

## Broad Oak Farm, Rossett P/2017/0623

### Bat Mitigation Parking Barn Note

This note is submitted in response to the consultation response which has been made by Wrexham Council's biodiversity team on the application:

*"Prior to approval we require further details on the proposed mitigation barn. It is not clear which parking barn the submitted report refers to and detailed drawing of the structure are required".*

An outline mitigation strategy is contained within Chapter 5 of the Bat Survey and Mitigation Report submitted with the planning application which should be referred to alongside this note.

Of the 3 parking barns proposed, the parking barn adjoining the rear boundary of plots 3 and 4 is to be used as the bat mitigation barn, as shown below. This will also be indicated separately on a revised proposed site layout plan.



Both brown long eared and pipistrelle (common and soprano) bats have been recorded emerging and re-entering the buildings during the bat surveys. These were found to be located within and around buildings 13 and 14 (now proposed buildings A and B). The proposed bat parking barn is located closest to these buildings, in comparison to the other parking barns.

The barn proposed is of a timber frame structure with wooden cladding and tiled roof. The loft space has a dimension of 16 metres in length, 5.40 metres in width and 1.70 metres in height. One of the pitches is south west facing, allowing for maximum solar thermal gain. The barn will be partly constructed of reclaimed timbers, from the existing barns on site. The replacement roost will be suitable for both pipistrelle and brown long eared bats. Overall, the design and dimensions of the new bat barn will conform to the guidance contained within the Bat Mitigation Report and guidance for the creation of new ex-situ bat lofts (English Nature Bat Mitigation Guidelines, 2004).

The separate bat mitigation barn drawing indicates the position of the bat entrances.