Client – Aziz Buyukdeniz

Site – 26 Ruabon Road

Reference – 20250080

Location – Wrexham

Central Grid Reference – SJ 33173 49801

Date – 26th September 2025

Preliminary Roost Assessment (PRA)

Author: Steven Whitcher, MCIEEM

Revision: 1

Table of Contents

1. Summary 2
2. Introduction 3
2.1. Purpose 3
2.2. Site Description and Location 3
2.3. Proposals 5
3. Methodology 6
3.1. Desk Study 6
3.2. Field Study 6
3.3. Limitations/Constraints 6
4. Results and Interpretation 7
5. Recommendations 9
6. Conclusions 10
7. References 11
Appendix I: Development Plans 12
Appendix II: Planning Policy and Species Legislation Summary 14

Disclaimer

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought to convert an existing shop at 26 Ruabon Road in Wrexham into a café. A Preliminary Roost Assessment was commissioned to support the application for planning permission.
Results	The building was considered to provide a low potential for roosting bats with the potential provided by the voids in the first floor brickwork to the rear. The land surrounding the building was considered to provide a low value foraging and commuting habitat for bats, due to the urban nature of the area, although higher value habitats, such as Bellevue Park, are present in the surrounding area.
Recommendations	The proposed works will not have an impact on the areas of bat potential to the rear of the building and therefore there is no requirement for further surveys or a Natural Resources Wales licence to cover the proposals. In the event that the plans change and will have an impact on the exterior brickwork to the rear of the building it is recommended that the works are preceded by further bats surveys.
Conclusions	The proposals include works to the interior of the building and the frontage, which don't provide opportunities for roosting bats. Therefore, the impact of the proposals on bats will be negligible.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought to convert an existing shop at 26 Ruabon Road in Wrexham into a café.

2.1.2. A Preliminary Roost Assessment (PRA) was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises an existing shop at 26 Ruabon Road in Wrexham.



Figure 1: The location of the building covered by this survey.

2.2.2. The building comprises a brick-built terrace supporting an existing but disused shop on the ground floor with a residential flat above.

2.2.3. The walls of the building comprise brick walls with a mixture of wood and uPVC windows. The shop front (southeast elevation) includes an existing shop front and signage with a roller shutter for security.

2.2.4. The eaves of the building comprise boxed wooden soffits to the front with a bay window and wide decorative wood gable on the first floor. To the rear the building displays wooden fascia boards.

2.2.5. The roof of the building comprises a pitched slate roof with chimney stacks to either side of the property, where the building adjoins the adjacent buildings.



Figure 2: The southeast (front) of the building.



Figure 3: The northwest elevation (rear) of the building.



Figure 4: The interior of the building.

2.2.6. Internally the ground floor of the building comprises predominantly a single room that is open through to the adjacent property. On the first floor there is an occupied residential flat with a roof void above.

2.2.7. The land immediately surrounding the site comprises urban land, including residential housing and commercial properties, on all sides.

2.2.8. The wider surrounding area comprises urban land within the town of Wrexham on all sides with Bellevue Park located a short distance to the north.



Figure 5: Showing the location of the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to convert the existing shop into a café. The work will include separating the building from the adjacent property, internally, and a conversion of the ground floor. No works will impact the residential flat or roof void and the only external works are a change of signage to the front of the building.

2.3.2. Plans showing the existing and proposed layout of the site are included in Appendix I of this report.

3. Methodology

3.1. Desk Study

3.1.1. Due to the small-scale nature of the development a search for existing records of bats within or around the site was not commissioned as part of the survey.

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 17th September 2025. The Preliminary Roost Assessment (PRA) was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 4th edition (*2023*) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (*2018*) and BRHK Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals (*2021*).

3.2.2. The weather at the time of the survey was fine, clear and still (BWS-0) with a temperature of 10°C.

3.2.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.2.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars, a pole camera and an endoscope, where applicable.

3.2.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.3. Limitations/Constraints

3.3.1. This PRA was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

3.3.2. The proposed works impact the ground floor and frontage only and therefore no access was gained to the residential flat or roof void, which will remain unaffected. Due to the extent of the proposed works the lack of visible access points from the exterior this was not considered a constraint to the findings of the survey.

4. Results and Interpretation

4.1. The walls of the building were found to be in a generally good condition although occasional voids were identified in the brickwork of the first floor to the rear of the building, where services enter the building.

4.2. The fascia boards to the rear of the building were found to be tight to the brickwork providing no potential access points.



Figure 6: Voids in the brickwork around services.



Figure 7: Tight fitting fascia boards.

4.3. The boxed soffits along the front of the building were found to be generally tight to the brickwork with no voids present providing potential access points.

4.4. Voids were identified around the signage and roller shutter, although the voids were generally low and regularly disturbed and therefore considered unsuitable for roosting bats.

4.5. The roof of the building was found to be in a good condition with tight fitting slates, the ridge tiles intact and sealed leadwork.



Figure 8: Signage to the front of the building.



