

Preliminary Roost Assessment Briefing Note

Royal Mail Distribution Office, Wrexham, September 2020

This briefing note has been prepared by CSA Environmental on behalf Faithful & Gould, in relation to the buildings at the Royal Mail Distribution Office, Wrexham (hereafter referred to as the 'Site'). It provides the results of the Preliminary Roost Assessment (PRA) for bats of the on-site structures to be demolished.

1.0 Introduction

- 1.1 The Site lies fairly centrally in Wrexham centred around a grid reference of SJ 33058 50672. The immediate landscape is dominated by the built environment including industrial units, retail units and residential properties with little semi-natural habitats present and limited to small managed urban parks and street trees.
- 1.2 The Site itself had several buildings present used as sorting offices or for vehicle maintenance and is dominated by hardstanding consisting of tarmac used as a large area of parking and with no semi-natural habitats present on-site.

2.0 Legislation

- 2.1 All native bats and their roost sites are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Taken together the Act and the Regulations make it illegal to:
 - Intentionally or deliberately capture or kill, or intentionally injure any bat;
 - Deliberately disturb bats or intentionally or recklessly disturb them in a place used for shelter or protection;
 - Damage or destroy a breeding site or resting place; or,
 - Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.

3.0 Methods

The three on-site buildings to be demolished were surveyed on 1st September 2020 by Tom Preece GradCIEEM under supervision of Katie Critchley CECOL MCIEEM (NE Class registration number 2015-12859-CLS-CLS). The survey comprised a detailed internal and external inspection of the buildings using a ladder, high powered torch and close-focusing binoculars, and endoscope as appropriate, with the aim of identifying the potential for the structures to support roosting bats.

External inspections focused on identifying potential bat access points to the interior of the structures, and any external features that could potentially be used

as roost sites by crevice-dwelling species. Particular attention was paid to window sills, window panes, soffit boxes, barge boards, raised tiles and lead flashing. Internal inspection involved a systematic search for bats or any evidence of their activity, in particular droppings and/or feeding remains.

It should be noted that a structure's bat roost potential is influenced by its age and construction, thermal stability, lighting, levels of human activity and proximity to foraging habitat – particularly woodland, parkland and wetland. The degree of bat roost potential is used to determine whether or not further survey to determine presence or likely absence would be appropriate, and if so, the level of survey effort required to fully accord with guidelines.¹

4.0 Results

- 4.1 For the purposes of the report the buildings inspected have been labelled building B1, B2 and B3 as shown in Appendix B.

Building B1

- 4.2 Building B1 was found to be of breeze block construction with a red brick outer skin with metal frame windows present along large stretches of the structure. The roof and upper section of the walls of the building were comprised of corrugated metal with plastic skylights present. Large metal folding doors located on the northern aspect of the building were open at the time of the survey. No gaps were noted in the mortar of the brick work but a small lifted section of metal sheeting was noted in the southern corner of the building but did not lead into any voids. There were numerous external security lights on the building and within the rest of the Site.
- 4.3 The internal inspection found the building to be in regular use and the roof structure to be steel framework with no insulation or roof voids present. The interior of the building was very light and airy. During the inspection the large steel doors were open slightly but this is locked up overnight and no access points were noted. No evidence of bats was found and the building is considered to have a '**Negligible**' potential to support roosting bats.

Building B2

- 4.4 Building B2 includes number of structures such as a vehicle wash, and fuel tanks that are not suitable for roosting bats. There is one small building present which was subject also inspected. This building was found to be of red brick construction with a corrugated roof (half corrugated concrete material and the other half of clear corrugated plastic acting as a skylight. Bargeboards were present along the

¹ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.). The Bat Conservation Trust, London.

northern and eastern aspect of the building only with a slight lifting. External security lighting is present with the Site which will affect the building.

- 4.5 The internal inspection found the room to be in regular use and the room to be very light due the part plastic roof and internal lighting present that were on at the time of the inspection. A gap was noted above the door lintel and with a broken panel of the roof providing potential access to the interior of the building.
- 4.6 No evidence of bats was found and the building is considered to have a '**Negligible**' potential to support roosting bat due the limited roosting opportunities, the internal space of the building being so light and the security lighting present.

Building B3

- 4.7 Building B3 is a timber and steel frame prefabricated building in current regular use a mail sorting office. The building has a flat roof and c. 2.5m overhang at the frontage on the western aspect and no access points were noted. The timber frame appeared to be in poor condition with some areas of wood rotten, however no access points were noted in these areas. External lighting was present on the building and within the wider Site.
- 4.8 The internal inspection found there to be a ceiling clad with plasterboard, it is assumed that as it is flat roofed no suitable roof void was present above. No potential access points were noted during the internal inspection and the area was well lit with natural and artificial lighting. With consideration of the above it is considered building B3 has '**Negligible**' potential to support roosting bats.

