Preliminary Ecological Appraisal

Former Parkside Cattery, Park Lane, Rossett, Wrexham, LL12 0BW

Provided for:

Mr. and Mrs. Woodburn,
Wavertree Cottage,
Park Lane,
Rossett,
Wrexham,
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9th July 2026

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Summary

A desk study, surveys and a preliminary ecological appraisal were undertaken in September 2025, and May and June 2026, to assess the ecological value and the potential ecological value of a proposed development site at the Former Parkside Cattery, Rossett, Wrexham.

The **demonstrable ecological value** of the proposed development site and its close surroundings (and therefore its ecological constraints) is in relation to:

- The presence of habitats of Principal Importance listed under Section 7 of the Environment (Wales) Act 2016 – Native hedgerows and Traditional orchard
- The presence of other habitats, comprising neutral grassland, trees and open vegetation
- The use of habitats (other than buildings) by bats
- The use of habitats (other than buildings) by birds

In addition, the proposed development site and its close surroundings also have **potential ecological value** (and therefore potential ecological constraints) in relation to:

- Use of buildings and trees by roosting bats
- Use by nesting birds
- Use by amphibians, reptiles [redacted]
- Use by European hedgehog and brown hare

Mitigation for the proposed development includes:

- Full involvement and appropriate supervision by an Ecological Clerk of Works
- Careful management of the extent of the work area, including all disturbing activities
- Minimising impacts on habitats
- Minimising impacts on bats
- Minimising impacts on birds, including timing of works to avoid the bird nesting season (March to September) or careful pre-works checks by a suitably experienced ecologist
- Adoption of measures to minimise risks to amphibians, reptiles, [redacted] hedgehog and brown hare

Opportunities for **ecological enhancement and Net Benefits for Biodiversity** include:

- Using and encouraging the growth of native species of local provenance.
- Incorporation of bird and bat boxes into the design of the new building.

It is the professional judgement of Ecology Services UK Ltd that in the case of the proposed development at Former Parkside Cattery, a Preliminary Ecological Appraisal provides a sufficient level of detail; this reflects the small-scale nature of the development, the ecological features present and the predicted impacts of the scheme. This judgement is made on the basis that all mitigation, compensation and enhancement work, as outlined in section 6 of this report is fully specified in the scheme proposal and other submitted documents.

There is no evidence to show any current use by day or night roosting bats. There is no evidence to show that the buildings currently provide any ecological functionality for bats. There is no evidence that the buildings contribute to the conservation status of bats; they currently play no role in bat survival. Any works affecting the buildings will not be licensable at the current time.

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1 Introduction

1.1 This report has been produced on behalf of Mr. and Mrs. Woodburn as part of the information required for a proposed development.

1.2 Ecology Services UK Limited was commissioned in September 2025 to carry out a preliminary ecological appraisal and to produce a report.

1.3 It is proposed to seek planning permission for change of use and conversion of existing building from cattery to dwelling, and associated works including single storey side and rear extensions and creation of new driveway.

1.4 The information contained within this report comprises:

- The methodology used for the surveys
- A brief description of the proposed development site
- The results from the surveys
- Limitations to the preliminary ecological appraisal
- Advice and recommendations in relation to the proposed development

1.5 This report complies with national best practice guidance as outlined in:

Chartered Institute of Ecology and Environmental Management (2017), *Guidelines for Preliminary Ecological Appraisal. Second Edition*. CIEEM, Wrexham

1.6 Personnel

Surveys were carried out by Pat Waring and Janette Gazzard from Ecology Services UK Ltd.

Pat is a licensed bat worker (current NRW licence number S096785/1), a Registered Consultant of the Bat Earned Recognition Class Licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 28 years, including over 21 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Police Authorities, as well as the delivery of professional ecological training courses at a national level.

Pat has recognised and extensive experience and knowledge of ecological survey, monitoring, condition assessment and impact assessment techniques. He has extensive knowledge of habitat and protected species ecology, particularly bats, birds (within and outside the nesting season), [redacted] amphibians and reptiles, including the requirements and conditions necessary for minimising impacts on these species. He also has recognised skills relating to protected species surveys and assessment.

Janette is a licensed bat worker in England, a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 22 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills including habitat surveys, ecological appraisals, protected species surveys and mitigation, conservation management advice and condition assessments.

Pat and Janette undertake a range of bird surveys annually both professionally, and on a voluntary basis for RSPB and BTO.

Both surveyors have extensive experience and a high level of competency in the operation and use of the equipment utilised during the work described in this report.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance series, Competencies for Species Surveys available at: http://www.cieem.net/competencies-for-species-survey-csS

1.6 Advisory note

The information in this report represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule, survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

2 Objectives and methodology

2.1 General background

The brief for this work was to carry out a preliminary ecological appraisal of a proposed development site at Former Parkside Cattery, Rossett in Wrexham.

Information gathering involved a desk-based study and site surveys.

The methodology was designed to address the following objectives.

- To identify designated sites, habitats and protected species present on and adjacent to the proposed development site
- To identify protected species which are present on and adjacent to the proposed development site
- To assess the potential for protected species to occur on and adjacent to the proposed development site
- To enable clear advice to be provided regarding the implications of designated sites, habitats and protected species presence
- To enable clear advice to be provided regarding the potential for occurrence of protected species, such as the need for further surveys

The assessment focussed on a number of aspects which, if present, would help to determine the ecological value of the proposed development site and therefore help to identify any potential constraints to the proposed development.

These aspects were as follows:

- Presence of sites and features designated for ecological reasons
- Presence or likely presence of protected species
- Nesting and other significant use by birds
- Presence of important habitats and species (including Species and Habitats listed under Section 7 of the Environment (Wales) Act 2016)
- Presence of undesirable species, including invasive non-native species

2.2 Desk-based study

The following sources were consulted as part of the desk-based study:

Source	Data
Cofnod	All protected and notable species records, within 2 km of the survey site, held by Cofnod.
https://experience.arcgis.com/experience/dd852f0e12864928973e3e165a1b4631	Natural Resources Wales Map Viewer. The Interactive Map Viewer provides geospatial information about the natural environment in Wales.
https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/protected-areas-of-land-and-seas/find-protected-areas-of-land-and-sea/?lang=en	NRW - Find protected areas of land and sea
https://metadata.naturalresources.wales/geonetwork/srv/api/records/EXT_DS121617?language=eng	Sites of Importance for Nature Conservation in Wales
MAGIC map website (https://magic.defra.gov.uk/)	Statutorily designated sites, important habitats and features

Table 1 – sources for desk-based study

Given the small-scale of the development, the type of works and the habitats present, a methodology was used that was proportionate for this project.

A general search was also made of other online resources, to check for any relevant information regarding the search area.

2.3 Field-based surveys

The following surveys were undertaken.

Survey	Date	Surveyors
Initial daytime building inspection and walkover survey	1/9/2025	Pat Waring and Janette Gazzard
Habitats and vegetation survey	1/9/2025 11/5/2026 31/5/2026 23/6/2026	Pat Waring and Janette Gazzard
Herptile survey and assessment	1/9/2025 11/5/2026 31/5/2026	Pat Waring & Janette Gazzard

Table 2 – List of field-based surveys and dates

Survey	Date	Surveyors
[redacted]survey and assessment	1/9/2025 11/5/2026 31/5/2026 23/6/2026	Pat Waring & Janette Gazzard
Bat surveys and assessment	1/9/2025 11/5/2026 31/5/2026 23/6/2026	Pat Waring & Janette Gazzard
Bird survey and assessment	1/9/2025 11/5/2026 31/5/2026 23/6/2026	Pat Waring & Janette Gazzard

Table 2 (continued) – List of field-based surveys and dates

2.3.1 Presence or likely presence of protected species

The proposed development site and its close surroundings were initially assessed for their potential to support a range of protected species known to occur in the Wrexham area, including amphibians, reptiles, bats, [redacted] water voles, otters and birds.

After the initial assessment, it was recognised that the proposed development site was unsuitable for the following protected species: (as a result of the availability and condition of habitats present):

Species	Rationale for exclusion of species from further consideration
Otter	Distance from suitable habitats. Site management and condition. Otter is reasonably excluded from further consideration.
Water vole	Distance from suitable habitats. Site management and condition. Water vole is reasonably excluded from further consideration.

Table 3 – Species excluded from further consideration

Amphibians

A methodology was used that was proportionate for the size and context of the proposed development.

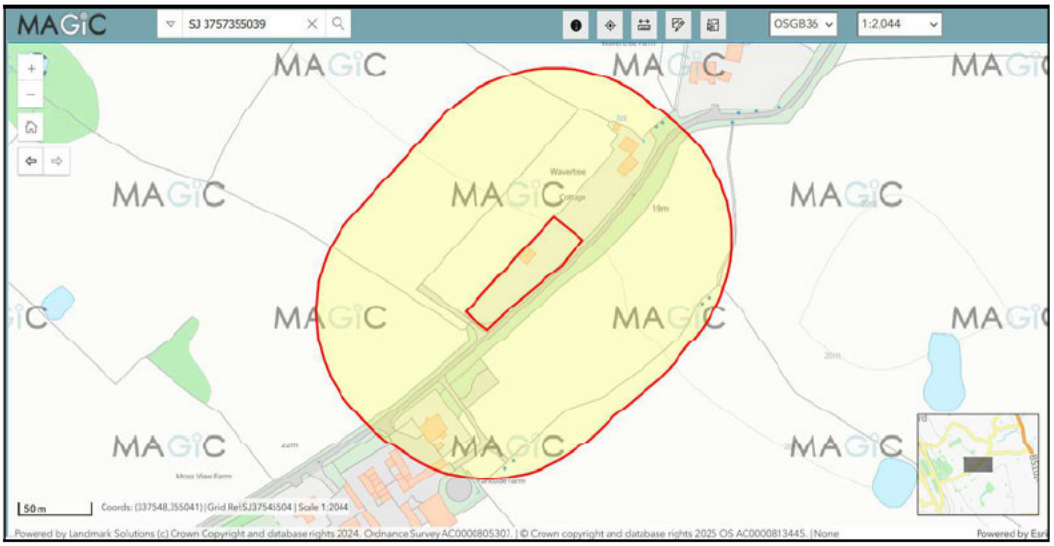
The survey and assessment area for amphibians was the proposed development site and all accessible land to 100 metres in the surrounding area.

The rationale for this approach is as follows:

Potential for use by great crested newts: The surveys showed that the proposed area of change to the development site (building only) has negligible potential for use by great crested newts.

Non-Licenced Method Statements (NLMS): For projects with lower potential impacts, and where a non-licensed method statement is appropriate, a 100m buffer is often used to define the area requiring special precautions under a non-licensed method statement, ensuring that works are supervised to avoid harming newts.

The proposed development site is of a small size. The size of the proposed development area is 0.28ha.



Map 1 – Proposed development site and 100 metre buffer.

Habitat assessment

An assessment was made of the quality of the accessible terrestrial and wetland habitat within the survey and assessment area, including the potential for the survey and assessment area to support breeding, sheltering and foraging amphibians. The assessment also considered foraging resources, habitat extent and connectivity and mortality risk factors.

The methods used for the amphibian survey complied with the following documents:

Gent, T. and Gibson, S. (2003). *Herpetofauna Workers Manual*. JNCC, Peterborough.

Sewell, D. (2017) *Survey protocols for the British herpetofauna Version 1.0.* Amphibian and Reptile Conservation

Reptiles

The survey and assessment area for reptiles was the proposed development site and all accessible land to 50 metres in the surrounding area.

A daytime search for reptiles was made of the proposed development site and its close surroundings. The search focussed on potential sheltering sites and basking features, as well as looking for potential food sources.

The methods used for the reptile survey complied with the following documents:

https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences

Sewell, D. (2017) *Survey protocols for the British herpetofauna Version 1.0.* Amphibian and Reptile Conservation

A reptile habitat assessment was made focussing on foraging resources, habitat extent and connectivity and mortality risk factors.



Bats

Bats - Daytime inspection

The daytime inspection comprised observations of two buildings from ground level, as well as from telescopic ladders to examine potential roost features. A Ridgid CA300 endoscope was available but not required during the survey. Coast HP 10R 1000 lumens torches and close-focussing Swarovski 8.5x32 binoculars were also used as aids to visibility.

A systematic search was made of the accessible interior and exterior of both buildings to identify potential or actual bat access points and roosting places and to locate any evidence of bats such as:

- Live or dead bats
- Bat droppings
- Urine splashes
- Fur-oil staining
- Sounds indicating bat presence

The search included the ground surface around the buildings, as well as the surface of stored materials and accessible windowsills.

Other features, where present and accessible, were also checked. On the buildings subject to survey, these included:

- Gaps associated with soffit corners (former cattery)

Large pieces of cardboard (survey sheets) were deployed across the floor areas of both buildings (roof void of former cattery and ground floor of shed) during the initial visit in May 2026, as a precautionary measure. The survey sheets were left in place until the completion of surveys. This was done to enable bat and bird signs to be collected throughout the survey period. The survey sheets were checked for signs of bats and birds during all 2026 surveys.

Bats - Emergence surveys

The former cattery was judged as having high suitability for use by roosting bats partly due to signs of previous use in the form of bat droppings. In line with national guidance (see table 4 below), three emergence surveys were undertaken.

