James Farm, Ruabon
Species Conservation Scheme

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1. Introduction

Planning permission, subject to conditions, has been granted for the conversion of outbuildings to 5 dwellings at James Farm, Ruabon, Wrexham (planning ref: RUA P/2020/0576). Yorke Associates Ecological Consultants have been instructed by Mr Bob Roberts to produce a Species Conservation Scheme (Bats), to discharge Pre-commencement Condition 12, subject to which planning was granted. Namely:

12. No development shall commence until a Conservation Plan has been submitted to and approved in writing by the LPA. The Conservation Plan should build upon the principles outlined in the ecological report (Yorke, D; 2020; James Farm, Ruabon: Protected Species Survey; Yorke Associates Ecological Consultants; Unpublished) and include, but not necessarily be limited to the: o submission of further details concerning bat mitigation and compensation measures including plans;
a. details of timing, phasing and duration of construction activities and conservation measures;
b. timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
c. actions to be taken in event previously unidentified species of bat are found;
d. persons responsible for implementing the works;
e. post construction monitoring and record dissemination for a period of not less than 3 years; and
f. further details concerning external lighting proposals including plans that illustrate current or proposed bat emergence points and features that currently or are proposed to be functionally used by bats for foraging/dispersal purposes (with reference to Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK is advocated).
The Conservation Plan shall be carried out in accordance with the approved details.

2. Species Conservation Scheme

A Introduction

Emergence surveys, undertaken by Yorke Associates in 2020, indicate that the outbuildings at James Farm are being used as a day roost by low numbers of pipistrelle and brown long-eared bats. A re-survey of the buildings in 2025 also recorded a night roosting lesser horseshoe bat(s).

This mitigation strategy aims to prevent the potential killing, injury or harm, or disturbance to bats or their roosts, and to ensure that the site's ecological provision for roosting bats is maintained, throughout and post-completion of works. ***A bat development licence from Natural Resources Wales will be required before conversion of the outbuildings can commence.***

B Capture and Exclusion

B.1 Timing of Works

All works to the buildings' roofs, including removal of ridge tiles, slates and fascias, will be undertaken during favourable weather conditions and outside of the bat summer roosting period (that is, during the period 15th October – 31st of March), when bats are less likely to be present. To avoid encountering torpid bats, these works will be undertaken during periods when temperatures have not dropped below 8°C over four consecutive days and nights.

To ensure there is no interruption in roosting provision on-site, 3 x Schwegler 2FN Bat Boxes will be erected on mature trees within the grounds of the buildings, under the guidance of the licensed ecologist, at least 3 weeks prior to conversion works commencing. Construction of a replacement roosting void for night roosting lesser horseshoe bats will commence and be completed within the first winter construction period.

Table 1, below, details a provisional timetable of works, which demonstrates that the proposed phasing of the development is aligned to the above.

Table 1: Provisional timetable for the proposed works.

Time of year	Proposed actions	Impacts on bats and mitigation
Any time prior to below	Erection of 3 x Schwegler 2FN Bat Boxes on mature trees, under the guidance of the licensed ecologist.	To provide continuous roosting opportunities for crevice dwelling bats throughout the works and to provide a place of safety into which any bats found during the works can be placed.
After above and prior to below	The ecologist will inspect the compensatory roosting provision to ensure that it conforms to the specifications detailed within the licence method statement (photographic evidence acceptable).	Any deviations from the measures detailed in the licence method statement will be corrected, unless otherwise indicated by the NRW species officer.
15th October 2025-2029–31st March 2026-2030 Prior to the below	The ecologist will provide all site workers with an induction (toolbox talk). This induction will cover the legal	To ensure all contractors are aware of the proper procedures and precautionary methods of

