

Cerys Jones

From: Mared Rees-Jones
Sent: 29 July 2020 14:18
To: planning_admin
Subject: FW: Mill House - Bat House
Attachments: MILL COTTAGE - BAT ROOST DETAILS P01.cleaned.pdf; Mill Cottage mitigation.pdf; Rev B - OUTBUILDING PLANS AND ELEVATIONS.cleaned.pdf

Please add Ecology info to P/2020/0106

From: Jennifer Wagstaff [mailto:jenniferwagstaff@lawray.co.uk]
Sent: 27 July 2020 14:10
To: Mared Rees-Jones
Cc: David Hughes; David Williams
Subject: FW: Mill House - Bat House

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Hi Mared,

Hope you're well.

Just wondering if there have been any discussions had/planned regarding this? We're just looking for a general indication as to whether we can go ahead and submit the updated drawings or if they need more work please.

Kindest Regards,

Jennifer Wagstaff
Architectural Assistant

T: 01978 357 887 // M: 07734 887937
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COVID-19 Contingency Arrangements

Following the Prime Minister's announcement yesterday we have made the decision to close all of our physical studios with immediate effect, our thanks go to the incredibly loyal employees who continued to attend whilst final arrangements were put in place. Through this incredibly challenging time we are

dedicated to ensuring our teams are safe and we extend that sincerity to you and yours too.

Our virtual studios are up and running this morning for business as usual, please be assured of the continuity of our professional services. The input and availability of our technical support and design services remain fully available to you via email, telephone and online applications such as Teams and Skype. Our systems have been extensively tested and are robust, we are complying with the Government advice and as such all physical meetings and travel have been postponed for the next 3 weeks at least.

Please don't hesitate to contact us if you have any specific concerns or share your own continuity arrangements to ensure we can provide you with the best support.

Updated 24/03/20

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From: Jennifer Wagstaff

Sent: 17 July 2020 17:39

To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>; emma.broad@wrexham.gov.uk; Anna Irwin <Anna.Irwin@wrexham.gov.uk>; jon.brewin@wrexham.gov.uk

Cc: megan.boreham@googlemail.com; mark creighton <markadamcreighton@yahoo.com>; David Hughes <davidhughes@lawray.co.uk>; Kylee Wilding <kylee@tyrer-ecologicalconsultants.co.uk>; Stan Irwin <bat.man47@talktalk.net>

Subject: Mill House - Bat House

Good afternoon Emma/All,

Please find attached the mitigation report for Mill House, along with a detail sheet displaying the bat roost in context and the outbuilding proposal for your information.

The dimensions and design have been provided by the ecologist, and the detail sheet is my interpretation of it following the design set out.

I have concerns regarding the size of the roost- the footprint of the bat roost loft is actually matching the extension itself. I understand that this is the recommended size for long eared bats to roost, however I would like to stress that we will not be carrying out ANY work to the existing mill cottage OR mill roof. The extension clears the fascias and gable access of the existing roof to ensure access is retained. The mill loft space that the long eared bats are using currently measures about 1ft tall by 2ft width, therefore I would be inclined to wonder why they need so much extra space (6m x 5m x 5m). We can also include some mitigation in the new roof for crevice dwelling bats. Also, the outbuilding will be built to accommodate the existing bats.

This design when modelled in context looks out of scale, I would like to ask if we could reduce the size of the proposed bat roost? Dependant on Anna's view of the proposal, I believe something closer to the size of the current outbuilding would be more appropriate (4.3m x 4.2m). The proposed location is within the tree root protection area of the common oak, and so we cannot build down into the ground and any foundations must be limited to screw piles, therefore reducing the size would be ideal.

With all of this in mind, perhaps a discussion between officers involved in the application could be useful to determine how we may move forward?

Please let me know your thoughts and I will work to develop the design suitably.

Kindest Regards,

Jennifer Wagstaff
Architectural Assistant

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