No emergence surveys were undertaken of the shed, although this building was checked after each emergence survey for evidence of night-roosting bats.

Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	***Moderate roost suitability***	***High roost suitability***
One survey visit. One dusk emergence survey [a] (structures). No further surveys required (trees).	*Two separate dusk emergence survey visits. [b]*	*Three separate dusk emergence survey visits. [b]*

[a] Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

[b] Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.

Table 4 - Survey visits (from 2023 bat survey guidelines)

- At the start and of end of all the surveys a range of environmental readings, including temperature, humidity and wind speed, were taken using a Kestrel Weather Meter.

- Each survey started 30 minutes prior to sunset and continued until 90 minutes after sunset.

- Bat detectors used during surveys were as follows:
  - 1x Anabat Scout – Real time full spectrum
  - 1 x Elekon Batlogger – Real time full spectrum

- Bat echolocation was able to be recorded onto the internal devices on both the detectors during the surveys.

- Surveyors used either Pulsar Accolade 2 LRF XP50 Pro Thermal Binoculars or a Pulsar Axion 2 XG35 Thermal Monocular to focus on potential roost features throughout the surveys to assist with observations.

- During the emergence surveys, surveyors were positioned so that they could clearly see potential roost features. The number of surveyors, the equipment used and their survey locations ensured that there was sufficient coverage of the potential roost features during the survey.

- Notes were made of the extent and type of artificial light spillage.

Bat - Remote detector surveys

- An unmanned Anabat Express bat detector was deployed inside both buildings during the initial visit in May, as a precautionary measure. The remote detectors were retrieved prior to the second emergence survey, and replaced with the same make and model with fresh batteries and an empty memory card.

- Deployment period 1 was 18 nights (the first evening emergence survey and the following 17 nights).

- Deployment period 2 was 19 nights (the second evening emergence survey and the following 18 nights).

- The remote detectors were set to function from 30 minutes before sunset to 30 minutes after sunrise the following morning (the time period when bats, if present, were expected to be active).

- Data gathered using the remote detectors was checked against sunset and sunrise times, to look for correlations between first bat activity and sunset, and last bat activity and sunrise. Data was also checked to see if there were any noteworthy patterns of bat activity.

Tree surveys

All individual trees and those within the orchard area were subject to a ground level tree assessment (GLTA), which involved non-invasive, visual inspections using Coast HP 10R 1000 lumens torches and close-focussing Zeiss Victory FL 8x42 binoculars as aids to visibility. Trees were assigned a category depending on whether or not potential bat roost features were present.

Suitability	Description
No PRF	No potential roost features present
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 5 – Tree survey categories for bats

No further surveys were undertaken, as no works were proposed that would impact on the trees or their surroundings.

Bats - Bat identification

The identification of bat species was confirmed by a combination of droppings analysis, location and type of roost features, direct observation (e.g. the behaviour of bats when seen flying), use of bat detectors and analysis of bat recordings using computer software (Sonobat 4.5.0, Analook Insight and AnalookW).

Analysis of bat recordings involved a series of measurements, including inter pulse interval, pulse duration, characteristic slope and frequency of maximum energy; all of these were compared to a number of known references in order to arrive at an identification of each bat species.

The methods used for bat surveys comply with those outlined in current best practice guidance:

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Habitat assessment

A bat habitat assessment was made focussing on foraging resources, potential roosting features, habitat extent and connectivity and mortality risk factors.

The assessment area for bats was the proposed development site and all accessible land to 50 metres in the surrounding area.

The assessment of potential complies with national best practice guidance as outlined in:

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

2.3.2 Nesting and other significant use by birds, including barn owl

Observations and notes were made throughout the survey period. The whole survey area was observed and carefully searched during daylight hours. Observations were made with thermal binoculars following the bat emergence survey, to check for nocturnal bird activity.

Swarovski 8.5 x 42 binoculars and Pulsar Accolade 2 LRF XP50 pro thermal binoculars were used as aids to visibility.

Determination of breeding status

The breeding status of birds encountered within the survey area were classified in three categories; confirmed, probable and possible breeders.

The survey evidence required to allow the assignment of these categories is outlined in the table below.

Confirmed breeding:
Distraction display or injury feigning;
Used nests or eggshells found (occupied or laid within the survey period);
Recently fledged young or downy young;
Adults entering or leaving a nest site in circumstances indicating occupied nest or an adult sitting on nest;
Adults carrying food for young or faecal sacs;
Nest containing eggs;
Probable breeding:
Pairs observed in suitable nesting habitat in breeding season;
Permanent territory presumed through registration or territorial behaviour (song etc.) on at least two different days, a week apart, at the same place;
Display and courtship;
Visiting probable nest site;
Agitated behaviour or anxiety calls from adults;
Building nest or excavating nest hole.
Possible breeding:
Species observed in breeding season in possible nesting habitat. Singing male(s) present or breeding calls heard in breeding season.

Table 5 – Criteria for determining breeding status of birds

Habitat assessment

A bird habitat assessment was made focussing on foraging resources, habitat extent and connectivity, potential nesting sites and mortality risk factors.

The surveys, assessment of potential and advice in this report comply with national best practice guidance as outlined in:

Gilbert, G., Gibbons, D. and Evans, J. (1998) *Bird Monitoring Methods*. Royal Society for the Protection of Birds, Bedfordshire

The surveys also drew on the guidance in the BTO/JNCC/RSPB Breeding Bird Survey documents, available at:

http://www.bto.org/volunteer-surveys/bbs

2.3.3 Presence of other important habitats and species (including priority habitats and species)

A habitat survey was carried out, whereby the vegetation and habitats of the whole proposed development site and immediate surroundings were surveyed on foot.

Habitats were described in terms of plant species composition and categorised in terms of:

- UK Habitat Classification
- Habitats which are listed under Section 7 of the Environment (Wales) Act 2016

Scientific names follow Stace (4th Edition 2019).

Species

The proposed development site and its surroundings were assessed for their potential to support a range of species which are listed under Section 7 of the Environment (Wales) Act 2016 (other than those listed in 2.3.1 above) and which are known to occur in the Wrexham area including:

- European hedgehog *Erinaceus europaeus*
- Brown Hare *Lepus europaeus*
- Common toad *Bufo bufo*

European hedgehog

The general approach complied with that described in:

Creswell, W, J et al (Eds) (2012) *UK BAP Mammals Interim Guidance for Survey Methodologies, Impact Assessment and Mitigation.* The Mammal Society.

A search for hedgehogs, droppings and footprints was made across the proposed development site and its surroundings, followed by an assessment of potential nesting sites and likely availability of feeding resources, including macro invertebrates.

Brown hare

The general approach complied with that described in:

Creswell, W, J et al (Eds) (2012) *UK BAP Mammals Interim Guidance for Survey Methodologies, Impact Assessment and Mitigation.* The Mammal Society.

A search for brown hares was made across the proposed development site and its surroundings, followed by an assessment of potential sheltering sites and likely availability of feeding resources.

Common toad

The general approach complied with that described in:

Sewell, D. et al (2013) *Survey Protocols for the British Herpetofauna.* Amphibian and Reptile Conservation.

A search for common toads was made across the proposed development site and its surroundings; as there were no standing waterbodies, this focussed on potential sheltering features. This was followed by an assessment of potential sheltering sites and likely availability of feeding resources.

2.3.4 Presence of invasive non-native species

A search for invasive non-native invasive species included in Schedule 9 of the Wildlife and Countryside Act (1981) as amended, was carried out as part of the habitat surveys as described above.

3 Description of the survey area (including proposed development site)

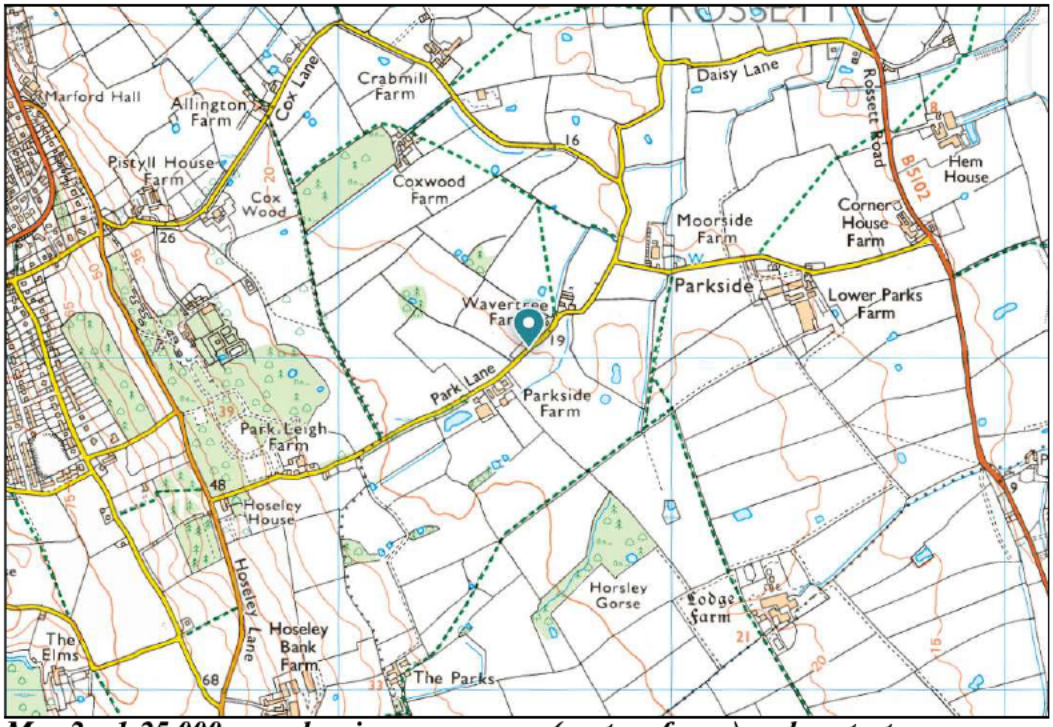
The central point of the survey area is approximately SJ 37573 55039 (WTW: input.runs.comically).

The proposed development site, which is approximately 0.28 hectares in size, comprises two buildings and surrounding land.

The survey area is bounded by the following features:

North – private garden and agricultural field
South – road (Park Lane) and agricultural field
East – road (Park Lane) and agricultural field
West – agricultural field

The survey area, including the proposed development site, supports a limited range of habitats which are described below in Section 4.5.



Map 2 – 1:25 000 map showing survey area (centre of map) and context.



Image 1 – Oblique aerial view of proposed development site from east, showing former cattery building (centre of image), grassland, boundary hedgerows and trees. September 2025

3.1 Building descriptions



Image 2 – Former Cattery building, showing adjacent vegetated hard standing, recently cut grassland and trees. September 2025

Building 1 – former cattery

The main survey building is a detached, single storey, disused cattery. The walls are constructed of brick with timber framed windows and doors, whilst the roof is dual pitched and covered with cement tiles.

There is a short roof overhang with exposed rafters on the north west and south east elevations which is under boarded with timber. The gable verges are mortared and there is a sealed hayloft timber door on the north east gable.

All external walls, roof coverings, roof overhangs, windows and doors are well sealed with no visible gaps. There are, however, gaps located at the verge on both gables, most notably the south west gable where mortar is missing close to the apex.

There is a single roof void that spans the entire building. The inner walls are block and the roof is supported on traditional cut and pitch roof timbers underlined with bitumastic hessian. The floor is boarded with layers of rock wool beneath.

A small number of bat droppings were found inside the roof void on the floor beneath gables and by the ridge at the top of internal gable walls to the south west.

Building 2 – shed

A small wooden shed lies to the north of the proposed development site. The building has a mono-pitch corrugated metal and cement board roof with no underlining.



Image 3 – Wooden shed, showing adjacent uncut grassland, hedgerow and trees. September 2025

There is no roof void or other dark sheltered place within the building, and no potential bat sheltering features associated with the walls or roof internally or externally. There was locally extensive ivy cover on external walls and growing through gaps into the interior.

The building interior was draughty and had extensive natural light spillage, partly due to a missing window and an open doorway.

The building was disused at the time of the surveys and had previously been used for storage.

No bats or signs of bats were found associated with the building.

3.2 The survey site surroundings

The survey area lies within a landscape where the close surroundings are dominated by open farm fields used predominantly for grass crops.

The wider landscape also includes extensive areas of farm fields, along with the city of Wrexham and the towns of Gresford, Farndon, Marford and Rossett. There are occasional field ponds, occasional areas of woodland and plantation, two main rivers (Afon Dyfrdwy/River Dee and Afon Alun/River Alyn) and an extensive network of hedgerows.

There is a high degree of connectivity between undeveloped habitats, providing uninterrupted opportunities for animal species to move through the landscape; this includes amphibians, reptiles, [redacted] birds and bats.



Image 4 - Aerial image showing location and context of proposed development site (white arrow).

The local area is known to support populations of a number of bat species, including common and soprano pipistrelle and brown long eared, all of which are known to roost in buildings, as well as a number of bird species, including those which are frequently found nesting in buildings, hedgerows and woodland.

There is no artificial lighting within or in the close surroundings of the proposed development site. Artificial lighting is not a constraint to the activity of any animal species throughout the proposed development site or substantial parts of the wider landscape.

