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Preliminary Roost Assessment

Survey site:

Roxburgh House, Hill Street, Wrexham, LL11 1SN

Client:

Mikhail Apukhtin

Survey date:

9th January 2026

Project:

This report is prepared to inform a planning application with the Wrexham County Borough Council. The proposal is described as:
The conversion of the top two floors of B1 into residential apartments.

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by David Hill-Chambers MSc BSc (Hons), Graduate Ecologist, Accredited on Natural Resources Wales bat license, held by Leo Plevin MSc, BSc, Technical Manager (licence number available upon request).

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
09/01/2026	**4°C**	**72**	**100**	**21**	**Light**

PRA Survey Factor	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**

See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3.

Background and Site Location

Summary of site and desk Study	**Previous Ecological Reports** To the author's knowledge no previous ecological reports have been produced for this site or planning application. **Site Description** The site is centred on UK national grid reference SJ 33319 50376 and has an area of approximately 0.15ha comprising the top two floors of a former commercial building. The site is situated within an urban context within Wrexham city centre. As a result, the site is surrounded by dense commercial buildings with little vegetation. The wider landscape continues to be dominated by commercial and residential buildings with areas of woodland and grassland outside of the city limits. A location plan is provided in Appendix 2. **Designated Sites** The following statutory sites are present within 2km of the site:

	Gatewen Marsh Site of Special Scientific Interest (SSSI) Located ~1.5km northwest of the site, Gatewen Marsh is designated as a Site of Special Scientific Interest due to its species-rich marshy grassland and wetland habitats. The site supports a diverse assemblage of wetland flora and invertebrates, alongside breeding and wintering birds, making it of high ecological value at both local and national scales. **Protected Species Licences** Data on European Protected Species Licences (EPSL) within 2km of the site cannot be established without data from Cofnod - North Wales Environmental Information Service.
Field survey results	
Summary of Survey Findings	**Bat Foraging and Commuting Habitats** The site consists exclusively of the former commercial building with no vegetation present which would provide micro-climatic conditions suitable for invertebrates to live and breed. In addition, the urban surroundings offer limited opportunities for foraging bats with minimal linear features in which they could utilise to commute the site and foraging ground in the wider landscape. Therefore, given the limited opportunities on site and the lack of linear features in the surrounding landscape, B1 is assessed to provide **negligible suitability** for foraging and commuting bats. **Building One (B1) – Overview and Assessment** B1 consists of the upper two storeys of a disused commercial building. It comprises a reinforced concrete frame structure, with exposed concrete columns and spandrel beams. External walls comprise brickwork and exposed aggregate concrete panels, interspersed with continuous bands of metal-framed glazing forming ribbon-style

windows at each level. The windows appear aluminium-framed and set flush within the structural bays. Above, the building is capped by a flat roof, finished with a waterproof membrane and bounded by a concrete parapet. The roof accommodates rooftop plant and equipment, including antennae, enclosed by metal safety railings.





Images 1-3 (left to right): Northern and eastern elevations of B1 – Images of the flat roof – close up of the rear elevation of B1 from atop the roof.

The internal elements of B1 comprise two floors of multiple rooms subdivided by lightweight stud partition walls. Ceilings are predominantly suspended grid systems with mineral fibre tiles, concealing services such as electrical cabling and ventilation. Extensive perimeter glazing is present throughout, set within metal window frames. No physical evidence of bats, including droppings, staining or insect remains, was recorded during the survey. Although the building is in a state of disrepair, with sections of internal walls and ceiling tiles damaged or missing, B1 is not considered suitable for roosting bats. The small gaps created by missing ceiling tiles do not form the narrow, enclosed crevices typically selected by crevice-dwelling species, nor are there any enclosed voids suitable for void-dwelling bats. Furthermore, the high levels of light ingress from multiple windows reduce the suitability of the internal spaces for roosting.





Images 4-6 (left to right): Gap between the boarding the window frame - Internal space of B1 demonstrating the internal damaged including to the dropped ceiling and the levels of light ingress throughout both floors.

The external assessment did not identify any features considered suitable for roosting bats. The building elevations are largely formed of smooth concrete, brickwork and panels with continuous metal-framed glazing, all of which are intact and appear undamaged. All brickwork appears in good condition with no damaged bricks or missing mortar. No lifted materials, cavities or accessible roof features were observed, and no evidence of bat activity was recorded.





Images 7-10: External features of B1 including the aluminium window from, brickwork and cladding.

	Given the lack of suitable opportunities internally and the absence of any external features for roosting bats, in addition to no physical evidence identified, B1 is assessed to provide **negligible suitability** for roosting bats.
Foreseen Impacts	Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.
Recommendations	**Roosting habitat** In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop, and a bat licensed ecologist contacted for further advice. **Foraging and commuting habitat** No further surveys are required. **Suggested biodiversity enhancements** The installation of bat boxes at the site will provide additional roosting habitat for bats. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Nesting Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the survey, nor were there any features in which birds could gain entry and roost.
Foreseen Impacts	None foreseen given the lack of suitable access.
Recommendations	None required.