Figure 9: The roof of the building.

4.6. No bat field signs or opportunities for roosting bats were identified in the accessible areas around the ground floor of the interior.

4.7. Overall, the building was considered to provide a low potential for roosting bats with the potential provided by the voids in the first-floor brickwork to the rear. No voids were present that would provide access to the roof void, which was not accessed during the survey. No bat field signs were identified around the building during the survey.

4.8. The proposed works will only impact the ground floor of the interior and the signage to the front of the building and therefore, in the event that bats are present in the brickwork voids to the rear of the building, they will remain unaffected by the proposed works.

4.9. The land surrounding the building was considered to provide a low value foraging and commuting habitat for bats, due to the urban nature of the area, although higher value habitats, such as Bellevue Park, are present in the surrounding area. A thorough assessment of the foraging and commuting activity on and around the site was not carried out as part of the survey.

4.10. The proposed works are to the interior and frontage of the building and will not have an impact on the foraging potential or light levels around the building. Therefore, there will be no impact on foraging and commuting bats during the proposed works.

5. Recommendations

5.1. The proposed works will not have an impact on the areas of bat potential to the rear of the building and therefore there is no requirement for further surveys or a Natural Resources Wales (NRW) licence to cover the proposals.

5.2. In the event that the plans change and will have an impact on the exterior brickwork to the rear of the building it is recommended that the works are preceded by further bats surveys, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (*2023*).

6. Conclusions

6.1. The proposals include works to the interior of the building and the frontage, which don't provide opportunities for roosting bats. Therefore, the impact of the proposals on bats will be negligible.

7. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

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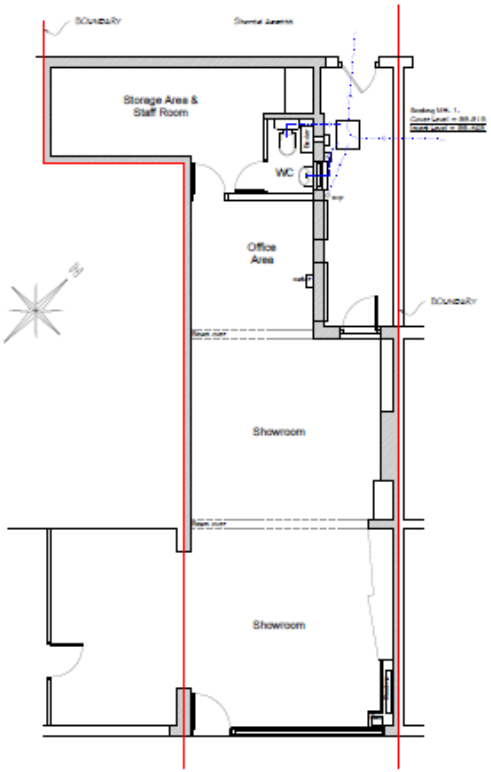
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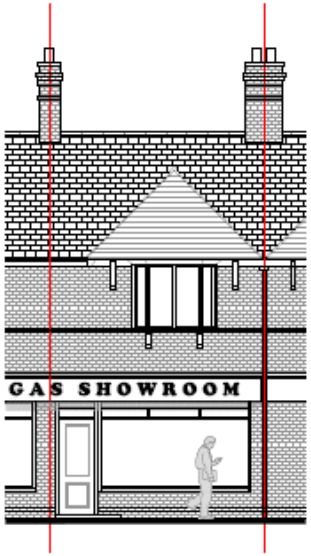
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Appendix I: **Development Plans**

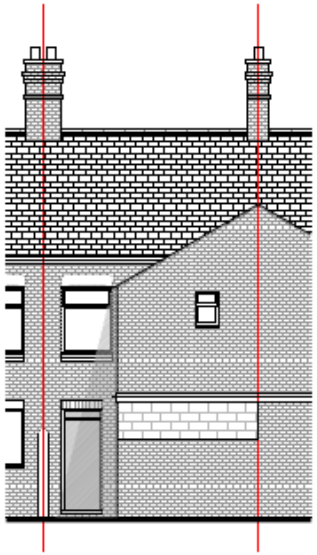
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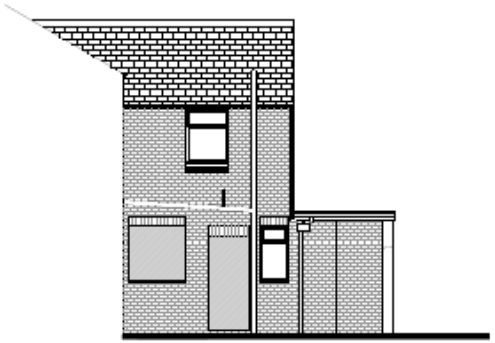
Existing Ground
Floor Plan
1:50



Existing Front
Elevation
1:50



Existing Rear
Elevation
1:50



Existing Side
Elevation
1:50

CULLIS ARCHITECTURAL DESIGN

LABC

Mr. A. Buyukdeniz.