4 The results of the surveys

4.1 Desk-based survey

4.1.1 Presence of sites and features designated for ecological reasons

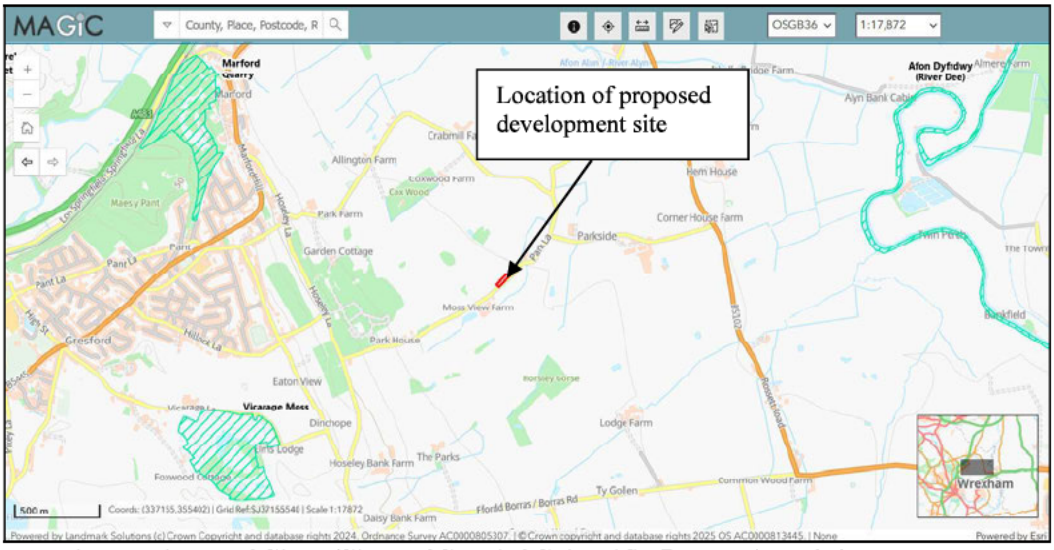
Statutory designated sites

There are no statutory designated sites located within, adjacent to, or in close proximity to the proposed development site. The proposed development site has no functional link to any statutory designated sites.

The nearest statutory designated sites are identified in the table below.

Name of designated site	Distance between designated site and proposed development site
Vicarage Moss SSSI	1.55 km
Midland Meres and Mosses Ramsar (Vicarage Moss)	1.55 km
Marford Quarry SSSI	1.78 km
Afon Dyfrdwy/River Dee SAC, SSSI and LNR	2.15 km

Table 6 – closest statutory designated sites to the proposed development site



Map 3 – Designated Sites (Sites of Special Scientific Interest) and the proposed development site

Non-statutory designated sites

The proposed development site is not situated within, adjacent to or in close proximity to any non-statutorily designated areas for nature conservation.

The proposed development site has no functional link to any non-statutory designated site.

The nearest non-statutory designated sites are identified in the table below.

Name of designated site	Distance between designated site and proposed development site
Cox Wood	0.65 km
Devon Brook Meadows	1.6 km
Vicarage Gorse	1.8 km
Hoseley Wood	0.59 km
Borras Wood North	2.0 km
Afon Dyfrdwy/River Dee	2.15 km

Table 7 – closest non-statutory designated sites to the proposed development site

4.1.2 Priority habitats

One priority habitat is reported for the proposed development site:

- Traditional Orchard

4.1.3 Presence of protected species and other species of note

No information confirming the presence of any protected species or other species of note from the survey and assessment area was found during the review of local planning applications.

The data search from Cofnod included records from a range of species groups. The data search (results tabulated below) shows that a number of species have been recorded within 2 kilometres of the proposed development site.

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Common frog *Rana temporaria*	Max 8 adults Max 5+ juveniles	Wildlife & Countryside Act 1981 (as amended)	2015	0.57 km
Great crested newt *Triturus cristatus*	Max 15 adult male Max 5 adult female Eggs	Wildlife & Countryside Act 1981 (as amended) Conservation of Habitats and Species Regulations 2017 (as amended) Section 7 of the Environment (Wales) Act 2016	2023	0.58 km
Palmate newt *Lissotriton helveticus*	Adults	Wildlife & Countryside Act 1981 (as amended)	2015	1.8 km
Adder *Vipera berus*	No information given	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016	2009	1.6 km
Grass snake *Natrix natrix*	Max 1 juvenile	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016	2012	1.8 km
Slow worm *Anguis fragilis*	Max 1 adult female Max 3 juveniles	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016	2021	1.9 km
[redacted]				
Hedgehog *Erinaceus europaeus*	Max count of 2 animals Juveniles	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016	2020	1.5 km
Brown hare *Lepus europaeus*	No information provided	Section 7 of the Environment (Wales) Act 2016	2020	0.74 km
Otter *Lutra lutra*	Field signs only	Wildlife & Countryside Act 1981 (as amended) Conservation of Habitats and Species Regulations 2017 (as amended) Section 7 of the Environment (Wales) Act 2016	2017	1.4 km
Polecat *Mustela putorius*	Max 1 adult	Wildlife & Countryside Act 1981 (as amended)	2020	2.0 km

Table 8 - Protected Species and Species of Principal Importance from desk study

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Water vole *Arvicola amphibius*	No information provided	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016	2004	1.4 km
Brown long eared *Plecotus auritus*	200+ droppings	Wildlife & Countryside Act 1981 (as amended) Conservation of Habitats and Species Regulations 2017 (as amended) Section 7 of the Environment (Wales) Act 2016	2018	1.0 km
Common pipistrelle *Pipistrellus pipistrellus*	Max count of 2 animals Day roost	Wildlife & Countryside Act 1981 (as amended) Conservation of Habitats and Species Regulations 2017 (as amended) Section 7 of the Environment (Wales) Act 2016	2023	1.8 km

Table 8 (continued) - Protected Species and Species of Principal Importance from desk study

4.1.3 Nesting and other significant use by birds

Note that for bird species included in the data search, only those with potential to occur on and adjacent to the proposed development site, and those which are reasonably likely to be impacted by the proposed development, are included in the list below.

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Barn owl *Tyto alba*	Max 1 male Max 1 female Max 3 pulli	Wildlife & Countryside Act 1981 (as amended) Schedule 1 BoCC - green list	2025	0.46 km
Brambling *Fringilla montifringilla*	Max 1 bird	Wildlife & Countryside Act 1981 (as amended) Schedule 1 BoCC - green list	2009	0.46 km
Bullfinch *Pyrrhula pyrrhula*	Max 1 bird	Wildlife & Countryside Act 1981 (as amended) BoCC - Amber list Section 7 of the Environment (Wales) Act 2016	2021	0.46 km
Cettis warbler *Cettia cetti*	Max count of 1	Wildlife & Countryside Act 1981 (as amended) BoCC – green Schedule 1	2024	0.46 km
Chaffinch *Fringilla coelebs*	Max count of 11	Wildlife & Countryside Act 1981 (as amended) BoCC - amber	2009	0.46 km
Coal tit *Periparus ater*	Max count of 2	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - amber	2024	0.46 km
Collared dove *Streptopelia decaocto*	Max count of 12	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2024	0.46 km
Dunnock *Prunella modularis*	Max count of 9	Wildlife & Countryside Act 1981 (as amended) BoCC - amber list Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
Fieldfare *Turdus pilaris*	Max count of 100+	Wildlife & Countryside Act 1981 (as amended) Schedule 1 Section 7 of the Environment (Wales) Act 2016 BoCC - amber	2024	0.46 km
Garden warbler *Silvia borin*	Max count of 1	Wildlife & Countryside Act 1981 (as amended) BoCC - amber	2022	0.46 km

Table 9 – Relevant bird species from desk study

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Goldcrest *Regulus regulus*	Max count of 7	Wildlife & Countryside Act 1981 (as amended) BoCC - red	2024	0.46 km
Grasshopper warbler *Locustella naevia*	Max count of 1	Wildlife & Countryside Act 1981 (as amended) BoCC - red	2025	0.46 km
Green woodpecker *Picus viridis*	Max count of 2	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - amber	2022	0.46 km
Greenfinch *Chloris chloris*	Max count of 7	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
Grey partridge *Perdix perdix*	No information provided	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	2002	1.4 km
House martin *Delichon urbicum*	Max count of 10+	Wildlife & Countryside Act 1981 (as amended) BoCC – amber Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
House sparrow *Passer domesticus*	Max count of 30+	Wildlife & Countryside Act 1981 (as amended) BoCC - amber Section 7 of the Environment (Wales) Act 2016	2025	0.46 km
Kestrel *Falco tinnunculus*	Max count of 2	Wildlife & Countryside Act 1981 (as amended) BoCC - red Section 7 of the Environment (Wales) Act 2016	2023	0.46 km
Lesser redpoll *Acanthus flammea cabaret*	Max count of 3	Wildlife & Countryside Act 1981 (as amended) BoCC – amber Section 7 of the Environment (Wales) Act 2016	2021	0.46 km
Linnet *Linaria cannabina*	Max count of 700+	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	2022	0.46 km

Table 9 (continued) – Relevant bird species from desk study

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Magpie *Pica pica*	Max count of 13	Wildlife & Countryside Act 1981 (as amended) BoCC - amber Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
Meadow pipit *Anthus pratensis*	Max count of 40	Wildlife & Countryside Act 1981 (as amended) BoCC - red Section 7 of the Environment (Wales) Act 2016	2021	0.82 km
Mistle thrush *Turdus viscivorus*	Max count of 7	Wildlife & Countryside Act 1981 (as amended) BoCC – amber Section 7 of the Environment (Wales) Act 2016	2023	0.46 km
Redwing *Turdus iliacus*	Max count of 100+	Wildlife & Countryside Act 1981 (as amended) BoCC – green Schedule 1	2023	0.46 km
Reed bunting *Emberiza schoeniclus*	Max count of 23	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2023	0.46 km
Rook *Corvus frugilegus*	Max count of 200+	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
Skylark *Alauda arvensis*	Max count of 30+	Wildlife & Countryside Act 1981 (as amended) BoCC – amber Section 7 of the Environment (Wales) Act 2016	2025	0.46 km
Song thrush *Turdus philomelos*	Max count of 6	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2024	0.46 km
Sparrowhawk *Accipter nisus*	Max count of 1 male and 1 female	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2022	0.46 km
Spotted flycatcher *Muscicapa striata*	Max count of 5	Wildlife & Countryside Act 1981 (as amended) BoCC - red Section 7 of the Environment (Wales) Act 2016	2024	0.82 km
Starling *Sturnus vulgaris*	Max count of 200	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	2024	0.46 km

Table 9 (continued) – Relevant bird species from desk study

Species	Species lifestage, behaviour and max number	Status/level of protection	Most recent date	Closest distance to proposed development site
Stock dove *Columba oenas*	Max count of 50+	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2024	0.46 km
Swift *Apus apus*	Max count of 20	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	2024	0.46 km
Tawny owl *Strix aluco*	Max count of 2 adults and 2 juveniles	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2025	0.55 km
Tree sparrow *Passer montanus*	Max count of 14	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	2019	0.46 km
Whitethroat *Curruca communis*	Max count of 5	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	2025	0.46 km
Willow warbler *Phylloscopus trochilus*	Max count of 8	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	2024	0.46 km
Woodpigeon *Columba palumbus*	Max count of 430	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2025	0.46 km
Wren *Troglodytes troglodytes*	Max count of 12	Wildlife & Countryside Act 1981 (as amended) BoCC - green	2025	0.46 km
Yellow wagtail *Motacilla flava*	Max count of 1	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	2018	1.7 km
Yellowhammer *Emberiza cintrinella*	Max count of 9+	Wildlife & Countryside Act 1981 (as amended) BoCC - red Section 7 of the Environment (Wales) Act 2016	2024	0.46 km

Table 9 (continued) – Relevant bird species from desk study

Key to table 8:
BoCC – Birds of Conservation Concern Wales 4
Schedule 1 – Wildlife and Countryside Act 1981 (as amended)

4.1.4 Invasive non-native species (INNS)

Species	Species lifestage, behaviour and max number	Status	Most recent date	Closest distance to proposed development site
Rhododendron *Rhododendron ponticum*	Locally abundant	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2019	0.72 km
Montbretia *Crocosmia x crocosmiiflora*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2018	1.0 km
Himalayan balsam *Impatiens glandulifera*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2021	1.5 km
Himalayan cotoneaster *Cotoneaster simonsii*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2013	1.1 km
Wall cotoneaster *Cotoneaster horizontalis*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2013	1.8 km
Japanese knotweed *Fallopia japonica*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2013	1.2 km
Variegated yellow archangel *Lamiastrum galeobdolon argentatum*	No details provided	Wildlife & Countryside Act 1981 (as amended) – Schedule 9	2015	1.2 km

Table 10 - Invasive non-native plant species from desk study

4.2 Field-based surveys

4.2.1 Presence or likely presence of protected species

Amphibians

Terrestrial searches

No amphibian species were found during the searches of terrestrial habitats.

