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Land at Almere Farm, Rossett LL12 0BY

Preliminary Ecological Appraisal



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Land at Almere Farm, Rossett LL12 0BY

Preliminary Ecological Appraisal

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Report No LEL_LL120BY_PEA_2024 REV A

Date November 2024

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Cover Photo - view looking south from the north end of the site.

1 EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site centre is located at Grid Ref: SJ 4064 5670 /// stops.flopped.walked with access off Almere Ferry Road.
Previous Known Surveys	None known
Scope of Works	It is understood proposals are to erect a prefabricated lodge and enhance the site with appropriate native planting – see **Appendix B**.
Results	There are three known Statutory Sites within the 2km search area. Two, the Afon Dyfrdwy (River Dee) Site of Special Scientific Interest (SSSI) and the Afon Dyfrdwy a Llyn Tegid (River Dee & Bala Lake) Special Area of Conservation (SAC) are immediately adjacent to the site. The primary reason for designation as a SAC are the presence of the Annex II species Atlantic salmon *Salmo salar* and Floating water-plantain *Luronium natans*. MAGIC returned three known historical English European Protected Species Licence applications for bats, approximately 1.8-2km from the site. MAGIC returned a single European Protected Species Licence application (England) for a great crested newt *Triturus cristatus* approximately 1.3km south-east beyond the River Dee. Habitats present within the red-line site boundary are made up of predominantly hardstanding and bare ground with the River Dee running adjacent. No evidence of protected or invasive species was encountered as part of the site walkover. However, it could be expected that otter *Lutra lutra* use the River Dee as a resource and wildfowl may potentially nest on the vegetated banks and other bird species in the trees. Bat species can be expected to use the River Dee as a foraging and commuting route. Water vole *Arvicola amphibius* are recorded on the upper and middle tributaries of the River Dee (The River Dee Trust 2024), however there is no mention of their presence on River Dee itself.
Evaluation / Recommendations	Proposals for the site are limited and involve the placement of a prefabricated lodge and associated native planting – see Appendix B. Nevertheless, it is recommended that any development related materials should be prevented from entering the River Dee at all times e.g. soils or rocks, particularly when Atlantic salmon are potentially returning to spawn,

Contents	Summary
	18th of October to the 2nd of March inclusive in any year (Natural Resources Wales 2024). It is unlikely that otter or water vole could gain access to the site. In addition, there are no proposals to significantly modify the site from its current status other than the placement of a pre-fabricated lodge and introducing some native planting. Therefore, it is anticipated there will be no observable negative impacts upon otter or water vole and no further survey work is required. Bat species can be expected to use the River Dee as a foraging and commuting route. However, the proposals are unlikely to negatively impact this resource and therefore no further survey work is considered necessary. Any new lighting as part of the proposals should avoid light spill and glare upon these resources. Where required, the input of a lighting professional should be sought when determining the distances of light spill from new sources and likelihood of glare. The Institution of Lighting Professionals (2023) has published a guidance document which provides further information; Guidance Note GN08/23 Bats and Artificial Lighting At Night. In the unlikely event any vegetation clearance is required, it should take place outside the bird breeding season (1st March to 31st August inclusive). If vegetation clearance must take place during the bird breeding season, then a suitably qualified ecologist should make appropriate checks immediately prior to commencement of the works. If a nest is found, the feature containing the nest will be left undisturbed until nesting is complete, and any young have fledged. The Green Infrastructure Plan at **Appendix B** identifies opportunities for planting and subsequently biodiversity gain. Proposals include planting the River Dee bare ground embankment with crack willow, tree and hedgerow planting. To secure the establishment and management of newly created habitats, a landscape specification, maintenance and management plan is briefly outlined in Section 6.

2 INTRODUCTION

2.1 Background and Purpose of Survey

2.1.1 Landscape Ecology Limited has been instructed by Mr Gary Spillard to undertake a Preliminary Ecological Appraisal (PEA) on land at Almere Farm, Rossett LL12 0BY (hereafter referred to as the site).

2.1.2 The overall aim of PEA is to map and discuss existing habitats on and adjacent to the site and determine the potential for presence/absence of protected species.

2.1.3 Should protected species be present or have the potential to be present, further surveys may be required and appropriate mitigation would be formulated to avoid potentially adverse effects.

