

Cerys Jones

From: Sharon Holman
Sent: 29 September 2021 14:48
To: planning_admin
Subject: FW: 0759(pl): VAL/2021/0229 - HOLT HILL, GREEN STREET, HOLT, WREXHAM

Civ – ecology report web

From: Richard Grotta <richard@edwardarchitecture.co.uk>
Sent: 13 September 2021 12:11
To: Emma Broad <Emma.Broad@wrexham.gov.uk>
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: 0759(pl): VAL/2021/0229 - HOLT HILL, GREEN STREET, HOLT, WREXHAM

Hi Emma,

Thanks for the update. Happy to install 2 bat boxes as specified below.

Regarding whether an offence was committed, we would confirm the roof, parapets and chimney were taken down under a section 78 notice Dangerous Structures as issued by Wrexham Council, copy attached for ease and co-ordinated with Dave Sharp and Louise Phillips.

We trust this is as you require, however should you require any further information please do not hesitate to contact us.

Kind Regards

Richard Grotta ACIAT

Director

Edward Architecture

✉ richard@edwardarchitecture.co.uk

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From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 13 September 2021 09:36
To: Richard Grotta <richard@edwardarchitecture.co.uk>
Cc: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: 0759(pl): VAL/2021/0229 - HOLT HILL, GREEN STREET, HOLT, WREXHAM

Richard,

I can see that there is little value surveying the building as is, however I'm sure you can appreciate that the works already carried out could certainly have been a risk to bats and without adequate survey its impossible to know if an offence has already been committed.

Given the proximity of the building to the river Dee its considered to have high bat potential. I suggest that instead of a survey that details of bat compensation measures are submitted, something like 2x Schwegler 2FR integral bat boxes (or similar) installed on a sunny gable away from direct illumination. Submitting those details will be sufficient.

Emma

From: Richard Grota <richard@edwardarchitecture.co.uk>
Sent: 13 September 2021 07:57
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: 0759(pl): VAL/2021/0229 - HOLT HILL, GREEN STREET, HOLT, WREXHAM

Hi Sharon,

Hope you are well.

Further to your email below, I would confirm we would probably struggle carrying out a meaningful bat survey as there is no roof, gables, parapet and other external envelope walls predominately at first floor level, (please refer to attached image) also at ground floor level it is not safe to enter.

Would you kindly confirm whether a preliminary bat survey is still required.

We trust this is as you require, however should you require any further information please do not hesitate to contact us.

Kind Regards

Richard Grota ACIAT

Director

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