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ECOLOGICAL COMPLIANCE PLAN

At

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Prepared for:	FI Real Estate Management Ltd.
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[redacted]

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1 INTRODUCTION

1.1 Author and qualifications

This report is written and compiled by Tom Kenwright BSc MSc ACIEEM, Senior Ecologist for United Environmental Services (UES) Ltd. This report has been verified by Toby Hart BSc MCIEEM PIEMA, UES Managing Director.

1.2 Project background

Planning permission (reference P/2023/0280) was granted by Wrexham Borough Council on the 5th July 2024. The granted permission is a hybrid planning permission for:

a) Outline permission (all matters reserved except for means of access) for erection of up to 3 warehouse and distribution units (use class b8); and

b) Full planning permission for demolition, means of access, earthworks, drainage, landscaping, ecology zone and relative ecological mitigation measures, and ancillary works.

A separate planning application (reference P/2023/0640) and great crested newt (GCN) *Triturus cristatus* European Protected Species (EPS) mitigation licence (reference S093997-1) have already been secured to enable the pond creation works within the ecological compensation area to commence ahead of the main development. These works are currently being undertaken under the approved permission and licence.

This ecological compensation area will be subject to enhancement measures and managed as a community nature reserve, with access granted to the public or special interest groups by permit.

An ecology cooperative is being established that will involve FI-REM (developer / landowner), United Environmental Services (ecological consultant), North Wales Wildlife Trust and Enfys Ecology Ltd. Butterfly Conservation and Amphibian and Reptile Conservation will also be invited to be members of the cooperative as advisors. Furthermore, Whilst Wrexham Borough Council's Ecologist and Natural Resources Wales won't be members of the cooperative, their expertise and advice will be regularly sought from the cooperative.

Through the cooperative, Enfys Ecology and the North Wales Wildlife Trust will be appointed as the management company responsible for undertaking the ongoing habitat management works as detailed within this LEMP. They, in combination with UES as the project ecologist, will also be responsible for monitoring the establishment of habitats as well as monitoring them for any changes affecting their quality or function.

1.3 Report objectives

This document has been prepared in order to discharge detailed condition 33 to the hybrid planning permission P/2023/0280. The condition reads as follows:

"No development shall take place until an Ecological Compliance Plan (ECP) has been submitted to and approved in writing by the Local Planning Authority. The ECP shall include details of key performance indicators, details of project auditing by an independent ecologist

and on-going liaison meetings with external organisations. Development shall thereafter be carried out in strict accordance with the approved details."

The site will be subject to the Ecological Compliance Plan detailed within this document, which covers all phases of the works covered under the detailed application, including pre commencement works. The purpose of the ECP is to ensure that the proposed mitigation, compensation and enhancement recommendations are implemented, as set out in the documents listed below:

- Preliminary Ecological Appraisal V3 – UES, 30th March 2023, reference: UES03448/01
- Ground Level Tree Assessment V2 – UES, 30th March 2023, reference: UES03448/06
- Great Crested Newt Impact Assessment V2 – UES, 30th March 2023, reference: UES0338/07
- Reptile Presence / Absence Survey V2 – UES, 30th March 2023, reference: UES03448/08
- Great Crested Newt Population Size Class Assessment V3 – UES, 18th December 2023, reference: UES03448/09
- Breeding Bird Survey V2 – UES, 30th March 2023, reference: UES03448/11
- Bat Activity Survey V2 – UES, 30th March 2023, reference: UES03448/12
- National Vegetation Classification Survey V3 – UES, 30th March 2023, reference: UES03448/13
- Pond Assessment: Predictive System for Multimetrics (PSYM) V2 – UES, 30th March 2023, reference: UES03448/14
- Dingy Skipper Survey – UES, 30th September 2022, reference: UES03448/15
- Bat Aerial Tree Assessment & Presence / Absence Survey V2 – UES, 30th March 2023, reference: UES03448/16
- Badger Activity Survey V2 – UES, 30th March 2023, reference: UES03448/17
- Invertebrate Assessment – Conops Ecology Ltd, 29th September 2022, report number 19.22
- Ecological Impact Assessment V4 – UES, 18th December 2023, reference: UES03448/22
- Great Crested Newt Method Statement V3 – UES, 18th December 2023, reference: UES03448/23
- Badger Method Statement – UES, 3rd October 2022, reference: UES03448/24
- Landscape and Ecology Management Plan – UES, 10th June 2024, reference: UES03448/25
- Amphibian Conservation Plan – UES, 22nd July 2024, reference: UES03448/45
- Invertebrate Monitoring and Enhancement Plan – UES, 22nd July 2024, reference: UES03448/46
- Planting Plan and Schedule – PGLA Landscape Architects, reference WRE2205_PP01
- Ecological Area Landscape Strategy – PGLA, reference WRE2205_LPA02