2.1.4 The site visit for the PEA was undertaken on Wednesday 30th of October 2024 by Mr Donald Kernott of Landscape Ecology Limited. Donald is a full member of The Chartered Institute of Ecology and Environmental Management (MCIEEM), and he also holds a Level 1 Class Licence for great crested newts *Triturus cristatus* (No. 2014-5448-CLS-CLS) and a Level 2 Class Licence for bats (No. 2015-16995-CLS-CLS).

2.1.5 The compilation of this report has been undertaken in accordance with CIEEM report writing standards (CIEEM 2017) and the British Standard (BS) 42020 Biodiversity – Code of Practice for Planning and Development (BSI 2013).

2.1.6 A PEA plan (see **Appendix A**) has been compiled in reference to Handbook for Phase 1 Habitat Survey (JNCC 2010).

2.1.9 Selected images of the site and any findings can be found at **Appendix C**.

2.2 Site Location and Description

2.2.1 The site centre is located at Grid Ref: SJ 4064 5670 /// stops.flopped.walked (see **Figure 1**) with access off Almere Ferry Road.

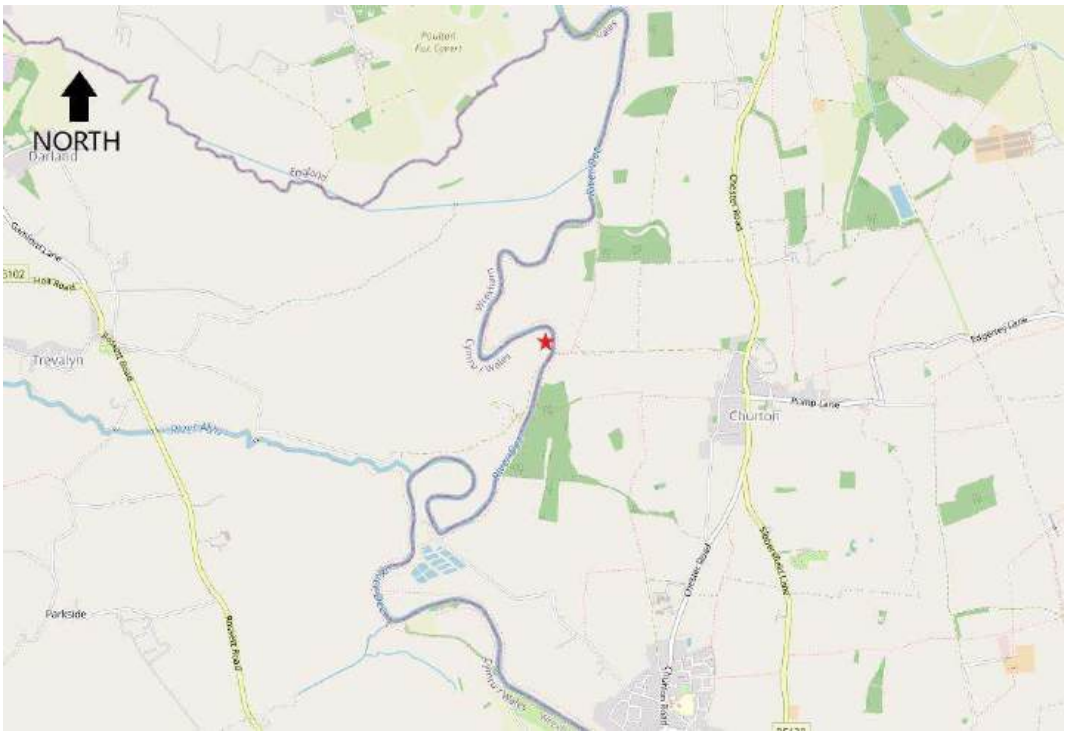


Figure 1: showing indicative location of the site starred red.

2.2.2 The site is located in Wales adjacent to the River Dee, approximately 1km west of Churton (England) and approximately 3.5km east of Rossett (Wales).

2.2.3 The site is made up of predominantly hardstanding and bare ground - see **Appendix A**.

2.3 Proposed Works

2.3.1 It is understood proposals are to erect a prefabricated lodge and enhance the site with appropriate native planting – see **Appendix B**.

2.4 Limitations

2.4.1 PEA site surveys are normally undertaken between April and September in order to more clearly understand the seasonal vegetation communities that may be present on the site. However, as this site is predominantly hardstanding and bare ground, it is considered that seasonal constraints are unlikely to compromise the integrity of this report.

2.4.2 Biodiversity records from the North Wales Environmental Information Service (COFNOD) and the Biodiversity Information Centre for Cheshire, Halton, Warrington and Wirral (RECORD) have not been sought. It is considered that the proposals are small in nature and that any information returned is unlikely to add any further relevant detail to the report.

