Context

As part of a granted planning application at Lynwood, Minera, a number of ecological reports have been produced over a period of several years. For context, the following reports have been issued by Tyrer Ecological Consultants Ltd:

- **Inspection & Assessment in relation to Bats & Breeding Birds:** October 2022
- **Dusk Survey Results:** October 2022

Planning permission has been granted by Wrexham County Borough Council (**Application Reference Number: P/2022/0883** – ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE STOREY SIDE EXTENSION), with a number of conditions, two of which are relevant to ecological matters.

Condition 4 states: *No part of the development shall commence until a scheme of reasonable avoidance and enhancement for bats has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method statement demonstrating / identifying any measures of protection, compensation, mitigation and enhancement. It should also demonstrate how management will be facilitated in the short and long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.*

Condition 5 states: *No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.*

Tyrer Ecological Consultants Ltd were therefore recommissioned by Mr. & Mrs. Davies to provide the requested Ecological Bat Mitigation Plan, with additional information in relation to the bat friendly lighting strategy.

Bats – current status-quo

The below is summarised to provide context – for raw data see **Appendix I**.

An initial Preliminary Roost Assessment (PRA) at the site, undertaken in November 2021, identified a number of Potential Roosting Features (PRFs) considered suitable for bats.

Subsequently, the structure was determined to offer '**Moderate**' bat roost potential in accordance with Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed. (2016).

The most recent recommended bat activity surveys were carried out in August & September 2022, where during the course of two dusk emergence surveys a single common pipistrelle bat (*Pipistrellus pipistrellus*) was identified emerging from a gap at the apex of the north-facing gable end. Based upon the evidence gathered during the surveys, the building is determined to be host to a single '**Day roost**' for this species, with one bat roosting within the crevice at the roost location. Activity around the site was occasional, and a maximum of three common pipistrelles, two Daubenton's (*Myotis daubentonii*), one soprano pipistrelle (*Pipistrellus pygmaeus*), one natterer's (*Myotis nattereri*), one brown long-eared (*Plecotus auritus*) and a single noctule (*Nyctalus noctula*) were seen or heard utilising the site for foraging and commuting during the surveys.

Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed. (2016) describes a '**Day roost**' as: "*a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer*".

Although a bat roost is confirmed to be present on the structure, given the nature of the plans and from direct liaison with Mr. Davies about the nature, scale of operations and timings of the proposals to be carried out, it is considered that the roost can be maintained in its entirety without the need for a European Protected Species Development Licence (EPSDL) from Natural Resources Wales (NRW). The favourable conservation status of the single bat roosting on site can therefore be maintained, **subject to the proposals following all of the bespoke designed mitigation and timing measures outlined below.**

In addition, if at any point proposals change to include works to additional areas of the property, that may affect bats, specifically any areas at / around the roof, sections of loft or the apex of an acute triangle gable elevation to the north-east facing aspect, an NRW EPSDL will be required to legally continue with the work.

Summary of Mitigation

Proposals are understood to entail the refurbishment of the brick barn to create a new dwelling. There are additional plans to extend the brick barn eastwards to meet the adjacent property joining the two buildings together to make one larger dwelling with associated landscaping and access.

Given the location of the roost, it is considered that works will leave the area largely unaffected, with only the works considered to produce the highest levels of vibration and noise potentially disturbing bats in residence at the roost. This can be negated by carrying out these more impactful works outside of the bat active season (May – September inclusive), at a time when bats will not be present within the roost. All works likely to generate significant noise and / or vibration should be undertaken within the period of October 1st to April 30th.

No works should be carried out on the northern gable end at any point during renovation works, and areas of capping should be retained in full.

It should be borne in mind that whilst the recommendations have been based on sound scientific evidence, bats are a highly transient species group and can often have multiple roosts in a locale, and can use buildings that offer potential roost features at any time of the year, therefore, it should be stated that if bats, or evidence of bats (see **Figure 1.1**), are discovered at any stage during the works to the other areas of Lynwood, then as a legal requirement the work at the site should immediately cease and a Bat licenced ecologist should be contacted for further advice.



Figure 1.1 – Evidence of bats – droppings on the left / a Common Pipistrelle bat on the right – indicative

Whilst the roost is not being impacted, **Condition 4** specifically mentions enhancement of the site in relation to bats. It is therefore recommended that a suitable bat box, such as the Beaumaris WoodStone Bat box (or suitable equivalent to be agreed with the express consent of the ecologist) is erected on site to provide alternative roosting provision in addition to those that exist currently. See **Figure 1.2** below for an indicative location of said provision in reference to the existing roost site.

