**Futures Ecology Ltd**
**Carrwood Park**
**Selby Road**
**Leeds**
**LS15 4LG**

Our Ref: FE500 / JSE / AGE

Jack Britten
Cushman & Wakefield
London & South East

16th September 2026

By email: jack.britten@cushwake.com

Dear Mr Britten,

**WREXHAM GATEWAY – ECOLOGY COMMENTS**

Thank you for providing comments from the Wrexham County Borough Council ecologist pertaining to planning application reference P/2025/0697.

In accordance with the comments received, further information required at this stage with respect to bats comprises:

1) *"There are inconsistencies between the EIA (Ecological Impact Assessment by Futures Ecology, Report Reference Number FE500/EcIA001, dated July 2025) and bat report (Bat Survey Addendum Report by Futures Ecology, Report Reference Number FE500/BSR01, dated June 2026) regarding the classification of B1 as having either low or moderate bat roost potential. Confirmation from the applicant on this matter is needed in writing to ensure no further bat surveys would be required."*
2) *"…a single tree T1 (T22) was identified as having bat roost potential and not surveyed, this appears to be retained in the proposed plans but confirmation of this is required. This tree was excluded from the above bat report and as such would not be covered if removal was required."*

1) Bat Roosts – Buildings

We can confirm that there is an error in the EcIA, whereby, the bat roost potential afforded to building B1 is stated as *moderate*. The bat roost potential of B1, as stated correctly in the subsequent Bat Survey Addendum Report (Futures Ecology, June 2026, FE/500/BSR01) is *low*. This error has arisen due to changes in the scope of works at the early stages of the project and changes in the numbering of structures within the application site boundary, which have inadvertently been pulled through to later reporting in error. As such, it is considered that the single presence / absence survey undertaken on B1 to date are adequate (in accordance with industry guidance[1])to conclude the absence of roosting

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

bats in this building and no further assessment is required prior to determination of the planning application.

2) Bat Roosts - Trees

We can confirm that tree T1 (T22) is retained within a proposed area of landscaping. As such, no further bat roost assessment is deemed necessary prior to determination of the planning application. In the unlikely event that, at a later stage, removal or management works to the tree are deemed essential, further assessment would be necessary, to determine the presence / absence of roosting bats, prior to any works being undertaken on the tree. In this event and should a bat roost be confirmed present, appropriate roost characterisation surveys would be required to inform a mitigation / compensation strategy to offset the impacts of the proposal and ensure the favourable conservation status of the species is maintained.

I trust you will find the above satisfactory, however, if you require any further information, please don't hesitate to contact me.

Yours sincerely,