Waterbodies

There are no ponds or other waterbodies on, immediately adjacent to or within 100 metres of, the proposed development site. The proposed development site has no functional connections to any waterbodies. The nearest waterbodies are:

North – pond at 145 metres
West – pond at 260 metres
East – pond at 238 metres
South – Pond at 205 metres

Habitat assessment - amphibians

Category	Feature	Quality/impact on quality (none, negligible, low, medium, high)
Foraging resources	Invertebrates	Medium
Habitat extent and connectivity for foraging	Extent and connectivity of supporting habitats	Low (extent) Medium (connectivity)
Habitat suitability for breeding	Availability of temporary and permanent standing freshwater	No potential on proposed development site, or within 145m (nearest pond).
Refuge opportunity and hibernation potential	Resources offering secure refuges and opportunities for undisturbed hibernation	Low
Mortality risk factors	Density of main roads, natural predators	Low
Other negative influencing factors	Substantial water level fluctuation, waterbody pollution Inappropriate habitat management e.g. fires, removal of potential sheltering features, disturbance to/clearance of waterbodies	Low (grass cutting)

Table 11 – Results from amphibian habitat assessment

Conclusions - amphibians

There is no evidence from field surveys to suggest that amphibians may be present in the proposed development site or its immediate surroundings.

It is recognised that common frog, common toad, smooth newt, palmate newt and great crested newt all occur in Wrexham, and that there are no significant barriers to amphibian movement through much of the landscape surrounding the proposed development site.

Overall the proposed development site supports low to moderate-quality habitat for terrestrial amphibians, with more favourable habitats being restricted to uncut grassland in the orchard, and hedgerow bases.

The desk study confirmed that common frog, great crested newt and palmate newt have all been recorded within 2km of the proposed development site.

The desk study data search shows that great crested newts have been recorded previously from ponds at a distance of 580 metres.

Based on the information available and the habitat assessment, and as a precaution, the potential for most amphibian species to make use of the proposed development site is regarded as **low**. There is **negligible potential** for amphibian species to breed on the proposed development site.

There is sufficient potential for use by amphibians to warrant the adoption of some reasonable avoidance measures.

Reptiles

No reptile species or evidence of reptiles was found during the surveys.

Habitat assessment – reptiles

Category	Feature	Quality/impact on quality (none, negligible, low, medium, high)
Foraging resources	Invertebrates	Medium
Habitat extent and connectivity	Extent and connectivity of supporting habitats	Low (extent) Medium (connectivity)
Vegetation structure, insolation and aspect	Diverse vegetation structure, with various aspects and degrees of insolation	Low
Refuge opportunity and hibernation potential	Resources offering secure refuges and opportunities for undisturbed hibernation	Low
Mortality risk factors	Density of main roads, natural predators	Low
Other negative influencing factors	Inappropriate habitat management e.g. fires, removal of potential sheltering features, disturbance to/clearance of basking and sheltering features	Low (grass cutting)

Table 12 – Results from reptile habitat assessment

Conclusions - reptiles

There is no evidence from field surveys to suggest that reptiles may be present in the proposed development site or its immediate surroundings.

There is no evidence from field surveys to suggest that reptiles may be present in the proposed development site or its immediate surroundings. However, it is recognised that slow worm, common lizard, grass snake and adder all occur in Wrexham, and that other than there are no significant barriers to reptile movement through much of the landscape surrounding the proposed development site.

Overall the proposed development site supports poor quality habitat for reptiles, with more favourable habitats being restricted to uncut grassland in the orchard, hedgerow bases and the part-vegetated access track (basking).

The desk study identify records of adder, grass snake and slow worm within 2km of the proposed development site.

Based on the information available and the habitat assessment, there is **low potential** for reptiles to make use of the proposed development site and **low potential** for reptiles to use the immediate surroundings for sheltering, foraging and breeding.

The lack of survey observations of reptiles is not surprising, given the very limited potential sheltering and foraging resources. The likelihood of encountering reptiles over a limited survey period in these circumstances is low.

There is sufficient potential for use by reptiles to warrant the adoption of some reasonable avoidance measures.







Bats

Daytime surveys

Building	Bat Signs and Potential Bat Roost Features
B1	No bats found at any time during surveys. Small number of pipistrelle-type droppings at both internal gable ends of the building during initial survey – most were in cobwebs at the SW end of the building. Roof void and gable end apexes = high potential for use by day roosting bats. Night roosting bats = negligible potential Winter (hibernation) roosting bats = low potential No signs of bats on top of survey sheets at any time during surveys.
B2	No bats or signs of bats found. Negligible potential for use by day roosting bats at any time. Night roosting bats = low potential Winter (hibernation) roosting bats = negligible potential No signs of bats on top of survey sheets at any time during surveys.

Table 14 – Results of daytime bat surveys



Image 5 - Bat droppings caught in cobweb – internal gable end – roof void of Former Cattery building. May 2026

Interpretation – daytime surveys

- The lack of any visible bats during 2025 and 2026 daytime surveys is not unusual for crevice-dwelling species and is expected for night roosting bat species. Crevice dwelling bat species are often difficult/not possible to see in small, confined roosting spaces.

- The lack of fresh evidence of bats in buildings does not necessarily demonstrate absence of bats; evidence may have been left in places that were inaccessible to surveyors (e.g. inside narrow wall cavities and between roof coverings and roof underlining materials).

Emergence surveys

The weather during the evening surveys was as follows.

Date	Temperature ^{0}C (start/end)	Humidity % (start/end)	Cloud cover % (start/end)	Rain	Wind mph (start/end)
11/5/2026	10.6/9.7	61.9/65.5	0/0	None	1.2/0.0
31/5/2026	17.0/17.2	63.5/59.3	60/60	None	2.9/1.2
23/6/2026	22.4/22.9	65.3/68.3	5/0	None	3.5/1.2

Table 15 – weather during evening surveys

Interpretation – emergence surveys

- Environmental conditions were suitable for bat occupation and for undertaking surveys throughout the 2026 survey period.

Date of emergence survey	Survey results
11/5/2026	Evening emergence survey 2057 sunset Start 2020 End 2225 1st bat 2122 – Soprano pipistrelle flying past to northeast – no emergence 2122 –Soprano pipistrelle flying past to southwest – no emergence Occasional Soprano pipistrelles through the survey and a couple of passes of Common pipistrelles. Emergence = no bats

Table 16 – results of emergence surveys

Date of emergence survey	Survey results
31/5/2026	Evening emergence survey 2134 sunset Start 2100 End 2310 1st bat 2150 – Soprano pipistrelle flying over – no emergence Frequent bat passes from both Common pipistrelle and Soprano pipistrelle throughout the second half of the survey. Most bat activity was associated with hedgerows on either side of the former cattery building. Emergence = no bats
23/6/2026	Evening emergence survey 2142 sunset Start 2110 End 2315 1st bat 2220 – Soprano pipistrelle flying over – no emergence No other bat activity observed. Emergence = no bats

Table 16 (continued) – results of emergence surveys

Example sonograms recorded during emergence surveys

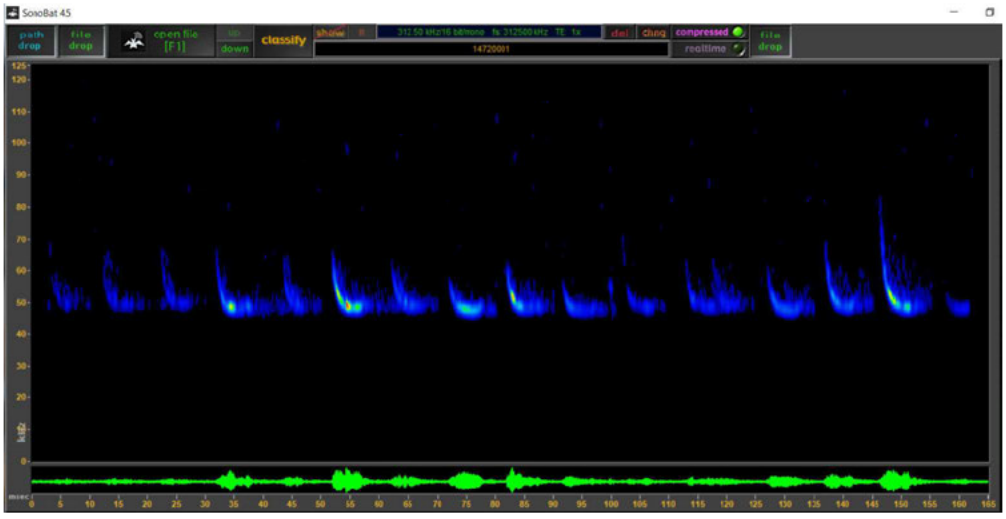


Image 6 - sonogram of Common Pipistrelle flypast – recorded on BatloggerM 11/5/202

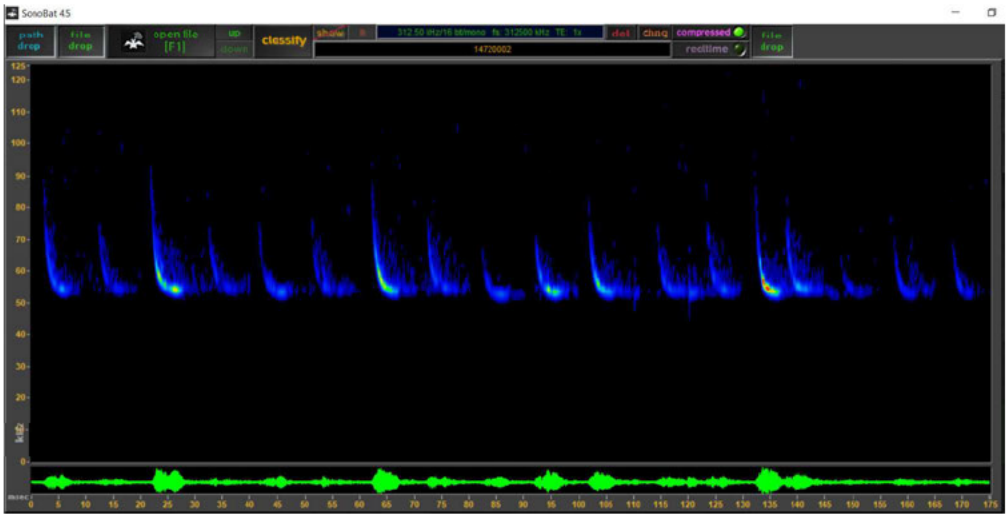


Image 7 – sonogram of Soprano pipistrelle flypast – recorded on BatloggerM 31/5/2026

Results of unmanned detector surveys

The unmanned detectors (Anabat Express units) deployed inside the roof void of the former cattery building and the shed did not record any bat activity.

Interpretation – unmanned detector surveys

- There is no evidence from the unmanned detectors to suggest that bats were active inside the former cattery building or the shed during the deployment period.

Tree surveys

Tree survey results are included as appendix 3.

19 individual trees were examined, and potential bat roosting features were found in 5 of the trees.



Image 8 – Potential bat roost feature in orchard tree. September 2025

Bat identification

Two species of bat were recorded during surveys:

- Common pipistrelle (in flight during emergence surveys)
- Soprano pipistrelle (in flight during emergence surveys)

The proposed development site and its immediate surroundings have high potential for use by foraging and roosting bats and as a bat flyway, as a result of the presence of features suitable for bat roosting, the high mobility of this species group, the lack of artificial lighting and the availability of food items.

It is recognised that a number of bat species occur in Wrexham, and that there are no significant barriers to bat movement through the landscape around the proposed development site.

Habitat assessment – bats

Category	**Feature**	**Quality/impact on quality (none, negligible, low, medium, high)**
Foraging resources	Insect prey	High
Habitat extent and connectivity	Extent and connectivity of supporting habitats	Low (extent) High (connectivity)
Roost availability	Potential roost features in buildings	High (former cattery) day roost Low (former cattery) night roost and winter (hibernation) High (shed) night roost Negligible (shed) day roost and winter (hibernation)
Mortality risk factors	Density of main roads, natural predators	Negligible
Other negative influencing factors	Inappropriate habitat management e.g. fires, damage and/or disturbance to trees Artificial lighting	None

Table 17 – Results from bat habitat assessment

Conclusions – bats

Based on the information available and the habitat assessment, there is **high potential** for day roosting bats to occur in the former cattery building and **high potential** for night roosting bats to occur in the shed. There is **high potential** for bats to use the proposed development site and the surrounding landscape for foraging and as a flyway.

Based on the information available and the habitat assessment, there is **low potential** (= PRF-1) for day roosting bats to occur in trees on the proposed development site.

There is no evidence from 2026 to show any current use by day or night roosting bats. There is no evidence to show that the buildings currently provide any ecological functionality for bats. There is no evidence that the buildings contribute to the conservation status of bats; they currently play no role in bat survival.

There is sufficient potential for use by bats to warrant the adoption of mitigation measures.

4.2.2 Nesting and other significant use by birds

Feature	Bird Signs and potential for bird nesting
Former cattery	No birds or bird signs found. Gaps (damage) at soffits in building corners have potential for use by a range of nesting and roosting birds. No suitable access for use by barn owl.
Shed	No birds or bird signs found. Uncovered window and doorway give access to building interior for use by a range of nesting and roosting birds. Suitable access for use by barn owl.
Trees	No bird nests were found associated with trees or other vegetation during the surveys. Trees and hedgerows on the proposed development site have high potential for use by nesting birds.

