ECOLOGY CONSULTING

Chirk Marina Boathouse, Chirk

Bat Scoping Report

Prepared for Axis PED Ltd, February 2026

Prepared by: Ecology Consulting Ltd
Report reference: P_Ax_05_R001
Authored by: Lee Bagnall

Version	Date	Status
01	05/02/2026	First issue

Contents

1 Introduction 1
1.1 Terms of Reference 1
1.2 Objectives 1
2 Legislation 2
3 Field survey methodology 3
3.1 Bat Roost Scoping Assessment 3
3.1.1 Limitations 3
4 Results 4
4.1 Bat Scoping - external 4
4.2 Bat Scoping - internal 8
5 Conclusions & Recommendations 11
5.1 Summary of Findings 11
5.2 Survey Recommendations 11
Figure 1 – Potential Bat Roosting Features 12
Table 1 – Bat Scoping Survey Results. 4

1 Introduction

1.1 Terms of Reference

Ecology Consulting Ltd was commissioned by Axis PED Ltd in February 2026 to undertake a bat scoping assessment of the former Chirk Marina Boathouse, located in the administrative boundary of Wrexham County Borough Council.

The property is of brick construction with external rendering and has a multi-pitched slate roof, as shown in the photograph below. The property has been vacant for about 6 years following its closure as a restaurant/café in 2019 and it is proposed that the property will be demolished.



Plate 1: Overview of Chirk Marina Boathouse

1.2 Objectives

The objectives of this study are to:

- Undertake a bat scoping assessment to look for evidence of bats and potential roosting features (PRFs) for bats at the property.
- To provide recommendations for further survey (if required).

2 Legislation

All species of bats recorded within the UK are protected from killing, injury and disturbance and their roosts protected from damage or destruction under the Conservation of Habitats and Species Regulations 2017 (as amended). Protection is also afforded under the Wildlife and Countryside Act 1981 (as amended) with respect to disturbance of individuals occupying places of rest or shelter and obstruction of access to these. Activities that would otherwise constitute an offence under this legislation may be licenced by Natural Resources Wales for certain purposes.

Certain species of bats, including Bechstein's bat, barbastelle bat, noctule, greater horseshoe and lesser horseshoe bats, noctule, brown long-eared bat and common and soprano pipistrelle are also listed as Species of Principal Importance for the conservation of biodiversity in Wales under Section 7 of the Environment (Wales) Act 2016.

3 Field survey methodology

3.1 Bat Roost Scoping Assessment

A bat scoping survey was undertaken on 04 February 2026, in accordance with Bat Conservation Trust guidance[1]. The conditions were 4C and overcast with little to no wind. The survey was conducted by Lee Bagnall, an NRW bat licence holder (S095304/1).

The assessment was carried out during daylight hours to identify Potential Roost Features (PRFs) that could require further investigation and/or survey. Features were classified on a categorical scale of negligible, PRF-I (potential to support individual bats) to PRF-M (high roost suitability/potential to support multiple bats), based on the presence of PRFs.

The exterior of the property was inspected from ground level paying particular attention to potential points of ingress and egress, searching for signs of bats, their droppings, urine stains and marks caused by their fur rubbing against material at a roost entrance.

The interior of the property was methodically searched for evidence of bats such as dead bats or other signs including bat droppings and feeding remains. Particular attention was given to undisturbed window sills, counter tops and any other items where evidence such as droppings or feeding remains may have accumulated. The loft space was also inspected for evidence of roosting bats, where accessible.

Binoculars were used to view areas not visible from ground level and torches were used to aid surveying potential features. Notes were taken on the presence of features that offer potential for roosting and the location of each feature was recorded.

3.1.1 Limitations

Whilst the loft was accessed, as it was not boarded over it was only inspected where safe to do so. In particular, it was not possible to inspect the eaves on either side of the loft which slope steeply and are blocked by the roof trusses. Dense scrub limited the survey of the western exterior of the building, although the majority of the roof could be seen.

