From: Rebecca Price (PP/YGC)
Sent: 12 August 2026 13:42
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2026/0220 - Maes Derwen

Hi Sharon,

I have reviewed the ecological information submitted for P/2026/0220, including the Preliminary Ecological Appraisal/Preliminary Roost Assessment (PEA/PRA) prepared by Leigh Ecology. Having considered the information available, I have a number of concerns regarding the adequacy of the ecological assessment and the proposed mitigation/enhancement measures.

The PEA/PRA proposes a single bat emergence survey; however, it is not clear when this survey should be undertaken, whether it has already been completed, or what the results are. The report has some contradictory information regarding the building's suitability for bats. There is also no consideration of the potential for the building to be used as a night roost, no assessment of lighting, and no internal photographs of the building to support the conclusions reached.
I would therefore recommend that the applicant provides further information to clarify the bat assessment, including confirmation of whether the proposed emergence survey has been undertaken and, if not, when it is proposed to be carried out. Any survey results should also be submitted as part of the application.

I also have concerns regarding biodiversity enhancement. No biodiversity enhancement measures are proposed within the PEA/PRA itself, and consequently there is no accompanying enhancement plan. The NBB/GIS document refers to the installation of three Vivara Pro WoodStone Swift Nest Boxes and potentially a Swallow box, as well as possible wildflower planting along the fence line. However, the details and locations of these measures have not been adequately specified.
Further information should therefore be provided in the form of a Biodiversity Enhancement Plan, including the specification and precise locations of the proposed bird boxes and any other enhancement measures. In particular, clarification is required as to where the three proposed swift boxes would be installed. Given that the proposed roof and walls on the southern and western elevations are corrugated metal, the applicant should also demonstrate that the proposed enhancements are appropriate and can be suitably integrated into the building.
There also appears to be some inconsistencies within the submitted drawings/documentation. The existing and proposed site plans on the portal appear to be the same document, and there may also be some confusion regarding the existing elevations drawing. Please could the applicant be asked to clarify and, where necessary, provide the correct drawings.

Based on the above, I would recommend that the outstanding ecological information is provided, and the identified inconsistencies are resolved before the application is determined.

Many thanks,

Rebecca Price
BSc (Hons), MCIEEM