	status of the species present on-site, the agreed method of working and action to be taken if protected species are encountered.	working required. *Further toolbox talks will be provided to contractors who start work on the project at later dates, prior to their start of work.*
15th October 2025-2029 – 31st March 2026-2030 Immediately prior to the below	The ecologist will examine all known roosting features, or features considered to have potential to support roosting bats immediately prior to any works affecting them (or part thereof).	To ensure that roosting bats are identified, wherever possible, prior to the commencement of any part of the works, so they can be safely removed to a place of safety by the ecologist.
15th October 2025-2029 – 31st March 2026-2030 Prior to the below	Ridge tiles, slates and fascias will be removed. The ecologist will supervise all such works.	This period is outside of the summer roosting period, when bats are most likely to be present, and so represents this time of year when the works are least likely to cause disturbance to bats.
15th October 2025-2029 – 31st March 2026-2030 (to commence and be completed during first winter construction period)	Construction of lesser horseshoe night roosting void in Barn 1.	To provide continuous roosting opportunities for lesser horseshoe bats throughout the works and to provide a place of safety into which any crevice dwelling bats found during the works can be placed.
15th October 2025-2029 – 31st March 2026-2030 After the above	After construction of walls and roofs has been completed interior of buildings to be made secure from bat ingress.	To prevent bat access into those areas during any remaining internal or finishing works, prior to the commencement of the summer roosting period.
Following the completion of the above to an anticipated date of October 2030	The remaining conversion works (internal works and internal and external finishing works, including erection of 3 x Beaumaris Woodstone Maxi bat boxes on buildings) will be completed.	All compensatory roosting provision completed.
2026 - 2030	Post completion monitoring of the site (as specified on the development licence(s) issued by NRW).	To ensure that the favourable status of the species at the site has been maintained.

B.2 Site Induction and Toolbox Talk

The licensed ecologist or their accredited agent (herein referred to as 'the ecologist') will provide a 'toolbox talk' to all contractors involved with works that could affect bats prior to the commencement of works. All site workers will be briefed on the legal status of bats, the likely places to find them, the working practices required to minimise and avoid disturbing or causing harm to bats and the action to be taken if bats are encountered during the works. All site workers will be made aware that in the event of any bats being found or suspected when the

ecologist is not on site, all works must cease in the affected area until appropriate expert advice has been sought from the ecologist or NRW. A copy of the NRW licence and the Bat Licence Method Statement will remain available on site at all times and a summary sheet of guidance will be given to the builders and contractors working on the site.

B.3 Supervision of Works

The ecologist will be in attendance during the removal of ridge tiles, slates and fascias from the existing roofs. Prior to the commencement of these works, any potential roosting features will be inspected by the ecologist using a high-powered torch and endoscope, to determine whether any bats are present, as far as is possible.

During the works to the roofs, any material and/or associated timbers to be removed will be lifted off vertically, rather than rolled, and checked on its underside to ensure that no bats are clinging thereto prior to discarding/storing it. This will minimise the chance of any bats present being killed/injured. This work will be undertaken using hand tools only, (i.e., picks, crowbars, slate rippers, bow saws etc.).

The ecologist will remain available on an 'on-call' basis during all subsequent stages of the works to deal with any unexpected encounters with bats or nesting birds.

B.4 If Bats are encountered

If bats are encountered during supervised works, works will stop to allow them to move of their own accord. If any bat encountered fails to move away, the ecologist will capture it with thin-gloved hands or a hand net and place it in a draw string cloth bag. Removed bats will then be transferred to the Schwegler 2FN Bat Boxes. This will allow the bat(s) to settle in a safe place for the remainder of the day and to emerge safely in the evening. If a bat in torpor is encountered, it will be left undisturbed in-situ until spring if possible and only moved as a last resort. If it is necessary to move a bat in torpor, then this will be done when temperatures are above 8°C and to a hibernation box located nearby.

