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PRELIMINARY ECOLOGICAL APPRAISAL & BAT REPORT

At:

Cedar Hall, The Green, Gresford, LL12 8RG

Consultant Report on behalf of ***David Whalley***

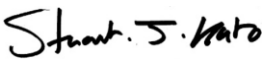
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Signature		

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EXECUTIVE SUMMARY

Topic	Summary
Site Context	• The Site comprises a building and cobbled courtyard. The wider site contains amenity grassland and woodland. • The Site is within a semi-rural area with woodland (some of which is ancient) extending to the north beyond which is a railway. To the east is a housing estate. • No designated or non-designated sites are
Key Habitats	• The area of proposed works is comprised of a building and cobbled courtyard, lacking vegetation. • Ancient woodland is off-site to the north which will remain unimpacted by the proposals.
Bats	• Bat surveys confirmed a minimum of 6no. Brown long-eared bats roosting within the building. • Proposals will require a derogation licence from Natural Resources Wales before any works take place. • The derogation licence will restrict the timing of works (between October – April). • Given that the existing roost space cannot be retained under the proposals, a dedicated bat loft will be required within the proposed outbuilding to the west of B1. • The design of the roost space, as determined under the derogation licence, must be strictly adhered to.
Breeding Birds	• The building provides suitable bird breeding habitat. • Works should avoid the bird breeding period (1st March – 31st August, inclusive), or an ecologist should carry out a survey immediately prior to works to ensure breeding birds will not be impacted.
Key Recommendations & Enhancements	• Bird box provision. • Bat box provision. • Provide a Green Infrastructure Statement, supported by landscape proposals.

INTRODUCTION

PROJECT DETAILS	
Site Name / Address (see Figure 1: Location)	Cedar Hall, The Green, Gresford, LL12 8RG.
Grid Reference	SJ34425501
Client	David Whalley
Local Planning Authority	Wrexham Borough Council
Planning reference	N/A
Site Area	(area of works) c.304m^2
SUMMARY OF PROJECT	
Background	Ecoscope Ltd were commissioned by David Whalley to carry out a Preliminary Ecological Appraisal (PEA) of an outbuilding/former stables and surrounding habitat at Cedar Hall, Gresford. The survey included an assessment of all on site and adjacent habitats and a Preliminary Roost Assessment (PRA) with regards to potential roosting bats.
Purpose	The purpose of a PEA is to detail the current status of habitats at the Site and determine the potential for protected and notable species to be present. Where opportunity exists, further survey and/or mitigation will be recommended.
DESCRIPTION OF PROPOSALS **Figure 2: Proposals**	Proposals are for the renovation of an existing former stables and adjoining barns into residential accommodation. The foundations of an existing outbuilding are to be constructed into a single storey shed.
RELEVANT BACKGROUND REPORTS	There are no known historical surveys associated with the current proposals.

KEY PERSONNEL

Name	Contribution	Credentials
Stuart Kato	Project oversight, mitigation input, QA and reporting.	Managing Director of Ecoscope ltd. 20+ years' experience in the consultancy sector, First Class Honours degree in Environmental Management, M.Sc. (Distinction) in Ecology (thesie in Lesser Horseshoe Bat) MCIEEM, Licenced by NRW for Bats (SO94948/1), (also Great Crested Newt (SO94949-1 and Dormouse (SO94952-1).
Mark Morgan	Phase I Survey Preliminary Roost Assessment Reporting	Principal Ecologist. BSc. (Hons) (First-Class degree in Plant Biology), MCIEEM. Great Crested Newt licence (2017-32019-CLS-CLS England). Accredited Agent NRW bat licence SO94948/1 and Great Crested Newt (SO94949-1).
Rebecca Beresford	Bat survey lead	Degree in wildlife and conservation, 10 years' experience in bats survey and ecology accredited agent on NRW Bat licence No. SO94948/1.

METHODOLOGY

DESK STUDY

Local Records Provider	Cofnod
Records Obtained	1km Species, Sites, Habitats – *Protected & Priority Species, INNS, Protected & other sites, Habitats, Documents*
Designated Sites Search	1km – Cofnod
Non-designated Sites Search	1km – Cofnod
Habitats	1km – Cofnod
Waterbodies	250m – MAGIC Maps
Preliminary Ecological Appraisal	This PEA has been undertaken in accordance with guidelines provided by the Chartered Institute of Ecology and Environmental Management 2017. The details within this report will remain valid for a period of two years, or less where the Site and/or proposals were to change in significance. Reference: **CIEEM 2017**. Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

FIELD STUDY

Phase I Habitat Survey

Date	Surveyor	Conditions	Relevant Guidelines	Methodology
27/04/2026	Mark Morgan	Dry, bright, clear, no wind.	Phase I Habitat Survey Handbook (JNCC, 2010)	The survey and assessment were in accordance with the Phase I Habitat Survey Handbook (JNCC, 2010) and involved: • The collection of existing data and scoping of likely habitats present. • Mapping of all habitat types • The creation of a Phase I habitat map using QGIS. • Review and Quality Assurance of output. Dominant plant species were noted (including aliens), as were any uncommon species or species indicative of habitat types, but not all species would have been visible and there was no attempt to compile exhaustive species lists. The survey included at least 30m from the boundary where possible with regard to protected species.

Preliminary Roost Assessment

Date	Surveyor	Conditions	Relevant Guidelines	Methodology
27/04/2026	Mark Morgan	Dry, bright, clear, no wind.	Collins, 2023[1]	This included the full site ownership boundary and an assessment of any built structures on site (a Preliminary Roost Assessment). The survey involved assessing structures from the ground with binoculars in a systematic manner, covering all aspects of a structure looking for potential bat roost features as described within Table 6.6 of the guidelines.