3 SURVEY METHODS

3.1 Desk Study

3.1.1 Desk-based ecological information was collated for a 2km radius from the site from a number of sources, as described below.

3.1.2 The Multi-Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) was used to search for any statutory designated sites of nature conservation importance including Special Protection Areas (SPA) and Special Areas of Conservation (SAC), Ramsar sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs) within 2km from the centre of the site.

3.1.3 Royal Society for the Protection of Birds (RSPB) and Wildlife Trust sites have also been checked for reserves.

3.1.4 MAGIC was also used to search for previously issued European Protected Species Licences (England).

3.1.5 Ordnance Survey (OS) mapping was used to check for ponds and other habitats of interest within 250m of the centre of the site.

3.1.6 In addition, the UK Biodiversity Action Plan (UKBAP) was reviewed, with reference to the potential value of habitats and species present, or likely to be present, within or adjacent to the site.

3.1.7 The National Biodiversity Network Atlas (NBNA) was also accessed, and records of protected species noted – however, due to copyright laws this information cannot be specifically disclosed.

3.2 Preliminary Ecological Appraisal

3.2.1 The PEA referenced Guidelines for Preliminary Ecological Appraisal (CIEEM 2017). The purpose of the CIEEM guidance is to set out the appropriate approach to undertaking PEAs and the appropriate application of such assessments within the planning process.

3.2.2 PEA is the term used to map and describe an assessment of the ecological features present, or potentially present, within a site and its surrounding area in relation to a proposed development.

3.2.3 A PEA normally comprises a desk study (see Section 3.1) and a walkover survey.

4 SURVEY RESULTS

4.1 Desk Study

4.1.1 There are three known Statutory Sites within the 2km search area.

1. Afon Dyfrdwy (River Dee) SSSI adjacent to the site;
2. Afon Dyfrdwy a Llyn Tegid (River Dee & Bala Lake) SAC adjacent to the site; and
3. Old Pulford Brook Meadows SSSI, approximately 1.7km north of the site.

4.1.2 There no known SBIs or LNRs within the 2km search area.

4.1.4 There are no known RSPB sites within the 2km search area. Old Pulford Brook Meadows SSSI is managed by the Wildlife Trust.

4.1.5 The nearest waterbody (other than the River Dee) within 250m of the centre of the site when looking at OS mapping is as follows;

1. Farm pond approximately 150m south-east of the site and River Dee.

4.1.6 Habitats nearby other than the River Dee include.

1. Arable and pastoral farmland bound by hedgerow and hedgerow with trees surrounding the site; and
2. Woodland plantation approximately 200m south of the site and River Dee.

4.1.7 MAGIC returned three known historical English European Protected Species Licence applications for bats

1. brown long-eared *Plecotus auritus* (2013) approximately 1.8km south-east of the site;
2. common pipistrelle *Pipistrellus pipistrellus* (2017) approximately 2km north-east of the site; and
3. common pipistrelle, brown long-eared, natterer's *Myotis nattereri* and soprano pipistrelle *Pipistrellus pygmaeus* (2015-2021) approximately 2km north-west of the site.

4.1.8 MAGIC returned a single European Protected Species Licence application (England) for a great crested newt *Triturus cristatus* (2015) approximately 1.3km south-east beyond the River Dee.

4.1.9 MAGIC returned no further records of European Protected Species Licence applications for other species within 2km of the site.

4.1.10 Wexham Borough Council Unitary Development Plan 1996-2001 – Biodiversity (Policy EC6) states;

'*Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to*

safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported'.

4.1.11 Wrexham Borough Council Local Planning Guidance No.32: Biodiversity and Development has also been referenced. It amplifies local development plan policies and reflects national legislation. The guidance note is intended to raise the quality and profile of nature conservation, protected species and biodiversity issues when submitting and considering planning applications.

4.1.12 In 2016 the Environment (Wales) Act was introduced to manage the natural environment: section 6 requires public authorities to seek to `maintain and enhance biodiversity' and `promote the resilience of ecosystems' when it comes to proposed development. Policy 9 of the National development plan Future Wales (2021) focuses on resilient ecological networks and green infrastructure and aims to enhance biodiversity and ecosystem resilience within the planning system.