Table 18 – Results from bird survey of buildings

The following bird species were observed visually or acoustically during the 2025 and 2026 surveys.

Species	Bird life stage, behaviour and maximum number	Status	Location of bird in relation to proposed development site (on-site, 0-50 m, 50-100m, >100 m)
Song thrush *Turdus philomelos*	1x Adult bird Singing close to proposed development site Probable breeding	Wildlife & Countryside Act 1981 (as amended) BoCC – green	0-50m
Blue tit *Cyanistes caeruleus*	1x Adult bird Calling close to proposed development site Possible breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	0-50m
Blackbird *Turdus merula*	1x adult bird Singing on proposed development site Probable breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
Carrion crow *Corvus corone*	1x adult bird Flying over proposed development site Not breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
Chiffchaff *Phylloscopus collybita*	1x adult bird Singing on proposed development site Probable breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
Goldfinch *Carduelis carduelis*	1x adult bird Calling on proposed development site Probable breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
House sparrow *Passer domesticus*	1x adult bird Calling on proposed development site Not breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - amber Section 7 of the Environment (Wales) Act 2016	On-site
Jackdaw *Coloeus monedula*	2x adult birds Flying over proposed development site Not breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
Rook *Corvus frugilegus*	1x adult bird Calling close to proposed development site Not breeding	Wildlife & Countryside Act 1981 (as amended) BoCC – red Section 7 of the Environment (Wales) Act 2016	0-50m
Treecreeper *Certhia familiaris*	1x adult bird Calling on proposed development site Possible breeding	Wildlife & Countryside Act 1981 (as amended) BoCC - green	On-site
Whitethroat *Curruca communis*	1x adult bird Singing on proposed development site Probable breeding	Wildlife & Countryside Act 1981 (as amended) Section 7 of the Environment (Wales) Act 2016 BoCC - red	On-site

Table 19 – Results from bird survey

No owl pellets or other evidence of owls was found.

Key to table 8:
BoCC – Birds of Conservation Concern Wales 4

Habitat assessment – birds

Category	Feature	Quality/impact on quality (none, low, medium, high)
Foraging resources	Invertebrate-rich habitat (species-rich grassland, marshy grassland, waterbodies)	Medium (grassland)
Foraging resources	Invertebrate prey (flying inverts, vegetation shelter, soil-surface inverts, below-ground inverts)	Medium
Foraging resources	Fruit and seed-rich habitat (e.g. scrub) Range of fruit and seeds available throughout year (berries, sedges, grasses, other tree seeds, thistles)	Medium (orchard and hedgerows)
Foraging resources – raptors	Small-medium sized birds and small mammals	Low
Habitat extent and connectivity	Extent and connectivity of supporting habitats	High
Habitat suitability for nest construction	Ground vegetation with sufficient cover (wading bird species)	None
Habitat suitability for nest construction	Trees, hedgerows, scrub and buildings	Medium (trees) High (hedgerows) None (scrub) High (buildings)
Mortality risk factors	Density of main roads, natural predators	Low impact
Disturbance risk factors	Disturbance associated with human activity e.g. noise, artificial light, sound, vibration, trampling, presence of people, animals and occupied structures.	Low impact on proposed development site (disturbance during site maintenance).

Table 20 – Results from bird habitat assessment

Conclusions – birds

Desk study
The desk study provided records of 41 bird species (likely to occur on the proposed development site) within 2km of the proposed development site. The bird species identified comprise a substantial assemblage, given the habitats, their extent and condition.

Field surveys
12 bird species were identified during field surveys. The bird species identified comprise a moderate assemblage, given the habitats, their extent and condition.

General

The proposed development site is part of a predominantly farmed landscape with extensive areas of undeveloped land. The potential for use by birds is significantly influenced by the surrounding farmland and its management.

The potential for the proposed development site to support birds will alter substantially due to wider and more localised management practices and their impact on land cover throughout the year, particularly vegetation cover, vegetation height and plant species. In the case of the proposed development site, the wider landscape provides substantial resources which will exert a significant influence on the likelihood of the proposed development site supporting use by birds.

There are no significant barriers to bird movement through the landscape around the proposed development site.

The proposed development site and its immediate surroundings have high potential for use by a moderate range of bird species.

There is sufficient potential for use by foraging, roosting and nesting birds to warrant the adoption of mitigation measures.

4.2.3 Presence of other important habitats and species (including priority habitats and species)

Habitats

Grassland

The proposed development site supports two distinctive grassland types and one associated stand of vegetation.

On either side of the access track there is closed sward of permanent grassland which shows signs of regular cutting, with a dense thatch of dead material and arisings. This grassland is well-drained and is characterised by a high percentage cover of grass species including perennial rye grass *Lolium perenne,* Yorkshire fog *Holcus lanatus,* creeping bent *Agrostis stolonifera,* cocksfoot *Dactylis glomerata* and barren brome *Anisantha sterilis.* There is an associated group of forbs in the sward which includes white clover *Trifolium repens,* creeping cinquefoil *Potentialla reptans,* sorrel *Rumex acetosa,* meadow buttercup *Ranunculus acris* and dandelion *Taraxacum officinale.* Vegetation height and structure are uniform throughout, although areas adjacent to hedgerow bases and the tree line have a more diverse sward height. Other than cutting, there are no signs of disturbance throughout this grassland.



Image 9 – grassland beside access track, with high percentage cover of white clover. June 2026

A second, distinctive stand of grassland lies to the southern end of hedgerow 3 and within the orchard area. In both cases, this vegetation forms a continuous, dense sward. Species diversity is similar to the cut grassland alongside the access track, and it is very likely that the cut grassland is a modified form of the uncut sward. Additional species within the uncut areas include false oat grass *Arrhenatherum elatius,* common bent *Agrostis capillaris,* red fescue *Festuca rubra,* curled dock *Rumex crispus* and common couch *Elymus repens.* There are no signs of management within this grassland, confirmed by the extent of white poplar suckers established within the grassland sward.



Image 10 – uncut grassland adjacent to the orchard area. June 2026

A third type of vegetation falls within the grassland category. Previously classed as tall herb/tall ruderal in some vegetation description systems, this is characterised by the dominance of a few tall, robust plant species and lies around the margins of the former cattery building.

The species component includes dense broad-leaved dock *Rumex obtusifolius,* along with great willowherb *Epilobium hirsutum,* creeping thistle *Cirsium arvense*, nettle *Urtica dioica* and false oat grass. There are no signs of management within this grassland.



Image 11 –grassland (tall herb/tall ruderal) dominated by tall, robust species. June 2026

Grassland at the proposed development site has potential secondary value in relation to the foraging opportunities for amphibians, [redacted] birds, reptiles, hedgehog and brown hare in particular.

UK Habitat Classification – *g3c- Other neutral grassland*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *none*

Trees

Individual trees

Full results from the tree survey are included in appendix 3. In summary, 19 trees were identified (including those forming part of the traditional orchard). Tree species comprise ash, white poplar *Populus alba,* oak *Quercus sp.,* sycamore *Acer pseudoplatanus*, horse chestnut *Aesculus hippocastanum,* Scots pine *Pinus sylvestris,* wych elm *Ulmus glabra* and apple *Malus sp.* varieties.

Other than orchard trees, there are no indications of past or current management.

No signs of nesting birds were found.

Lying between hedgerow 1 and hedgerow 4, to the central-southern part of the proposed development site, is a line of planted white cedar *Thuja occidentalis.* The trees are of a uniform height and spacing, with stem diameters around 4-5cm. There is no ivy cover on any of the tree stems, and no potential bat roost features were observed. The trees show no signs of past or current management. No signs of nesting birds were found.



Image 12 – White poplar trees with locally dense ivy cover. June 2026



Image 13 – Line of white cedar trees on the proposed development site, with suckering white poplar. September 2025

The trees have potential secondary value in relation to foraging opportunities for bats and birds, as well as sheltering and nesting habitat for birds.

UK Habitat Classification – *w1g6 - line of trees* and *g3c~203 - mature trees within neutral grassland*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *none*

Traditional orchard

A traditional orchard, comprising a small number of apple *Malus sp.* trees, is present to the south eastern part of the proposed development site. The trees show previous signs of management. The ground flora beneath the fruit trees has a similar character to the adjacent uncut grassland, with dominant grasses including creeping bent *Agrostis stolonifera,* cocksfoot *Dactylis glomerata* and false oat grass. Forbs between the grasses include broad leaved dock, nettle *Urtica dioica* and cow parsley *Anthriscus sylvestris.*



Image 14 – One of the fruiting apple trees within the traditional orchard. September 2025

UK Habitat Classification – *c21 cropland – traditional orchard*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *Traditional orchard*

Hedgerow

The proposed development site supports hedgerows along most of the site boundary.

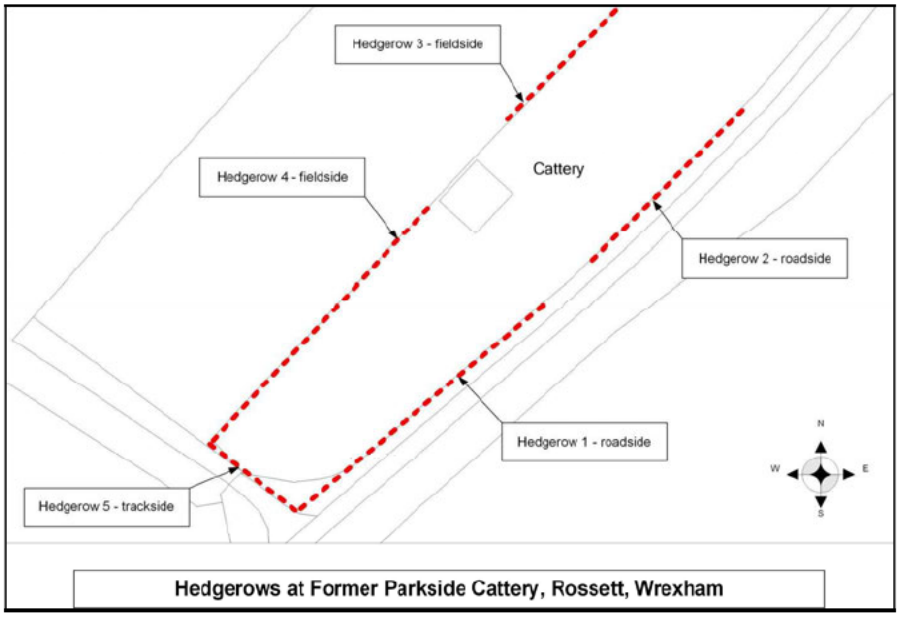


Image 15 – hedgerows at the proposed development site

Hedgerow 1, which is 61 metres in length, lies alongside the eastern site boundary of the proposed development site, beside Park Lane. This native hedgerow, which is cut annually, is characterised by dominant hawthorn *Crataegus monogyna,* with occasional rose species *Rosa sp.,* ash *Fraxinus excelsior,* blackthorn *Prunus spinosa,* honeysuckle *Lonicera periclymenum,* ivy *Hedera helix* and bramble *Rubus fruticosus.*

Basal vegetation comprises nettle *Urtica dioica,* cleavers *Galium aparine,* cow parsley *Anthriscus sylvestris,* broad leaved dock, cut leaved cranesbill *Geranium dissectum,* creeping buttercup *Ranunculus repens,* ground ivy *Glechoma hederacea,* creeping thistle *Cirsium arvense,* wild arum *Arum maculatum,* hogweed *Heracleum sphondylium,* false oat grass *Arrhenatherum elatius* and dandelion.



Image 16 – oblique aerial view of proposed development site showing hedgerows. September 2025

Hedgerow 2, which is 35 metres in length, lies alongside the eastern site boundary of the proposed development site, beside Park Lane. This native hedgerow, which is cut annually, is characterised by dominant hawthorn, with occasional rose species., ash, blackthorn, ivy and bramble. Basal vegetation comprises perennial rye grass, nettle, cleavers, cow parsley *Anthriscus sylvestris,* curled dock, hogweed *Heracleum sphondylium* and false oat grass.



Image 17 – Hedgerow 2 with tree to roadside boundary. September 2025

Hedge 3, which is 33 metres in length, lies alongside the north west boundary of the proposed development site. This native hedgerow, which is cut annually, is characterised by dominant hawthorn, with occasional rose species, bramble and ivy. Basal vegetation comprises curled dock, Yorkshire fog, broad leaved dock, cleavers and nettle.

Hedge 4, which is 50 metres in length, lies alongside the west boundary of the proposed development site. This native hedgerow, which is cut annually, is characterised by dominant hawthorn, with occasional rose species, bramble and ivy. Basal vegetation comprises curled dock, Yorkshire fog, cleavers and nettle.

Hedge 5, which is 18 metres in length, lies alongside the south west boundary of the proposed development site. This native hedgerow, which is cut annually, is characterised by dominant hawthorn and blackthorn, with locally dominant wych elm and occasional elder *Sambucus nigra,* bramble and ivy. Basal vegetation comprises meadowsweet *Filipendula ulmaria,* false oat grass, nettle, cleavers, creeping thistle and barren brome.

