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Small Extension at Plas Newydd, Ruabon

Bat and Nesting Bird Assessment

Plas Newydd
Pont Adam
Ruabon
Wrexham
LL14 6DU

Produced by P J Ecological Solutions
on behalf of Mr Darren Monahan

September 2026

Version 1

Report by Paul Roberts
Reviewed by Matthew Whitehead

Executive Summary

P J Ecological Solutions were commissioned by Mr Darren Monahan to undertake a protected species survey of a small extension upon a Grade II listed building at Plas Newydd, Pont Adam, Ruabon, Wrexham, LL14 6DU. The survey was commissioned to ascertain whether the proposed works thereto have the potential to affect protected species, particularly bats and nesting birds, and to make recommendations as appropriate.

The proposals are for the removal of the existing single-storey extension. It is understood that these are the only works that are planned.

The survey results indicate that the extension has negligible potential to support roosting bats. Further, no evidence of current or previous use by nesting birds was found anywhere upon or within the extension. Accordingly, the proposed works are not expected to have any adverse impacts upon bats or nesting birds.

As such, no further surveys are considered necessary and no mitigation measures specific to bats or nesting birds are recommended. However, if works have not commenced within two years of the date of the assessment, then a revised assessment should be undertaken to ensure that the condition of the building has not significantly changed.

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1 Introduction

P J Ecological Solutions were commissioned by Mr Darren Monahan to undertake a protected species survey of a small extension upon a Grade II listed building at Plas Newydd, Pont Adam, Ruabon, Wrexham, LL14 6DU (Grid Reference: SJ29924386; hereafter referred to as 'the site').

The survey was commissioned to ascertain whether the proposed works thereto have the potential to affect protected species, particularly bats and nesting birds, and to make recommendations as appropriate. The proposals are for the removal of the existing single-storey extension. It is understood that these are the only works that are planned.

The site is set in a residential area, within the village of Ruabon (see Figures 1.1 and 1.2). The site's immediate surrounds comprise Plas Newydd itself, various outbuildings, and associated areas of garden and hardstanding. The site's broader surrounds generally comprise further residential development; however, there is greenspace to the north and west which includes woodland, waterbodies and pasture.

A detailed desk study of the surrounding area and a preliminary roost assessment and nesting bird assessment of the building has been undertaken. The aim of these efforts/this appraisal is to:

- Identify potential and actual habitat and species constraints pertinent to the development proposals.

- Detail further survey requirements and/or reasonable avoidance measures which should be adhered to during the proposed works, as appropriate.

- Identify opportunities for the proposed development to provide enhancements and add to the biodiversity resource within the site.