If a bat is discovered at other, unsupervised times when the ecologist is not present, work will cease immediately and the bat(s) will be covered by the last object removed (so long as there is no risk of crushing), and the ecologist will be consulted for advice and attendance at site. Associated and nearby coverings will also be replaced if the bat(s) is/are not completely or only just covered. Bat(s) which have not moved of their own accord by the arrival of the ecologist will be rescued by the ecologist using the method described above. If a grounded bat is found, it will be covered by a cardboard box until the ecologist arrives. Any injured bats found will be immediately taken into care. If it is not possible to contact the ecologist, the Natural Resources Wales Species Protection Officer must be contacted immediately, and their advice sought. Builders, contractors, and other unlicenced personnel are explicitly forbidden to handle bats.

C Bat Roosts

C.1 In-situ retention of roosts

n/a

C.2 Modification of existing roosts

n/a

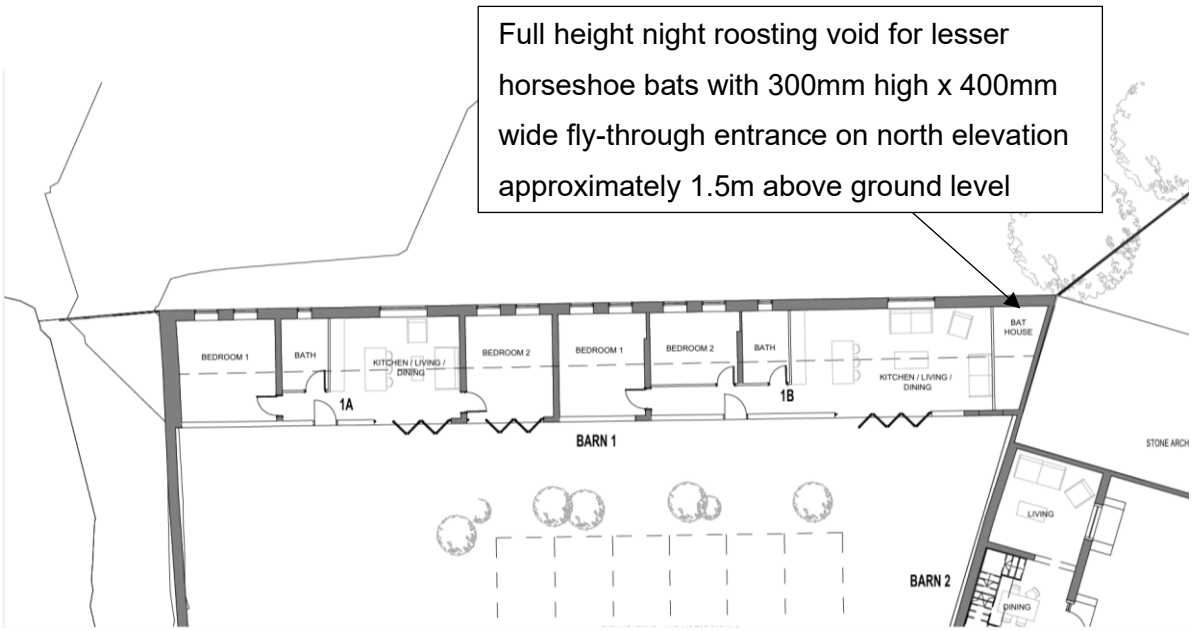
C.3 Creation of new roosts

A night roosting void for lesser horseshoe bats will be constructed in Barn 1. This will consist of a full height void, from ground floor to roof apex, with a 300mm high x 400mm wide fly-through entrance on the north elevation, located approximately 1.5m above ground level. The