The hedgerows at the proposed development site have potential secondary value in relation to nesting opportunities for birds, and foraging opportunities for birds, bats, hedgehog, brown hare and amphibians in particular. The hedgerows also have potential secondary value in relation to sheltering opportunities for birds, hedgehog, brown hare and amphibians.

No evidence of non-native species was found within any of the hedgerows.

UK Habitat Classification – *h2a hedgerow*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *all hedgerows on the proposed development site*

Hedgerow Regulations (1997) – *No hedgerows meet the criteria*

Open vegetation

A distinctive vegetation community has arisen through natural processes around the less-disturbed parts of the access track leading from the road into the proposed development site. The species component varies, most likely due to a combination of substrate, disturbance and enrichment, and as a result, this vegetation has a moderately-diverse mix of grasses and forbs. Plant species include dandelion *Taraxacum officinale,* sow thistle species, black medic *Medicago lupulina*, white clover, broad leaved dock, creeping cinquefoil, perennial rye grass, Yorkshire fog, groundsel *Senecio vulgaris,* common mouse ear *Cerastium fontanum,* coltsfoot *Tussilago farfara* and ragwort *Senecio jacobaea.*

Vegetation height and structure are diverse throughout and there are clear signs of disturbance, including squashing (from vehicles) and trampling, particularly along the access track. The vegetation is also influenced by enrichment associated with arisings which have been deposited here.

The habitat area is too small and the species mix unsuitable to meet the criteria for the habitat of principal importance 'Open Mosaic Habitats on Previously Developed Land'.



Image 18 – Open vegetation adjacent to former cattery. September 2025

Open vegetation at the proposed development site has potential secondary value in relation to the foraging opportunities for birds, reptiles and hedgehog in particular.

UK Habitat Classification: *u1 Built up areas and gardens (waste and derelict ground)*

Hard standing

The access track within the red line boundary is made of tarmac, although most of this is covered with vegetation (see description of open vegetation above).



Image 19 – Part of the access track to Former Parkside Cattery from Park Lane. September 2025

UK Habitat Classification: *u1b6 Urban – built up areas and gardens – developed land sealed surface – other developed land*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *none*

Buildings

There are two buildings at the proposed development site. The buildings are described in detail in section 3.1.

Building 1 – former cattery
The main survey building is a detached, single storey, disused cattery. The walls are constructed of brick with timber framed windows and doors, whilst the roof is dual pitched and covered with cement tiles.

Building 2 – shed
A small wooden shed lies to the north of the proposed development site. The building has a mono-pitch corrugated metal and cement board roof with no underlining.

The buildings at Former Parkside Cattery have potential secondary value in relation to use by roosting bats and nesting birds.

UK Habitat Classification: *u1b5 Urban - built up areas and gardens – developed land; sealed surface, buildings*

Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016) – *none*

Species

No observations were made of brown hare, European hedgehog or common toad; however, it is recognised that all of these species are known to occur in Wrexham.

Habitat assessment – hedgehog

Category	Feature	Quality/impact on quality (none, negligible, low, medium, high)
Foraging resources	Neutral grassland Scrub Hedgerow	Medium
Habitat extent and connectivity	Extent and connectivity of supporting habitats	High
Opportunities for sheltering	Refugia e.g. stone piles Dense undergrowth and vegetation mats	Low
Mortality risk factors	Density of main roads Predators	Low
Other negative influencing factors	Inappropriate habitat management e.g. fires, damage and/or disturbance to potential refugia	Medium impact on proposed development site (disturbance during ongoing site maintenance).

Table 21 – Results from hedgehog habitat assessment

Habitat assessment – brown hare

Category	Feature	Quality/impact on quality (none, negligible, low, medium, high)
Foraging resources	Neutral grassland Hedgerow Traditional orchard	Medium
Habitat extent and connectivity	Extent and connectivity of supporting habitats	High
Opportunities for sheltering	Neutral grassland Hedgerow Traditional orchard	Medium
Mortality risk factors	Density of main roads Predators e.g. larger raptors, foxes	Low
Other negative influencing factors	Inappropriate habitat management e.g. fires, damage and/or disturbance to potential refugia Illegal coursing	Medium impact on proposed development site (disturbance during ongoing site maintenance).

Table 22 – Results from brown hare habitat assessment

Habitat assessment – common toad

Please refer to section 4.2.1 of this report.

Conclusion – hedgehog and brown hare

For common toad, please refer to section 4.2.1 of this report.

There is no evidence from field surveys to suggest that hedgehogs or brown hare may be present on the proposed development site or its immediate surroundings

It is recognised that hedgehogs and brown hare occur in Wrexham. It is also recognised that there has been a steep decline in rural hedgehog populations nationally, including Wrexham farmland; this is due in part to agricultural intensification and an associated decline in prey availability. The likelihood of encountering hedgehogs during surveys in these circumstances is low.

Overall, most of the site supports some habitat suitable for use by hedgehog and brown hare, with the most favourable habitats being restricted to taller, less disturbed vegetation associated with hedgerow bases.

The desk study included records of both hedgehog and brown hare within 2km of the proposed development site.

Based on the information available and the habitat assessment, there is **moderate potential** for hedgehog and **high potential** for brown hare to occur on the proposed development site.

There is sufficient potential for use by hedgehog and brown hare to warrant the adoption of mitigation measures.

4.3 Presence of undesirable species, including invasive non-native species

No evidence of invasive, non-native species was found during surveys.

The data search results (table 10) included 7 invasive non-native species from the area around the proposed development site.

5 Limitations of the Preliminary Ecological Appraisal

5.1 Desk study

5.1.1 The species data provided by the Local Biological Record centre contained only limited records for some species and species groups. For example, the very limited data for bats is judged more likely to reflect the lack of recording effort and data submission to the Local Biological Record centre than lack of species presence. The data limitations did not prevent a range of ecological receptors being considered.

5.2 Surveys - general

5.2.1 It is recognised that with any ecological survey it cannot be guaranteed to detect all species and individuals, and surveys cannot be fully representative of all conditions. In this case it was concluded that the baseline surveys provide a robust data set on which to carry out the appraisal. None of the limitations are considered likely to have materially affected the conclusions of this appraisal.

5.2.2 Observations were limited to surveys in September 2025 and in May and June 2026. Limiting observations to these three months does not take account of animal species activity on the site through the year. For example, growth of vegetation and its management across the proposed development site will inevitably change the value and potential value of the site for a range of animal species.

5.3 Birds

5.3.1 It is recognised that bird detectability (accurate counts and identification of bird species) can be a limitation in all bird surveys. Detectability is limited by a range of factors including distance between surveyors and birds, weather conditions, equipment used and surveyor competence. Bird detectability was taken account of during the bird surveys. Potential limitations as regards detectability were minimised by a range of techniques; these included avoiding weather conditions with poor visibility and making observations of the proposed development site from sufficient distances to limit disturbance to birds.

5.3.2 It is recognised that records of birds over visits in September, May and June do not necessarily accurately represent the true value and importance of land and habitats.

5.4 Bats

5.4.1 Surveys took place in September 2025 and in May and June 2026. It is recognised that limiting the survey period to visits in these months does not take account of bat activity on the survey site through the whole of the active season (April to October) or at other times of the year.

5.4.2 As with most buildings, roof coverings and some internal areas of the former cattery at the proposed development site could not be closely examined due to limits on access and concerns about the safety of surveyors. However, most of these features were visible at a distance from vantage points and/or from aerial images.

5.4.3 Some bat species (such as common pipistrelle) are typically crevice dwellers. Droppings and other field signs of the presence of such species are often not visible, as they accumulate in hidden areas which may not be found during routine, non-invasive surveys. This is a frequent limitation when surveying buildings.

5.4.4 The echolocation used by some bats is very quiet and difficult to detect. Bat detection distances and the likelihood of detecting bats do vary due to a range of factors including temperature, humidity and air movements. It is therefore recognised that quieter bat calls (those with low sound energy) may have not registered on the bat detectors used during the emergence surveys.

5.4.5 The recording system employed by the unmanned bat detectors (Anabat Express) can only respond to signals with sufficient intensity; signal intensity can be determined by factors such as the bat species and the distance of a bat from the unmanned bat detector. As a result, some bat activity within the deployment sites may not have been recorded.

6 Advice and recommendations

The basic approach outlined below follows the mitigation hierarchy, avoiding impacts wherever possible, and with compensation as a last resort.

The aim is to ensure that impacts will be minimised as much as possible and restricted to the proposed development site only, avoiding adjacent habitats and species.

It is advised that there is sufficient risk of disturbance and harm to a range of ecological features (including protected species) to warrant an appropriately experienced Ecologist being commissioned to work as an Ecological Clerk of Works (ECoW) prior to any works commencing. The ECoW, who will act as a specialist advisor for all ecological issues during development, should have experience, knowledge and an appropriate level of skills in relation to a range of ecological receptors, including (but not limited to) a range of habitats, as well as bats, amphibians, hedgehogs, brown hare and birds. In particular, the ECoW should hold a current NRW bat licence.

The services required from the ECoW should include (but will not necessarily be limited to):

- Acting as a contact for all ecology-related issues for the proposed development site, to provide continuity throughout the project
- Delivery of toolbox talks and other appropriate briefings to site personnel
- Providing ecological information for, and reviewing, any mitigation plans/CEMPs that are prepared in relation to the proposed development
- Undertaking site checks at all appropriate stages of the proposed development
- Issuing of method statements (where required) for all stages of the development
- Direct supervision of contractors for all ecological aspects, throughout all stages of the development.
- Undertaking of a compliance audit and reporting throughout all stages of the development

The need for further ecological investigation and reporting

The information in this Preliminary Ecological Appraisal report is appropriate at the current time based on the information available.

Further ecological investigation may be necessary depending on final detailed scheme design and timing.

6.1 Presence of sites designated for ecological and wider environmental reasons

Ecological Receptor	Issue and rationale	Action
Sites designated for ecological and wider environmental reasons	The proposed development will not have an impact on any designated sites. Sites and features designated for ecological reasons do not affect the Preliminary Ecological Appraisal at the proposed development site.	No action required

Table 23 – Issues, rationale and actions for designated sites

6.2 Protected species

Ecological Receptor	Issue and rationale	Action
Amphibians	There is **low potential** for amphibians to be present on and immediately around the proposed development site throughout the year. Great crested newts are European protected species. They have full protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Careful management and avoidance of harm to other amphibian species is generally regarded as a matter of good working practice. If Reasonable Avoidance Measures (RAMS) are fully adopted, there is **no reasonable likelihood** of impacts to amphibians, including great crested newts, and their resting places.	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development are as follows: **Timing of works (mitigation):** It is advised that there are no specific limitations on timing of works in relation to amphibians. **Toolbox talk (mitigation):** It is advised that all personnel involved in proposed development works should be carefully advised about amphibians, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if an amphibian is found. **Prior to development.** **Working practices (mitigation):** Excavation works required within the development will be covered overnight to prevent amphibians falling in and becoming trapped. Alternatively, a suitable ramp will be provided or the excavation edges battered to allow trapped animals to escape. **During development** **Finding of amphibians (mitigation):** It is advised that if any amphibian species is found at any time, work must stop until advice has been sought from the ECoW. If the works will affect these amphibian species, further precautionary measures and mitigation may be required. **At any time.**

Table 24 – Issues, rationale and actions for amphibians

Ecological Receptor	Issue and rationale	Action
Reptiles	There is **low potential** for reptiles to be present on and immediately around the proposed development site. Under the Wildlife and Countryside Act 1981 (as amended), common lizard, slow worm, grass snake and adder are protected against intentional or reckless killing and injury. If Reasonable Avoidance Measures (RAMS) are fully adopted, there is **no reasonable likelihood** of impacts to reptiles.	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development are as follows: **Timing of works (mitigation):** It is advised that there are no specific limitations on timing of works in relation to reptiles. **Toolbox talk (mitigation):** It is advised that all personnel involved in proposed development works should be carefully advised about reptiles, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a reptile is found. **Prior to development.** **Working practices (mitigation):** Excavation works required within the development will be covered overnight to prevent reptiles falling in and becoming trapped. Alternatively, a suitable ramp will be provided or the excavation edges battered to allow trapped animals to escape. **During development** **Finding of reptiles (mitigation):** It is advised that if any reptile species is found at any time, work must stop until advice has been sought from the ECoW. If the works will affect these reptile species, further precautionary measures and mitigation may be required. **At any time.**

Table 25 – Issues, rationale and actions for reptiles

Ecological Receptor	Issue and rationale	Action
[redacted]		