[1] **Collins, J. (ed.) 2023.** Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Bat Emergence Surveys	**Date**	**Surveyor**	**Conditions**	**Relevant Guidelines**	**Methodology**
	14/05/2026 04/06/2026 25/06/2026	Rebecca Beresford (as bat lead)	(see results)	Collins, 2023[2]	Surveys were conducted a minimum of 15minutes before sunset and extending at least 1.5hours after sunset. Surveyors were positioned to cover all identified Potential Roost Features and were equipped with broad-spectrum bat detectors and night vision aids.

CONSTRAINTS			
Description of constraints	**Survey/Assessment**	**Constraint**	**Justification**
	There were no constraints to this assessment.	N/A	N/A

[2] **Collins, J. (ed.) 2023.** Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

DESK STUDY RESULTS

DESIGNATED SITES (1KM)

Site Name	Designation	Description	Relevance to Proposals
Chwarel Singret	SSSI	Site of geological interest.	None.
Vicarage Moss	SSSI	Basin mire with wetland flora.	None.
Marford Quarry	SSSI	Post-industrial site with invertebrate, botanical and habitat value.	None.
Midlands Meres & Mosses Phase 2	Ramsar & SSSI	International site of wetland importance.	None.

NON-DESIGNATED SITES (1KM)

Site Name	Designation	Description	Relevance to Proposals
B-Lines	Nature Recovery Network	The site sites within Bug Life's Nature Recovery Network for pollinators, which covers the entire site and wider landscape.	Opportunities should be explored for enhancements.
North East Wales	Important Invertebrate Area	Railway and woodland north of the site of importance to invertebrates.	Opportunities should be explored for enhancements.
Nant-y-Gaer and Llay Valley	LWS	Semi-natural woodland and grassland.	None.
Bryn Alyn & Wormswood	LWS	Semi-natural woodland and grassland surrounding river corridor.	None.
Ballswood Quarry & Cockpit Wood	LWS	Active quarry site with primary grassland and scrub developing on old workings.	None.

PRIORITY HABITATS (1KM)

Priority Habitat	Relevance to Proposals
Ancient woodland	Within close proximity to the site along the railway to the north. No impacts are envisaged.
Coastal and floodplain grazing marsh	To the north of the site separated by railway and road. No impacts are envisaged.
Open mosaic habitat on previously developed land	To the north of the site separated by railway and road at Cockpit Wood and to the east in Marford Wood. No impacts are envisaged.
Traditional orchard.	Within housing estate to the east. No impacts are envisaged.

WATERBODIES (250M)

A single pond is present to the southeast within the wider housing estate. The pond is separated from the site by roads and housing.

SPECIES RECORDS (FULL RECORDS UPON REQUEST)

Mammals

- **Badger (*Meles meles*)**: Recorded 34 times (2024). Bern3 & Protected under Badger Act 1992.
- **Brown Long-eared Bat (*Plecotus auritus*)**: Recorded 6 times (2017). BAP & Bern2 & Bonn2 & CHS2 & European Protected Species & Section 7 & WCA5.
- **Common Pipistrelle (*Pipistrellus pipistrellus*)**: Recorded 13 times (2017). Bonn2 & CHS2 & European Protected Species & WCA5.
- **Daubenton's Bat (*Myotis daubentonii*)**: Recorded 3 times (2016). Bern2 & Bonn2 & CHS2 & European Protected Species & WCA5.
- **Hedgehog (*Erinaceus europaeus*)**: Recorded 32 times (2024). BAP & Bern3 & RL-VU & Section 7 & WRL-TM[VU].