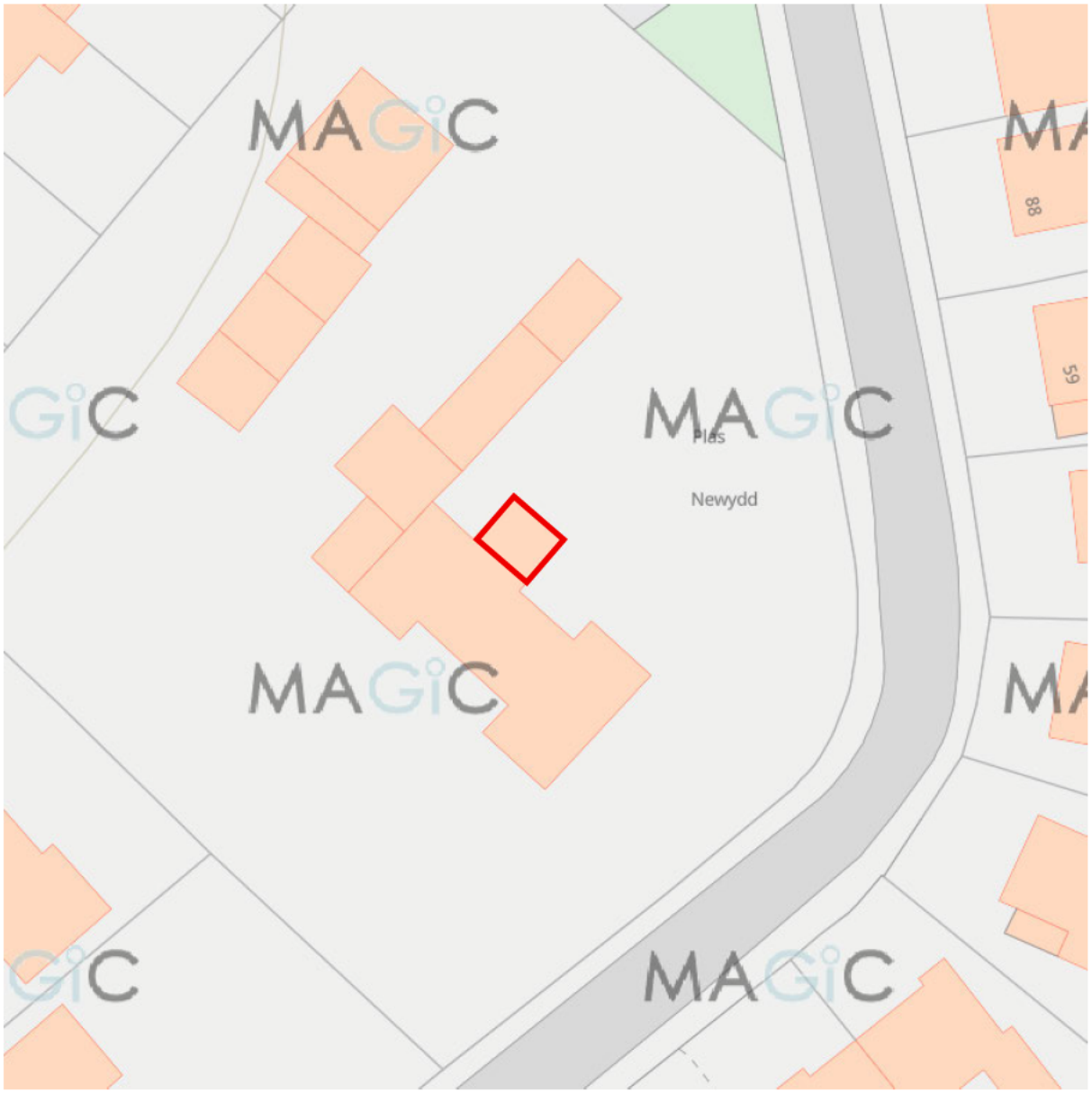


Figure 1.1: A 1:500 map view of the site, showing the grade II listed building and the extension to be removed.