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

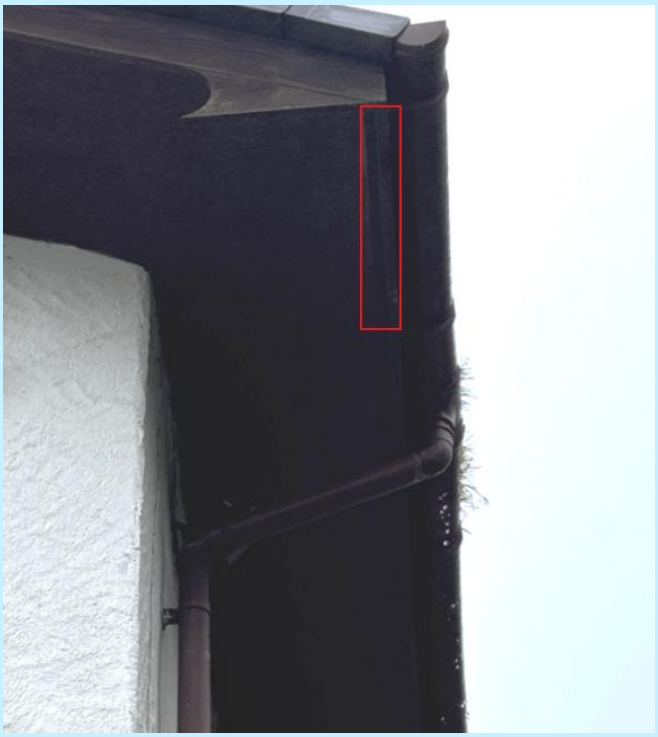
4 Results

4.1 Bat Scoping - external

The external bat scoping assessment of the property did not find any direct evidence of roosting bats such as live or dead bats, droppings, staining or insect remains. However, such evidence is less prevalent during winter months and any external droppings or feeding remains from the 2025 active bat season would be likely to have perished by the time the survey was undertaken.

The external scoping assessment noted multiple potential roosting features, these are shown on Figure 1 and illustrated in the table below.

Table 1 – Bat Scoping Survey Results.

Photo and Description	Potential to support roosting bats
  **PRF-1 – Linear crack in a soffit on the north east corner of the building.**	PRF-M

PRF-M





PRF-2 – Gap between lead flashing, barge board and ridge at eastern apex of the building below a chimney. Old swallow or house martin nests were also present under the eaves either side of the chimney.



PRF-3 – Several lifted slates either side of a lead valley.

PRF-I



PRF-4 – Missing soffit section on south side of the building.

PRF-M

 **PRF-5 – Slightly raised lead flashing on chimney forming a small gap.**	PRF-I
 **PRF-6 – Several lifted slates and a gap in a ridge tile on north western corner of the building.**	PRF-I

4.2 Bat Scoping - internal

The internal inspection did not find any evidence of roosting bats. Rat droppings, bird remains and dead insects were found throughout the vacant interior of the building. In the loft space there were a large number of rat droppings and a smaller number of mice and bird droppings. There was also a large number of mustelid droppings in the loft space, deposited conspicuously on the loft floor where insulation was absent, such as where light fittings were present. These droppings are thought likely to be stoat scat/droppings and it is likely that stoat has been preying on rats/mice. Photos from the loft inspection are shown below.



Overview of loft space.



Rat droppings in loft space.



Mouse droppings in loft space.



Stoat scat in loft space.



Bird feathers in loft space.

5 Conclusions & Recommendations

5.1 Summary of Findings

The bat scoping survey did not find any evidence of bats outside or inside the property. However, multiple potential roosting features were identified on the exterior of the property including raised slates, gaps in soffits and under lead flashing. Features with the potential to support individual bats (PRF-I) and multiple bats (PRF-M) were identified.

Additionally, evidence of historical bird nesting was identified and the potential presence of nesting birds should be considered if demolition is undertaken within the breeding bird season (late February to September).

5.2 Survey Recommendations

As the potential bat roosting features identified will be removed during demolition, in accordance with BCT guidance, it is recommended that three bat emergence surveys are undertaken between May and August. Surveys should be undertaken no less than 3 weeks apart and under suitable weather conditions. The surveys can be undertaken using five surveyors, as identified on Figure 1. If possible, it is requested that the shrubs on the west side of the building are reduced in height to enhance the visibility of the western side of the building (see Figure 1).

Surveyors should be equipped with suitable ultrasonic bat detectors and equipped with Nighttime Visual Aids (thermal or infra-red cameras) to record the survey footage for subsequent analysis.

Should the surveys confirm the presence of roosting bats at a location which would be disturbed by the proposed works, it would be necessary to obtain a licence from Natural Resources Wales before the demolition work can be undertaken.

Figure 1 – Potential Bat Roosting Features



Potential Roosting Feature

Suggested Surveyor Position for Emergence Sureys

Surveyor Viewshed for Emergence Surveys

Vegetation Clearance Requirements

Figure 1 - Potential Bat Roosting Features

Axis PED Ltd on behalf of Maesgwyn Estates

Produced by: LB, 05/02/2026

Rev01

Map data: Google, QuickMapServices ©2026

ECOLOGY CONSULTING