	• **Lesser Horseshoe Bat (*Rhinolophus hipposideros*)**: Recorded 2 times (2017). BAP & Bern2 & Bonn2 & CHS2 & European Protected Species & Section 7 & WCA5. • **Otter (*Lutra lutra*)**: Recorded 20 times (2025). BAP & Bern2 & CHS2 & CITES-A & European Protected Species & Section 7 & WCA5 & WRL-TM[VU]. • **Polecat (*Mustela putorius*)**: Recorded 1 time (2018). BAP & Bern3 & CHS4 & European Protected Species. • **Soprano Pipistrelle (*Pipistrellus pygmaeus*)**: Recorded 4 times (2017). BAP & Bern2 & Bonn2 & CHS2 & European Protected Species & Section 7 & WCA5
Birds	• **Barn Owl (*Tyto alba*)**: Recorded 5 times (2018). Bern2 & CITES-A & WCA1.1 & WCA9. • **Black Tern (*Chlidonias niger*)**: Recorded 5 times (2015). BDir1 & Bern2 & RL-RE & WCA1.1. • **Black-necked Grebe (*Podiceps nigricollis*)**: Recorded 2 times (2019). Bern2 & RL-EN & RL-VU & Section 7 & UKBA & WBA & WCA1.1 & W-SIP[EX]. • **Brambling (*Fringilla montifringilla*)**: Recorded 4 times (2021). WCA1.1. • **Fieldfare (*Turdus pilaris*)**: Recorded 14 times (2024). BDir2.2 & RL-PX & Section 7 & UKBR & WBA & WCA1.1. • **Firecrest (*Regulus ignicapilla*)**: Recorded 2 times (2017). Bern2 & Section 7 & WBA & WCA1.1. • **Goldeneye (*Bucephala clangula*)**: Recorded 11 times (2021). BDir2.2 & Bonn2 & RL-VU & Section 7 & UKBR & WBA & WCA1.2. • **Greylag Goose (*Anser anser*)**: Recorded 148 times (2024). BDir2.1 & Bonn2 & UKBA & WCA1.2. • **Kingfisher (*Alcedo atthis*)**: Recorded 22 times (2025). BDir1 & Bern2 & WCA1.1. • **Long-tailed Duck (*Clangula hyemalis*)**: Recorded 1 time (2017). BDir2.2 & Bonn2 & RL-NT & Section 7 & UKBR & WBR & WCA1.1. • **Mediterranean Gull (*Ichthyaetus melanocephalus*):** Recorded 31 times (2017). BDir1 & Bern2 & Bonn2 & Section 7 & UKBA & WBA & WCA1.1 & W-SIP[CO]. • **Osprey (*Pandion haliaetus*)**: Recorded 3 times (2016). BDir1 & Bonn2 & CITES-A & RL-NT & Section 7 & UKBA & WBA & WCA1.1. • **Peregrine (*Falco peregrinus*)**: Recorded 25 times (2023). BDir1 & Bern2 & Bonn2 & CITES-A & WCA1.1. • **Red Kite (*Milvus milvus*)**: Recorded 2 times (2021). BDir1 & Bonn2 & CITES-A & WCA1.1 & WCA9. • **Red-throated Diver (*Gavia stellata*)**: Recorded 8 times (2022). BDir1 & Bern2 & Bonn2 & Section 7 & WBA & WCA1.1. • **Redwing (*Turdus iliacus*)**: Recorded 28 times (2024). BDir2.2 & RL-CR & UKBA & WCA1.1. • **Other Notable Species:** A further **32 Red List species** (e.g., Vulnerable, Endangered, or UK/Welsh Red lists) and **26 Amber List / other protected species** records were returned
Amphibians	• **Common Frog (*Rana temporaria*)**: Recorded 15 times (2024). Bern3 & European Protected Species & WCA5. • **Common Toad (*Bufo bufo*)**: Recorded 2 times (2024). BAP & Bern3 & Section 7 & WCA5. • **Great Crested Newt (*Triturus cristatus*)**: Recorded 16 times (2025). BAP & Bern2 & CHS2 & European Protected Species & Section 7 & WCA5. • **Palmate Newt (*Lissotriton helveticus*)**: Recorded 2 times (2025). Bern3 & WCA5. • **Smooth Newt (*Lissotriton vulgaris*)**: Recorded 9 times (2025). Bern3 & WCA5.
Invasive Species	• **American Mink (*Neovison vison*):** Recorded 8 times (2025). GBNNSIP & INNS & INNS-W & WCA9. • **Canada Goose (*Branta canadensis*):** Recorded 226 times (2024). BDir2.1 & Bonn2 & GBNNSIP & INNS & INNS-W & WCA9. • **Himalayan Balsam (*Impatiens glandulifera*):** Recorded 8 times (2021). GBNNSIP & INNS & INNS-IAS & INNS-W & WCA9. • **Himalayan Cotoneaster (*Cotoneaster simonsii*):** Recorded 1 time (2019). GBNNSIP & INNS & INNS-W & WCA9. • **Hollyberry Cotoneaster (*Cotoneaster bullatus*):** Recorded 1 time (2020). GBNNSIP & INNS & INNS-W & WCA9. • **Japanese Knotweed (*Reynoutria japonica*):** Recorded 1 time (2016). GBNNSIP & INNS & INNS-W & WCA9. • **Mandarin Duck (*Aix galericulata*):** Recorded 33 times (2025). Bonn2 & GBNNSIP & INNS & INNS-W & WCA9**.** • **Montbretia (*Crocosmia aurea x pottsii = C. x crocosmiiflora):*** Recorded 2 times (2022). GBNNSIP & INNS & INNS-W & WCA9. • **Variegated Yellow Archangel (*Lamiastrum galeobdolon subsp. argentatum*):** Recorded 1 time (2022). GBNNSIP & INNS & INNS-W & WCA9. • **Wall Cotoneaster (*Cotoneaster horizontalis*):** Recorded 4 times (2022). GBNNSIP & INNS & INNS-W & WCA9. • ***Rhododendron ponticum*: Recorded 2 times (2022).** GBNNSIP & INNS & INNS-W & WCA9.

FIELD STUDY RESULTS

PHASE I HABITAT SURVEY

Site Summary	The Site and location of works is comprised of a building (Former Stables) with surrounding hardstanding of cobbled stones. To the wider site outside the location of works is an amenity grassland, managed as a lawn, ornamental planting, boundary trees and broadleaved woodland.

Habitat Description

Code	Habitat	Description
J1.2	Amenity grassland	(Off-site) Managed amenity grassland surrounds the Former Stables and location of works, of low ecological value.
J3.6	Buildings	The Former Stables comprise the main area of works. The building is an approximate C-Shaped building constructed of brick. The building was subjected to a Preliminary Roost Assessment regarding bats, which is discussed further below. To the immediate west of the Former Stables are the foundations of a former building which will be
J4	Bare ground	Cobbled stones are present to the south of the Former Stables within a courtyard delineated by a tall brick wall.

Species List	No floral species within the area of works.

PRELIMINARY ROOST ASSESSMENT (BATS)

B1	**External**	The Former Stables (B1) is a two-storey, brick-built, C-shaped building with a pitched slate roof. A central archway is present at the centre of the building with a timber ceiling, or first-floor flooring. There are several potential bat ingress/egress locations between the timbers and the brick walls that may also act as bat crevice dwelling opportunities. To the eastern extent of the building contains a single-storey section of the building (shed) with open access to potential bats. Adjoining the section is a larger section of the building which too is open-fronted provided potential ingress/egress opportunity to bats. The pitched slate roofs are in a good state of the repairs throughout with flush sitting tiles. However, some small ridge-tile gaps were noted throughout.
B1	**Internal**	To the eastern extent of the building in the single-storey 'shed' contains bitumastic lining and exposed timbers. A small number of old bat droppings were present. Yellow underwing moth wings were also observed, suggesting a feeding site is present. The adjoining large open-fronted section of the building contained bitumastic lining and exposed timbers with ample potential ingress/egress and bat crevice opportunities for potential roosting bats. Internally, the upper floor contained a number of scattered bat droppings throughout the building. In the western section of the building, the roof is lined with Breathable Roofing Membrane (BRM) a type that is woven and considered a serious potential risk to roosting bats whereby they may become tangled. The central section of B1 above the archway contains bitumastic lining on the northern aspect and BRM on the southern aspect, with exposed timbers. Bat droppings are present throughout the building with extensive roosting opportunities.
Grading		The Former Stables (B1) is graded as 'confirmed' evidence of roosting bats with the presence of bat droppings and feeding remains, and the building generally of 'high' suitability with the potential to support bats or roosts of high conservation concern.

