

Preliminary Roost Assessment at
1, Raggs Hill, Whitchurch Road,
Raggs Hill, Bangor on Dee,
Wrexham LL13 0BD
Grid Ref. SJ 4017 4467
On 20th May 2023

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1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development at 1 Raggs Hill, Bangor on Dee and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the demolition of a car port, lean to extension and conservatory and construction of three larger extensions.

The building was examined to establish the presence or evidence of, or potential for use by bats and birds. There was no evidence of use by either.

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

There is not considered to be any threat to the conservation status of bats or danger of harm to individuals. No crevices should be filled which cannot be seen to be empty. The verge boards could be seen to be free of bats during the visit, but should be checked again before work starts. If any bats are found during the development then work in that area must stop and a licensed bat worker must be contacted for advice.

The site is suitable for foraging and commuting bats.

A lighting plan should be designed in accordance with the Bat Conservation Trust guidelines:

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Bat and bird boxes are recommended as enhancement (page 8)

If the recommended mitigation and enhancement measures are taken there should be a net gain in biodiversity and no net loss of roosting or nesting sites, nor any danger of harm to any species.

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 Cullis Architectural Design for the owners at the site address. The site, at 1, Raggs Hill, Bangor on Dee comprises a semi-detached house with gardens. The proposed scheme involves the demolition of a car port, lean to extension and conservatory, and construction of three larger extensions.

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 nesting bird assessment, in accordance with:

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

Schedule 2. European protected species of animals

The visual assessment of the building was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 20th May 2023 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 was examined to establish the presence of or evidence of use by bats or birds, and also potential for use by them. A risk assessment was made before entering the building. 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 River Dee and Bala Lake (SSSI and SAC) 1.3 km north west.

4.2 Habitats

Site: Rural location, surrounded by arable and pastoral land. The house is in use as a dwelling. It is surrounded by hard standing and domestic garden. There is a road adjacent.

Walls were of brick with no cavity, painted externally and plastered and painted internally. The doors and windows were intact. The roof of the main building and the lean to extension was of slate, plastered internally. There was no loft. There were no missing or damaged slates. There were verge boards at the south west gable end and north east end. There were no gaps in the walls.

Adjacent land: There is a tributary of the river Dee 235 m west. There were seven ponds within 500 m. There is an area of woodland 200 m west. There is a good network of hedgerows surrounding the site, with several trees.

4.3 Species and Species Groups

Birds

No evidence of use by birds was found.

Bats

No evidence of use by bats was found. There were no gaps present in the areas to be affected which would allow access by bats, nor potential routes for them to access those areas from other parts of the building.

5. Description of the Development

The proposed scheme involves the demolition of an existing lean to extension, a conservatory, and a car port. Single story extensions will be constructed at the south west gable end, to replace the conservatory, and the south east side, to replace the car port. A two story extension will replace the small lean to extension at the north east corner. The roof of the main building will only be affected at the north east end, where the two story extension will join onto it.

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 vegetation is to be lost.

Species:

Birds

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

Bats

There is not considered to be any threat to the conservation status of bats or danger of harm to individuals. There were no gaps in the roof of the main building or lean to extension which would allow access by bats. The verge boards could be seen to be free of bats during the visit, but should be checked again before work starts. The site is suitable for foraging and commuting bats.

No crevices should be filled which cannot be seen to be empty. If any bats are found during the development then work in that area must stop and a licensed bat worker must be contacted for advice.

A lighting plan should be designed in accordance with the Bat Conservation Trust guidelines: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Residual Effects

No significant residual effects anticipated.

7. Compensation

N/A

8. Enhancement Recommendations

A woodcrete crevice dwelling bat box to be fitted at the existing south west gable end. Further information is given in the bat box information pack available at <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>.

One woodcrete nest suitable for small birds such as robin, blackbird, tit species and sparrow to be fitted to the new extension at the north east side:

House Sparrow Terrace - Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. 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.

9. Ecological Constraints

None identified.

10. Monitoring

Not considered necessary.

11. Conclusions

If the recommended mitigation and enhancement measures are taken there will be a net gain in biodiversity and no net loss of roosting or nesting sites, nor any danger of harm to any species.

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/>

Collins J. (Ed) (2016) *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)*. The Bat Conservation Trust, London

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

Google Maps available at: <https://maps.google.com/maps>

Magic Maps available at: <http://magic.defra.gov.uk>

Mitchell-Jones, A. J. (2004) *Bat Mitigation Guidelines*, Peterborough: English Nature

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual*, Peterborough: Joint Nature Conservation Committee