The document also contains a template and details of internal and external Ecological Compliance Audits, which are to be completed annually during the operational phase of the development. The purpose of the Ecological Compliance Audits is to ensure that the ecological management plan and monitoring surveys are implemented and to ensure that they continue to benefit the target habitats / species for which the measures have been designed.

2 ECOLOGICAL COMPLIANCE PLAN

The ecological compliance plan below is to be regularly reviewed throughout the development by the project ecologist and appointed site manager. This document will be signed-off after each action is completed by the appointed project ecologist, or following confirmation from the site manager, where appropriate. Once complete, the report should be made available to the Local Planning Authority upon request.

The ongoing habitat management and monitoring works required are covered by the Internal Ecological Compliance Audit, as detailed in Section 3.1 below.

2.1 Pre-development - site clearance and set-up

Action	Date of action / name of attending ecologist	Evidence required	Completed?	Further action required
Removal of vegetation outside of the nesting bird season, or under the supervision of a suitability qualified ecologist.		Confirmation from site manager that works undertaken outside of nesting period, or summary of results from attending ecologist.		
If any trees identified as having bat roosting potential are to be directly affected by the works, soft felling techniques should be implemented: This involves felling the tree or removing large branches in sections, any of which that contain potential roosting features will be lowered to the ground and left for a period of 24 hours with the cavity entrance facing upwards before removing them from the site. Alternatively, where possible, a licenced ecologist can undertake a pre-commencement aerial inspection to confirm the absence of roosting bats prior to the felling works.		Confirmation from site manager that no trees with bat roosting potential are to be removed, that soft felling techniques were implemented, or summary of results from attending ecologist.		

Drainage of ponds under ecological supervision. Including pre-drainage netting to capture amphibians. Use of screens with a fine mesh (<1.5mm) fitted to any pumps used to drain the water, to prevent any remaining newts (or other wildlife) from being drawn through the pump. Following drainage and prior to infilling, the basin of the pond and vegetation and other debris will be searched for amphibians.		Summary of results from attending ecologist.		
Closure of badger sett(s) under an NRW licence and following exclusion and sett closure procedure detailed within the UES EDS report.		Summary of results from attending ecologist. Confirmation of licence approval from NRW. End of licence return form.		
Implementation of control measures and eradication of invasive species (Himalayan balsam and cotoneaster), in accordance with the methodology detailed within section 3.7 of the UES EDS report.		Confirmation from site manager or summary of results from attending ecologist.		
A pre-commencement nesting bird check will need to be undertaken by an ecologist within 48 hours prior to any vegetation clearance works undertaken to facilitate the installation of the GCN fencing. No requirement of undertaken outside of the nesting bird season.		Confirmation from site manager that works were undertaken outside of the nesting bird season, or summary of results from attending ecologist.		
Following its installation, both the perimeter and external fencing and associated pitfall traps will be reviewed by a suitability experienced ecologist to confirm that it has been installed correctly.		Summary of results from attending ecologist.		
GCN licenced ecologist or their accredited agent must undertake a comprehensive finger-tip search of the proposed vehicular access		Summary of results from attending ecologist.		

route across the site, to locate and remove any GCNs or other amphibians present.				
Both the perimeter and internal drift fencing will be subject to monthly inspections to ensure that they remain intact and functional, with no potential points of access for amphibians. These monthly inspections will be undertaken by a suitably experienced ecologist. Any issues will be recorded and rectified immediately. The monthly inspections of the fencing will include an inspection of the newt grids, to ensure that they have not been filled with soil or any other material and that they continue to function as a barrier to GCN movement.		Summary of results from attending ecologist.		
Pitfall trapping and aquatic funnel trapping to remove GCNs and other amphibians from the proposed development area, as detailed fully in the Amphibian Conservation Plan.		Summary of results from project ecologist.		
Following the completion of the trapping and translocation period, but prior to any vehicle or plant access, or the commencement of any works on the site, a toolbox talk will be given to all staff and contractors.		Copy of toolbox talk, confirmation from attending ecologist. Singed attendance form from contractors.		
Following the completion of the trapping and translocation period, a final destructive search of any features which could shelter GCNs will be undertaken by, or under the supervision of, a licenced ecologist or their accredited agent. To ensure that no amphibians remain within the fenced working area.		Summary of results from attending ecologist.		
Following the completion of the trapping and translocation exercise, the internal drift fencing will be removed in suitable weather conditions (i.e. when nighttime temperatures exceed 5°C) under ecological supervision.		Confirmation from attending ecologist.		