4.2 Preliminary Ecological Appraisal

4.2.1 Habitats present within the red-line site boundary are made up of predominantly hardstanding and bare ground.

4.2.2 Vegetation within the red-line boundary is limited to a block of bamboo *Bambusa* sp. to the south of the site. Naturally regenerating crack willow *Salix fragilis* is located on the bank of the Rive Dee, though much of the bank exhibits bare ground although this is being colonised by common sow thistle *Sonchus oleraceus*, broad-leaved dock *Rumex obtusifolius*, field bindweed *Convolvulus arvensis* and creeping buttercup *Ranunculus repens*.

4.2.3 An access track runs along the west boundary of the site and is gravel bare ground, immediately west of this outside the red-line boundary is a shallow stoney bank with predominantly broad-leaved dock. Beyond this is a field understood to be used periodically for grazing cattle.

4.2.4 On the site there is a small metal lock-up to the south and located centrally there is a concrete pad with brick upstands upon which the prefabricated lodge will presumably sit.

4.2.5 The remainder of the site is bare ground (Target Note 1) upon which the following low growing species can occasionally be observed; broad-leaved dock, narrow-leaved plantain *Plantago lanceolata*, bugle *Ajuga reptans*, common sow thistle, *Poa* sp. grass and creeping buttercup.

4.2.6 A PEA plan showing the indicative red-line boundary and various habitats can be found at **Appendix A** and should be viewed in conjunction with the habitat descriptions above. Site images of the various habitats identified and any evidence of protected can be found in **Appendix C**.

Protected Species

4.2.7 No evidence of protected or invasive species was encountered as part of the site walkover. However, it could be expected that otter *Lutra lutra* use the River Dee as a resource and wildfowl may potentially nest on the vegetated banks and other bird species in the trees. Bat species can be expected to use the River Dee as a foraging and commuting route.

4.2.8 Water vole *Arvicola amphibius* are recorded on the upper and middle tributaries of the River Dee (The River Dee Trust 2024), however there is no mention of their presence on River Dee itself.

5 LEGISLATION, EVALUATION and RECOMMENDATIONS

5.1 Summary of Relevant Legislation

5.1.1 All UK bat species and otter are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats & Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill, injure, damage, or destroy a place of shelter or protection. Deliberate or reckless disturbance which could affect the ability of any significant group of animals to survive, breed, rear or nurture their young may also result in an offence.

5.1.2 Water voles are protected under the Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or take them or possess or control them (alive or dead). It is also an offence to intentionally or recklessly damage or destroy a structure or place used for shelter or protection, disturb them in a place used for shelter or protection or obstruct access to a place used for shelter or protection.

5.1.3 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended), whereby it is illegal to intentionally or recklessly:

- Kill, injure, or take any wild bird;
- Damage or destroy or otherwise interfere with the nest of any wild bird;
- Take or destroy an egg of any wild bird.

5.2 Evaluation and Recommendations

5.2.1 There are three known Statutory Sites within the 2km search area. Two, the Afon Dyfrdwy (River Dee) SSSI and the Afon Dyfrdwy a Llyn Tegid (River Dee & Bala Lake) SAC are immediately adjacent to the site. The primary reason for designation as a SAC are the presence of the Annex II species Atlantic salmon *Salmo salar* and Floating water-plantain *Luronium natans*.

5.2.2 Proposals for the site are limited and involve the placement of a prefabricated lodge and associated native planting – see **Appendix B**. Nevertheless, it is recommended that any development related materials should be prevented from entering the River Dee at all times e.g. soils or rocks, particularly when Atlantic salmon are potentially returning to spawn, 18th of October to the 2nd of March inclusive in any year (Natural Resources Wales 2024).

5.2.3 There are no known RSPB sites within 2km of the site and Old Pulford Brook Meadows SSSI approximately 1.7km north of the site is managed by the Wildlife Trust. Therefore, due to the distances involved from the site and the nature of the proposals it is anticipated there will be no observable negative impacts upon Wildlife Trust or RSPB sites.

Protected Species

Otter/Water Vole

5.2.4 Otter can be expected to use the Rive Dee as a resource, primarily during the hours of darkness. Based on information from the River Dee Trust it is considered water vole are unlikely to be present.

5.2.5 It is unlikely that otter or water vole could gain access to the site. In addition, there are no proposals to significantly modify the site from its current status other than the placement of a pre-fabricated lodge and introducing some native planting. Therefore, it is anticipated there will be no observable negative impacts upon otter or water vole and no further survey work is required.

Bats

5.2.6 Bat species can be expected to use the River Dee as a foraging and commuting route. However, the proposals are unlikely to negatively impact this resource and therefore no further survey work is considered necessary.

