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SURVEYS, INSPECTIONS, REPORTS



**PLOT 7
HOME FARM BUILDINGS
RUTHIN ROAD
COEDPOETH
WREXHAM
LL11 3BP**

BUILDING DEVELOPMENT

Bat Mitigation Audit



New bat loft, Plot 7, Plas Power, Coedpoeth.

Client	Carl Sheffield
Planning Authority	Wrexham County Borough Council
Grid Reference	SJ304506
Dates of Surveys	3 & 4 February and 30 November 2020
Reference	122020/BAR/CS



PRO3755



UK/I 0343A

1.0 INTRODUCTION

1.1 Brief

Stephen Cutmore, a licensed bat worker (NRW[S087991/1], NE[2015-16936-CLS-CLS]), was instructed by Carl Sheffield, to supervise the ecological works of the development carried out under an NRW bat licence on Plot 7, Home Farm Buildings, Ruthin Road, Plas Power, Coedpoeth, Wrexham, LL11 3BP.

1.2 Relevant background information

Ecological surveys were carried out as part of the planning process and bat emergence surveys concluded that the main barn building on Plot 7, Home Farm Buildings, Ruthin Road, Coedpoeth, Wrexham, LL11 3BP is a confirmed roost, being used by up to 4 x Brown Long-eared, 2 x Common Pipistrelle and 1 x Natterer's bats as a day roost. Soprano Pipistrelle and Noctule bats were observed foraging in the locality.

As the building is a confirmed roost, a Derogation licence (S087452/1) was obtained from Natural Resources Wales for the approved development scheme, to avoid an offence being committed.

2.0 MITIGATION

The mitigation detailed on the NRW Method Statement was to:

- Provide compensation in the form of a dedicated bat loft in one of the other buildings on site, before any proposed work commences. Traditional hessian backed 1F bitumastic underfelt will be used on the pitched roof, which will be covered with natural slates. Access for bats should be incorporated by leaving gaps under slates/ridge tiles and eaves and by installing bat slates. This replacement roost should be completed between September 2019-April 2020, so that an alternative roost is available for when bats emerge from hibernation. If poor weather etc. caused delays and it was apparent that the new roost would not be completed on time, then a large colony bat box (e.g. Schwegler 1FS bat box 95), should be installed on site (possibly mounted on a pole if no suitable tree or structure was available), to ensure an alternative roost was available in time for bats emerging in the Spring.
- Two simple crevice boxes will be constructed from untreated rough sawn boards (1.5m long x 15cm deep, with a gap of 22mm between the boards as the roosting space) and hung from the underside of the roof, as near to the apex/ridge board of the bat loft as possible. The 22mm battens should be fixed between the boards at either end and along the top edge, to leave the underside open for bat access.
- To make the new bat loft suitable for Lesser Horseshoe bats a 'fly-in' access to a roost will be installed. This could be provided as a small 'letterbox' opening in the gable-end (with a opening 300mm wide x 225mm high), or as a small lead covered or slated open dormer (500mm wide and 300mm deep), with the entrance sloping upwards with a smooth metal sheet lining on all interior sides to prevent predator entry. The dormer should be set low on the roof so the interior entrance of the tunnel is no more than 500mm above the level of the loft floor.
- Any timber treatment should only utilise chemicals from the list of Natural Resources Wales Approved Products.



3.0 ECOLOGICAL AUDIT

Stephen Cutmore made a site visit on 3 February 2020. A dedicated bat loft above the garage had been completed. 1F bitumastic felt had been used beneath the natural slates. Bat slates had been incorporated into the East and West pitches of the roof. An open 'fly-in' access (300mm x 225mm) had been provided in the South gable-end wall, less than 500mm above the loft floor. Two crevice boxes had been installed in the loft void, near the ridge beam. Gaps had been left under eaves, ridge tiles etc. to provide access for crevice-dwelling species. The timber used was all pre-treated in the factory by the supplier.

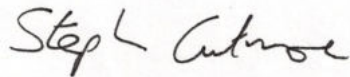
As the bat loft had been completed with access for crevice-dwelling species, it was not necessary to provide bat boxes, as an alternative roost had been provided.

Stephen gave a 'toolbox talk' to the roofers on the morning of 3 February 2020, before directly supervising the hand stripping of the slates off the roof on 3 & 4 February 2020. The slates were carefully lifted by hand and checked underneath for bats.

Due to the Covid-19 pandemic, building work was significantly delayed and emergence surveys were not able to be carried out during this season. During a site visit on 30 November 2020 a few bat droppings and discarded butterfly wings were observed on the floor of the new bat loft, which indicated bats have used the new loft void. Further emergence surveys will be carried out as post-construction monitoring next season (May – Aug/Sept), assuming Covid-19 restrictions allow.

I confirm that the bat mitigation measures have been provided and incorporated into the garage, in order to satisfy the planning condition.

Report written and compiled by



Stephen Cutmore BSc (Hons), MICFor
Licenced Bat Worker (NRW[S087991/1], NE[2015-16936-CLS-CLS])



APPENDIX 1 – Photographs



Photo 1: 1F bitumastic felt used beneath slates in new bat loft.



Photo 2: Crevice boxes have been installed in the new bat loft.



Photo 3: Bat slate installed into slate roof.

Client: Carl Sheffield
Ref: 122020/BAR/CS

Bat Audit Report
Plas Power, Coedpoeth

22 December 2020
page 4 of 5



APPENDIX 2 – Photographs



Photo 4: Open ‘fly-in’ access provided in South gable-end.



Photo 5: Gaps left between wall and eaves for access for crevice-dwelling bat species.

