

SURVEY RESULTS, RE PROTECTED SPECIES

Site: Proposed Extension
Cuckoo's Nest
Sun Lane
Bowling Bank
Wrexham
LL13 9RP

Client: Mr. and Mrs. J. Young
C/o Chartland
The Pavilion
Murivance
Shrewsbury
Shropshire
SY1 1JW

Job No: 0617

Introduction:

We have been instructed to undertake a species survey with regard to the potential impact of the proposed extension and associated works on any protected or biodiversity species. The survey addresses the requirements as set out in the Welsh Assembly Government Technical Advice Note 5, 'Nature Conservation and Planning' to enable an assessment of impacts and mitigation to negate impact as a consideration, material to the determination of planning consent, in this case as set out within the planning conditions.

A survey was undertaken by a competent ecological surveyor to conform to the planning requirement.

Historical Data:

No records for the site are available. It is expected that the general area will support the following locally recorded species:-

Bat

Pipistrelle *Pipistrellus pipistrellus/pygmaeus*
Brown Long-eared *Plecotus auritus*
Lesser Horseshoe *Rhinolophus hipposideros* (extent of recorded range)
Daubenton's *Myotis daubentonii*
Whiskered/Brandt's *Myotis mystacinus/brandtii*

Natterer's *Myotis nattereri*
Noctule *Nyctalus noctula*

The Noctule bat, though recorded within the county, has only been recorded roosting within trees.

Great Crested Newt

Local records are available for this species within ponds to the east of the site. The nearest pond is located within 180 m from the proposed site.

Badger

No local records are available for this species.

Site Description:

Cuckoo's Nest is a modern dwelling which has been erected in a cottage style with a thatched roof finish. The cottage is located to the west of Sun Lane. The immediate land to the east is formed by unimproved common grassland. The immediate site is fenced but the abutting common land has no formal boundaries onto the access roads and lanes. The outer boundaries of the common land are formed from a mix of hedgerow and post and wire fencing. The proposed development area amounts to an area approximately 3 x 4 m in plan. The extension is positioned adjacent to the existing kitchen on the southern elevation. The existing area is formed by paved hard standings with a brick wall to form a small court yard to the existing rear door area. The access path is formed from similar paving which lead from the graveled drive and parking area. The cottage has a formal garden to the immediate area of the site with common land to the east and improved managed grasslands to the northwest and south. A small pond is located within the north western corner of the garden.

Methodologies:

A day time walk over survey was undertaken December 2009 to establish habitat types and the actual or potential presence of any protected species that may be impacted by the proposals.

Survey Results:

Bat

The existing property is finished with a thatch roof. The tight construction of these types of roofs leaves little potential for use by roosting bats. The structure is that compact that the voids between the reeds are not sufficiently large enough to accommodate crevice dwelling bats. The wall onto which the new extension is to be built had no voids or gaps within the brick work or at the abutment to the door frame which is considered to be large enough to accommodate crevice dwelling bats.

Nesting Bird

No evidence or potential for use by nesting birds.

Great Crested Newt

The immediate area records amphibians and in particular the protected species the Great Crested Newt. The proposed development would require the removal of the existing hard standings adjacent to the existing kitchen. This area at the time of survey recorded no obvious voids or crevices that were suitable for use by amphibians as refuges. The paving were in tact and sealed at their edges with the garden wall and the house wall.

Badger

No evidence of use by this species within 30 m of the proposed work area.

Recommendations:

Bats

The potential for use by this species is very low due to the construction materials. No recommendations are being put forward for this species.

Birds

No evidence of use by nesting birds was recorded at the time of survey. Similarly to the bats the potential for use by nesting bird is very low. No recommendations are being put forward for this species.

Great Crested Newt

Although this species is recorded locally the proposed foot print of the development is no greater than the existing hard standing and will therefore have no impact on the long term favorable conservation status of this species locally in respect to habitat loss. The existing paved area adjacent to the kitchen will be lifted to allow the new foundations and slab work to be formed. The survey recorded no obvious cracks or defects that could give access to suitable refuges beneath the slab; however as a precautionary measure that care is undertaken during the removal of the slabs and garden wall.

It is advised that all open trenches are checked prior to back fill to ensure no amphibians or small mammals have become trapped. It is advised that any trenches left open for a period of time should have a least one rapped edge at an angle no steeper than 45 degrees to allow any animals a means of escape.

If at any time Great Crested Newts are encountered during this period of the ground works that the works are stopped and further advice is sort from the Countryside Council for Wales.

It is recommended that all of the works are approached from the existing car parking area to the south east and that all materials are stored within this area.

Badger

No records or evidence of presence for this species is recorded locally. No recommendations are being put forward for this species.

Conclusion:

It is the surveyor's opinion that in this case the proposed extension will have no long term impact on the favourable conservation status of locally recorded protected species or the ecological functionality of any protected species, if carried out in accordance with the recommendations given within this report.

Tim Hodnett.
Dec. 2009