5.2.7 Any new lighting as part of the proposals should avoid light spill and glare upon these resources. Where required, the input of a lighting professional should be sought when determining the distances of light spill from new sources and likelihood of glare. The Institution of Lighting Professionals (2023) has published a guidance document which provides further information; Guidance Note GN08/23 Bats and Artificial Lighting At Night - https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/.

Birds

5.2.8 In the unlikely event any vegetation clearance is required, it should take place outside the bird breeding season (1st March to 31st August inclusive). If vegetation clearance must take place during the bird breeding season, then a suitably qualified ecologist should make appropriate checks immediately prior to commencement of the works. If a nest is found, the feature containing the nest will be left undisturbed until nesting is complete, and any young have fledged.

6 GREEN INFRASTRUCTURE

6.1.1 It is understood proposals are to erect a prefabricated lodge on the existing hardstanding area within the red-line boundary. This presents an opportunity to create new habitats to connect with existing habitats and by association placemaking.

6.1.2 The Green Infrastructure Plan at **Appendix B** identifies opportunities for planting and subsequently biodiversity gain. Proposals include planting the River Dee bare ground embankment with crack willow, tree and hedgerow planting.

6.1.3 **Table A** below sets out the schedule of plants required to complete the planting as shown in **Appendix B**. Further information on method of cultivation, planting and maintenance is also outlined below.

Table A – Planting Schedules

Land at Almere Farm, Rossett LL12 0BY - Planting Schedule					REV A
Willow Scrub					
Species	**Quantity**	**Size/Root Condition**	**Spacing**	**Shelters**	**Staked**
Salix fragilis (crack willow)	47	60-80cm bare root	1 per m2	No	No
TOTAL	**47**				

Tree Species					
Species	**Quantity**	**Size/Root Condition**	**Spacing**	**Shelters**	**Staked**
Quercus robur (pedunculate oak)	3	12-14cm Heavy Standard RB 3-3.5m Height	As shown	Yes	Yes
TOTAL	**3**				

Native Hedgerow Species as shown					
Species	**Quantity**	**Size/Root condition**	**Spacing**	**Shelters**	**Staked**
Crataegus monogyna (hawthorn)	365	60-80cm bare root	5 per linear m	Yes	Yes
Corylus avellana (hazel)	40	60-80cm bare root	5 per linear m	Yes	Yes
Rosa canina (dog rose)	40	60-80cm bare root	5 per linear m	Yes	Yes
Acer campestre (field maple)	40	60-80cm bare root	5 per linear m	Yes	Yes
Ilex aquifolium (holly)	15	2L container	5 per linear m	Yes	Yes
TOTAL	**500**				

Low Growing Hedge					
Species	**Quantity**	**Size/Root Condition**	**Spacing**	**Shelters**	**Staked**
Taxaus baccata (yew)	60	2L container	5 per linear m	No	No
TOTAL	**60**				

NOTE: All 12-14cm Heavy Standard trees to be rootballed (RB) and be obtained from a nursery certified by the Horticultural Trades Association (HTA) and transported to site in accordance with Section 9 of BS8545: 2014 Trees from Nursery to Independence in the Landscape – Recommendations.

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989 General Landscape Operations unless otherwise stated below.

6.1.4 **TOPSOIL:** Retained topsoil shall be spread in accordance with BS3882:2015 Specification for Topsoil.

6.1.5 Topsoil brought to site shall be supplied, tested and spread in accordance with BS3882:2015 Specification for Topsoil. Soils shall be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than lightly stony and free of pernicious weeds.

6.1.6 Topsoil depths shall be:
Areas for 12-14cm Heavy Standard tree planting: minimum 450mm
Areas for hedgerow planting: minimum 300mm
Areas for crack willow to be planted in existing soils present on the embankment.
Areas for grass: minimum 150mm

6.1.7 Immediately before spreading topsoil and topsoil/subsoil mix, remove stones larger than 75mm.

6.1.8 **CULTIVATION:** Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow-release fertiliser to be supplied and spread @ 50g/m² to all planted areas.

6.1.9 **CLIMATIC CONDITIONS:** Top soiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not drought stressed, waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall. Planting should not take place in drought stressed, waterlogged conditions or when the ground is frozen.

6.1.10 **SOIL AMELIORANT:** Peat free compost to be spread over 12-14cm Heavy Standard tree planting pits @ minimum 50mm depth prior to cultivation.

6.1.11 **TREES:** All 12-14cm Heavy Standard trees to be planted in separate pits in accordance with the Detailed Planting Plan at **Appendix B**.