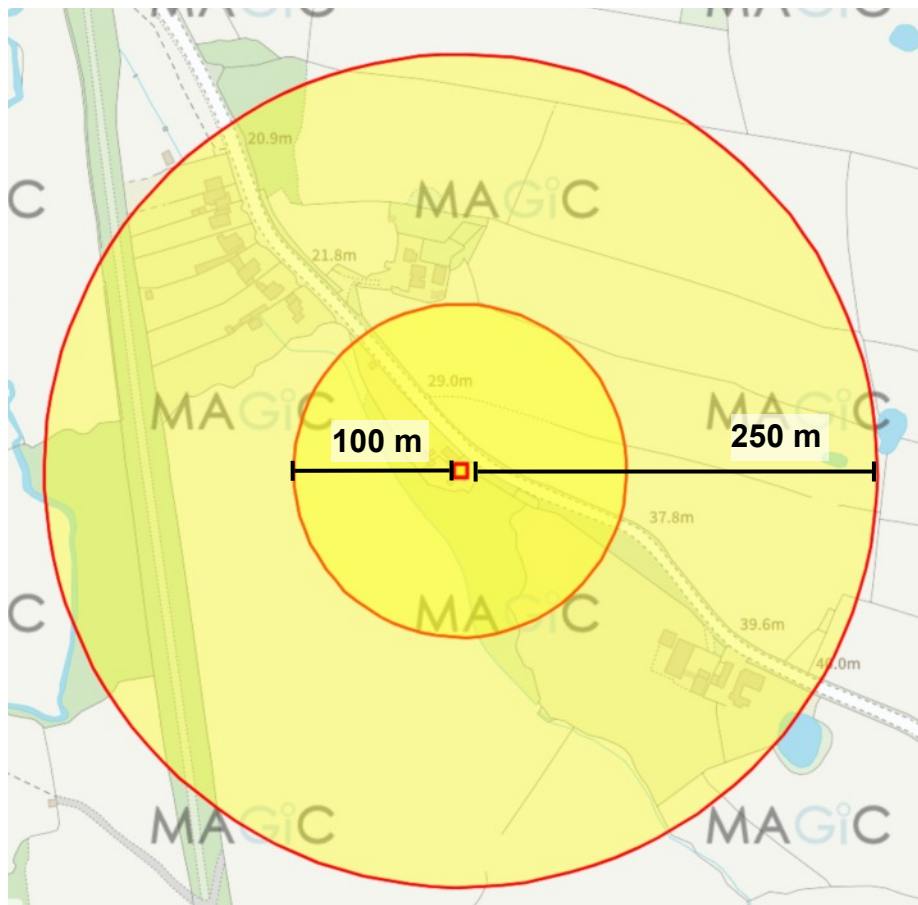
Wildlife and Habitat Conservation available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Wrexham Council Planning Portal available at:
<http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page>