SPECIES

Bats	Refer to above PRA.
Badger	No evidence or opportunities for badger present within the proposed area of works
Birds	B1 provides potential bird nesting opportunities. Bird droppings were noted on the wall of the archway suggesting recent or current nesting. The open-fronted sections of the building are suitable for Swallows, although no evidence was observed.
Amphibians	The site is unsuitable for amphibians.
Reptiles	The Site is of unsuitable to common reptiles.
Invertebrates	The Site is of poor suitability to invertebrates.

BAT EMERGENCE SURVEYS

Parameters

Survey #	Date	Sunset time	Temperature at start (°C)	Survey times	Wind (Beaufort)	Cloud cover (Oktas)	Weather conditions
1/3	14/05/2026	21:02	9	20:35 – 22:33	1	6	Dry.
2/3	04/06/2026	21:31	12	21:10 – 23:01	0	8	Mild, Humid, very occasional light showers
3/3	25/06/2026	21:42	25	21:12 – 23:12	0-1	0	Occasional light breeze.

Summary

- The site is well used for foraging with groups of bats using the treeline, lawn and courtyards to actively forage and socially interact. Species commonly observed included Common pipistrelles (Pipistrellus pipistrellus) and Soprano pipistrelles (P. pygameus), Noctules (Nyctalus noctula) and Brown long-eared bats (Plecotus auritus).
- The main archway leading from the lawn into the barn courtyard (archway A), had at least 4no. Brown long-eared bats emerging from gaps created by missing mortar between bricks and the wooden roof on the west wall.
- There were 2no. Brown long-eared bat emergences from archway B, leading through to the smaller courtyard to the east. The exact points of emergence here were not fully identifiable.
- Roosts are **day roosts**. No bats were observed to re-enter a roost, indicating that maternity roosts are absent at the Site.

Visit #1

- Foraging and commuting Common pipistrelles, Soprano pipistrelles, Brown long-eared bats, and Noctule passes.
- No emergences confirmed.

Visit #2

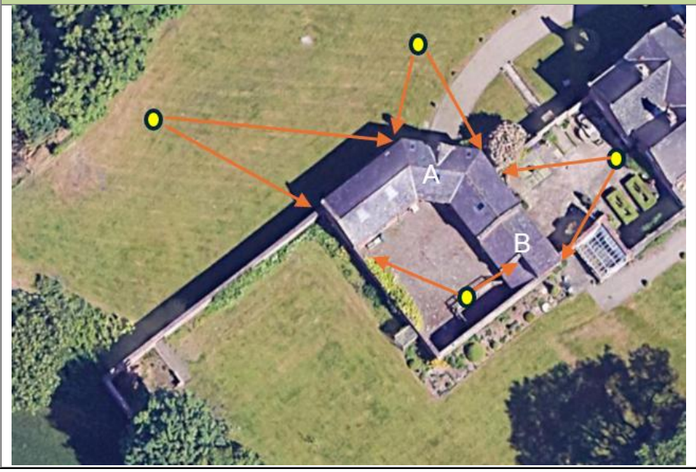
- Foraging and commuting Common pipistrelles, Soprano pipistrelles, Brown long-eared bats, and Noctule passes.
- 4no. Brown long-eared bats emerged from Archway A, 2no. Brown long-eared bats emerged from Archway B.
- Nesting blackbirds and wrens observed within the building.

Visit #3

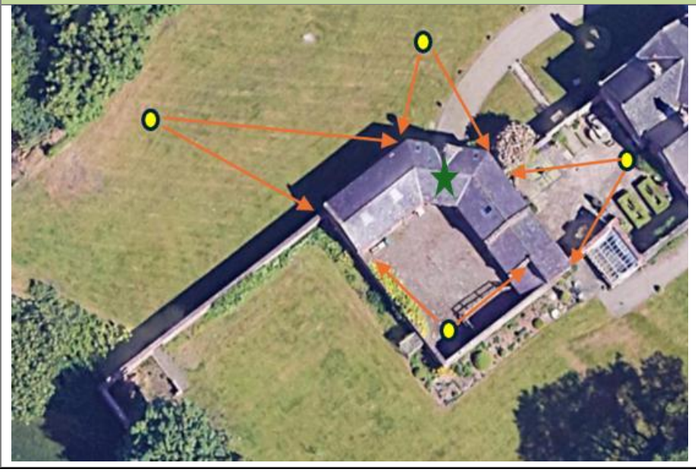
- Foraging and commuting Common pipistrelles, Soprano pipistrelles, Brown long-eared bats, and Noctule passes, and a commuting Natterer's bat (Myotis nattereri).
- 4no. Brown long-eared bats emerged from Archway A, 1no. Brown long-eared bat emerged from Archway B.
- Brown long-eared bats were displaying warm-up flights (no echolocation) between the two archways.
- Nesting blackbirds and wrens observed within the building.