	Suggested biodiversity enhancements The installation of two bird boxes will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

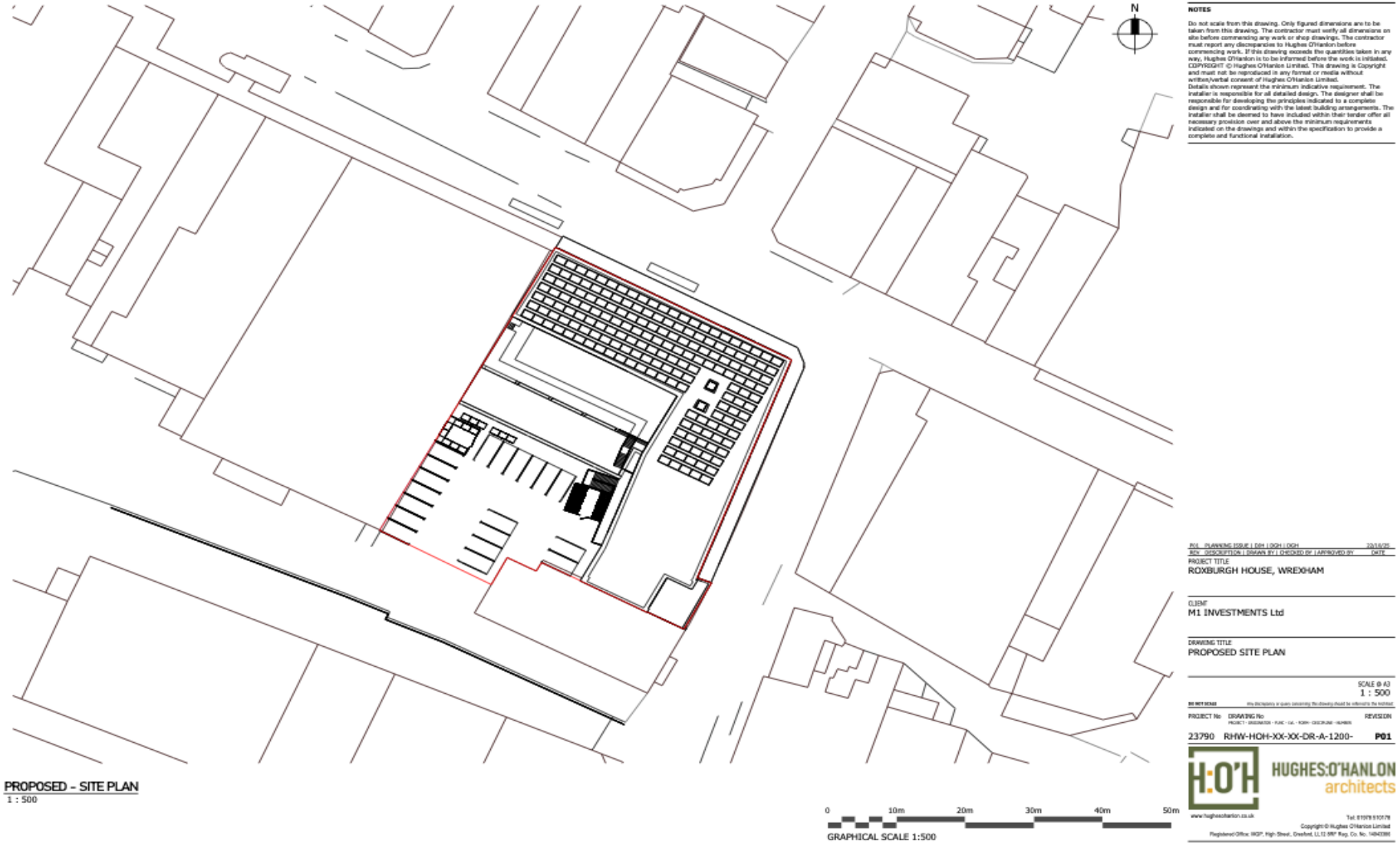
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan




APT 115
APT 113
APT 111
APT 109
APT 106
APT 114
APT 112
APT 110
APT 107
APT 105
APT 103
APT 104
APT 102
APT 101
Fire protected lobby
Fire protected lobby
Dry riser outlet - inlet location tbc
ADV
RISER
CLEANERS
ADV
Dry riser outlet
PROPOSED THIRD FLOOR PLAN
1 : 100
GRAPHICAL SCALE 1:100
PROJECT TITLE
ROXBURGH HOUSE, WREXHAM
PCI INVESTMENTS Ltd
PROPOSED - THIRD FLOOR PLAN
1 : 100
23790 RHW-HOH-XX-03-DR-A-4103- P09
HUGHES:O'HANLON
architects

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