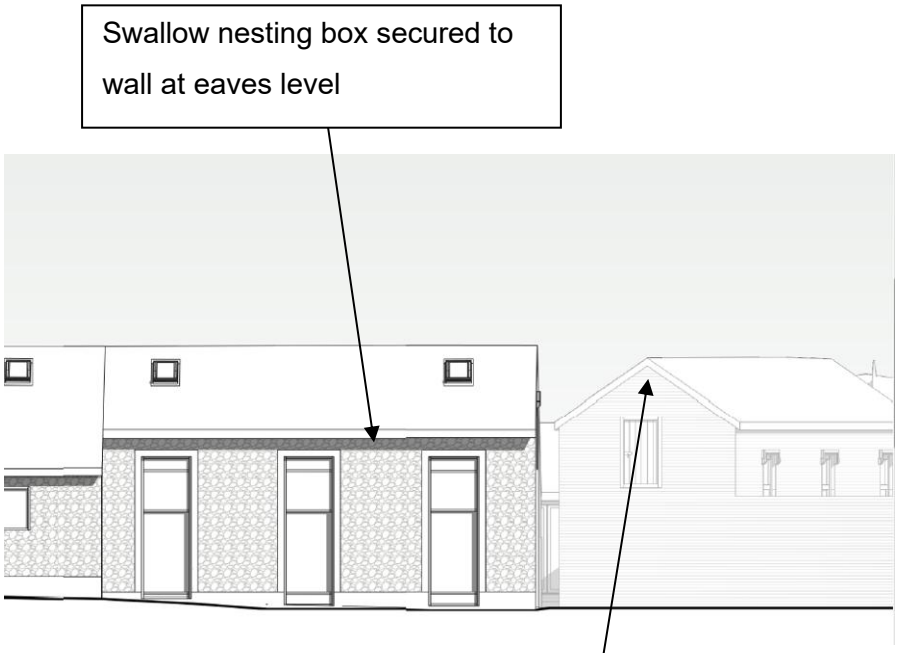
roof inside the bat void will consist of exposed purlins, rafters and ridge board and 1F bituminous felt

3 x Beaumaris Woodstone Bat Boxes will be erected on the converted buildings as shown on the drawings below. In addition, c.20mm gaps will be left between timber fascia / barge boards and walls on all elevations of the converted buildings for crevice dwelling bats. To ensure continuity of bat roosting features during the conversion phase and to provide a place of shelter for any bats encountered during the course of the development 3 x Schwegler 2FN Bat Boxes will be erected on mature trees within the grounds of the buildings, under the guidance of the licensed ecologist, prior to conversion works commencing. These boxes will be retained *in-situ* after all site works have been completed, as an ecological enhancement measure.

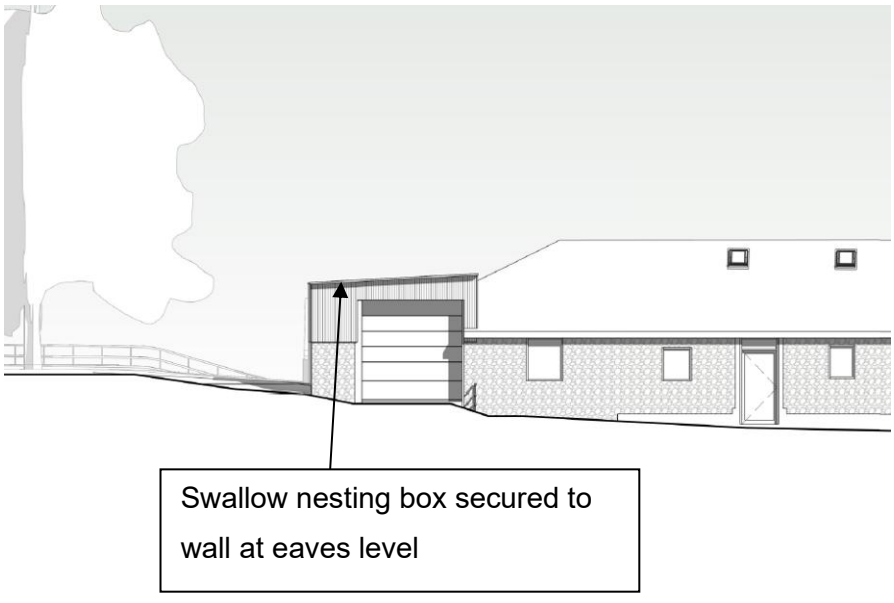
The proposed bat roosting and bird nesting features are shown below.



