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20th February 2015

Re: Ley Farm, Sycamore Drive, Chirk, LL14 5BG

Background

Following a preliminary ecological assessment undertaken by Solum Environmental during April 2014, it was recommended that two oak trees located on, and immediately adjacent to, the site should be surveyed in order to:

“Establish if bat roost is present within either of the two trees identified as having bat roost potential”.

It was further recommended that:

“An examination of the cavities to confirm their potential is recommended, followed by an emergence survey if required.”

Therefore, in relation to the above extracted recommendation, Greenspace Architects, on behalf of their client, commissioned the Tyrer Partnership to undertake a detailed investigation of the trees at Ley Farm, which was completed on 14th October 2014 and it was concluded that:

“...the two, initially identified oak trees are absent of bat roost potential, however a single sycamore tree located immediately adjacent to the site features a number of woodpecker holes which could support singular or small number of bats, however, it is understood that the woodland within Chirk Green Wood will not be affected by the proposed creation of a number of new dwellings; the removal of trees would reduce and fragment foraging/commuting habitat for bats in the locality.

The report went on to recommend:

“As artificial lighting is largely absent on the site and spillage of light from other surrounding sources is very limited, there is likely to be an adverse impact upon bats if inappropriate and ill designed lighting is proposed as part of any future development”

Therefore lighting guidelines were supplied and are contained within the report dated 03rd November 2014.

Current Situation

Wrexham Borough Council has requested further expansion in relation to any adverse impacts upon bats in a foraging capacity.

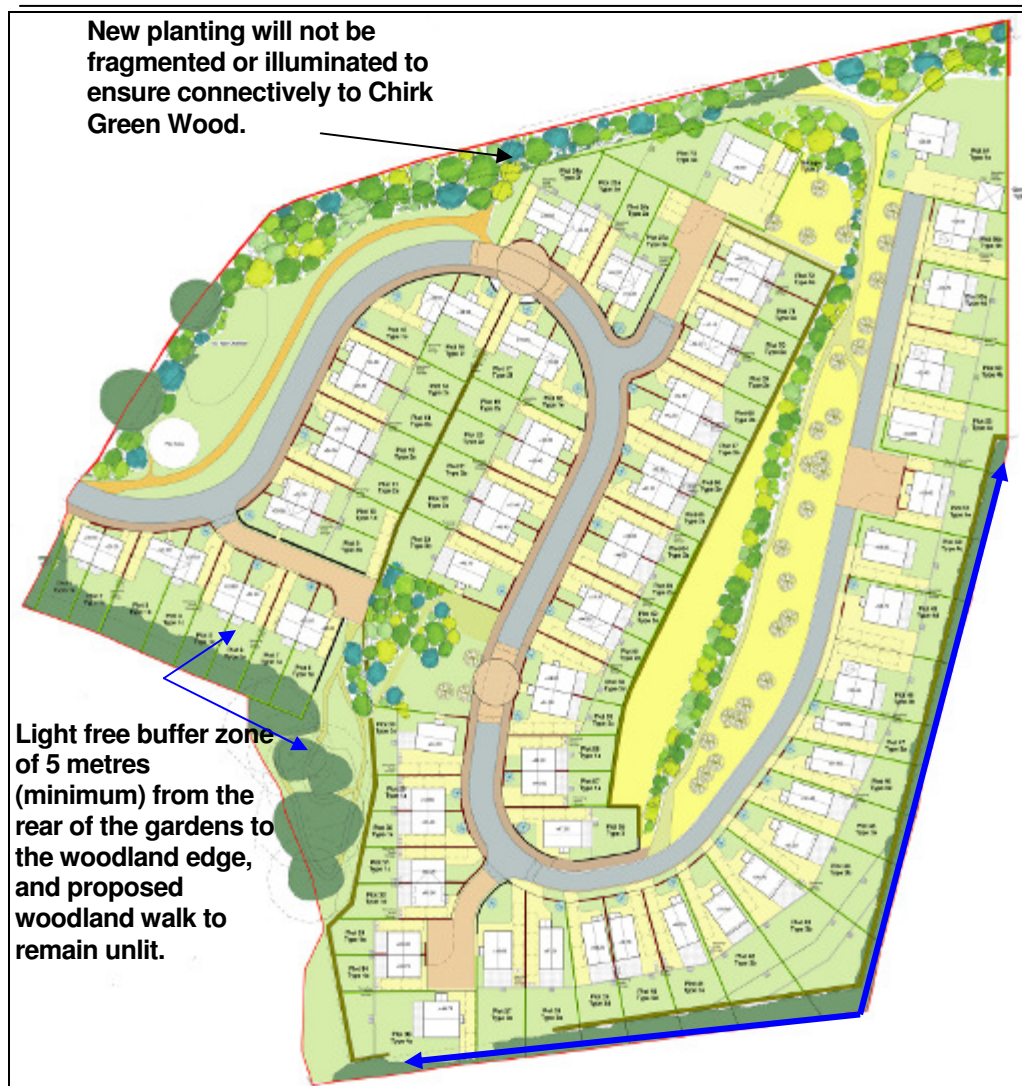
Action to be taken:

- Where practically feasible/possible it is recommended that the proposed landscaping and planting is completed to the northern boundary prior to the construction of the new residential dwellings.
- A light free buffer zone of 5 metres (minimum) will need to be implemented from the rear of the gardens to the woodland edge to ensure that any light spillage will not occur onto potential woodland edge foraging/commuting habitat.
- Ensure connectivity is maintained to the site boundaries to guarantee commuting routes are not fragmented or illuminated as they may be possible routes to favourable foraging habitat within Chirk Green woodland (see below).



- Use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.
- Lighting should be directed to where it is needed and light spillage avoided; planting can also be used as a barrier.
- The proposed new walk way on the outskirts of the woodland to the south west of the site will need to remain unlit and no lighting should be incorporated into this scheme which will ensure the foraging integrity this area has to offer bats.

- Pedestrian lighting around the development and newly created estate will need to be in the form of low level lighting that is as directional as possible and below 3 lux at ground level. The acceptable level of lighting may vary dependent upon the surroundings and on the species of bat affected.



Existing potential commuting and flight paths will not be fragmented or illuminated to ensure connectivity to Chirk Green Wood.