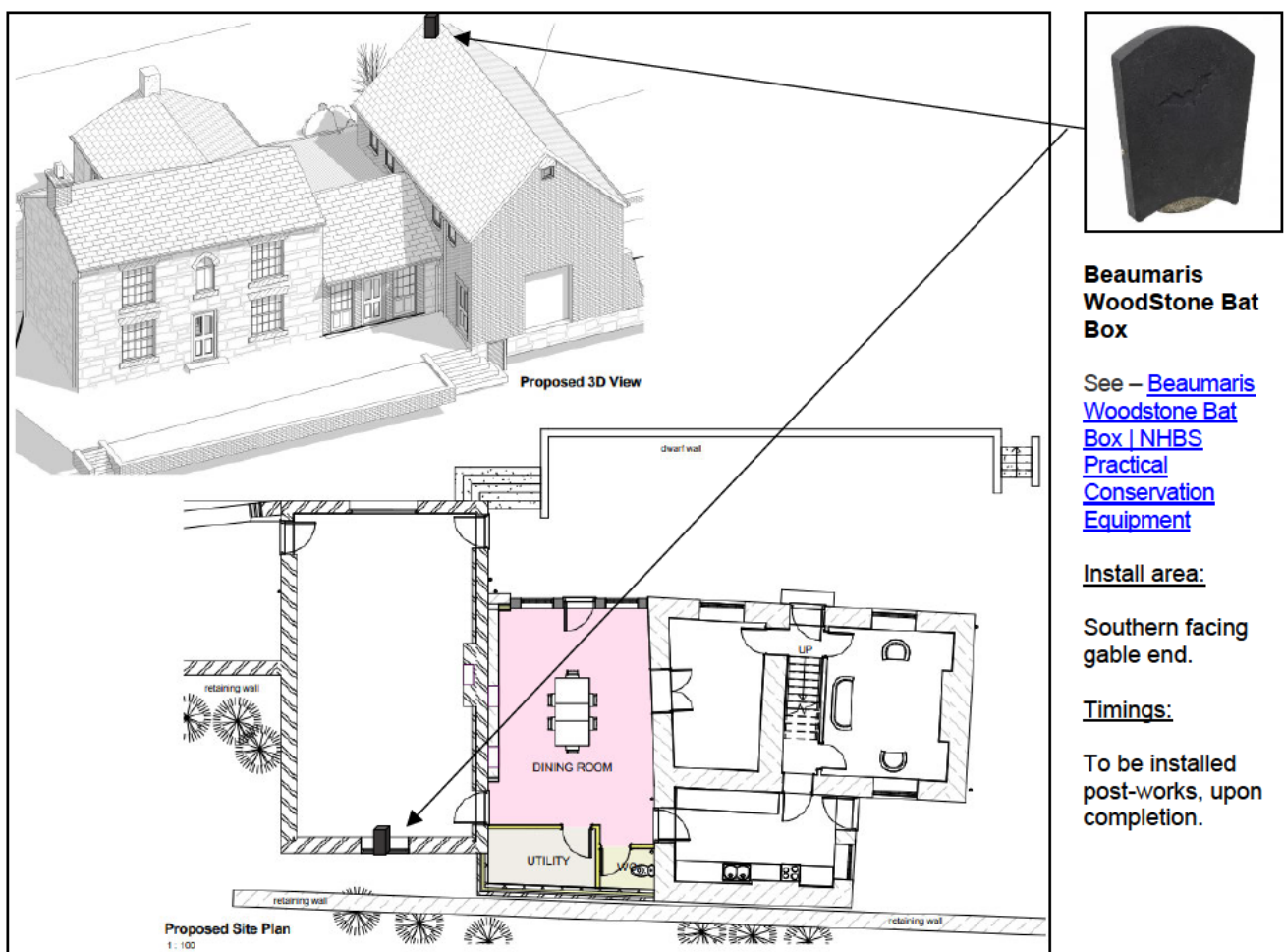


Figure 1.2 – Indicative location of enhancement bat box installed post-works in designated location

In respect of **Condition 5**, no further lighting is being installed on site, and as such neither the roost location or foraging / commuting routes are to be impacted. In this sense, a bat friendly lighting scheme is not considered applicable to the proposals. Any internal lighting should not be directed at any areas of roost potential (i.e. the existing roost on the northern gable and the installed bat box on the southern gable end) as well as any commuting / foraging routes (the linear vegetative features to the north and south of the structure).

Post-mitigation

A precautionary inspection during a follow up site visit by the named Ecologist will be carried out following the works. Any remedial mitigation will be instructed if applicable.

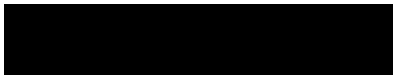
Post-development

Post-development management is not required though it will be the property owners' responsibility to ensure the existing building and thus the roost sites remain in favourable order.

Tyrer Ecological Consultants Ltd can confirm that the contents of this letter can be relied upon, and the information contained within has been presented using best practice survey methodology, benchmarked by the long standing experience of the Ecologists affiliated with the company.

Signed,

Mr. B. Richards Qualifying CIEEM

A black rectangular box redacting the signature of Mr. B. Richards.

Junior Ecologist at Tyrer Ecological Consultants Ltd

07/08/2023