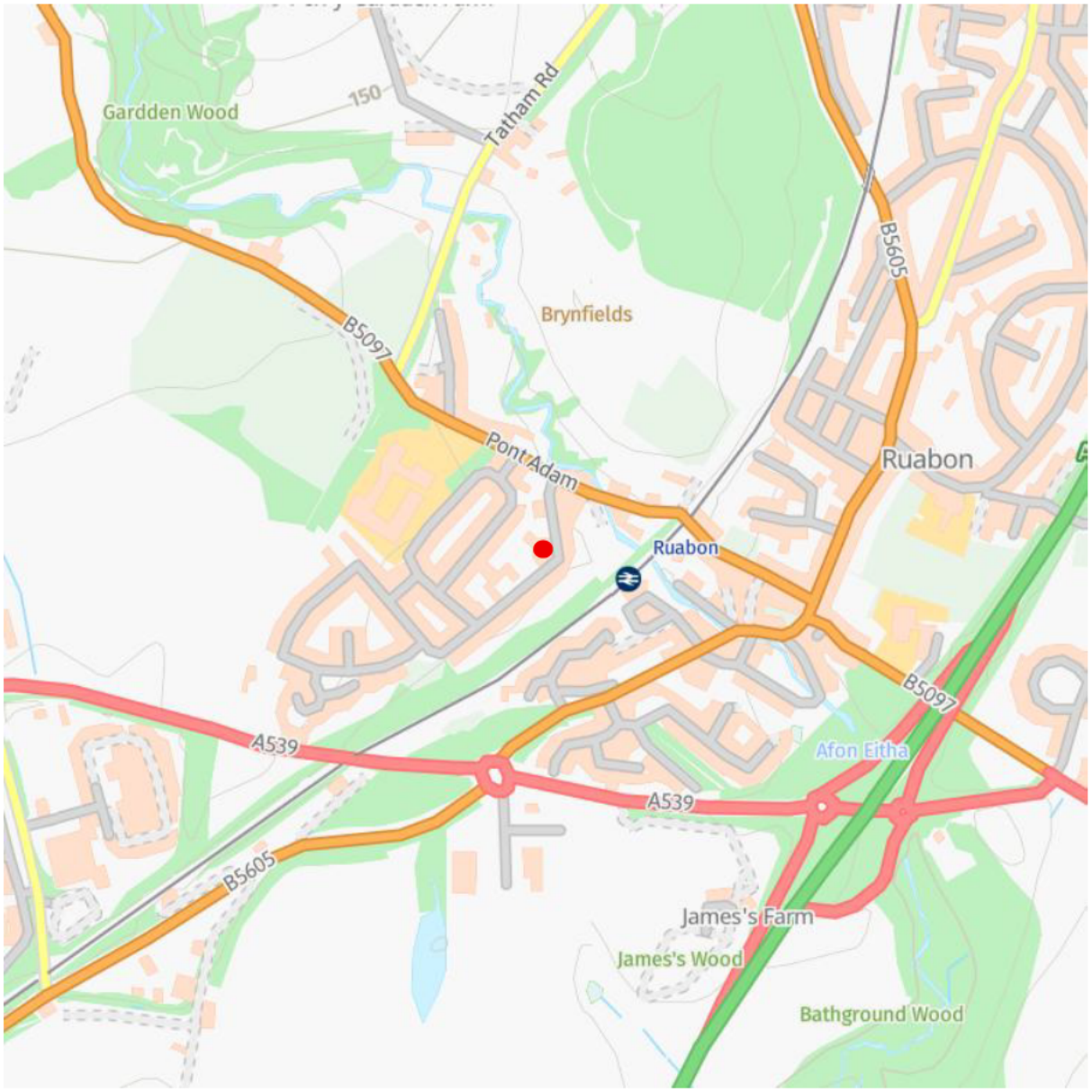


Figure 1.2: A 1:10,000 map view of the site (in red) and its immediate surrounds.

2 Method

2.1 Desk Study

2.1.1 Statutory and Non-Statutory Designated Sites

A desk-based study was undertaken to identify nearby habitats of importance and features providing local habitat connectivity, and to identify the presence of statutory and non-statutory designated sites within the vicinity of the site. These include:

- ***International recognised statutory designations:*** Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.

- ***National recognised statutory designations:*** Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs).

- ***Local level non-statutory designations:*** County Wildlife Sites (CWSs), Local Nature Reserves (LNRs), Sites of Importance for Nature Conservation (SINCs), North Wales Wildlife Trust Reserves (NWWT reserves), and Royal Society for the Protection of Birds Reserves (RSPB reserves).

The search (1km radius) was carried out using the Multi-Agency Geographic Information for the Countryside (MAGIC) website's interactive mapping application, and the Natural Resources Wales (NRW) website's Designated Site Search function.

2.1.2 Species Records Pertinent to the Assessment

A full records search from the local environmental records centre has not been undertaken at this stage of the project; however, a search (1km radius) for species records pertinent to the assessment was undertaken using the interactive mapping applications available on the MAGIC, DataMapWales and National Biodiversity Network (NBN) websites.

2.2 Preliminary Roost Assessment

A preliminary roost assessment of the building was undertaken on the 5th of August 2026 by Paul Roberts UCert (NRW Bat Survey License Number: S094855/1), an experienced ecological consultant who is familiar with the local area, in accordance with the methodology described within *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Bat Conservation Trust, 2023). Following this, a further assessment was undertaken on the 12th of August, by Paul Roberts and Matthew Whitehead BSc (Hons) MRSB (NRW Bat Survey License Number: S095607/1), at which time the apparent potential roosting features identified on the first date were accessed using a suitably tall ladder and inspected using a Clulite CB2-L2 high-powered torch and a Eazyview Tradesman fiberscope. The building was then categorised in accordance with Table 4.1 of the above document.

During the inspection, note was made of the number and nature of any potential roosting features, and/or of any points of entry/exit, such as:

- Cracks or crevices within walls; lifted paintwork, render, plaster, felt, or lead flashing; loose or lifted roof tiles or ridge tiles; loose windowsills and window frames, gaps behind fascias,

soffits, bargeboards, weatherboard or hanging tiles; exposed eaves or wall plates; aged or badly fitted wooden roof supports; or thick vegetation cover.

- Holes within the walls or roof; broken/missing doors or windows; gaps between the walls and fascias, soffits or bargeboards; exposed eaves or wall plates; basement grills; broken ventilation outlets; or points of vegetation penetration.