Surveyor locations

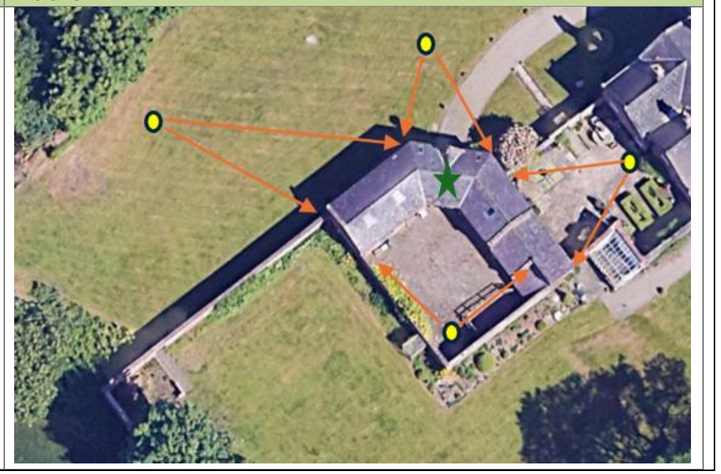
Visit #1

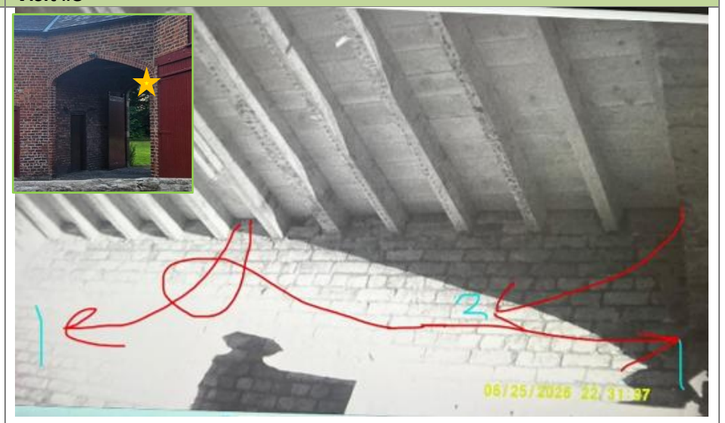
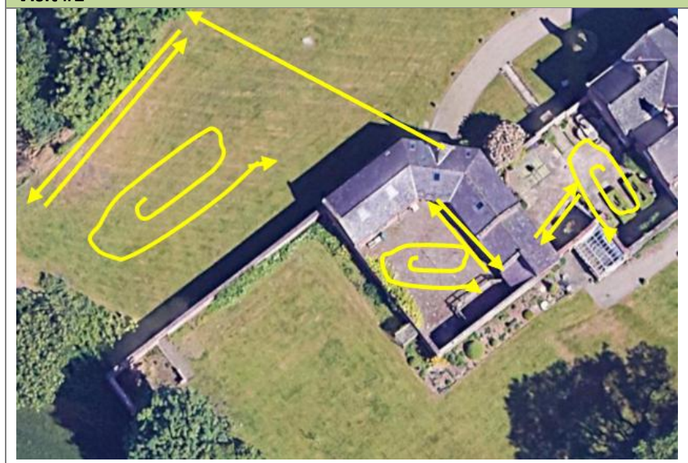
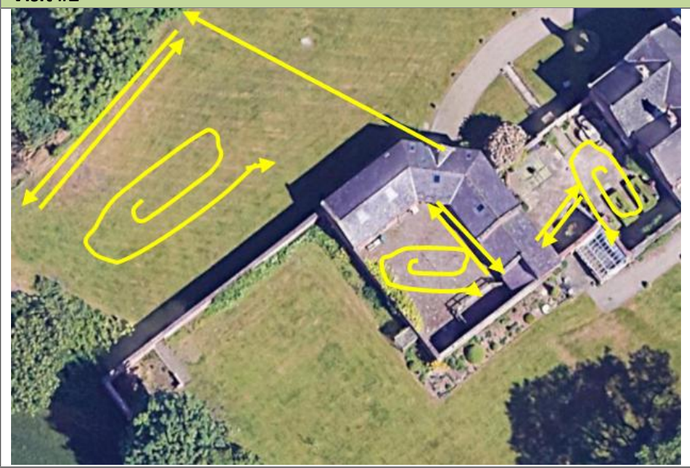
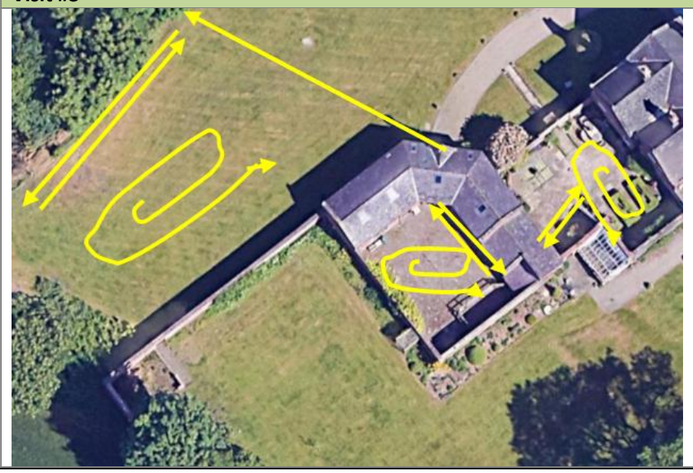


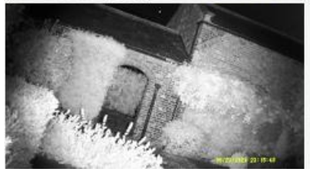
Visit #2



Visit #3



Emergence locations	**Visit #1** 	**Visit #2** 	**Visit #3** 
Bat flight activity paths	**Visit #1** 	**Visit #2** 	**Visit #3** 

Infra red imagery	Visit #1	Visit #2	Visit #3
	    	      	    

EVALUATION & RISK ASSESSMENT

IMPORTANCE GRADING (CIEEM GEOGRAPHIC SCALE)

Importance of Feature (*only those likely to be impacted*)	Feature	Site	Local	County	Regional	National	European	International
	Bats	☐	☐	☒	☐	☐	☐	☐
	Breeding birds	☒	☐	☐	☐	☐	☐	☐
	Net Benefit for Biodiversity	☒	☐	☐	☐	☐	☐	☐

