Ecological Impact Assessment at Land Adjacent to Cooper's Carpets, Borras Road Wrexham, LL12 7TG Grid Ref. SJ 3492 5174 On 31st May 2024

Report completed 2nd August 2024
Ref: LAC310524

Survey by:
Susan Worsfold BSc (Hons) ACIEEM
Lyngarth,
Ellesmere Road,
St. Martins,
Oswestry,
Shropshire
SY11 3HT

01691 772310
or 07752 105600
s.worsfold@hotmail.co.uk

Requested by:
Spencer Cullis,
Cullis Architectural Design
25 Sunningdale Close, Wrexham
LL13 9QU

ajones540@btinternet.com

01978 264376
07791 480768

Contents

Section	Title	Page
1	Summary	3
2	Introduction	4
3	Methodology	4
3.1	Scope	4
3.2	Desk Study	5
3.3	Field Survey	5
4	Baseline Ecological Conditions/Results	6
4.1	Designated Sites	6
4.2	Habitats	6
4.3	Species and Species Groups	6
5	Description of the Development	7
6	Assessment of Effects and Mitigation Measures	7
7	Compensation	8
8	Net Biodiversity Benefit	8
9	Ecological Constraints	8
10	Monitoring	8
11	Conclusions	8
12	Bibliography	9
13	Appendices	10
13.1	Aerial Photograph	10
13.2	Map Showing Designated Sites and Zones of Influence	10
13.3	Photographs	11
13.4	Survey Diagram	12
13.5	Plans	13
13.6	Legislation Relating to Birds	15
13.7	Legislation Relating to Bats	16

1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the construction of a dwelling with associated parking and access.

The site and adjacent land were examined to establish the presence of or evidence of use by protected species of animals. None was found, however the site is suitable for foraging and commuting bats and birds.

A lighting plan should be designed in accordance with the Bat Conservation Trust guidelines: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/
Bat and bird boxes as well as a tree are required to ensure Net Biodiversity Benefit in accordance with legislation.

If the recommended mitigation measures are taken there should be no net loss of nesting sites, nor any danger of harm to any species.

2. Introduction

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S086005/1 (Natural Resources Wales);
Licensed great crested newt worker, registration number 2016-19947-CLS-CLS (NE)
and S086057/1 (NRW)
This report was commissioned by Spencer Cullis for the owner.
The site, at land adjacent to Borras Road, Pen-y-Cae comprises a small area of ruderal vegetation and hard standing.
The proposed scheme involves the construction of two dwellings with associated parking and access.
The purpose of the report is to identify and address any significant ecological effects which are likely to occur as a result of the proposed development. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

3. Methodology

3.1. Scope of the Assessment

The report incorporates an extended phase 1 habitat survey, searching for use or potential use by any rare, threatened, endemic and non-native invasive species which might be associated with such a site in accordance with:
The Conservation of Habitats and Species Regulations 2017 and listed in:
Schedule 2. European protected species of animals
Schedule 5. European protected species of plants
The protection of Badgers Act 1992
Protected species which might be associated with such a site include bats, owls and other breeding birds. The area around the site might be used by badgers, dormice, amphibians and reptiles, and might contain protected plant species.

.

3.2. Desk Study

Wrexham Planning Portal was consulted for a review of previous ecological surveys carried out in the area. Magic Maps was consulted for the presence of designated sites and protected habitats. Maps of the site and surrounding environment were examined to identify any nearby waterbodies suitable for use by great crested newts within an influencing distance of the site.

3.3. Field Survey

The site was examined to establish the presence of any protected species or habitats, and for evidence of use by protected species of animals. Trees were assessed for suitability for use by bats and birds. The site and surrounding habitat was examined for signs of use by badgers and dormice. The variety of plant species was mapped according to the convention of Phase 1 habitat surveys as described by the JNCC (2010). Photographs were taken of all relevant areas. The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 31st May 2024 by Susan Worsfold BSc (Hons) ACIEEM.
Photographs were taken of all areas and those of relevance are shown in the appendices.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is Vicarage Gorse, Midlands Meres and Mosses Phase 2 (SSSI and Ramsar) 2.2 km north east.