Barn 1 - Plan



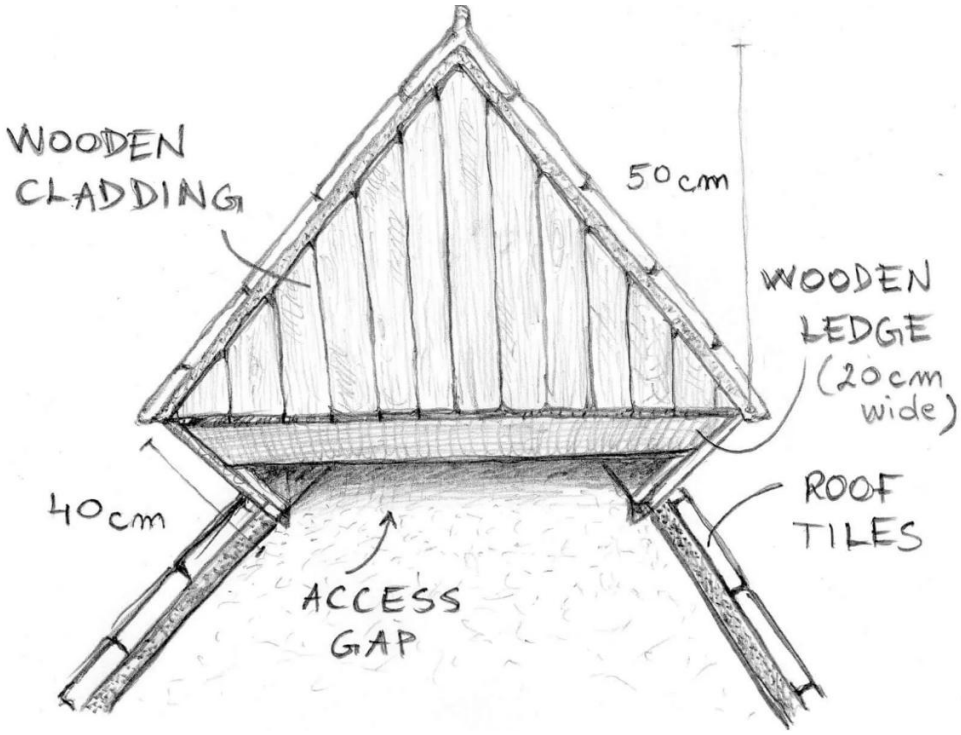
South Elevation



South Elevation



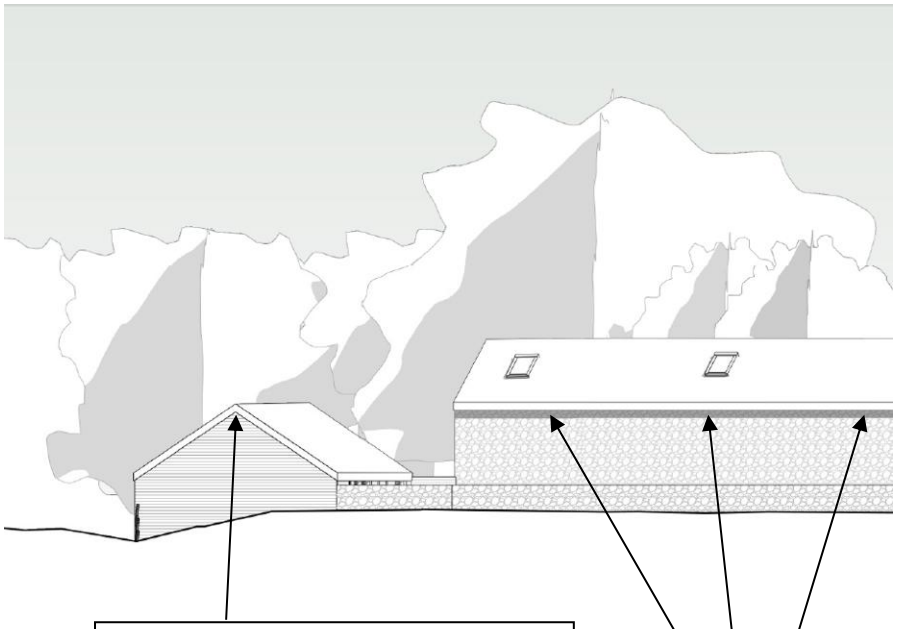
Beaumaris Woodstone Bat Box



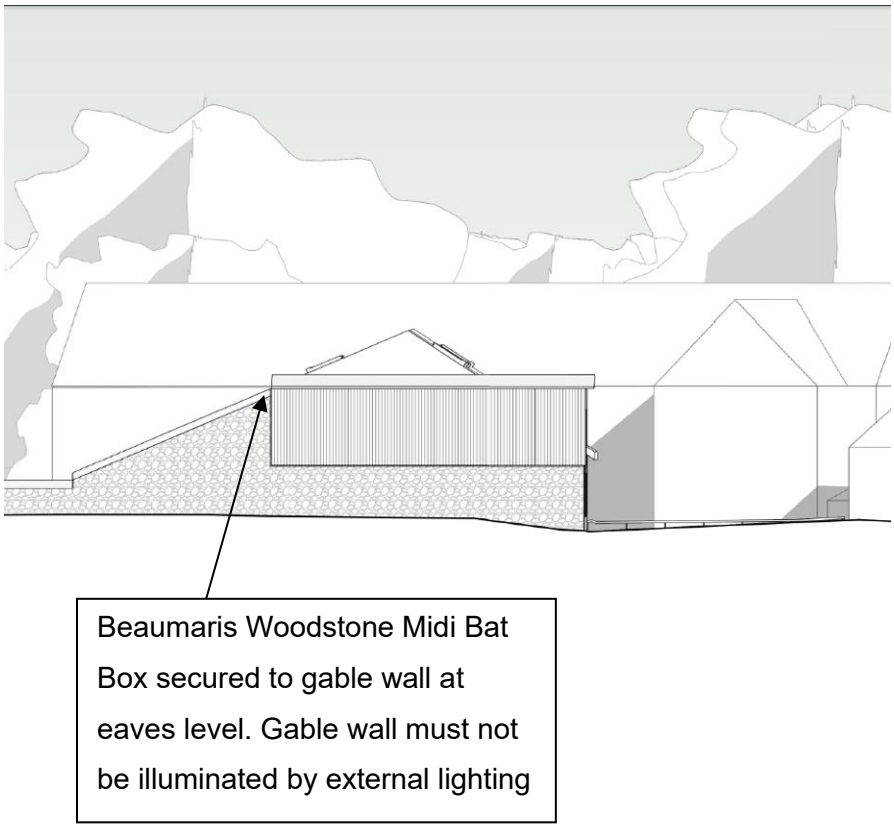
Swallow nesting box (Design taken from acerecology.co.uk). Roof of box can be modified to suit location e.g. mono-pitch roof for eaves location



Swallow nesting box in-situ



West Elevation



West Elevation

C.4 Maintenance and/or modification of new and existing habitat

No linear features (hedgerows, treelines, etc.) are to be removed as part of the project or otherwise affected by the works, so no habitat fragmentation or isolation is anticipated. Further, care will be taken to ensure that no new exterior lighting is allowed to spill onto any of the existing or proposed roosting features, flightlines thereto/therefrom.

Any new external lighting associated with the development will be in accordance with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust guidelines (Guidance note 08/18: Bats and Artificial Lighting in the UK) and will be restricted to door openings and consist of low luminance, low-ultraviolet, down-lit lamps fitted with cowls to minimise light spill.