Ecological Receptor	Issue and rationale	Action
Bats - buildings	Based on the information available and the habitat assessment, there is **high potential** for day roosting bats to occur in the former cattery and **high potential** for night roosting bats to occur in the shed. There is **high potential** for bats to use the proposed development site and the surrounding landscape for foraging and as a flyway. There is no evidence to show any current use by day or night roosting bats. There is no evidence to show that the buildings currently provide any ecological functionality for bats. There is no evidence that the buildings contribute to the conservation status of bats; they currently play no role in bat survival. Any works affecting the former cattery building will not be licensable at the current time. Although signs of bats were found, there is no evidence of a current bat roost. All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development are as follows: **Timing of works (mitigation):** It is advised that all development works should take place during daylight hours; otherwise, there are no specific limitations on timing of works in relation to foraging and commuting bats. **During development** **Pre-check (mitigation):** It is advised that a pre-commencement check of both buildings, before removal or disturbance of potential roost features is to take place, should be provided by the ECoW. **Immediately prior to any works affecting both buildings.** **Advice (mitigation):** All personnel involved in the proposed development should be carefully advised about bats by the ECoW, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. **Prior to development.** **Advice (mitigation):** If bats are found at any time during the development, work must stop until advice has been sought from the ECoW. If the development will affect bats, a licence may be required and suitable mitigation put in place. **At all times.** **Advice (mitigation):** It is advised that if proposed works to buildings are not undertaken before May 2027, further bat surveys (as per those described in this report) should be undertaken. **Prior to any disturbance to buildings.** **Recommendation (enhancement):** Replacement buildings should incorporate suitable bat roosting features e.g. a minimum of 2 integral wall boxes or external bat boxes such a Kent Box, Vincent Pro or Schwegler 2F should be installed. **During development.**

Table 27 – Issues, rationale and actions for bats

Ecological Receptor	Issue and rationale	Action
Bats - trees	Based on the information available and the habitat assessment, there is **low potential** (PRF-1) for day roosting bats to occur in some tree features on the proposed development site. There is **high potential** for bats to use the proposed development site and the surrounding landscape for foraging and as a flyway. All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development are as follows: **Pre-check (mitigation):** It is advised that a pre-commencement check of all trees to be impacted by the proposed development, before removal or disturbance of potential roost features is to take place, should be provided by the ECoW. **Immediately prior to any works affecting both buildings.** **Advice (mitigation):** All personnel involved in the proposed development should be carefully advised about bats by the ECoW, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. **Prior to development.** **Advice (mitigation):** If bats are found at any time during the development, work must stop until advice has been sought from the ECoW. If the development will affect bats, a licence may be required and suitable mitigation put in place. **At all times.** **Advice (mitigation):** It is advised that if proposed works to trees are not undertaken before May 2027, further bat surveys (as per those described in this report) should be undertaken. **Prior to any disturbance to trees.** **Recommendation (enhancement):** Enhancements should include installation and maintenance of features suitable for use by tree-roosting bat species e.g. Kent Box, Vincent Pro or Schwegler 2F. **During development.**

Table 21 (continued) – Issues, rationale and actions for bats

Ecological Receptor	Issue and rationale	Action
Bats - lighting	Based on the information available and the habitat assessment, there is **high potential** for day roosting bats to occur in the former cattery and **high potential** for night roosting bats to occur in the shed. There is **high potential** for bats to use the proposed development site and the surrounding landscape for foraging and as a flyway. There is no evidence to show any current use by day or night roosting bats. There is no evidence to show that the buildings currently provide any ecological functionality for bats. There is no evidence that the buildings contribute to the conservation status of bats; they currently play no role in bat survival. Any works affecting the former cattery building will not be licensable at the current time. Although signs of bats were found, there is no evidence of a current bat roost. All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended).	**Artificial lighting (mitigation):** It is recommended that any new lighting associated with the proposed development should comply with: https://www.gov.uk/guidance/light-pollution and Institution of Lighting Professionals and Bat Conservation Trust (2023) *Guidance Note GN08/23 Bats and Artificial Lighting at Night*. Specifically, it is recommended that the following mitigation practices are adopted: 1. Avoid wherever possible artificial light spillage onto potential bat flyways and foraging features; this includes all habitats. **During work and post-development.** 2. Ensure that lux levels falling onto bat flyways and foraging features are no greater than 0.5 lux. 0.5 lux is the recommended upper limit of lighting for these features. **During work and post-development.** 3. Avoid artificial light spillage onto vegetation adjacent to the proposed development site. **During work and post-development.** 4. Leave bat foraging resources undisturbed as much as possible before, during and after works. **At all times.** All lighting practices should be subject to a compliance check by the ECoW.

Table 27 (continued) – Issues, rationale and actions for bats

6.3 Nesting and other significant use by birds

Ecological Receptor	Issue and rationale	Action
Nesting birds	There is **high potential** for nesting birds to occur on and immediately adjacent to the proposed development site throughout the nesting season (March to September). There is **low potential** for barn owls to roost and **no potential** for barn owls to nest in the shed on the proposed development site. Wild birds are protected under The Wildlife & Countryside Act 1981 (as amended). Offences include intentionally: 1. Killing, injuring or taking a wild bird. 2. Taking, damaging or destroying the nest of a wild bird while that nest is in use or being built. 3. Taking or destroying an egg of a wild bird.	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development, are as follows: **Avoidance and pre-checks (mitigation):** It is advised that the most appropriate way to address the risk of nesting birds is: Avoid site works during the nesting season Or If works cannot be delayed, all buildings and vegetation proposed for disturbance and removal, and land in the surrounding area to at least 20 metres, should be carefully checked, immediately prior to works commencing (i.e. within 48 hours of works commencing). Checks should be carried out by the ECoW or other suitably experienced and licensed ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. **Prior to any work commencing (checks) and throughout works in nesting season (monitoring).** **Toolbox talk (mitigation):** It is advised that if works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by the ECoW, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. **Prior to any work commencing.**

Table 28 – Issues, rationale and actions for nesting birds

Ecological Receptor	Issue and rationale	Action
Nesting birds	There is **high potential** for nesting birds to occur on and immediately adjacent to the proposed development site throughout the nesting season (March to September). There is **low potential** for barn owls to roost and **no potential** for barn owls to nest in the buildings on the proposed development site. Wild birds are protected under The Wildlife & Countryside Act 1981 (as amended). Offences include intentionally: 1. Killing, injuring or taking a wild bird. 2. Taking, damaging or destroying the nest of a wild bird while that nest is in use or being built. 3. Taking or destroying an egg of a wild bird.	**Exclusion areas (mitigation):** It is advised that if birds are found to be nesting within or in close proximity to the work site during proposed works, it will be necessary to stop and establish an exclusion area for each nest site. The extent of the exclusion area, which should be determined by the ECoW, will depend on the bird species and the nature of the proposed works. **At all times.** **Bird boxes (compensation and enhancement):** As bird nesting features are to be lost, it is recommended that a suitable amount of appropriate compensation is provided, in the form of bird nesting features. Bird nesting features should include: • At least 2 bird boxes for smaller nesting species The bird nesting features should be installed under the direct supervision of the ECoW. **Immediately following development.**

Table 28 (continued) – Issues, rationale and actions for nesting birds

6.4 Presence of other important habitats and species (including priority habitats and species)

Ecological Receptor	Issue and rationale	Action
European hedgehog, brown hare and common toad	There is **moderate potential** for hedgehog and **high potential** for brown hare to occur on the proposed development site. The proposed development site offers suitable foraging and sheltering features for hedgehog, brown hare and common toad. If Reasonable Avoidance Measures (RAMS) are fully adopted, there is **no reasonable likelihood** of impacts to hedgehog, brown hare and common toad.	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development are as follows: **Timing of works (mitigation):** It is advised that there are no specific limitations on timing of works in relation to hedgehog, brown hare and common toad. **Pre-check (mitigation):** It is advised that a pre-commencement check of the proposed development site and immediate surroundings should be provided by the ECoW. **Prior to any work commencing.** **Toolbox talk (mitigation):** All people working at the proposed development site should attend a toolbox talk delivered by the ECoW, to be made aware of the likelihood of encountering hedgehog, brown hare and common toad, how to identify them, the protection afforded to these species as part of the development and their own responsibilities as regards implementation of precautionary measures. **Prior to any work commencing.** **Finding of hedgehog and common toad (mitigation):** Any animals encountered should be carefully moved to a safe area of suitable habitat, which should then remain undisturbed. **Prior to any work commencing (checks) and throughout works (carefully moving animals).** **Working practices (mitigation):** Excavation works required within the development will be covered overnight to prevent hedgehog, brown hare and common toad falling in and becoming trapped. Alternatively, a suitable ramp will be provided or the excavation edges battered to allow trapped animals to escape. **Throughout works**

Table 29 – Issues, rationale and actions for other important species

Ecological Receptor	Issue and rationale	Action
Habitats	Native hedgerows and Traditional Orchard are listed as Habitats of Principal Importance (Section 7 of the Environment (Wales) Act 2016). All habitats have a known or potential secondary value in relation to their use by species. The proposed works will require the loss of some areas of habitat, with associated loss of opportunities for a range of species. The proposed works will inevitably impact habitat condition through changes to e.g. hydrology.	**Advice (mitigation):** It is advised that the following RAMS are fully complied with throughout the development process. RAMS for this development, are as follows: **Identification of working area (mitigation):** Clearly mark out the extent of the permitted work area. All activities to take place only within the permitted work area. **Prior to and during development works.** **Recommendation (mitigation):** Measures should be adopted and implemented to protect any habitats adjacent to the proposed development site from disturbance and pollution by contaminants (including runoff from the work site and disposal of waste materials). **At all times.** **Finding of species (mitigation):** It is advised that if any amphibians, reptiles, bats, [redacted] nesting birds, hedgehogs or brown hare are found at any time, work must stop until advice has been sought from the ECoW. If the works will affect these species, further precautionary measures and mitigation may be required. **At any time.**

Table 30 – Issues, rationale and actions for habitats

6.5 Undesirable species, including invasive non-native species

Ecological Receptor	Issue and rationale	Action
Undesirable species, including invasive non-native species	Invasive non-native species do not affect the Preliminary Ecological Appraisal at the proposed development site.	No action required

Table 31 – Issues, rationale and actions for non-native invasive species

7 References

Chartered Institute of Ecology and Environmental Management (2017) *Guidelines for Preliminary Ecological Appraisal. Second Edition*. CIEEM, Hampshire.

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Creswell, W, J et al (Eds) (2012) *UK BAP Mammals Interim Guidance for Survey Methodologies, Impact Assessment and Mitigation.* The Mammal Society.

Gent, T. and Gibson, S. (2003). *Herpetofauna Workers Manual*. JNCC, Peterborough.

Harris, S., Cresswell, P. and Jefferies, D.J. (1989[redacted] Mammal Society.

Institution of Lighting Professionals and Bat Conservation Trust (2023) *Guidance Note GN08/23: Bats and Artificial Lighting At Night.* ILP

https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences

Sewell, D. (2017) *Survey protocols for the British herpetofauna Version 1.0.* Amphibian and Reptile Conservation

Stace, C. (2019) "*New Flora of the British Isles – 4th edition".* Cambridge University Press.

