Ben Jones
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Site Address:	**Streetwise Training** **Llay Hall Industrial Estate** **Cefn-y-Bedd** **Wrexham** **LL12 9YG**
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Author:	**Ben Jones BSc (hons) MSc MCIEEM** **ben@benjonesecology.co.uk** **07525 809943**

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The report should be read in its entirety. Questions arising from the survey report should be directed to the author of the report who will be pleased to clarify any technical issues raised.

Whilst surveyors make every reasonable effort, Ben Jones Ecology cannot guarantee that all protected species have been identified and survey results are definitive. Many species are cryptic and transitional in habit.

Reports are considered valid for two years for planning purposes, after which time further survey information may be required.

Ben Jones Ecology can provide advice and support for recommendations and planning conditions.

The use of this report or survey data for any form of formal submission to an NGO or other authority implicitly implies acceptance of the terms and conditions.

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1 Purpose of the Document

Ben Jones Ecology was commissioned by Concept Town Planning on behalf of the client, Mr S Williams of Streetwise Training, to produce a Green Infrastructure Statement as supporting information for a retrospective chance of use application for the forklift training area at Llay Hall Industrial Estate.

The survey report has these principal aims:

- To provide assurance that the proposed development will not be detrimental to the wider green infrastructure.
- To identify ecological requirements to ensure continued ecological functionality of the site and its immediate surrounds post-development.

The Green Infrastructure Statements are a requirement under the revised Chapter 6 of Planning Policy Wales (PPW) 12th edition, whereby it aims to "*describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants*."

This document has been prepared by Ben Jones BSc (hons) MSc MCIEEM, an ecologist with over 9 years' experience conducting ecological appraisals.

Methodology

The statement has been produced in line with requirements outlined in PPW and based on proposed site layout drawings (Drawing No CP485/02A) dated March 2024 and the original site assessment for the retrospective application conducted by Ben Jones Ecology in December 2023.

2 Baseline Green Infrastructure

As the application is retrospective, the ecological appraisal identifies the site as a combination of cleared areas and trackways used to train forklift drivers. The tracks and training areas are interspersed with mature trees, vegetated slops, and remnants of old industrial buildings and chimneys.

An analysis of historic satellite views was conducted during the initial site assessment in December 2023, and it appears that no mature trees were removed as part of the site clearance.

3 The Step-Wise Approach

The Step-Wise approach outlined in Figure 12 of PPW shows the mitigation hierarchy as follows:

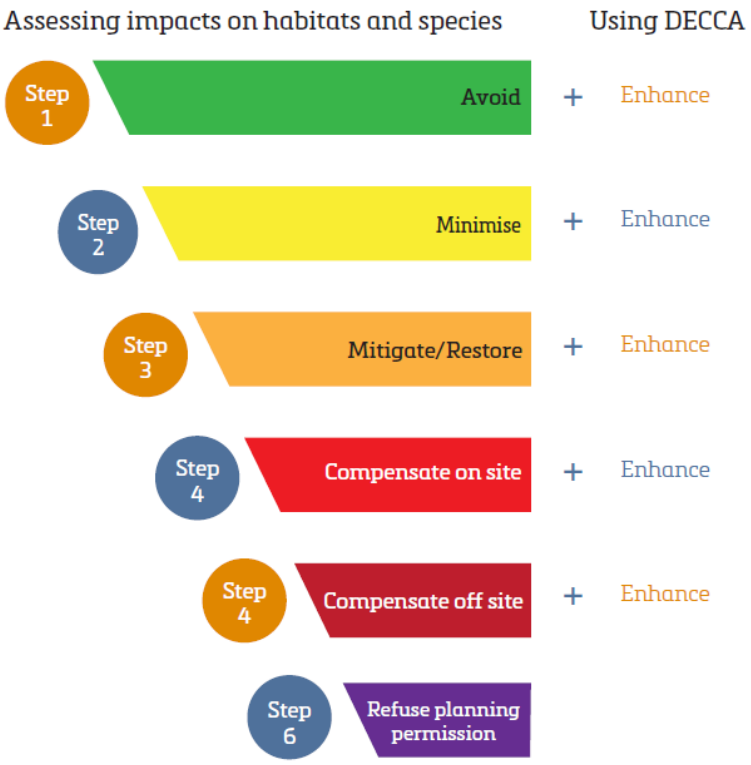


Figure 3.1. Step-Wise approach from PPW Chapter 6

Step 1 is to avoid the impacts entirely which cannot be applied to this development as the work has already been undertaken, though the historic satellite views show that the most valuable ecological features (the mature trees and hedgerows) were avoided. There is continual hedge and line of trees along the western boundary, separating the site from the road, which provides connectivity around site.

Step 2 is then to minimise – again this is difficult to apply for a retrospective application. The same justifications for Step 1 apply here: the development retained mature trees where a full clearance would arguably have allowed for a larger training facility. With that in mind, the development was minimised to protect green infrastructure.

Step 3 aims to mitigate and restore any habitats that are to be unavoidably lost. Whilst mature trees were retained, it is likely that smaller trees, shrubs and bushes were removed when the site was cleared. This is an inevitable loss, and there are plans to plant a new native species hedge along the western boundary to further enhance the screening from the road, but also provide additional wildlife-supporting features and connectivity between the north and the south. This can also cover Step 4 which is compensation.

It is clear from the information above that the Step-Wise Approach was followed satisfactorily, and with the planting of a new hedgerow along existing site boundaries, the green infrastructure on and around site will be retained and potentially improved.