C.5 Scaled maps/plans

The proposed bat roosting features are shown on the Architect's Drawings.

D Mechanism for ensuring delivery of mitigation and compensation measures

It will be the responsibility of the licensee to ensure compliance with this method statement/to deliver this mitigation strategy in its entirety. To fulfil reporting obligations under the Habitat Directive, the licensee will provide a report, four weeks after the licence expires, detailing findings of any bats encountered during the works, together with the measures taken and outcomes in terms of recovery of and maintenance of the population.

Compliance monitoring will be undertaken by the ecologist as part of their responsibilities to the licensee. The ecologist will be responsible for (i) defining appropriate key performance indicators that will inform an inspection, (ii) defining what evidence will be required to inform inspections, (iii) determining the minimum number of assessment visits required to demonstrate compliance, and (iv) progressing required remedial or contingency actions identified during audit back to the developer and NRW. It will be the licensee's responsibility to ensure that suitable access to the site and suitable funds are made available for this work.

Table 2, below, provides a list of suitable KPIs, based upon the NRW audit template. This table should be considered as a live document to be updated as necessary. Due to the nature of the process, the compliance audit is largely focussed on the pre-construction and construction phases. The table does include some post-construction compliance measures and further should be added to this table at an appropriate time. A copy of this compliance audit and measures undertaken will be provided to the LPA ecologist on an annual basis.

Table 2: KPIs and associated forms of evidence which will inform an inspection.

No	Performance Indicator	**Evidence Required** - this list should be adapted to reflect the agreed method statement.	Pass (Yes/No), Comments	What action is required as a result of findings?
	General			
1	The licensee will advise NRW Species Officer of the start date for the works prior to works commencing.	Written or electronic documentation with notification of start of works.		
2	A suitably experienced licensed ecologist will be appointed and retained during the life time of this licence to	Letter, contract or other document outlining the appointment of an ecologist for the lifetime of the project.		

	provide on-site advice.			
3	Prior to the start of any works on site, all site workers will be inducted by the project ecologist. This induction will cover the legal status of the species, the method of working and, action to be taken if protected species are encountered.	Copy of documents from ecological induction, showing induction content and detailing contact numbers and contingency procedures should bats be found during the course of works. List of induction attendees.		
4	Preparation and implementation of a biosecurity risk assessment as detailed in E.5 of the method statement	Biosecurity risk assessment is available for inspection. Log of biosecurity measures is available for inspection and shows that they have been implemented. Field observation shows that biosecurity measures are in place e.g. anti-fungal spray		
5	Licence available for inspection by any police constable, employee of the Welsh Assembly Government or employee of the Countryside Council for Wales or authorised persons on demand.	Licene is available for inspection on site.		
6	No agent of the licensee shall act under licence unless they are in possession of a letter signed by the licensee appointing them by name as the duly accredited agent of the licensee for the purposes of this licence, and shall carry with them the said letter and a copy of this licence and	All relevant accredited agents have copies of licence holder's letter of authorization. Licence holder's letter is available for inspection.		

	shall produce them to any police constable or employee of the Natural Resources Wales or other authorised person on demand			
	E.1 Bat disturbance, capture and exclusion			
7	Works affecting bat roosts will not commence until the Project Ecologist has inspected the area and confirmed that work can go ahead – as detailed in E.1 of the method statement.	Log and field observation show disturbance, capture and exclusion (as relevant) have been undertaken as detailed in the method statement. Dates of action taken should be noted. Examples of actions to be included - - timing of observations and methods used to confirm if bats still present - details of exclusions or deterrent methods used		
8	Action taken if bats found during the course of work	Log detailing - number and species of bats found and location - actions undertaken if animals found		
	E.2 Bat roost and habitat retention, modification and / or creation			
9	Retention of existing roost/s and features (minor changes and maintenance works) as detailed in E.2.1 of the method statement.	Log and field observation demonstrate retention is in accordance with method statement including: - type of replacement roofing material - specification of roofing membrane - use of appropriate timber treatment chemicals & works timed to avoid injury - addition / changes to insulation and impact on temperature/humidity. - retention or modification of roost entrances		