2.2 During construction

Action	Date of action / name of attending ecologist	Evidence required	Completed?	Further action required
Mitigation measures – As per Ecological Design Strategy and Amphibian Conservation Plan				
Implementation of pollution prevention measures during the construction phase, as detailed within section 3.1.3 of the UES Ecological Design Strategy report.		Confirmation from site manager or project ecologist.		
Implementation of a no works buffer zone (excluding habitat creation and enhancement works) of at least 3m along the length of the ditches and around retained ponds.		Confirmation from site manager or project ecologist.		
Implementation of reasonable avoidance measures to protect badgers during the construction phase, as detailed within the UES EDS report.		Confirmation from site manager or project ecologist.		
Both the perimeter and internal drift fencing will be subject to monthly inspections to ensure that they remain intact and functional, with no potential points of access for amphibians. These monthly inspections will be undertaken by a suitably experienced ecologist. Any issues will be recorded and rectified immediately. The monthly inspections of the fencing will include an inspection of the newt grids, to ensure that they have not been filled with soil or any other material and that they continue to function as a barrier to GCN movement.		Summary of results from attending ecologist.		
Habitat creation and enhancement measures – As per Landscape and Ecology Management Plan				
Tree planting, including orchard trees and scrub / woodland planting.		Inspection and confirmation of suitability by project ecologist.		

Hedgerow planting.		Inspection and confirmation of suitability by project ecologist.		
Tree / hedge plant establishment assessment.		Inspection and confirmation of suitability by project ecologist.		
Initial pruning of hedgerows and scrub.		Confirmation from site manager or project ecologist.		
Sowing of wildflower, tussocky and marshy grassland.		Confirmation from site manager or project ecologist.		
Initial mowing of wildflower grassland.		Confirmation from site manager or project ecologist.		
Pond creation and ditch creation.		Inspection and confirmation of suitability by project ecologist.		
Remedial works to existing ponds.		Inspection and confirmation of suitability by project ecologist.		
Planting of oxygenating plants within ponds.		Confirmation from site manager or project ecologist.		
Open mosaic habitat creation.		Inspection and confirmation of suitability by project ecologist.		

Enhancement of existing open mosaic habitat through creation of two sand banks, bare-ground scrapes and two ephemeral pond scrapes.		Inspection and confirmation of suitability by project ecologist.		
Creation of amphibian hibernacula and log piles.		Inspection and confirmation of suitability by project ecologist.		
Creation of butterfly and beetle mounds.		Inspection and confirmation of suitability by project ecologist.		
Installation of bird and bat boxes.		Inspection and confirmation of suitability by project ecologist.		

3 ECOLOGICAL COMPLIANCE AUDIT

3.1 Internal Compliance Audit

This tables below will act as the template for the Internal Ecological Compliance Audit that will be undertaken annually following the completion of the proposed development, or following the commencement of any of the actions detailed within the table below, whichever occurs first.

The internal audit will be completed by UES or any other ecologist subsequently appointed as the project ecologist, and will be informed by the annual site inspection undertaken of the created and retained ecology areas by Enfys Ecology, North Wales Wildlife Trust and / or the project ecologist. The site inspection will be undertaken annually in June or July.

Following the annual site inspection, the Internal Compliance Audit report below will be completed prior to the annual meeting between all members of the ecology cooperative, which will be held in August or September. The purpose of the audit and meeting is to discuss the establishment and condition of habitats, and whether any remedial actions are required to restore habitats and / or promote protected / target species.

