

Sarah Brett

From: Emma Broad
Sent: 16 October 2020 11:03
To: Sarah Brett
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank

Hi Sarah,

I'd like the submitted bat survey to be amended with more detailed information on number of bat encounters, flight paths etc. And a revised Ecology Survey with consideration given to GCN, background data searches and HIS of ponds within influencing distance.

Emma

From: Sarah Brett
Sent: 16 October 2020 10:14
To: Emma Broad
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank

Morning Emma,

I'm just feeding back to the Agent.

I'm going to ask for a revised Ecology Report.

Would you also like a new Bat survey done to get the additional information required, or is the report sufficient?

Cheers

Sarah

From: Emma Broad <Emma.Broad@wrexham.gov.uk>
Sent: 15 October 2020 10:24
To: Sarah Brett <Sarah.Brett@wrexham.gov.uk>
Subject: RE: P/2020/0560 - Church House, Church Lane, Bowling Bank

Hi Sarah,

Hope you're well. They are thoroughly terrible reports!!!

The bat survey isn't great, the information is highly edited, there's no information on where the bats were moving to or from, and it looks like they've use insufficient surveyors to cover all of both buildings. Looking at the photos the conclusions are probably right but I would have like more information on where that lesser horseshoe came from etc. as it would not be feeding around that building complex but could have a day roost or feeding perch.

There is no record search contained in the ecological appraisal. Had this have been carried out the author would have picked up on a large number of great crested newt records within 500m of the site. The report identifies a pond within 180m but simply classes it at unsuitable without showing evidence of HSI surveys or historical survey work. The applicant needs to provide amended ecology reports that meet the standards set out in the British Standard. The amended report should include mitigation or avoidance measures for great crested newt.

Emma

From: Sarah Brett
Sent: 14 October 2020 11:22
To: Emma Broad
Subject: P/2020/0560 - Church House, Church Lane, Bowling Bank

Hi Emma,

Please can you take a look at the ecology and bat reports for the above application. It involves the demolition of a former outbuilding (pic below).

Let me know if you have any concerns/comments.

Many thanks

Sarah