		- enhancements to the roosts e.g. crevice provision		
10	Modification of existing roosts as detailed in E.2.2 of the method statement	Log and field observation demonstrate modification was in accordance with Method Statement including: - number, location and dimensions of roost areas, including partitioning of roof voids - construction materials (e.g. roofing membranes, roofing material) - number, location and design of entrances - provision of roost crevices - use of appropriate timber treatment chemicals & works timed to avoid injury - lighting scheme to avoid illumination of roosts/ entrances - installation of services that may require maintenance		
11	Creation of new roosts (including bat houses and bat boxes) as detailed in E.2.3 of the method statement	Log and field observation demonstrate construction and installation was in accordance with Method Statement including: - number, location and dimension of roost areas - construction materials (e.g. roofing membranes, roofing material) - number, design & location of entrances - number, design & location of roost crevices - number, location and design of bat boxes as specified (e.g. make & model number) - lighting scheme avoids illumination of roosts / entrances - replacement roost in good order and ready for occupation (or occupied) before old roost damaged or destroyed		
12	Retention &/or modification of existing	Log and field observation demonstrate retention was		

	and creation of new habitat as detailed in E.2.4 of the method statement	in accordance with Method Statement including: - Evidence that existing bat habitat (e.g., vegetation along identified local foraging areas/commuting routes) has been retained and not damaged during construction. - Evidence that internal/external lighting conforms to that specified.		
	F and H Post-development site safeguard			
13	Implementation of roost site / bat habitat management / maintenance and monitoring as detailed in F.1 and F.2 of the method statement	- log or report to demonstrate roost site management plan has been implemented - site management works are maintaining the ecological functionality of the mitigation/ compensation site		
14	Implementation of population monitoring as detailed in F.2 of the method statement	- log or report demonstrate monitoring plan has been implemented - log or report demonstrate results passed to local record centre		
15	Implementation of long term site safeguard proposals as detailed in F.4, H.1 and H.2 of the method statement *NB Not all schemes will require all of the activities*	- log or report(s) demonstrate long-term site safeguard has been implemented as detailed within associated plan		
	Any other points to note/comments from auditor:			

E Mitigation Contingencies

The buildings will be inspected immediately prior to the commencement of works to ensure that no bats are roosting within the works area at the time. If any bat species not previously recorded are found during the pre-works inspection, or at any other time, discussions will take place with an NRW Species Officer with regards how to proceed and to establish whether amendments to the licence or additional roosting facilities will be required.

No other mitigation contingencies are proposed at this time.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

The owners will be responsible for the ongoing maintenance of the existing and proposed bat roosting and bird nesting features. Any new external lighting associated with the development will be in accordance with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust guidelines (Guidance note 08/18: Bats and Artificial Lighting in the UK) and will be restricted to door openings and consist of low luminance, low-ultraviolet, down-lit lamps fitted with cowls to minimise light spill.

F.2 Population monitoring, roost usage, etc.

Emergence surveys will be undertaken by the licensed ecologist or accredited agent, during the period 1st May – 31st August, post-completion of the development. The results of the monitoring will be submitted to NRW using the online recording pro-forma.

F.3 Post-development mitigation contingencies

The buildings to be included within the licence are being used as a day roost by pipistrelle bats and as a night roost by a single/low number of lesser horseshoe bat(s). Therefore, this conservation scheme will be judged to have been successful once it has been established that similar numbers of both pipistrelle and lesser horseshoe bats are continuing to roost at the site.

If the above is not achieved, the design of the roosting provision will be re-examined and following consultation with NRW, alterations made as necessary.

F.4 Mechanism for ensuring delivery of post-development works

Post-development works will be undertaken and reported at the intervals and to the bodies specified in F.2 above.