4.2 Habitats

Site: The area of the site to be affected is approximately 500 m^2. It is in an urban location. The land is not currently in use. The southern boundaries and part of the north east boundary were fenced.

Adjacent land: Predominantly urban with some areas of amenity grassland within 250 m. Surrounding hedgerows are predominantly domestic and closely managed but there are several trees within 250 m. The nearest pond is 350 m north west according to maps.

4.3 Species and Species Groups

Invertebrates

The site has some limited value for use by invertebrates but none were seen at the time of the survey.

Amphibians and Reptiles

None seen. There are no ponds within 250 m.

Birds

No hedges or trees suitable for use by birds on site. Some trees adjacent. No birds or nests were seen at the time of the survey.

Bats

The site is suitable for use by foraging and commuting bats.

Badgers

There were no badger setts, tracks or latrines found on the site or within 30 m of the site.

Plants

Grasses, common nettle (*Urtica dioica*), oxeye daisy (*Leucanthemum vulgare*), dock (*Rumex* sp.), ground elder (*Aegopodium podagraria*), speedwell (*Veronica* sp.) birdsfoot trefroil (*Lotus corniculatus*)
No species of conservation value or Schedule 9 species were seen on site. No rare or threatened species of plants were found on site or near the site.

5. Description of the Development

The proposed scheme involves the construction of a new dwellings with associated access and parking. This will involve the removal of some short vegetation.

6. Assessment of Effects and Mitigation Measures

Designated Sites:
It is not considered that the proposal will have any significant impact on any designated sites due to the low impact of the project and distance from the sites.

Habitats:
No priority habitat is affected by the proposal. A small amount of vegetation will be removed.

Species:

Birds
There should be no significant impact.

Bats
There is not considered to be any threat to the conservation status of bats or danger of harm to individuals. The site is suitable for foraging and commuting bats.
A lighting plan should be designed in accordance with the Bat Conservation Trust guidelines: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

Reptiles and Amphibians
There should not be any significant impact on reptiles or amphibians

Residual Effects
No significant residual effects anticipated.

7. Compensation

n/a

8. Net Biodiversity Benefit

An integrated bat box will be incorporated in to the south side of the new dwelling and an integrated bird box will be incorporated in to the north side. These should be at least 2 m from the ground. Further information is given in the bat box information pack available at https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes.
Bat and bird boxes are available from NHBS https://www.nhbs.com/ and Wildcare https://www.wildcare.co.uk/ as well as other suppliers.

A native tree will be planted in the garden, such as rowan, wild cherry or crab apple. These would be attractive and provide foraging potential for birds and insects.

9. Ecological Constraints

None identified.

10. Monitoring

Not considered necessary.

11. Conclusions

If the recommended mitigation and enhancement measures are taken there will be a net gain in biodiversity and no net loss of roosting or nesting sites, nor any danger of harm to any species.

12. Bibliography

Bat Conservation Trust available at: http://www.bats.org.uk

BCT and ILP Guidance Note 8 Bats and Artificial Lighting available at: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

Collins J. (Ed) (2016) *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)*. The Bat Conservation Trust, London

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

English Nature (2001) *Great Crested Newt Mitigation Guidelines* Peterborough: English Nature

Gent A.H, Gibson S.D (eds) (1998) *Herpetofauna Workers' Manual.* Peterborough: Joint Nature Conservation Committee

Great crested newts: surveys and mitigation for development projects available at: https://www.gov.uk/great-crested-newts-surveys-and-mitigation-for-development-projects

Google Maps available at: https://maps.google.com/maps

Langton, T., Beckett, C., Foster, J. (2001) *Great Crested Newt Conservation Handbook.* Halesworth: Froglife

Magic Maps available at: http://magic.defra.gov.uk

Mitchell-Jones, A. J. (2004) *Bat Mitigation Guidelines,* Peterborough: English Nature

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual,* Peterborough: Joint Nature Conservation Committee

Natural Resources Wales available at: https://naturalresources.wales/?lang=en

Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000) Evaluating the suitability of habitat for the Great Crested Newt *(Triturus cristatus) Herpetological Journal* 10 (4), 143-155.