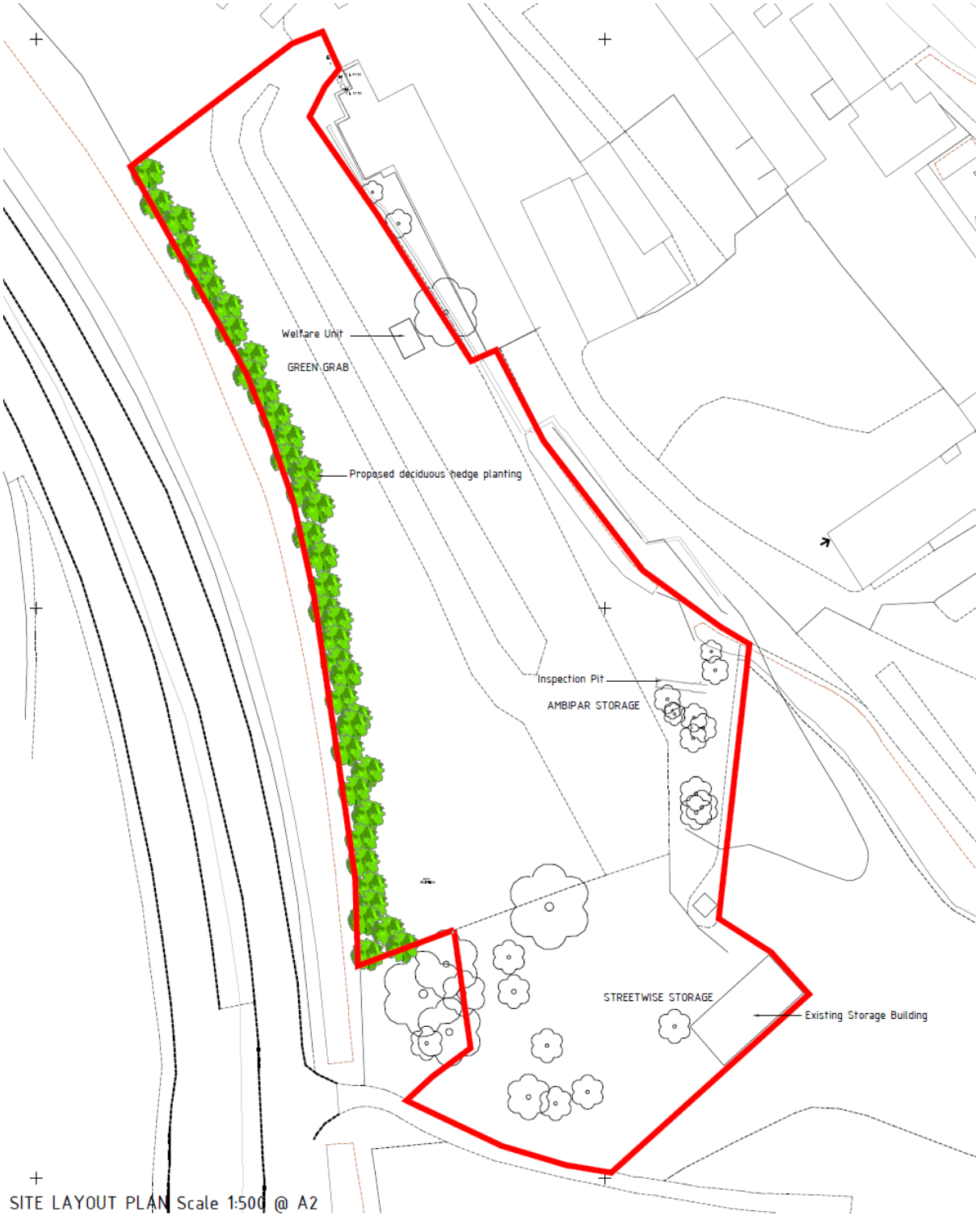


Figure 3.2. Proposed new hedge along western boundary

4 Habitat Management

In order to provide ongoing and enhanced value the habitats will require a simple management scheme to ensure successful growth and establishment post-development.

Hedgerows

The new hedgerow will require careful monitoring, and any failing plants replaced with native species to gap-up and retain an intact hedge feature. Species to be included in this should be locally sourced and include hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*) and dog rose (*Rosa canina*). This is a satisfactory variety of native plants which will ensure the functionality of the hedge.

The hedgerows will be cut back in winter months once established, no more than once a year, with an end-result of an approximate triangular cross-section, wider at the base than the top.

Should any failing hedge plants be identified they will be removed and replaced with the same species mix as identified in the soft-landscaping plan.

Grassland

Whilst the plans overleaf do not show areas of grassland, if any non-training areas are within the red line boundary, there is opportunity to improve these to further offset some of the low-value habitat lost by the work already undertaken.

Grasslands can be enhanced by planting a seed mix such as Emorsgate Mix 2 General Purpose Meadow Mixture which is a combination of six grass species and fifteen flowering species. This would provide a good enhancement.

Within the first year after planting, the sward must be mechanically cut every 2 months to a height of 50-100mm and all trimmings removed. The removal of clippings has a two-fold benefit - firstly preventing the grasses dominating and overshadowing the flowers which are slower growing, secondly by keeping nutrient levels relatively low in the first year to avoid weed takeover. After the first year, when all flowers will have sufficiently set and developed, the sward must be mechanically mown twice a year, once in March and then again in October. This will be conducted only in appropriate weather conditions.

It should be noted that in the first season the display of flowers may not be as expected. This is not problematic, as root development is more important in the first year.

Trees

The mature trees within the red line boundary will be retained and managed appropriately. Where necessary, pruning and maintenance will be conducted by a professional to ensure not only the biodiversity value on site, but also the health and safety for individuals working or training in the vicinity.