Action audited	Performance indicator	Evidence required for audit	Pass (Yes/No), comments	Action required following audit
Ongoing Management – As per Landscape and Ecology Management Plan				
Ongoing pruning of hedgerows.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		

Ongoing mowing of wildflower grassland.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing tussocky grassland management.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing management of marshy grassland.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Mowing of access paths through grassland in designated ecology zone.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		

Ongoing pond and wet ditch management.	Positive – Water levels are maintained as suitable levels (target level will vary across ponds). Positive – No fish are present. Positive – No invasive species are present and there isn't a dominance of greater reedmace Typha latifolia. Positive – Waterbodies and banks have less than 20% scrub cover. Positive – No algal blooms present.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing orchard management.	Positive – Trees have vigorous growth and a fruiting.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Scrub coppicing.	Positive – 10% of mature scrub has been coppiced.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		

Ongoing open mosaic management.	Positive – Mosaic of microhabitats present, supporting a range of botanical species and communities.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing Monitoring – As per Amphibian Conservation Plan, Ecological Design Strategy, Landscape and Ecology Management Plan and Invertebrate Management and Monitoring Plan				
Annual GCN population size class assessment monitoring surveys of the existing and newly created ponds. Monitoring surveys will start the next available survey period following the completion of the trapping and translocation exercise. Monitoring will involve population size class assessment surveys through 2-3 torch counts of all retained and newly created ponds each year. Surveys will be undertaken during the peak breeding period of mid-April to mid-May. In addition, all retained and newly created ponds will be subject to annual Habitat Suitability Index (HSI) Assessments, to assess their suitability to support GCN. This survey will also be undertaken during mid-April to mid-May. The results of the monitoring surveys and HSI assessments will be uploaded onto the COFNOD Welsh GCN Monitoring database by 30 September each year. Summary monitoring reports will be completed on the official NRW Monitoring Report Form and submitted to NRW by 30th November 2030, 30th November 2040, 30th November 2050 and 30th November 2056, as detailed within a condition of the secured GCN Mitigation Licence from NRW.	Positive - Increase or stable population levels of target species. Positive - Evidence of breeding (egg laying, efts or juveniles observed). Negative – Decrease in population levels of target species. Declines must be over two consecutive survey periods as yearly fluctuations are to be expected from external factors. Declines in specific ponds are acceptable provided overall population levels on site are stable or increasing. Negative – No evidence of breeding (egg laying, efts or juveniles observed).	Survey results. Email or evidence of record submission to COFNOD and NRW.		

Following completion of the construction works and establishment of the habitats, further butterfly monitoring surveys will be undertaken of the site by an appropriately skilled ecologist, with particular focus on dingy skipper, grizzled skipper and small heath butterflies (species of principle importance). These monitoring surveys will be undertaken annually for the first 5 years, after which they will be undertaken every other year from years 6-10.	Positive - Increase or stable population levels of target species. Negative – Decrease in population levels of target species. Declines must be over two consecutive survey periods as yearly fluctuations are to be expected from external factors.	Population survey results.		
Invertebrate monitoring surveys, covering all taxa. Undertaken of the ecology areas every five years.	Positive - Increase or stable population levels of target species. Positive – Increase or stable number of species recorded. Negative – Significant decrease in population levels of target species. Negative – Significant decrease in number of species recorded.	Survey results.		

Any other points to note/comments from auditor:					
Photographic Evidence: ☐ Yes ☐ No			If Yes, please attach to completed report		
Year	**External audit number**	**Auditor Name**	**Auditor Signature**	**Date of site visit**	**Date of report**

3.2 External Compliance Audit

This tables below will act as the template for the External Ecological Compliance Audit, which will be undertaken annually following the completion of each annual audit.

The purpose of the external audit it to ensure compliance with the approved management plan and monitoring scheme, in addition to the recommendations of the internal audit. As such, the external audit will be undertaken in June-July of the year following the internal audit. Delaying the external audit as such allows for habitats to be viewed and assessed in growth / flower during a site visit and to allow time for the actions identified during the previous internal audit to be implemented.

The external audit will be undertaken by an external independent ecologist and cannot be a member of the ecology cooperative.

The results and recommendations of the external audit will be provided to the project ecologist and the ecology cooperative, who will review the results as part of the subsequent internal audit and annual meeting. All failings identified within the external audit must be implemented as soon as possible and at least prior to the subsequent external audit due the potential seasonal timing requirements of some measures.

Action audited	Performance indicator	Evidence required for external audit	Pass (Yes/No), comments	Action required following audit
Ongoing Management – As per Landscape and Ecology Management Plan				
Ongoing pruning of hedgerows.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing mowing of wildflower grassland.	N/A	To be assessed during site visit by internal auditor.		