6.1.12 12-14cm Heavy Standard tree pit to be 750mm depth x width of rootball including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.

6.1.13 12-14cm Heavy Standard trees to be backfilled with topsoil. All plant material to comply with BS3936 Part 1:1992 Nursery stock – specification for trees and shrubs.

6.1.14 12-14cm Heavy Standard trees to be planted to the original root collar and the following methods should be implemented to secure them:

6.1.15 12-14cm Heavy Standard trees shall be staked with a single 1.2m x 500mm machine rounded tree stake and tied to the stake by a single 300mm x 12.5mm rainbow supersoft tree tie.

6.1.16 **LOW GROWING HEDGE:** 2L yew to be planted at per M² spacings/distances indicated in **Table A**.

6.1.17 **NATIVE SPECIES HEDGE:** To be planted double staggered @ 5 per linear metre in groups of at least four of the same species.

6.1.18 **WILLOW:** To be planted at per M² spacings/distances indicated in **Table A**.

6.1.19 Bare-root plants shall be notch planted into a T-shaped opening of sufficient size for the roots of bare-root plants. Bare root hedge planting shall be undertaken between November and March only.

6.1.20 **NATIVE SPECIES HEDGE TUBES, GUARDS & TIES:** All hedgerow plants (60-90cm) to have shelters.

6.1.21 Deciduous plant shelters shall have a width of 73-105mm diameter and a height of 600mm.

6.1.22 Evergreen shrub shelters *(Ilex aquifolium*) shall have a width of 130mm diameter and height of 600mm.

6.1.23 All shelters to be light green.

6.1.24 Shelters shall be circular or octagonal in section and constructed of a rigid, translucent, ultra-violet light degradable corrugated polypropylene or extruded tube. They shall be perforated along their entire length to facilitate removal as the tube degrades.

6.1.25 Shelters shall be supported by one wooden stake straight in its length either 32mm x 32mm sawn softwood treated with preservative or thin quarter sawn, round or split chestnut stakes of similar dimensions.

6.1.26 The shelter shall be carefully placed over the plant and the entire base pushed a minimum of 25mm into the ground.

6.1.27 The stakes shall be positioned at the place recommended by the manufacturer of the shelter and shall penetrate into the ground until firm. The stakes shall not protrude above the rim height of the shelter but shall extend at least 75mm above the top tie.

6.1.28 The shelter shall be attached to the stake by a reversible tie whose life expectancy shall be similar in length to the tree and shrub shelter.

6.1.29 **MULCH**: Bark mulch shall be applied to a minimum depth of 50mm and 0.5m radius to all individual tree locations, and 500mmm wide for hedgerow planting locations.

6.1.30 **GRASSLAND:** Turf to be supplied by a Turfgrass Growers Association (TGA) approved supplier and installed as per TGA Specification. Alternatively, if seeding (total area 1,820m²) conventionally sow at 35g/ m² with Emerald MultiScape available from Germinal seeds or similar approved. Sown seed shall be lightly raked and rolled.

6.1.31 **MAINTENANCE and MANAGEMENT:** All planting and turfing or seeding shall be maintained weed free and watered to establishment with any dead or dying material replaced by the main contractor for a period of two years. Thereafter, landowner to maintain grounds in perpetuity.

6.1.32 Grassed areas to be cut and maintained at a height not exceeding 100mm.

6.1.33 12-14cm Heavy Standard trees to be irrigated with at least 75 litres of water per session, during the months May to September inclusive for the first two years following planting.

