



Mr Matthew Phillips
Wrexham County Borough Council
Lambpit Street
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LL11 1AR

1st December 2011

Ref: 830

Dear Matthew

RE: BAT MITIGATION PROPOSALS – OAKWOOD BARN, BOWLING BANK

Further to our previous correspondence please find below the revised bat mitigation proposals for Oakwood Barn, Bowling Bank, Wrexham. As you are aware, works on site have commenced without a Welsh Assembly bat license being applied for and as such the original mitigation proposals have had to be altered to take this into account. The main works that have been completed are the re-roofing of the building.

Licensing

As the proposals for the site will result in disturbance/modification of the existing identified roosting areas in the barn a Welsh Assembly Government bat license is required. As works to the barn have already commenced it is proposed that once the roof of the barn has been reinstated, all works on site should cease until a bat license is put in place.

Capture and Exclusion

The roof of the barn and the existing fascias were stripped by hand and the site owner has reported that no bats were discovered during this process. The works commenced in late September when bats are likely to have moved on from their summer roosting sites. Roofing works will be completed by the beginning of December. Once the license is in place, and before works re-commence on site, the licensed ecologist will inspect the building for evidence of current bat activity.

Retained & New Roosting Provision

The existing roosting areas at the top of the eastern and western gables of the southern section of the barn have been retained. The existing entrance gaps behind the fascias have been reinstated as part of the re-roofing works. The entrance gaps have minimum dimensions of 20mm and space has been left on top of the gable wall with access being retained into the wall cavity. The roosting potential identified behind the existing fascia on the southern side of this section of the barn has also been retained.

Additional new permanent roosting provision for bats has been provided in the form of two Schwegler 1FR bat tubes installed at the top of the western gable of the southern part of the barn and at the top of the southern gable of the northern section of the barn. The bat tubes provide suitable roosting conditions for Pipistrelle bats. These gables were chosen as the locations for the bat tubes as they are located in close proximity to the existing roost, have sufficient height for the installation of the tubes and are located where they will receive a significant amount of sunlight.

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No new external lighting will be placed in close proximity to the new bat roosting provision or existing features with roosting potential and lighting will be directed away from potential bat commuting routes/foraging areas.

Timing

Removal of the roof of the barn was undertaken from later September 2011 and will be completed by early December 2012. The new bat tubes were installed in November 2011. Conversion works will be completed by May 2012 when bats are likely to return to the site.

Compliance Audit

A compliance audit check of the site and mitigation measures will be undertaken by a CCW licensed bat ecologist in the first week of April 2012.

Post-Construction Monitoring

The site will be inspected by the licensed ecologist before works recommence and again during and immediately after development work is completed. A repeat daytime bat survey and dusk emergence survey of the converted barn building will be undertaken in the summer of 2012.

Maintenance

Maintenance of new and retained roosting provision will form part of the general up-keep of the building. The proposed bat tubes will require minimal ongoing maintenance and as such no S106 agreement is proposed. The planning permission for the conversion requires that bats be adequately provided for in the proposals.

Any future works required in or around the new or retained roosting provision may require a Welsh Assembly bat license.

If you have any queries regarding the above please let me know.

Yours Sincerely

Mr Joe Whittick BSc(Hons) MIEEM
Senior Ecologist

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