		Yearly log of habitat management works undertaken.		
Ongoing tussocky grassland management.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing management of marshy grassland.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Mowing of access paths through grassland in designated ecology zone.	N/A	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing pond and wet ditch management.	Positive – Water levels are maintained as suitable levels (target level will vary across ponds).	To be assessed during site visit by internal auditor.		

	Positive – No fish are present. Positive – No invasive species are present and there isn't a dominance of greater reedmace Typha latifolia. Positive – Waterbodies and banks have less than 20% scrub cover. Positive – No algal blooms present.	Yearly log of habitat management works undertaken.		
Ongoing orchard management.	Positive – Trees have vigorous growth and a fruiting.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Scrub coppicing.	Positive – 10% of mature scrub has been coppiced.	To be assessed during site visit by internal auditor. Yearly log of habitat management works undertaken.		
Ongoing open mosaic management.	Positive – Mosaic of microhabitats present, supporting a range of botanical species and communities.	To be assessed during site visit by internal auditor.		

		Yearly log of habitat management works undertaken.		
Ongoing Monitoring – As per Amphibian Conservation Plan, Ecological Design Strategy, Landscape and Ecology Management Plan and Invertebrate Management and Monitoring Plan				
Annual site inspections will be undertaken of the created and retained ecology areas by Enfys Ecology, North Wales Wildlife Trust and / or the project ecologist. The surveys will be undertaken annually in June or July.	Positive – successful establishment of all habitats. Negative – degradation of habitats or failed establishment of habitat.	Summary report of survey findings and internal audit.		
Annual meeting between all members of the ecology cooperative, to discuss the establishment and condition of habitats, and whether any remedial actions are required to restore habitats and / or promote protected species. The meetings will be held annually in August or September.	N/A	Meeting minutes.		
Internal audit	N/A	Internal audit report		
Annual GCN population size class assessment monitoring surveys of the existing and newly created ponds. Monitoring surveys will start the next available survey period (mid-March to June inclusive) following the completion of the trapping and translocation exercise. Monitoring will involve population size class assessment surveys through 2-3 torch counts of all retained and newly created ponds each year. Surveys will be undertaken during the peak breeding period of mid-April to mid-May. In addition, all retained and newly created ponds will be subject to annual Habitat Suitability Index (HSI) Assessments, to assess their	Positive - Increase or stable population levels of target species. Positive - Evidence of breeding (egg laying, efts or juveniles observed). Negative – Decrease in population levels of target species. Declines must be over two consecutive survey periods	Survey results. Email or evidence of record submission to COFNOD.		

suitability to support GCN. This survey will also be undertaken during mid-April to mid-May. The results of the monitoring surveys and HSI assessments will be uploaded onto the COFNOD Welsh GCN Monitoring database by 30 September each year. Summary monitoring reports will be completed on the official NRW Monitoring Report Form and submitted to NRW by 30th November 2030, 30th November 2040, 30th November 2050 and 30th November 2056, as detailed within a condition of the secured GCN Mitigation Licence from NRW.	as yearly fluctuations are to be expected from external factors. Declines in specific ponds are acceptable provided overall population levels on site are stable or increasing. Negative – No evidence of breeding (egg laying, efts or juveniles observed).			
Following completion of the construction works and establishment of the habitats, further butterfly monitoring surveys will be undertaken of the site by an appropriately skilled ecologist, with particular focus on dingy skipper, grizzled skipper and small heath butterflies (species of principle importance). These monitoring surveys will be undertaken annually for the first 5 years, after which they will be undertaken every other year from years 6-10.	Positive - Increase or stable population levels of target species. Negative – Decrease in population levels of target species. Declines must be over two consecutive survey periods as yearly fluctuations are to be expected from external factors.	Population survey results.		
Invertebrate monitoring surveys, covering all taxa. Undertaken of the ecology areas every five years.	Positive - Increase or stable population levels of target species. Positive – Increase or stable number of species recorded. Negative – Significant decrease in population levels of target species. Negative – Significant decrease in number of species recorded.	Survey results.		

Any other points to note/comments from auditor:					
Photographic Evidence: ☐ Yes ☐ No			**If Yes, please attach to completed report**		
Year	**External audit number**	**Auditor Name**	**Auditor Signature**	**Date of site visit**	**Date of report**