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Preliminary Roost Assessment

Survey site:
38 Wynnstay Lane, Wrexham LL128LG

Client:
Graham Williams

Survey date:
02/04/2026

Project:
This report is prepared to inform a planning application with Wrexham County Borough Council. This proposal can be described as a single-storey side extension, with replacement of the roof, and two chimney removals.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings
Bats B1 has low roosting value for bats. One survey is required to confirm presence/absence of bats. **No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.** **Birds** Works should be undertaken outside the period of 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work.

Contents

Introduction and Context....3
Introduction....3
Methodology....3
Limitations....3
Results, Impacts and Recommendations....4
Site Location and Landscape Context....4
Fauna....5
Appendix 1: Proposed Development Plan....14
Appendix 2: Site Location Plan....15
Appendix 3: PRA/BERs Plan....16
Limitations and Copyright....17
Version Control....17

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

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

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

No biological records data search had been authorised at the time of writing this report. This report should be updated once this has been obtained.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SJ 36090 55024 and has an area of approximately 0.016ha comprising one building.
Priority Habitats and Designated Sites
Summary of Survey Findings Priority Habitats There are 5 priority habitats located within 2 km of the site. These comprise open mosaic habitat on previously developed land, traditional orchards, lowland fens and reedbeds, and raised bog. The closest priority habitat comprises open mosaic habitat on previously developed land, located ~550 m northwest of the site. The site is well connected to nearby habitats via extensive scattered trees within the surrounding garden landscape as well as pockets of woodland particulary to the north and east. Designated Sites There are 4 statutory sites within 2 km of the site. These are listed below: *Table 1a: Statutory sites within 2km of the site.*

Designation	Distance from site
Marford Quarry SSSI	470m north
Midland Meres & Mosses Phase 2 Ramsar	745m south
Vicarage Moss SSSI	750m south

Chwarel Singret SSSI	1885m northwest

The site does fall within the impact risk zone for Marford Quarry however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from COFNOD. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Katie Whitfield BSc (Hons) MSc, Consultant Ecologist Accredited on Natural England Bat License (details on request). Survey was undertaken under the supervision of Leo Plevin (Welsh license details on request).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
02/04/2026	10	76	40	1.8	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

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.

Roosting Bats

Summary of Survey Findings

B1 was concluded to have low roosting value for bats.

Buildings

Building B1 Description

B1 is a two-storey, detached dwelling constructed from a mixture of render and brick. The building features a hipped roof with lean-to side extensions to the north and south and a flat roof to the west. Internal voids were recorded within the building and were clad with spray insulation. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **low** habitat value for roosting bats due to features are evident such as small cracks/gaps within tiles and missing mortar. Such features may accomodate a higher number of crevice dwelling species, however, the presence of spray insulation reduces suitability for maternity and hibernation roosts.



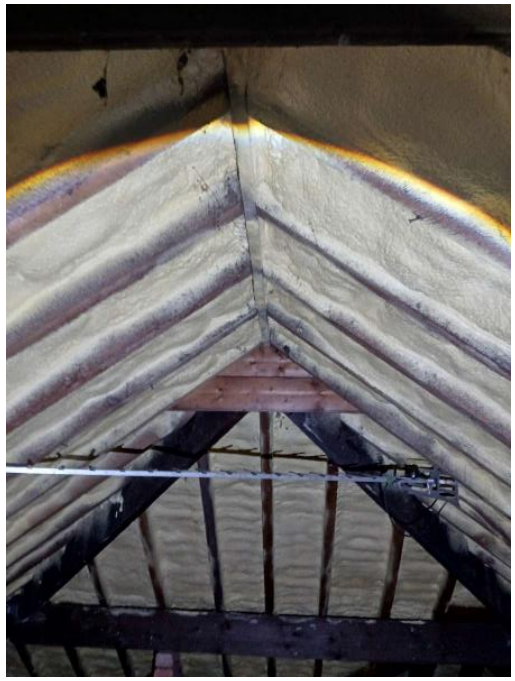
B1

Feature	Materials	Condition/Suitability	Photographs

	Roof	Concrete tiles	The roof is covered with concrete tiles and is in a condition with some defects, including local gaps or damage. Cracked or missing areas of tiles were noted on the eastern and western elevations, providing potential crevices for crevice dwelling bats. Missing mortar was also observed on the eastern elevation, potentially offering access between the roof tiles and an internal membrane. Recent and current rainfall may have obscured any external bat evidence.	 *Cracks/gaps in tiles evident on the eastern elevation.*	

				 *Cracks/gap in tile evident on the wester elevation.*	

				 *Missing mortar on the eastern elevation of B1.*	

Voids	Spray insulation	A void was recorded within B1, accessible and assessed. The temperature was recorded at 8°C and humidity at 60%. The void has dimensions of 10m in length, 10m in width, and 2m in height, with an area of 100m². The void contains spray foam insulation and has internal timber rafters. No cracks were evident within the rafters, and no gaps or light ingress were found within the void. As such there is a lack of access into the void for both void and crevice dwelling bats. No roosting features or bat evidence were associated with this void. The presence of spray foam insulation likely limits available roosting space and restricts internal access routes from external features, therefore reducing suitability for both maternity and hibernation roosts.	 *Loft space of B1.*

Impacts

B1 will be renovated/disturbed as part of the proposed works. This could result in destruction of any bat roosts present within the identified features and could cause disturbance, death or injury to bats.