LIKELY IMPACTS WITHOUT MITIGATION

	Feature	Direct	Indirect
Construction	Bats	Injury/killing/disturbance of a bat. Destruction/damage/modification to a bat roost or its access. Permanent loss of a bat roost.	N/A
	Birds	Potential damage or destruction of an active bird nest, its young and/or eggs.	N/A
Operation	**Feature**	**Direct**	**Indirect**
	Bats	Injury/killing/disturbance of a bat. Destruction/damage/modification to a bat roost or its access Permanent loss of a bat roost.	N/A
	Breeding birds	Overall loss of bird nesting habitat.	N/A
	Net Benefit for Biodiversity (NBB)	No NBB achieved via proposals.	N/A

RECOMMENDATIONS

FURTHER SURVEYS AND ASSESSMENT

Bats

- The works will require a bat derogation licence from Natural Resources Wales (NRW). To prevent committing an offence under the Wildlife and Countryside Act, 1981, as amended, no works should commence until a licence has been provided by NRW.
- The derogation licence can only be applied for once full planning permission has been obtained, and any planning conditions relating to bats have been discharged.

Net Benefit for Biodiversity

- No vegetation removal is required.
- Any introduction of vegetation will result in an NBB.
- Green Infrastructure Statement to be provided.

MITIGATION MEASURES

Feature	Recommendation
Bats	**NOTE: full details of proposed mitigation will be detailed under the derogation licence from NRW. The below details the proposed mitigation strategy.** **Timing of Works** • Works should be timed to avoid the main bat activity period i.e. undertaken between October – April, inclusive. **Roost Mitigation** • The bat roosts cannot be fully retained in the existing building as the roof void will be converted to permanent living spaces and therefore cannot accommodate dedicated bat roosting and flying space (for Brown long-eared bats). • Brown long-eared bats require sufficient space to undertake pre-flight warm up, evidence has shown that incorporation of sufficient flight space increases the take up of mitigation provision. • The proposed outbuilding to the west of the Stables/Barn is suitable to construct a dedicated bat loft. The area below the loft could be used for storage or other similar activity. • A bat loft here should ideally be an absolute minimum of 2.5m in length and 1.5m in height at the apex, larger dimensions would be appropriate for a maternity colony but no indication that this is a maternity colony was found during the survey work. *The design should be discussed directly with an ecologist during the licence application.* • The loft space should be completely uncluttered, using traditional A-frames. • Two accesses should be provided at both of the gable-ends containing suitable gaps for bat ingress/egress into the roost, in addition 4 bat slates should be fitted . • Roof lining should use Type 1F bitumen felt only. Small 30mm x 100mm slots within the felt along the ridge will provide alternative roosting space and niche environments for the bats. • Double or triple parallel ridge boards should be provided to accommodate the roosting bats. • No external, or internal, lighting should illuminate the roost or its accesses.
Breeding birds	• Works should avoid the breeding period of 1st March – 31st August (inclusive) or an ecologist should survey the area immediately prior to works to ensure no breeding birds will be impacted.

ENHANCEMENT MEASURES (NBB)

Feature	Enhancement Measure
Bird boxes	The following should be provided within the wider Site ownership: • 1no. Schwegler 1B 32mm bird boxes or similar WoodCrete design. • 1no. Schwegler 1B 26mm bird boxes or similar WoodCrete design. • 1no. Schwegler open-fronted nest box. • Where the proposals present opportunities to provide Swallow cups and House martin cups, these should be explored with an ecologist. Bird boxes should be installed as advised by an ecologist, installed in sheltered locations in close proximity to vegetation and out of direct sunlight.
Bat boxes	• In addition to any proposed mitigation, the following bat boxes should be installed on site: • 2no. Schwegler 2F bat boxes or similar WoodCrete design. • 1no. Schwegler 1FF 26mm bat box or similar WoodCrete design. • Bat boxes should be secured to a building or tree at a height no less than 3m, preferably with a southern aspect.
Habitats	• Proposals are to introduce planters and vegetation within the courtyard south of the Former Stables. • A Green Infrastructure Statement will be provided to detail how an NBB will be achieved.