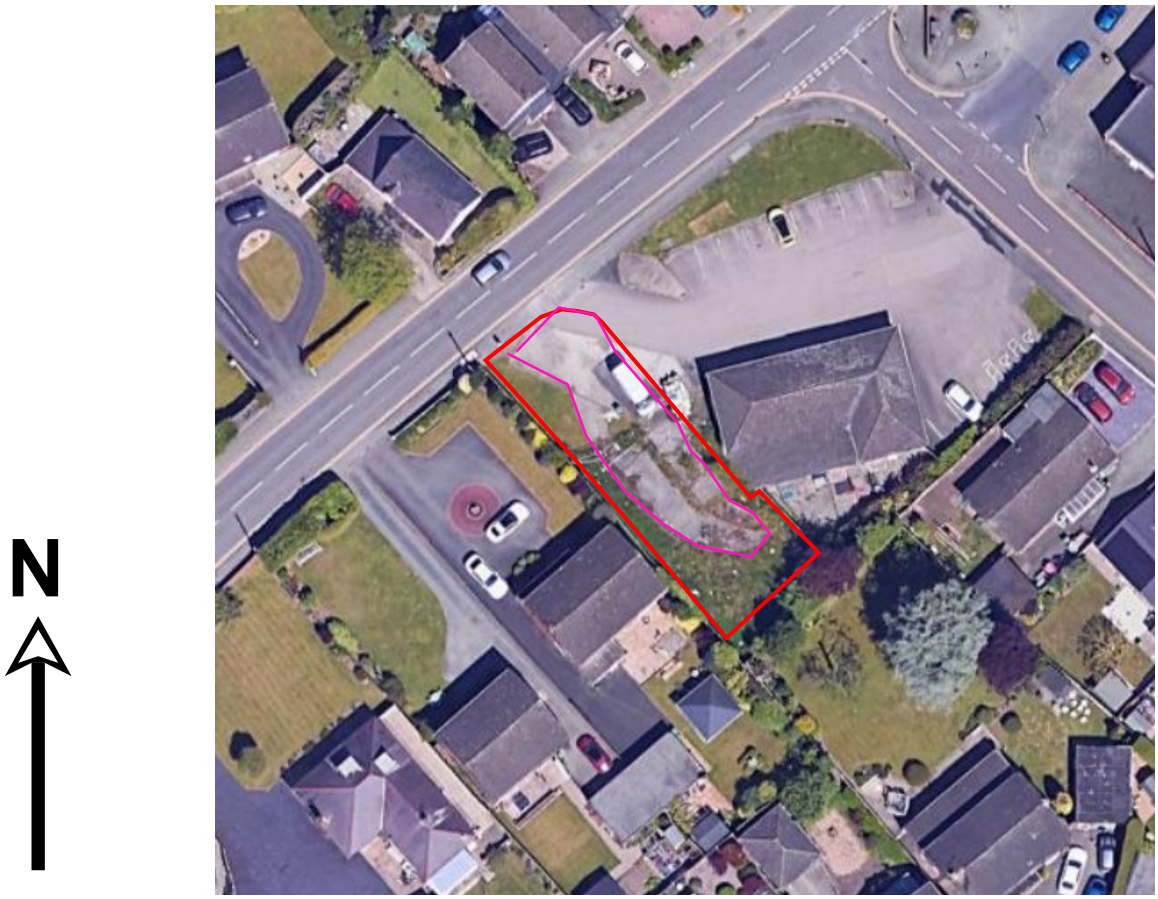
Shields S., (2003) *Arboricultural Impact Assessment Ref: AIA/HCM/09/23*