5.0 Summary

- 5.1 The buildings were found to have none, or limited suitable roosting opportunities for bats. In addition, there is a high level of external security lighting; continuous use of the building and disturbance; together with lack of suitable foraging habitat for bats in the vicinity of the Site. Therefore, it is concluded that the three buildings and other structures at the site which were subject to the preliminary roost assessments have '**Negligible**' potential to support roosting bats. As such no further survey work is recommended.

Appendix A

Photosheet



Photo 1. Exterior of building B1 with external security lighting.



Photo 2. Interior of building B1 with steel frame roof structure, windows and sky lights.



Photo 3. Exterior of building B2.



Photo 4. Interior of B2 with skylight.



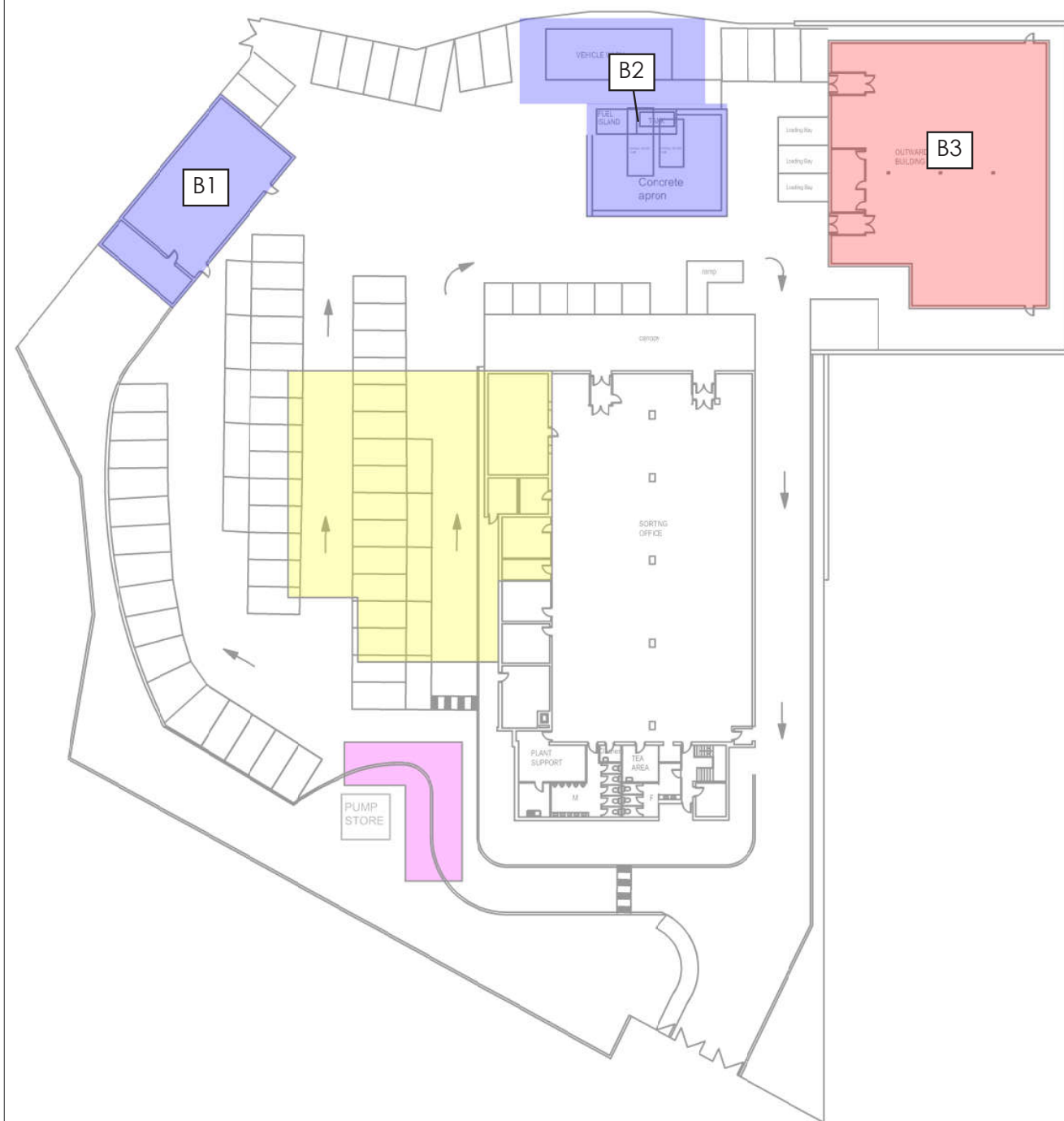
Photo 5. Frontage of building B3.



Photo 6. Underneath of overhang of building B3.

Appendix B

Buildings & Site Plan



Bn

Building reference number

CSA
environmental

Suite 1, Deer Park Business Centre,
Eckington, Pershore WR10 3DN

t 01386 751100
e pershore@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Royal Mail Distribution Office, Wrexham

Drawing Title Buildings & Site Plan

Client Faithful+Gould

Drawing No.
CSA/5188/100

Scale
Not to scale

Date
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Rev
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Drawn
TP

Checked
KC