A search for bats or evidence thereof (such as droppings, claw marks, or oil or urine staining) was undertaken, paying especial attention to:

- Gaps behind furnishings, such as curtains, pictures, and posters; accessible cupboards; peeling paintwork; chimneys accessible from fireplaces; loose wooden panelling; lintels above doors; roof timbers and beams (especially within mortise and tenon joints and where ridge and hip beams meet); at the top of gable end walls, connecting walls, and chimney breasts; and behind roofing felt.

During the inspection of the building, notes were made of any evidence of current or historic use by nesting birds.

3 Results

3.1 Desk Study

3.1.1 Statutory and Non-Statutory Designated Sites

A review of the information retrieved during the desk study identified no statutory designated sites within 1km of the site (see Figure 3.1). As such and given the nature of the proposals and scale of the project, the proposed development is not expected to have any adverse impacts upon any such sites.

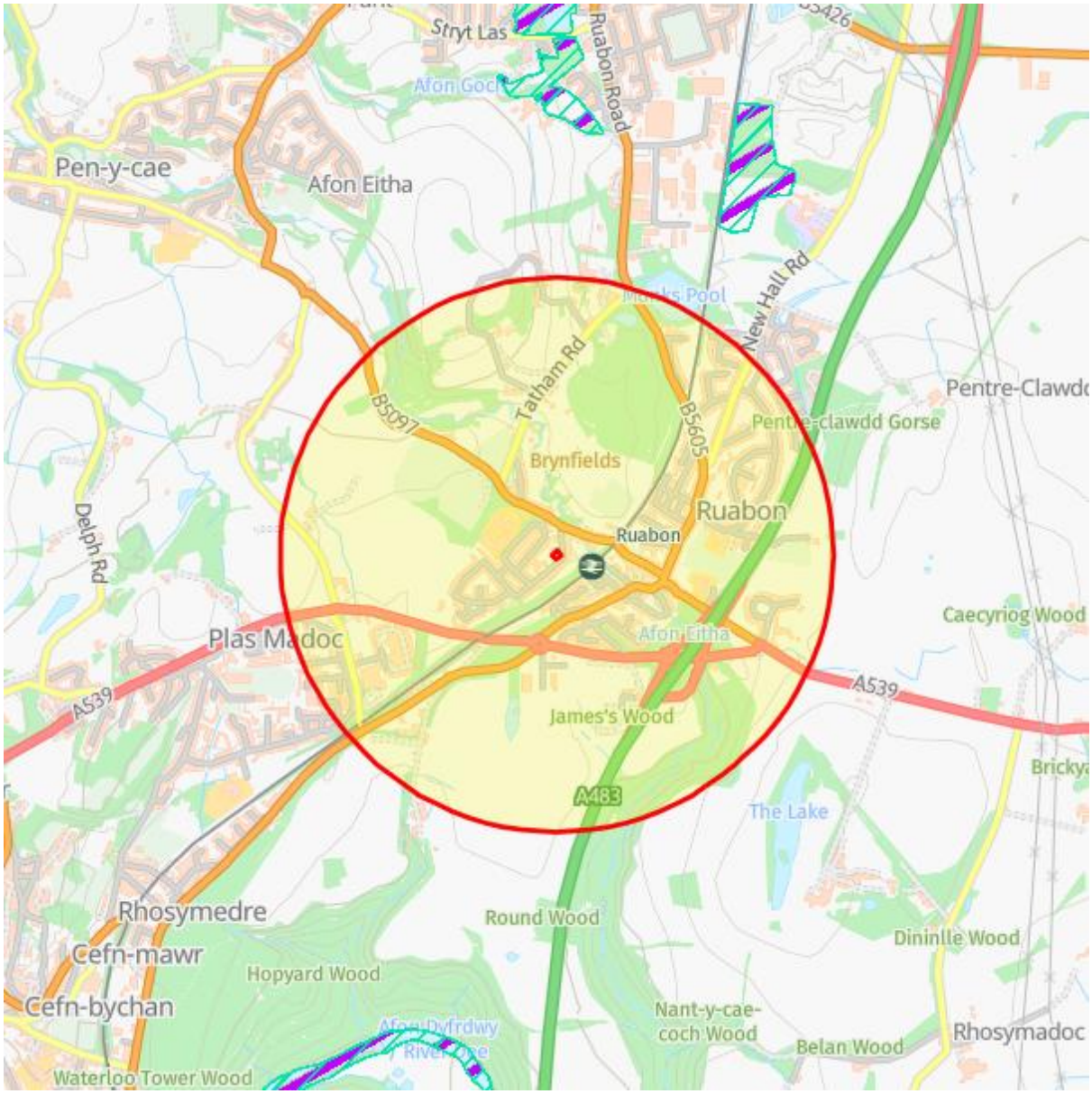


Figure 3.1: A 1:25,000 map view of the site relative to local designated sites.