LEGISLATIVE AND POLICY CONTEXT		
Relevant Legislation	**Reference**	**Description**
	Wildlife and Countryside Act 1981 (as amended)	Provides protection to wild birds, their nests and eggs (while active). Also protects listed species such as bats, reptiles, and Schedule 9 invasive species. Offences include intentional killing, injury, taking or destruction of active nests and disturbance of protected species.
	Conservation of Habitats and Species Regulations 2017 (as amended in Wales)	Translates the EU Habitats Directive into domestic law. All bat species are European Protected Species (EPS), meaning it is an offence to damage or destroy a breeding site or resting place, or disturb bats in a manner that affects their ability to survive, reproduce or hibernate. Mitigation licences may be required where impacts cannot be avoided.
	Environment (Wales) Act 2016	Places a statutory duty on public bodies (including Isle of Anglesey Council) to maintain and enhance biodiversity and promote ecosystem resilience. Section 7 lists habitats and species of principal importance in Wales (including bats, hedgehog, reptiles and a wide range of bird species)
	Natural Environment and Rural Communities (NERC) Act 2006 (retained duties in Wales)	Requires planning authorities to consider biodiversity in decision-making and maintain the conservation status of species and habitats of principal importance
	Protection of Badgers Act 1992	Protects badgers and their setts against intentional damage, destruction, interference or persecution. A licence is required for works likely to affect a sett
	Control of Invasive Alien Species (Enforcement and Permitting) Order 2019 (Schedule 9 WCA relevant	Requires that Schedule 9 invasive non-native species are not spread or released into the wild. Duty applies during soil movement, site clearance and construction.
	Animal Welfare Act 2006	Requires reasonable steps to prevent unnecessary suffering during handling, capture or mitigation relating to fauna.
Relevant National Policy or Document	**Reference**	**Description**
	Planning Policy Wales (PPW) – Edition 12 (2024)	PPW Edition 12 places biodiversity and ecosystem resilience at the centre of the planning system. Development must follow the Step-Wise Approach: *avoid impacts first, then minimise, mitigate and, only as a last resort, compensate*. The policy requires proposals to deliver a Net Benefit for Biodiversity, not merely avoid harm, and to demonstrate measurable, permanent ecological enhancement aligned with local and national biodiversity priorities. Proposals must conserve and enhance ecological connectivity, protected sites, priority habitats and species, and support the functioning of ecological networks in accordance with the Environment (Wales) Act 2016.
	Technical Advice Note 5 (TAN5) Nature Conservation & Planning	Supports implementation of PPW, requiring ecological surveys to inform planning decisions, protection of designated sites and legally protected species, and provision of biodiversity enhancements within development.
	UK Biodiversity Framework and Post-2020 Nature Recovery objectives	Identifies national conservation priorities and recognises Section 7 species/habitats as high priority for planning consideration.
Relevant Local Policy or Document	**Policy Reference**	**Description**
	Strategic Environmental Policy *Policy SP15: Natural Environment*	The overarching strategic policy within the Wrexham Local Development Plan (LDP). It mandates that development must protect, conserve, and enhance the natural environment, promoting the resilience of ecosystems and halting the loss of biodiversity.
	Development Management Policy *Policy NE1: Nature Conservation and Geological Conservation*	The primary development management policy for ecology in Wrexham. It strictly protects designated sites and ecological networks, requiring that development proposals demonstrate no detrimental impact. It enforces a step-wise approach: avoid harm, mitigate, and as a last resort, compensate.
	Local Planning Guidance (LPG) *LPG Note 32: Biodiversity & Development*	Technical supplementary guidance detailing how to implement policies SP15 and NE1. It provides practical advice on required ecological surveys, protecting species during construction, and integrating biodiversity enhancements into the site design.
	Statutory Framework *Wrexham LDP (2013-2028)*	Adopted in December 2023, this is the current, fully adopted statutory development plan for Wrexham County Borough. These policies carry full material weight in local planning decisions.
	National Planning Policy (Wales) *PPW Edition 12 (Chapter 6)*	While national rather than local, Planning Policy Wales is critical. Chapter 6 requires all planning applications to ensure development provides a proactive **'net benefit for biodiversity'** (NBB) and builds resilient ecological networks.