Recommendations

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

▪ One bat emergence/re-entry survey will be required on B1, requiring 3 surveyor positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

Lighting mitigation may be required based on the outcome of the night bat survey.

If any bat roosts are confirmed from this survey schedule, an additional two surveys will be required as well as a subsequent bat licence to undertake the proposed works on B1 as it would involve the destruction/disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Foraging and Commuting Bats

Summary of Survey Findings

Scattered trees found within the surrounding garden landscape could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as extensive woodland, particulary to the east and north.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Construction works and external lighting fixtures on the proposed development could include the use of lighting which could spill onto bat foraging and commuting habitat and could deter bats from using these areas.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of further locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within B1, however the building and vegetation within the garden landscape (such as trees and hedgerows) provides suitable shelter and could be used by common nesting birds. The site is located near pockets of woodland to the east and north, which are likely to host a wide assemblage of bird species, and may, on occasion use the site transiently.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

No vegetation will be removed during construction. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/vegetati should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any

nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

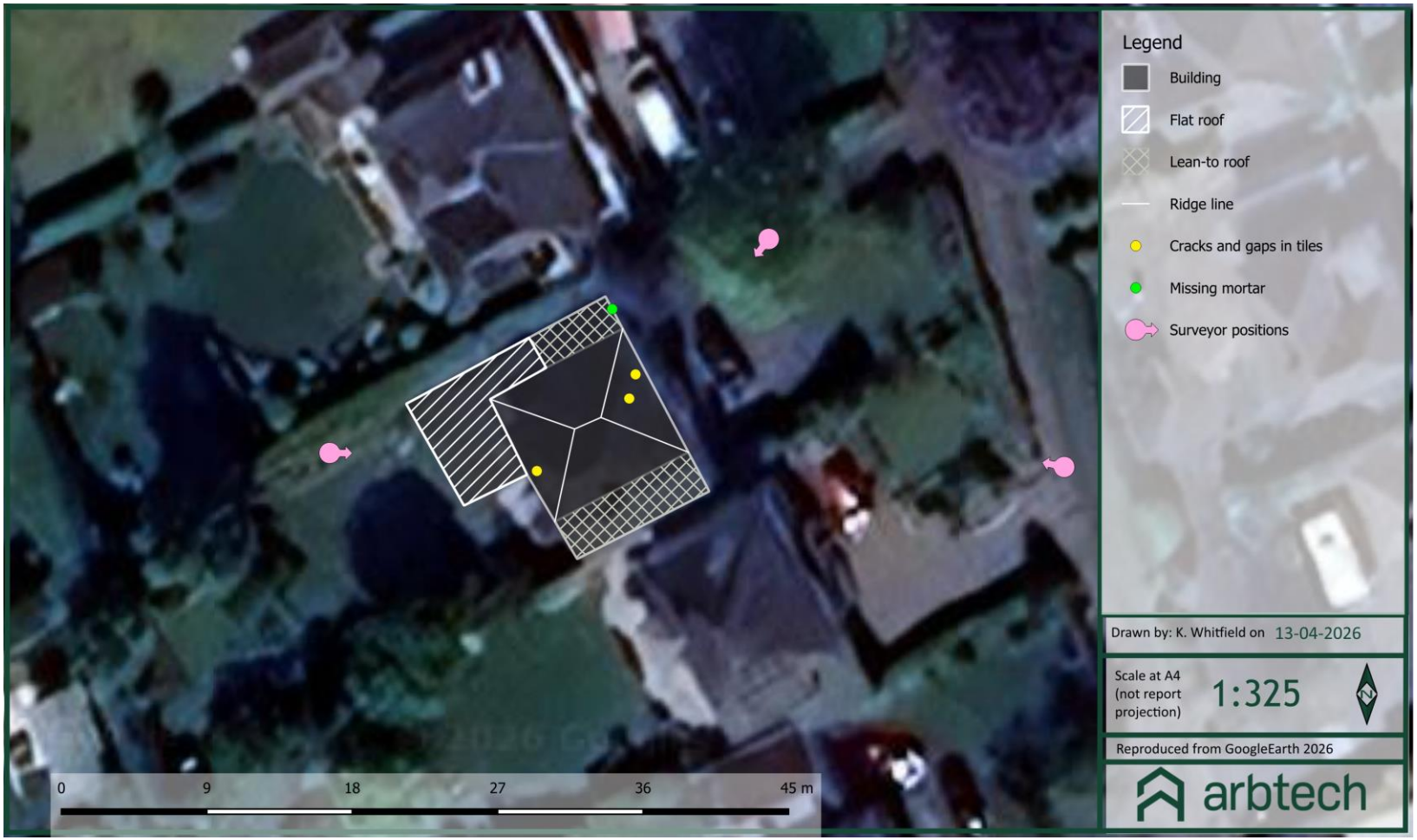
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: PRA/BERs Plan



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Version Control

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Draft	0.1	Katie Whitfield BSc (Hons) MSc, Consultant Ecologist	08/04/2026
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