UK BAP Priority Habitats available at: jncc.defra.gov.uk

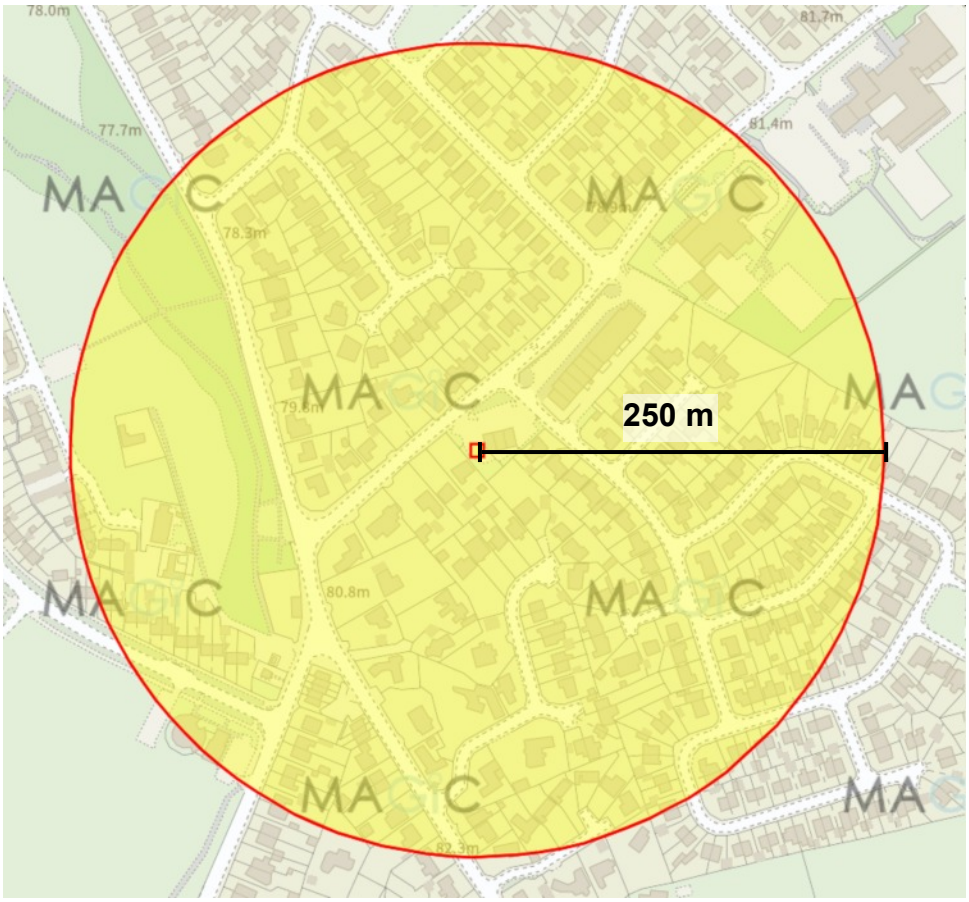
Wildlife and Habitat Conservation available at: https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation

Wrexham Council Planning Portal available at: http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page