Preliminary Ecological Appraisal

Land at Former Parkside Cattery, Rossett, Wrexham, North Wales LL12 0BW

Appendices

Appendices

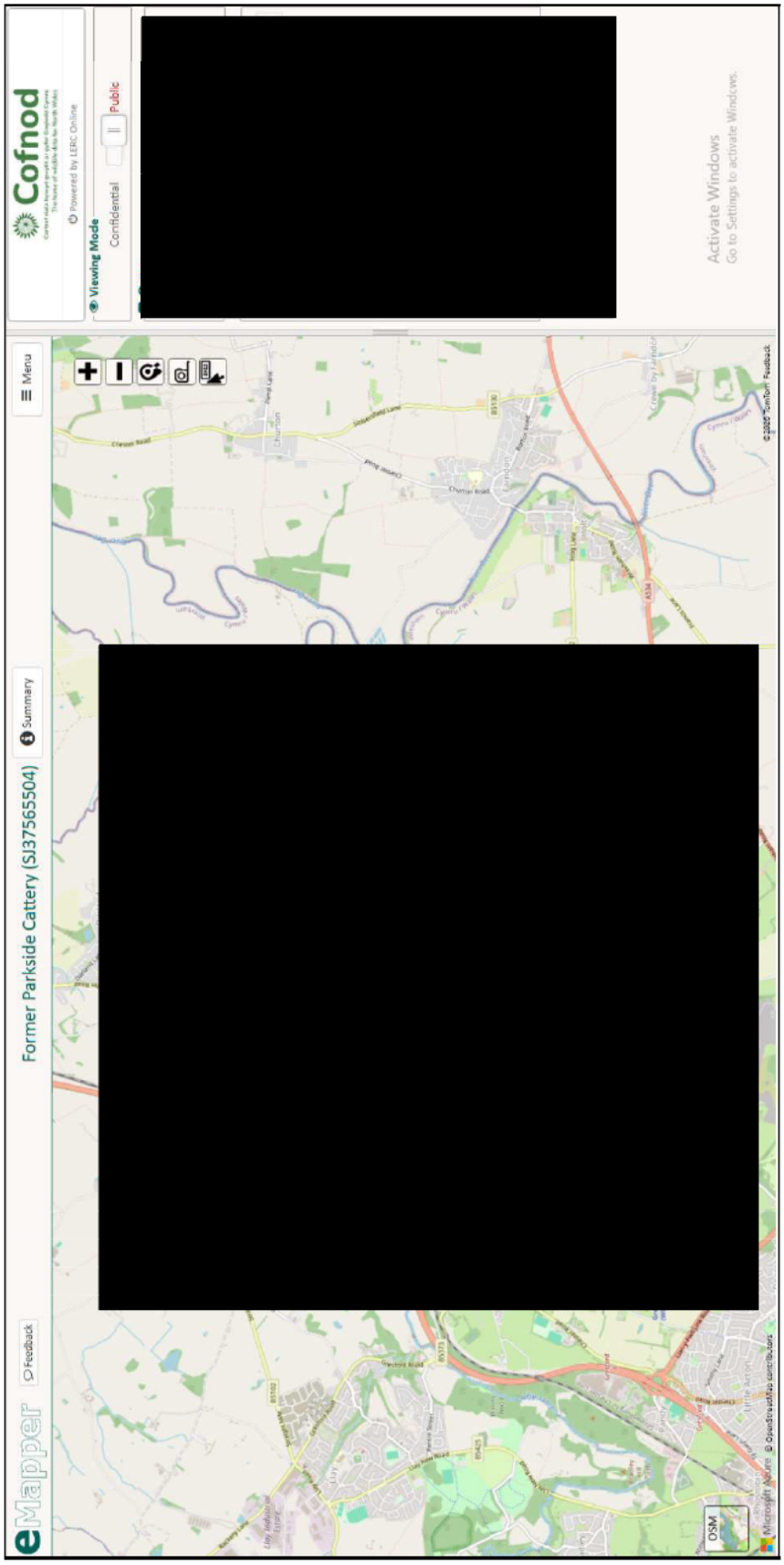
App 1 – Data search map

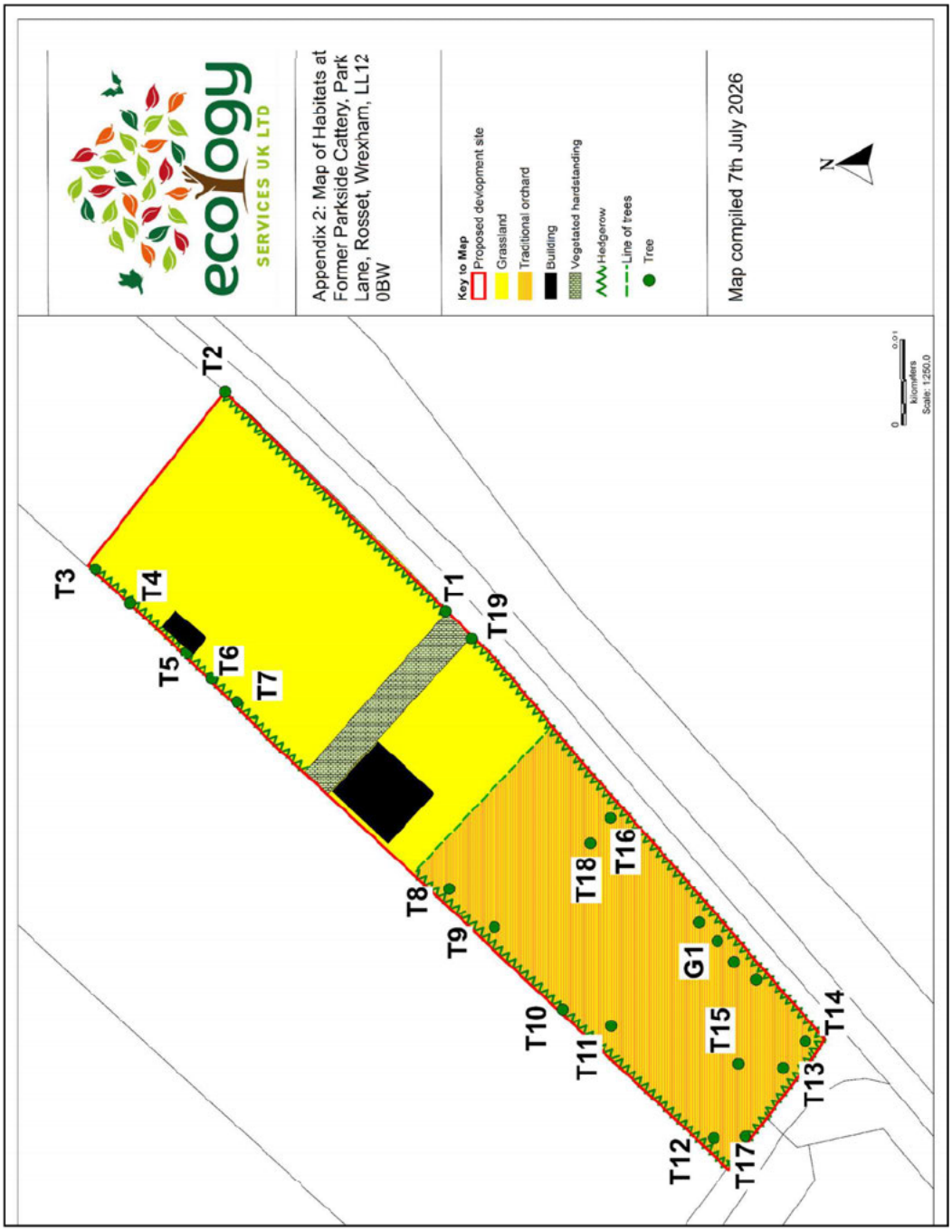
App 2 – Map of habitats

App 3 – Tree survey results

App 4 – Images from bat surveys

App 5 – Scheme design plan


Cofnod
Viewing Mode
Confidential
Public
[redacted]
Activate Windows
Go to Settings to activate Windows.
Menu
Summary
Former Parkside Cattery (SJ37565504)
Feedback
eMapper
[redacted]
OSM


ecology
SERVICES UK LTD
Appendix 2: Map of Habitats at Former Parkside Cattery, Park Lane, Rosset, Wrexham, LL12 0BW
Key to Map
Proposed development site
Grassland
Traditional orchard
Building
Vegetated hardstanding
Hedgerow
Line of trees
Tree
Map compiled 7th July 2026
N
T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11
T12
T13
T14
T15
T16
T17
T18
T19
G1

Tree Reference	Species	PRFs Suitability and Description	Action Required/Additional Notes
T1	Ash	No PRFs	Retain and manage as standard tree in hedgerow
T2	Ash	No PRFs	Retain and manage as standard tree in hedgerow
T3	Oak	No PRFS visible at ground level. Possible PRFs at height	Further aerial inspection required if tree is to be worked on or removed.
T4	Sycamore	No PRFs	Retain and manage as standard tree in hedgerow
T5	Oak	No PRFs	Retain and manage as standard tree
T6	Horse Chestnut	No PRFs	Retain and manage as standard tree
T7	Scots pine	No PRFs	Retain and manage as part of tree group
T8	Scots pine	No PRFs	Retain and manage as part of tree group
T9	White poplar	No PRFs	Retain and manage as part of tree group
T10	White poplar	PRF-1 Dead limb with splits at height	Further aerial inspection required if tree is to be worked on or removed.

Tree Reference	Species	PRFs Suitability and Description	Action Required/Additional Notes
T11	Ash	PRF-1 multi-stemmed ash with union feature, approximately 1.5m from base. Dense ivy growth possibly obscuring other PRFs	If tree is to be worked on or removed. Pre- check of union feature and careful removal of ivy prior to any works.
T12	Oak	Mature oak with No PRFS visible at ground level. Possible at height	Further aerial inspection required if tree is to be worked on or removed.
T13	Apple	PRF-1 Basal cavity in main stem and knot holes from previous pruning	If tree is to be worked on or removed. Pre- check of all features prior to any works.
T14	Apple	No PRFs	Retain and manage as part of tree group
T15	Apple	PRF-1 Basal cavity in main stem	If tree is to be worked on or removed. Pre- check of all features prior to any works.
T16	Wych elm	No PRFs	Retain and manage as part of tree group
T17	Apple	No PRFs	Retain and manage as part of tree group
T18	Apple	No PRFs	Retain and manage as part of tree group
T19	Ash	No PRFs	Retain and manage as standard tree
G1 Small group	Apple	No PRFs	Retain and manage as part of tree group

Photographs of bat surveys



Deployment of survey sheets in roof void of Former Cattery building. May 2026



Deployment of remote bat detector (Anabat Express) in roof void of Former Cattery building. May 2026

Photographs of bat surveys



View of survey equipment and field of view from west survey point at start of bat emergence survey. June 2026



View of field of view from west survey point at end of bat emergence survey. June 2026

Photographs of bat surveys

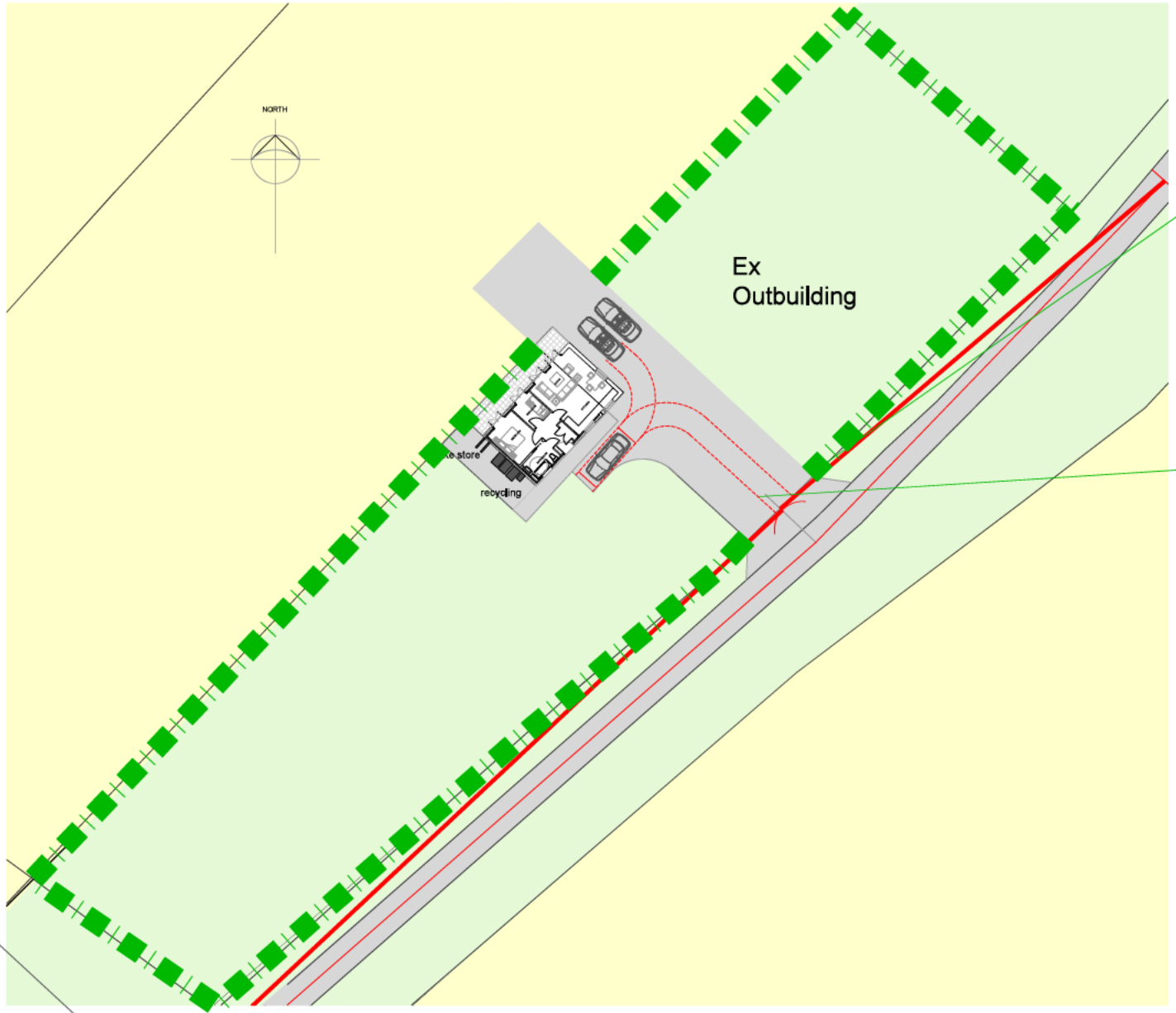


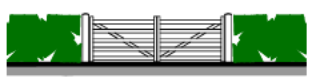
View of survey equipment and field of view from east survey point at start of bat emergence survey. June 2026



View of field of view from east survey point at end of bat emergence survey. June 2026

The content of this drawing is subject to the provision of the Copyright Act 1956.
Work to figured dimensions only. The dimensions are to be checked before work is started. Any discrepancy whatsoever between any information contained on this drawing and any other document or drawing must be drawn to the attention of the Architect by the contractor before the work is executed.
IN DOUBT ASK [illegible]





EXISTING GATES REPLACED WITH OAK POSTS AND 5 BARRED GATE IN OAK

Existing hedgerow retained fence with hawthorn, blackthorn, beech or yew planted behind

Existing hardstanding retained

Indian Stone or equal to 3m patios and 1200mm wide paths

Existing lawned areas

REV B 26 AUG 2025 RECYCLING TURNING HEAD BIKE STORE ADDED

MARK WILLACY ARCHITECTS

client
ELLA & BEN WOODBURN

job
WAVERTREE COTTAGE, PARK LANE, ROSSETT LL12 0BL

title
SITE PLAN AS PROPOSED ALTERATIONS TO OUTBUILDING

scale	date	job no.	drawing no.	rev
1:250A2	10 JUN '25	MSW208	STC02	B

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