APPENDICES

FIGURES

Figure 1: Location



Figure 2: Proposals

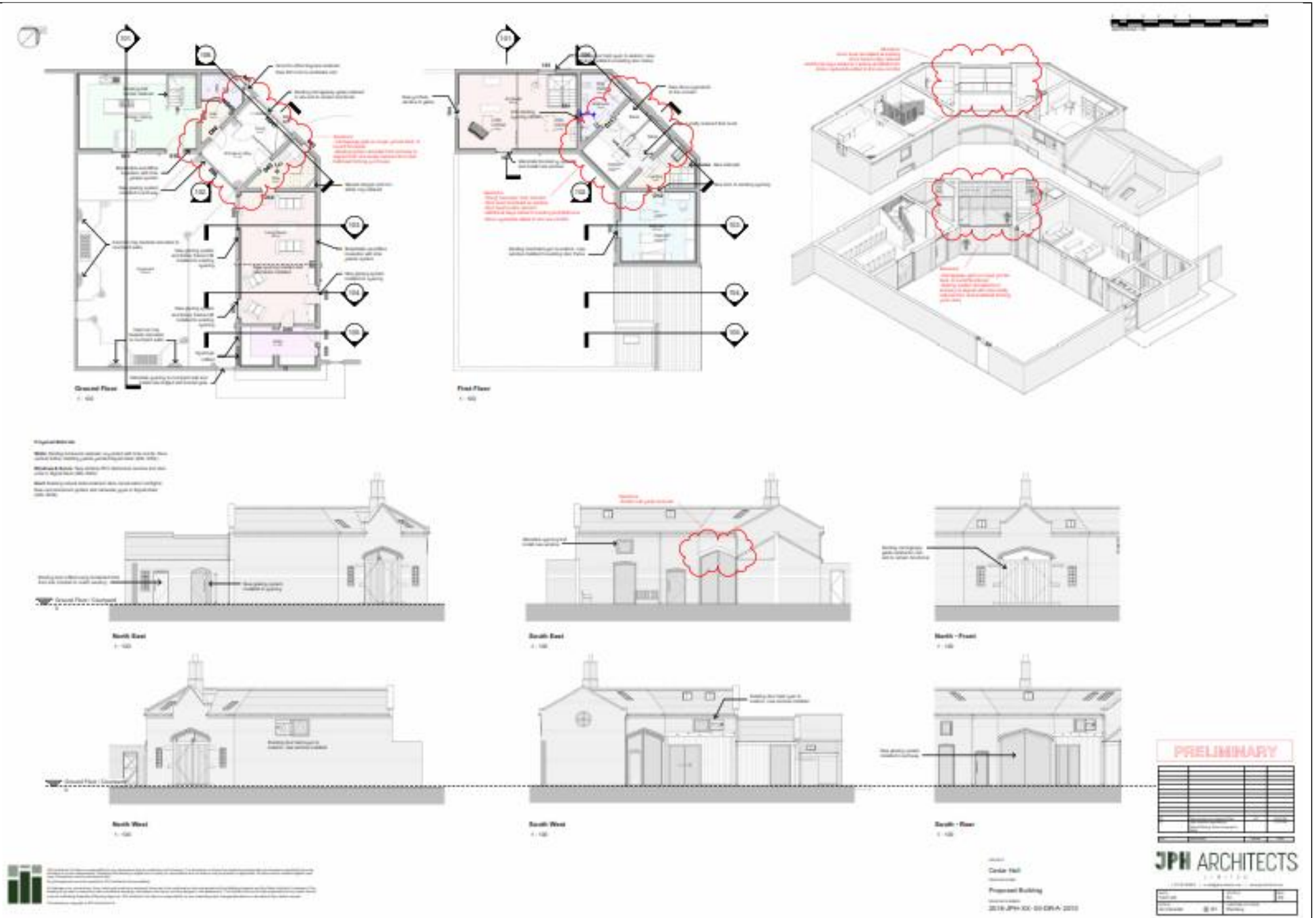
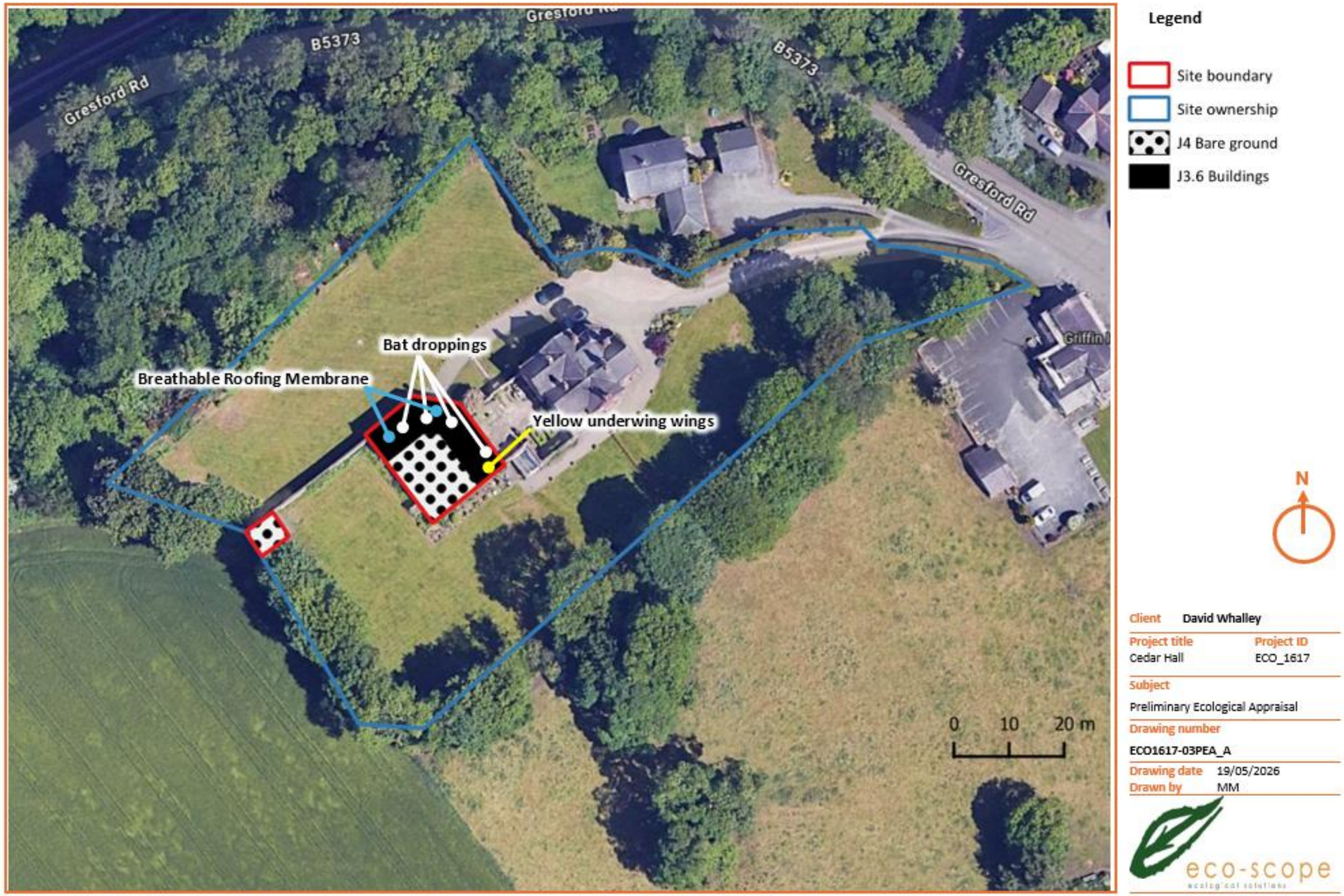


Figure 3: Phase I Habitat Map



PHOTOGRAPHS	
Phase I Habitat Survey	 **Photograph 1:** Northern aspect of B1 with archway  **Photograph 2:** Northwestern aspect of B1  **Photograph 3:** Southern aspect of B1  **Photograph 4:** Courtyard to south of B1  **Photograph 5:** Flush fitted slate tiles of B1  **Photograph 6:** Ridge tile gaps on B1



Photograph 7: Open-fronted sections of B1



Photograph 8: Shed section on southwestern extent



Photograph 9: Bitumastic lining in shed



Photograph 10: Yellow underwing, potential feeding site



Photograph 11: Bat dropping on wall in shed



Photograph 12: Bitumastic lined roof in open-fronted section with amply opportunities for bats



Photograph 13: Timbers in archway with crevice and ingress opportunity for bats



Photograph 14: Bird droppings within archway



Photograph 15: Archway and brickwork of B1



Photograph 16: BRM in northwestern section of 1st floor



Photograph 17: Bat droppings on timbers



Photograph 18: Bat droppings scattered throughout building



Photograph 19: BRM above archway section of B1 Area partially covered in Type 1F felt.



Photograph 20: Wider site lawn and trees



Photograph 21: Foundations of building with colonising grasses