3.1.2 Species Records Pertinent to the Assessment

A total of 500 species records were retrieved during the desk study, including records of brown long-eared bat (*Plecotus auritus*), common pipistrelle bat (*Pipistrellus pipistrellus*), [redacted]

[redacted] hedgehog (*Erinaceus europaeus*), slow worm (*Anguis fragilis*), great crested newt (*Triturus cristatus*), kestrel (*Falco tinnunculus*), European eel (*Anguilla anguilla*), brown/sea trout (*Salmo trutta*), grey squirrel (*Sciurus vulgaris*), Canada goose (*Branta canadensis*), Japanese knotweed (*Reynoutria japonica*) and Himalayan balsam (*Impatiens glandulifera*). *N.B: Due to the nature and modest extent of the proposed works and given the habitats within and surrounding the site area, the assessment has been restricted to bats and nesting birds on this occasion.*

3.2 Preliminary Roost Assessment

A description of the extension to be demolished is provided in Table 3.1, below.

Table 3.1: The extension to be demolished.

Exterior Fabric and Features	
Structure	• The extension to be demolished is a small single-storey structure which adjoins the northeast elevation of the large and Grade II listed Plas Newydd. The extension is in a very poor state of repair.
Walls	• The walls of the extension are constructed of exposed brick, which have been laid in a 'garden wall' style bond (i.e., they have been laid without a cavity). They are in a poor state of repair, with some crevices present in places where the mortar has come away and some gaps where they adjoin the Plas Newydd walls.
Roof	• The extension's roof has fallen through. The extension now comprises no more than three standing walls.
Soffits, fascias and bargeboards	• The extension's roof has fallen through. The extension now comprises no more than three standing walls. There are no extant fascias, soffits or bargeboards.
Windows, doors, and other points of access	• The extensions' windows and doors have been removed or are otherwise missing. The extension now comprises no more than three standing walls.
External lighting	• Plas Newydd is set in an urban area, with streetlighting to all sides. However, tree lines planted around the curtilage of the site provides significant screening.
Vegetation upon or immediate to the building	• There is some minor ivy (*Hedera helix*) growth upon some parts of the walls.
Interior Fabric and Features	
Structure	• The extension's roof has fallen through. The extension now comprises no more than three standing walls.
Roof Structure and Roof Lining; Internal fabric and features	• The extension's roof has fallen through. The extension now comprises no more than three standing walls. There are no roof voids or other interior spaces.
Evidence of Roosting Bats and/or Nesting Birds	
Evidence of bats or bat roosts	• No bats or evidence thereof were found during the external or internal inspection of the building. *N.B: The crevices within the extension's walls accessed using a suitably tall ladder and inspected using a Clulite CB2-L2 high-powered torch and a Eazyview Tradesman fiberscope. Most of these crevices were found to be superficial or filled with detritus. No bats or field signs indicative of roosting bats were found. Further,*

	significant cobweb cover was noted around the building, including within every crevice which, upon inspection, was still considered otherwise deep/clear enough to support roosting bats (indicating that no bats had entered them for some time).
Evidence of nesting birds	• No nesting birds or evidence thereof were found during the external or internal inspection of the building. *N.B: The crevices within the extension's walls accessed using a suitably tall ladder and inspected using a Clulite CB2-L2 high-powered torch and a Eazyview Tradesman fiberscope. No nesting birds or evidence thereof was found during this inspection.*

Photographs of the above features and findings are included below (see Figures 3.2 to 3.5).



Figure 3.2: The northeast elevation of Plan Newydd, showing the extension to be demolished (in red).



Figure 3.3: The extension to be demolished (exterior view).



Figure 3.4: The extension to be demolished (interior view).



Figure 3.5: The apparent potential roosting features within the wall surfaces and the inspection thereof.