7 REFERENCES

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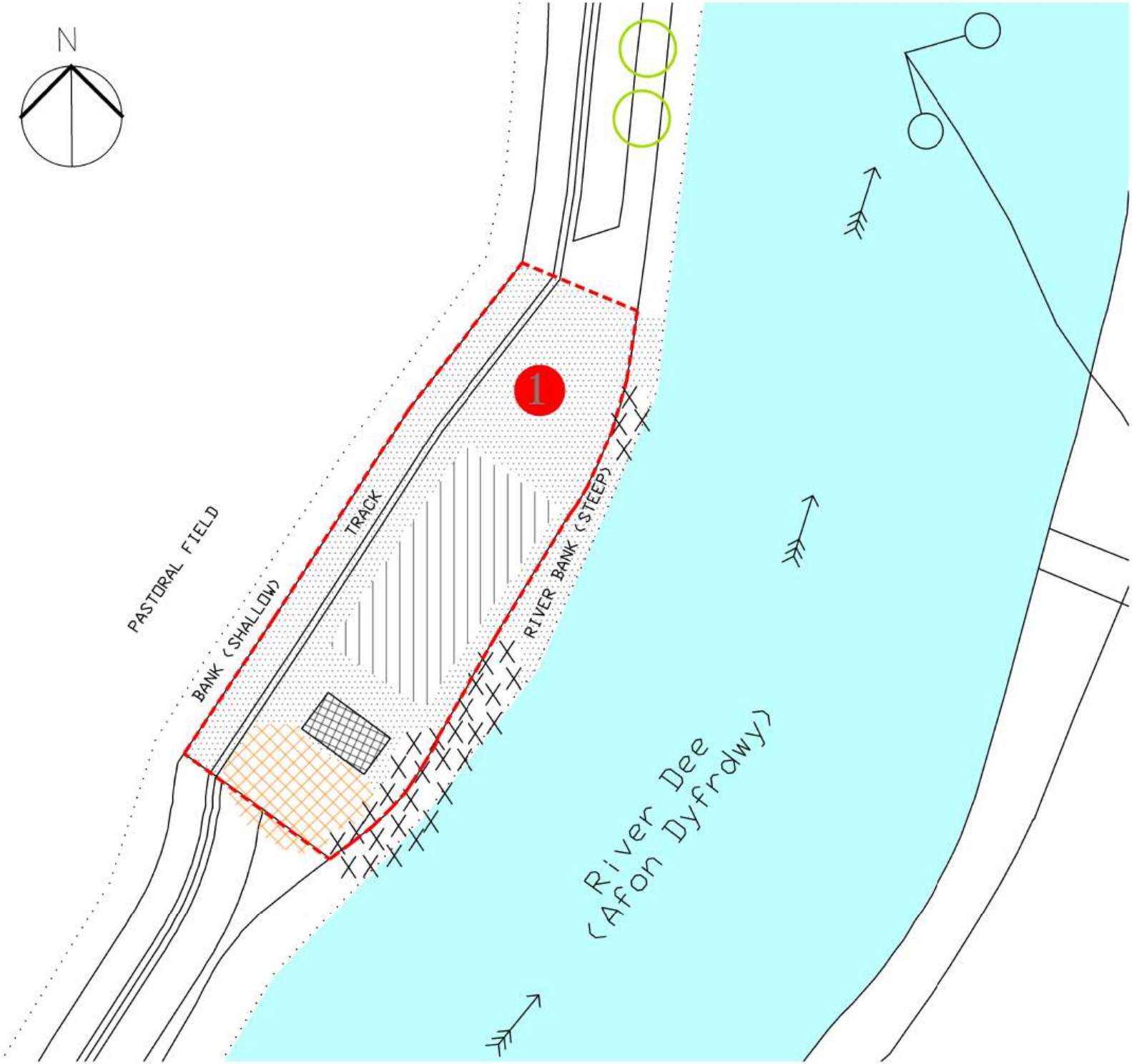
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Appendix A