Appendix 13.1: Aerial Photograph



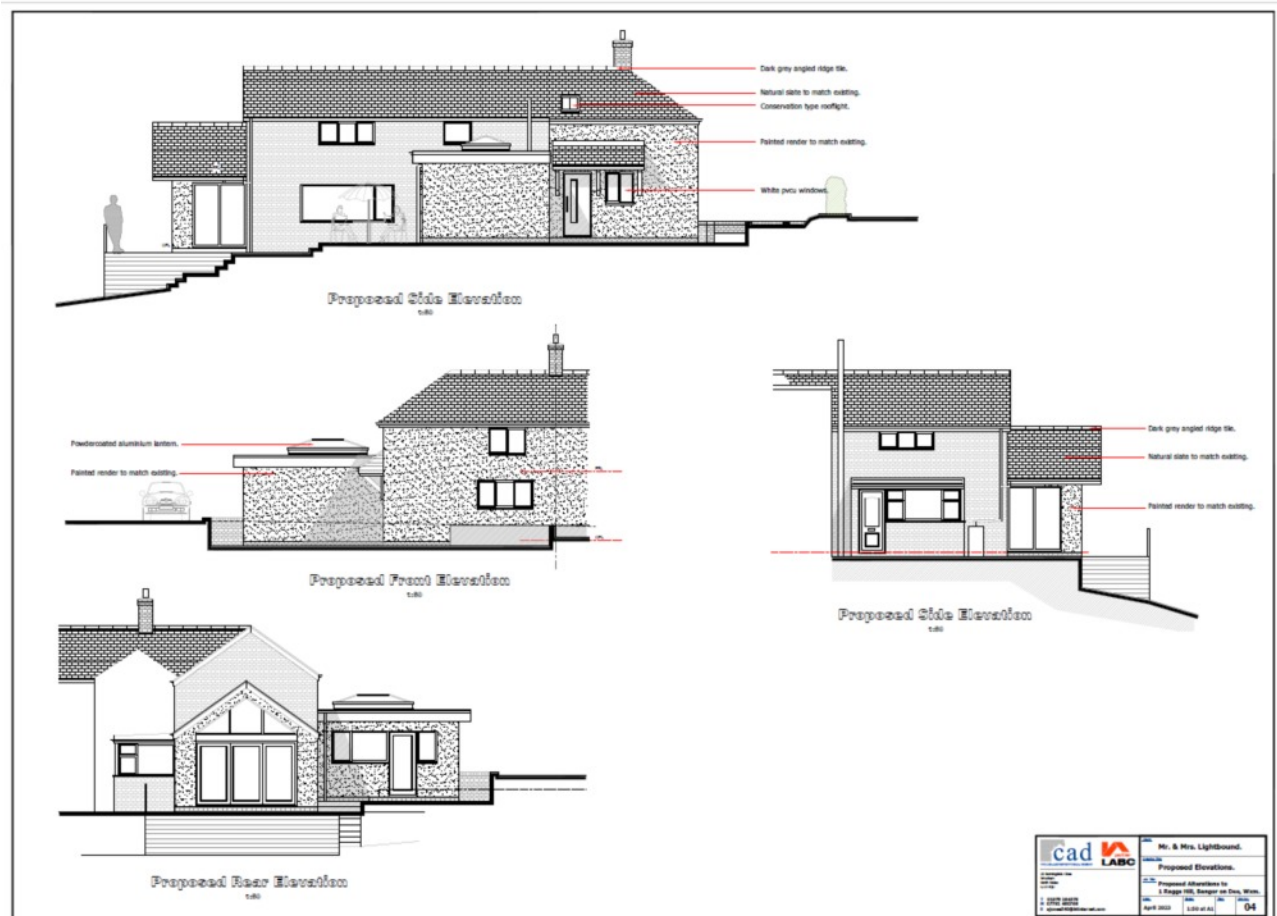
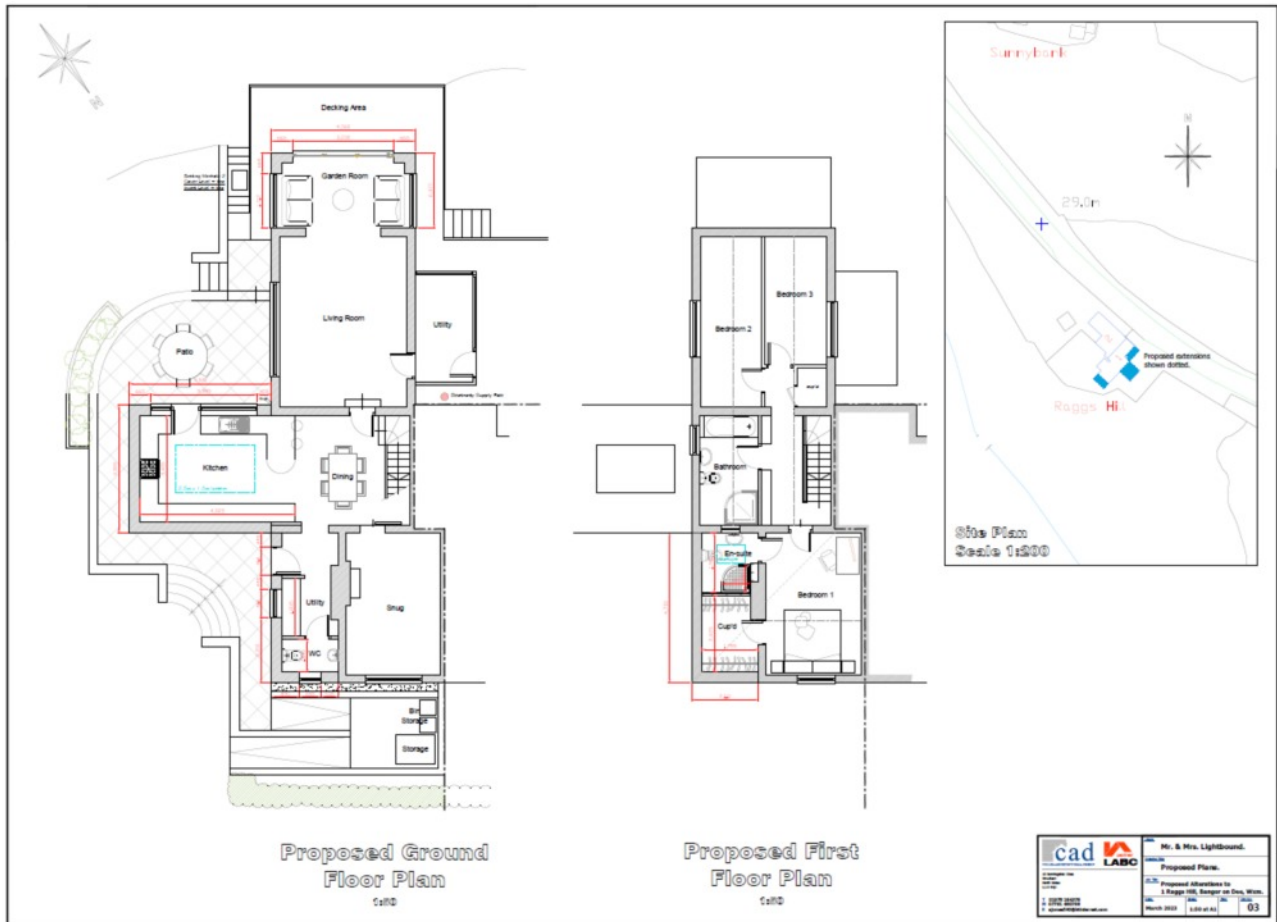
Appendix 13.2: Designated Sites and Zones of Influence



Appendix 13.3: Plans



Appendix 13.3: Plans



Appendix 13.4: Photographs

View from the north east



Car port



View from the south west



View from the north west



Appendix 13.5: 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 13.6: 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.