4 Evaluation and Impact Assessment

No bats or evidence thereof were found during the external or internal inspection of the extension to be demolished or the section of Plas Newydd to which it adjoins. Further, the extension itself was found to now consist of no more than three standing walls, constructed without cavities. Some crevices are present in places, where the mortar has come away, and some gaps are present, where the walls adjoin Plas Newydd itself; however, these were accessed using a suitably tall ladder and inspected using a Clulite CB2-L2 high-powered torch and a Eazyview Tradesman fiberscope, with most found to be superficial or filled with detritus. Further, significant cobweb cover was noted within every crevice which, upon inspection, was still considered otherwise deep/clear enough to support roosting bats, indicating that they are not being used by roosting bats at this time. Accordingly, the extension to be demolished was categorised as having negligible potential to support roosting bats.

No nesting birds or evidence thereof were found during the external or internal inspection of the building.

Accordingly, the proposed development is not expected to have any adverse impacts upon bats or nesting birds.

5 Required Actions

No further surveys are considered necessary and no mitigation measures specific to bats or nesting birds are recommended. However, if works have not commenced within two years of the date of the assessment, then a revised assessment should be undertaken to ensure that the condition of the building has not significantly changed. In the unlikely event that a bat or nesting bird is found during the works, the procedure detailed in Appendix 1 should be followed.

To comply with Section 6 of the Environment (Wales) Act 2016, local planning authorities are required to look for biodiversity gain within the planning system. Accordingly, as biodiversity enhancement provisions, 2 x Large Multi Chamber Bat Tree Boxes will be fixed to trees within the site boundary. They will be installed upon southeast or southwest elevation.
Two Woodstone Bilbao Nest Boxes 32mm – Brown will also be fixed to trees within the boundary upon the north side. The boxes will be installed away from any artificial light spill or immediate clutter, and out of reach of domestic cats or other terrestrial predators.

Appendix 1: PWMS (Bats and Nesting Birds)

Procedure to follow if bats or nesting birds are discovered during works

- In the highly unlikely event that a bat is discovered during the works, then contractors must stop work immediately and telephone P J Ecological Solutions on 07545 681586.

- P J Ecological Solutions will either provide an appropriately licensed bat worker to the site or provide a member of staff who will liaise directly with Natural Resources Wales. Actions will then be taken following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from Natural Resources Wales. Bats are a protected species and under no circumstances should contractors attempt to handle a bat.

- If a bat is found under roofing material or within any other niche to the building fabric, and does not voluntarily fly out, then the aperture should be carefully covered over by the last object removed (so long as there is no risk of crushing) to protect the bat from the elements, leaving a small gap for the bat to escape voluntarily. If it should be necessary to improvise a replacement covering, this should be free from grease or other contaminants and should not be a fibreglass-based material. If a bat is found outside of the buildings, it should be covered with a light material (cloth) and the appropriately licensed bat worker awaited to carry out the rescue.

- Only when Natural Resources Wales is satisfied that the risk to bats is ceased will works recommence. Should it emerge that the works being undertaken are of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.

- If a nesting bird/active nest is discovered during the works, all works within 5m of the nest must cease and a 5m exclusion zone should be established. This exclusion zone must be respected until it has been determined that all of the chicks have fledged.

Appendix 2: Green Infrastructure Statement

The existing habitats within or immediate to the site are restricted to the extension to be removed, which has been categorised as having negligible potential to support roosting bats and does not appear to support nesting birds. It is understood that the proposed development will involve the removal of the extension only. As such, so no green infrastructure is expected to be lost because of the proposed development.

However, additional green infrastructure is to be provided via the incorporation2 x Large Multi Chamber Bat Tree Boxes will be fixed to trees within the site boundary. They will be installed upon southeast or southwest elevation.
Two Woodstone Bilbao Nest Boxes 32mm – Brown will also be fixed to trees within the boundary upon the north side.

As no green infrastructure is expected to be lost because of the proposed development, subject to the delivery of the above provisions, the development is expected to result in a clear biodiversity net gain/a clear net gain in local green infrastructure.

The 'stepwise approach' should be adopted throughout the design stage of all new developments in Wales. This means that the loss of existing green infrastructure should be avoided whenever possible, and when it is not possible to avoid the loss of or damage to the existing green infrastructure entirely, the extent of the loss or damage should be minimised to the greatest extent possible. When a proposed development poses a risk of harm to green infrastructure, protected habitats or habitats of principal importance, or protected species or species of principle importance, suitable mitigation should be incorporated into the proposed scheme of works to safeguard that green infrastructure/those habitats and species to the greatest extent possible. Finally, if the loss of green infrastructure cannot be avoided, minimised or mitigated for, suitable on-site compensation should be incorporated into the design of the development.