Appendix 13.1: Aerial Photograph



Appendix 13.2: Designated Sites and Zones of Influence



Appendix 13.3: Photographs



View from the north west

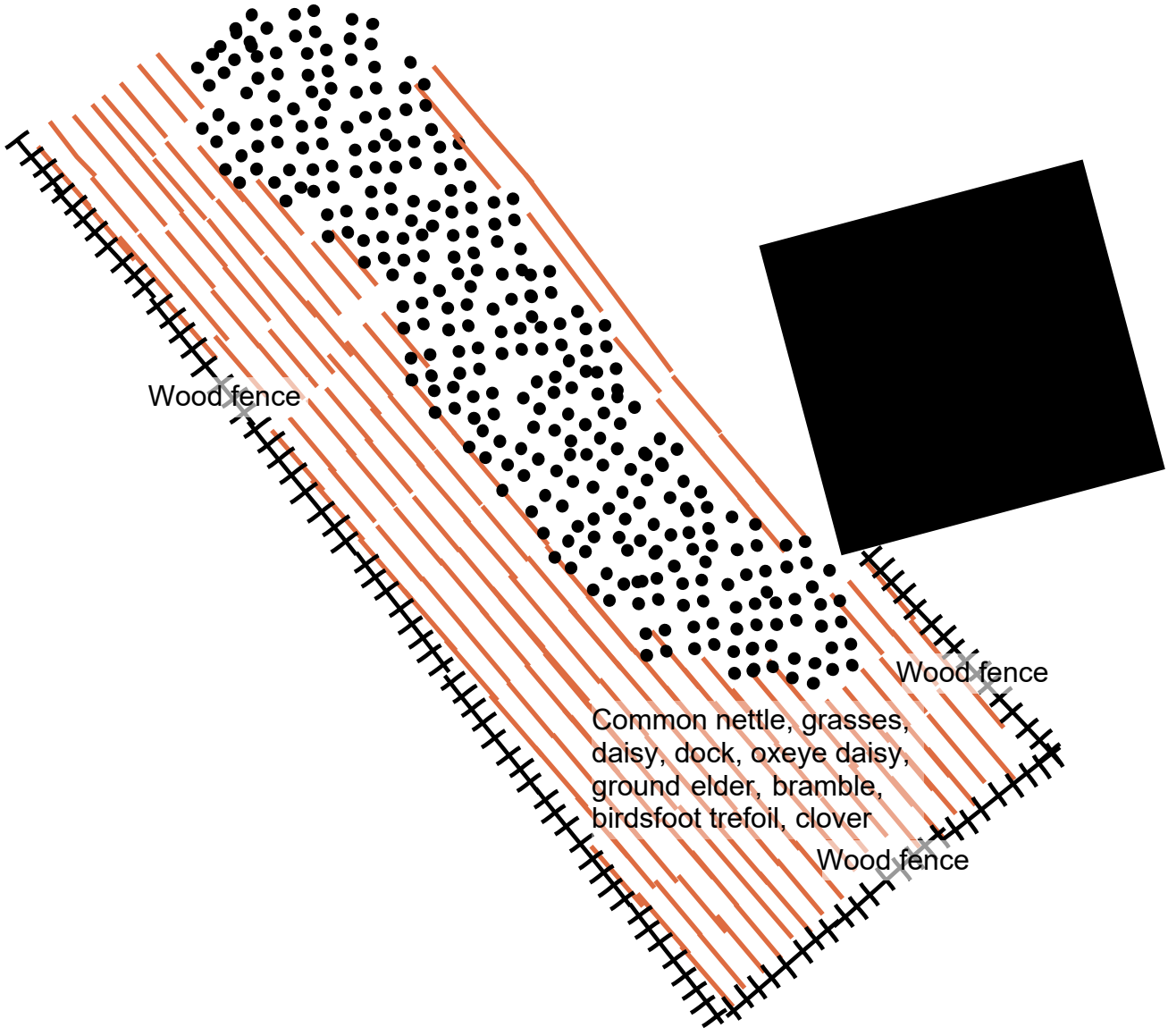


South east section from the north west

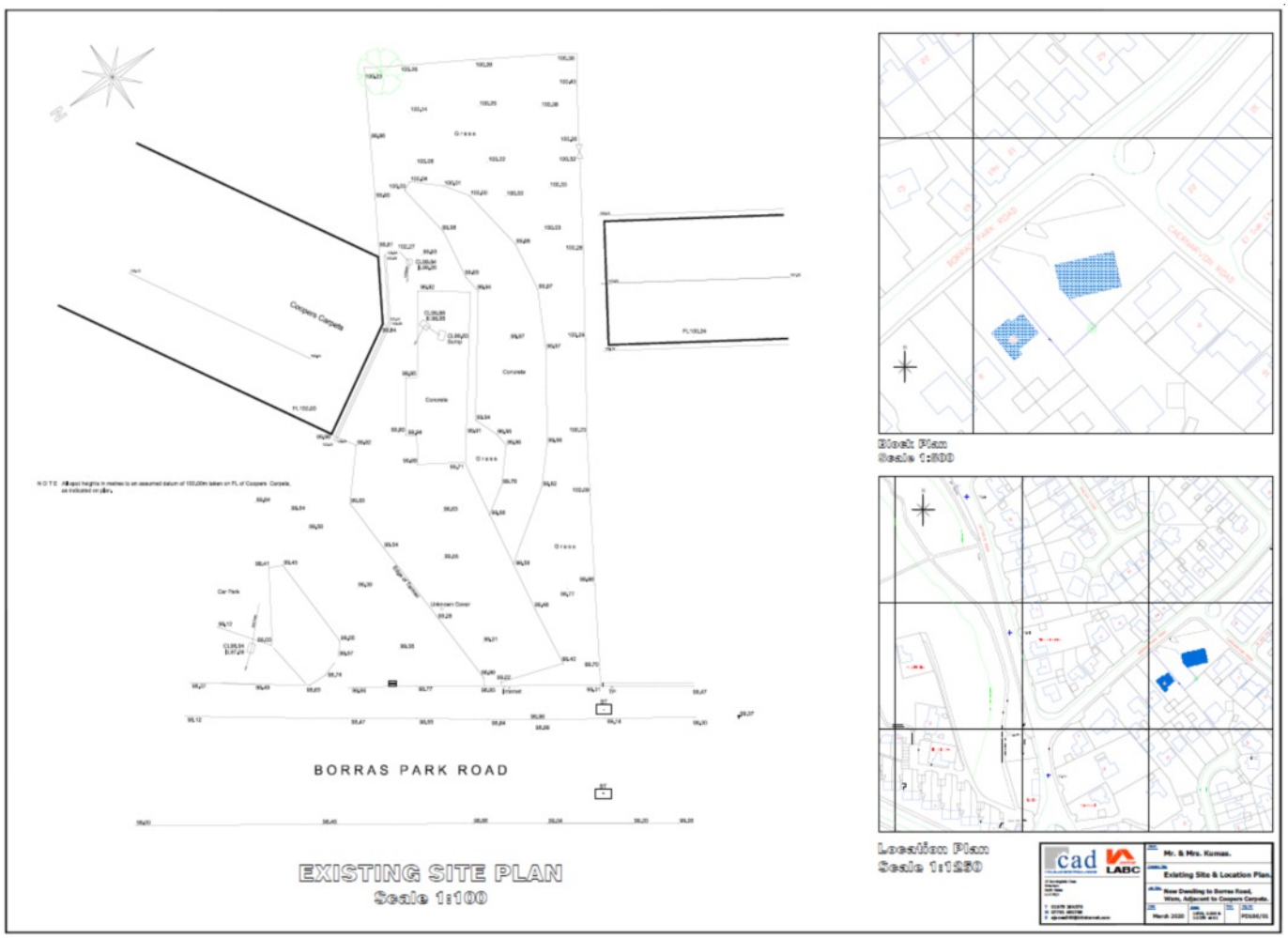


View from the south east

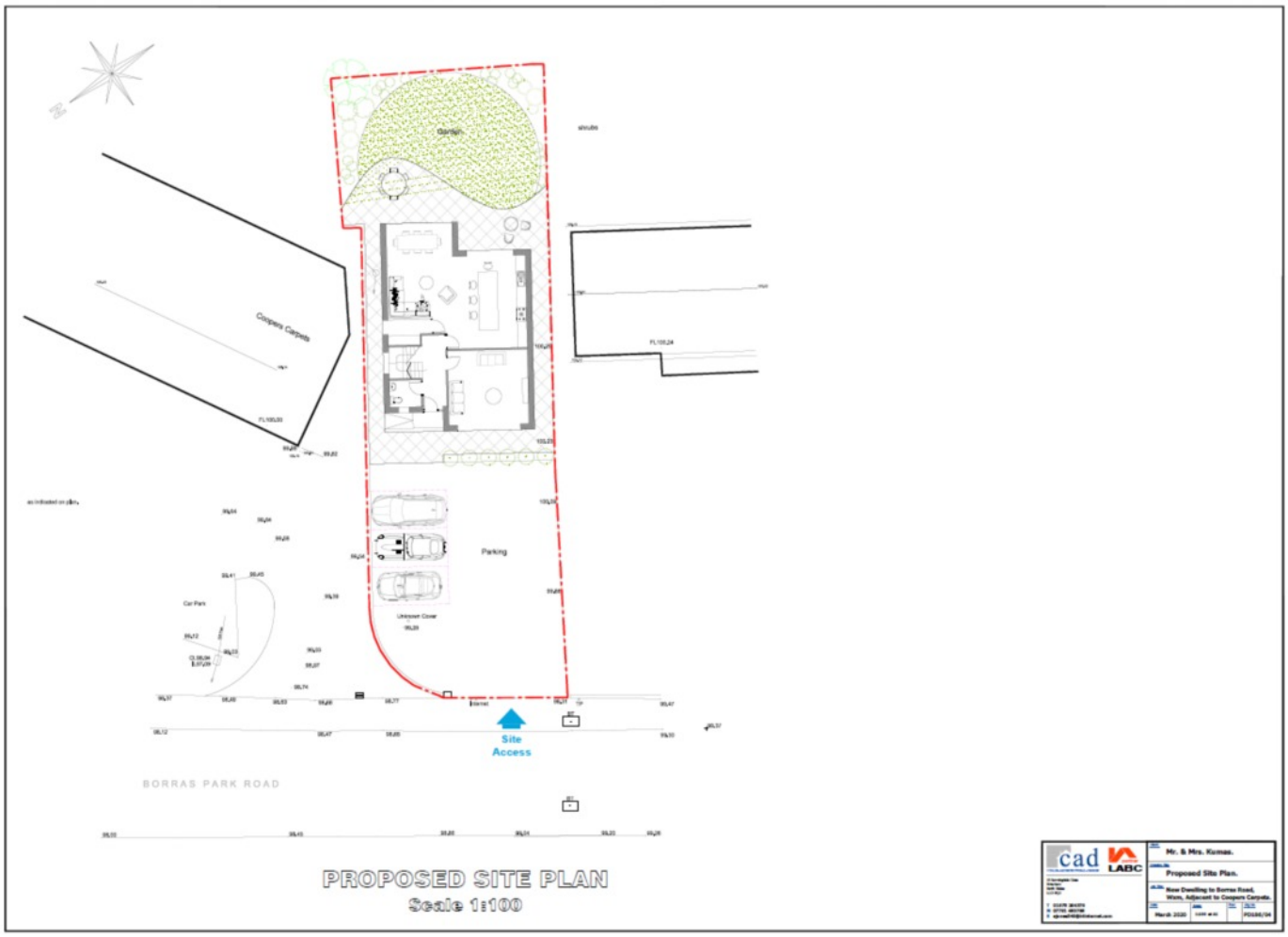
Appendix 13.4: Survey Diagram



Appendix 13.5: Site Plan as Existing



Appendix 13.5: Site Plan as Proposed



Appendix 13.6: Legislation Relating to Birds

All wild birds, their nests and eggs are protected. It is an offence to intentionally:

- kill, injure or take any wild bird,
- take, damage or destroy the nest of a Golden Eagle, White-tailed Eagle or Osprey (even if disused),
- take, damage or destroy the nest of any wild bird whilst it is in use or being built,
- take, damage or destroy an egg or any wild bird,
- possess any live or dead wild bird or the egg of any wild bird, or any derivative

Many rare birds are listed on Schedule 1, which makes it an offence to intentionally or recklessly:

- disturb a Schedule 1 bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird

Natural Resources Wales (NRW) issues licences for specific purposes, so that you can undertake legitimate work without breaking the law. See ‘Bird licensing’ for more information.

Appendix 13.7: Legislation Relating to Bats

All species of bats in the UK are European Protected Species (EPS). It is against the law to damage or destroy a bat's breeding site or resting place (known as a roost), or deliberately to capture, kill, injure or disturb a bat

Bats are the only mammals which can fly. They are warm blooded, they suckle their babies and are intelligent, social animals. British bats feed only on insects, of which they consume vast numbers to sustain their energetic lifestyles. A pipistrelle bat can eat up to 3000 midges in a single night!

We have 12 species of bat breeding in Wales. Many of these have suffered severe declines, not just in Britain but throughout Europe.

All British bat species are protected under the Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'. Bats have a unique relationship with humans, sometimes sharing our homes for part of the year. For this reason, Natural Resources Wales (NRW) deals with many hundreds of bat enquiries each year from householders.

Under the Habitats Regulations, it is an offence if you:

deliberately capture, injure or kill any wild animal of an EPS
deliberately disturb wild animals of any such species
damage or destroy a breeding site or resting place of such an animal
Disturbance includes, but is not limited to, any disturbance which is likely:

1. to impair their ability –
to survive, to breed or reproduce, or to rear or nurture their young, or
in the case of animals of a hibernating or migratory species, to hibernate or migrate; or

2. to affect significantly the local distribution or abundance of the species to which they belong.

Defra and the Welsh Government will publish a joint guidance document on the interpretation of the offences relating to disturbance, and to damage and destruction of breeding sites and resting places.

There are other offences relating to possession, transport and sale.

NRW issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

If you are a householder and have concerns about bats at your property (other than queries related to planning applications or a development), contact the NRW Enquiry Line for advice, telephone 0300 065 3000