Preliminary Ecological Appraisal Plan



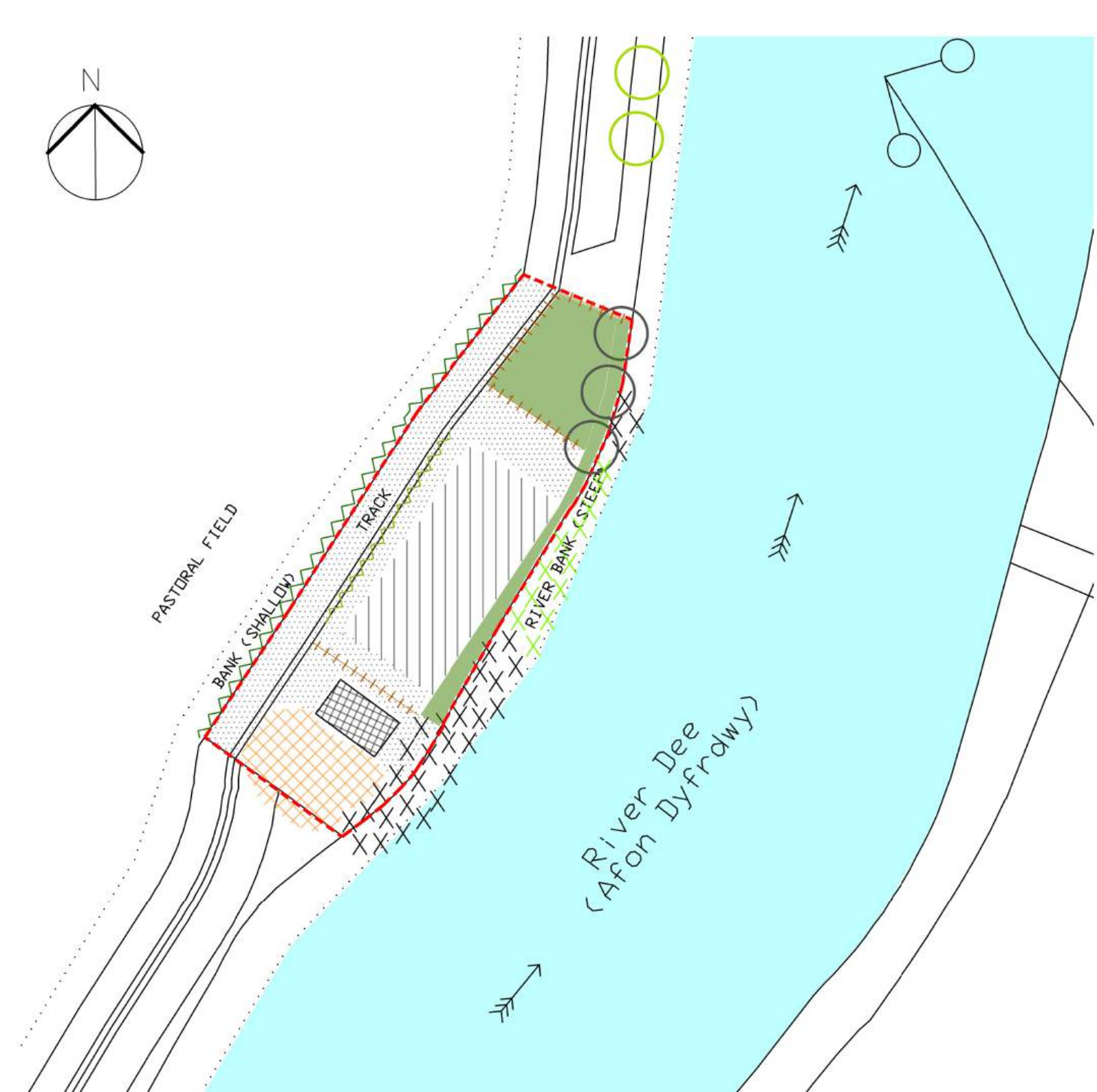
KEY

- INDICATIVE SITE BOUNDARY
- INDIVIDUAL TREE
- HARDSTANDING
- STRUCTURE (LOCK UP)
- BARE GROUND
- INTRODUCED SHRUB (BAMBOO)
- SCRUB (WILLOW)
- RIVER DEE
- 1 TARGET NOTE

Project	LAND AT ALMERE FARM, ROSSETT LL12 0BY
Drawing Title	Preliminary Ecological Appraisal - Plan
Drawn By	DK 07/11/24 REV_A
Updated	
Survey Date	N/A
Scale	1:400@A4
Drawing No	LEL_LL120BY_PEA_2024_REV A

Appendix B

Green Infrastructure Proposals Plan



KEY

- INDICATIVE SITE BOUNDARY
- PROPOSED MIXED NATIVE SPECIES HEDGE
- PROPOSED LOW GROWING NATIVE SPECIES HEDGE
- RETAINED INDIVIDUAL TREE
- PROPOSED INDIVIDUAL TREE
- HARDSTANDING/LODGE
- STRUCTURE (LOCK UP)
- AMENITY GRASS
- BARE GROUND (GRAVEL)
- EXISTING INTRODUCED SHRUB (BAMBOO)
- RETAINED SCRUB (WILLOW)
- PROPOSED SCRUB (WILLOW)
- RIVER DEE
- FENCE

Project
LAND AT ALMERE FARM, ROSSETT LL12 0BY

Drawing Title
Green Infrastructure - Plan

Drawn By DK 87/11/24 REV_A
Updated

Survey Date N/A
Scale 1:400@A4

Drawing No
LEL_LL120BY_GI_2024_REV A

Appendix C

Site Images



Image 1: shows the River Dee and bank in relation to the site location.



Image 2: view north from the site showing bare ground with low growing plant species and River Dee to the east.



Image 3: view shows access track to the site with lock up and bamboo behind to left and shallow bank with pastoral field beyond to the right.