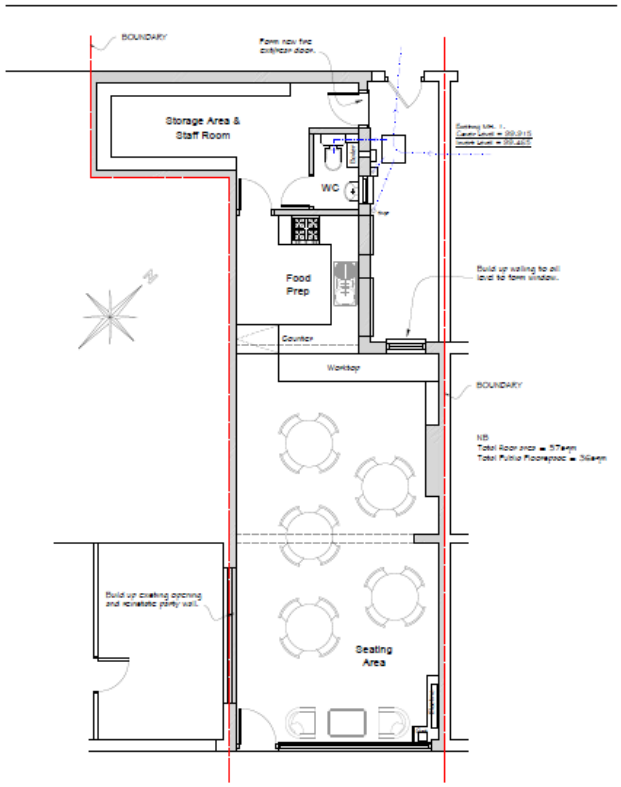
Existing Plan & Elevations.

Proposed Coffee Shop to
26 Ruabon Road, Wrexham.

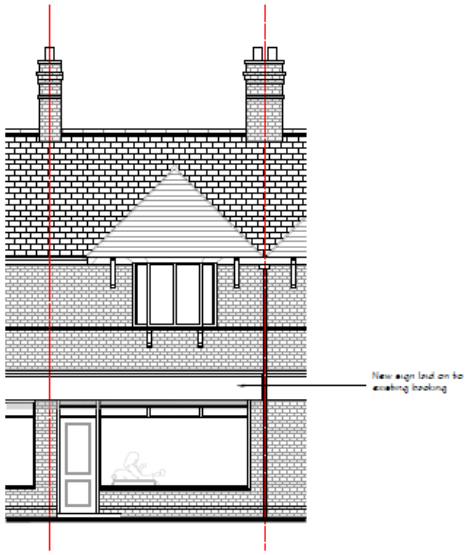
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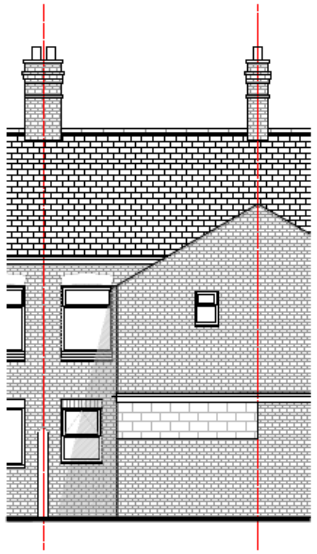
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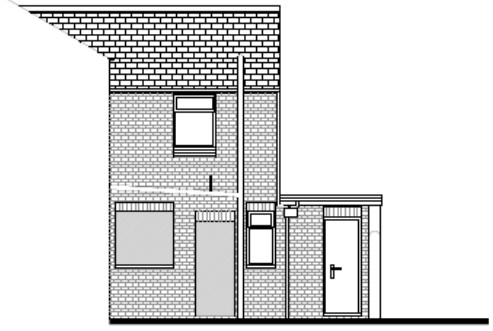
Proposed Ground Floor Plan
1:50



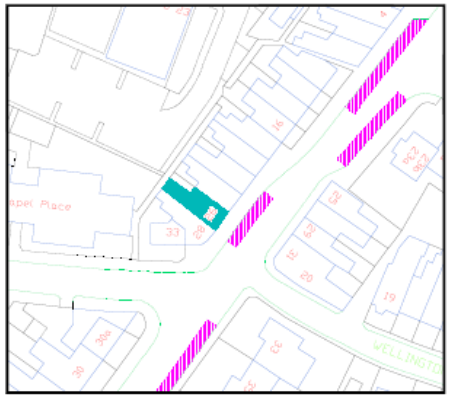
Proposed Front Elevation
1:50



Proposed Rear Elevation
1:50



Proposed Side Elevation
1:50



Proposed Site Plan
Scale 1:500

CULLIS ARCHITECTURAL DESIGN
LABC

Mr. A. Buyukdeniz.

Proposed Plan & Elevations.

Proposed Coffee Shop to
26 Ruabon Road, Wrexham.

July 2025 | PD321/03

Appendix II: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

2. Legislation Summary

Species	Legislation	Offences include
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*'