Ecological Impact Assessment at

Swn y Gwynt,

Cross Lane, Pentre Broughton,

Wrexham,

LL11 6AR

Grid Ref. SJ 3048 5301

On 18th December 2024

Report completed 8th January 2025
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1. Summary

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

The proposed work involves the demolition of a dwelling and construction of a terrace of three dwellings.

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.

Bat and bird boxes as well as a wildflower area and addition of hedgerow and tree planting 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 Cullis Architectural Design for the owner.
The site comprises an area of former pasture.
The proposed scheme involves the demolition of a former dwelling and construction of a terrace of three dwellings in its place.
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 a preliminary bat roost assessment and 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.

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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. The building was 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 18th December 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 Brymbo Fossil Forest (SSSI) 1 km north west.

4.2 Habitats

Site: The area of the site affected is approximately 0.2 ha short ruderal vegetation, bare ground and domestic lawn. It is in an rural location. The boundaries are hedgerow and fence.
Building: Roof has been removed. Walls are of brick and stone. Windows glazed and intact. Doors intact
Adjacent land: Small areas of woodland to the south, within 100 m. Good network of hedgerows surrounding the site. No waterbodies within 250 m according to maps.

4.3 Species and Species Groups

Invertebrates
The site has some 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
Some small trees adjacent. No birds or nests were seen at the time of the survey.

Bats
The building has negligible potential for use by 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 [redacted]

Plants
Grasses, bramble (*Rubus fruticosus*), common nettle (*Urtica dioica*), dock (*Rumex* sp.), creeping buttercup (*Ranunculus repens*), foxglove (*Digitalis purpurea*), creeping thistle (*Cirsium arvense*), rosebay willowherb (*Chamaenerion angustifolium*), sow thistle (*Sonchus oleraceus*), ribwort plantain (*Plantago lanceolata*), moss, ladies mantle, buddleia, bracken, ragwort, cleavers.

Hedgerows comprised holly (*Ilex aquifolium*), conifer, privet, hawthorn (*Cratagous monogyna*) and sycamore (*Acer pseudoplatanus*). None met the criteria for an 'important' hedgerow.

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 demolition of a former dwelling and construction of a terrace of three dwellings in its place. This will involve the removal of an approximately 5 m length of hedgerow.

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 has been 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.

Badgers
[redacted] No evidence of use of the site by badgers was found.

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

Residual Effects
No significant residual effects anticipated.

7. Compensation

At least 5 m hedgerow will need to be planted to replace that to be removed. This will comprise at least three native species, e.g. hawthorn, holly, hazel, oak, blackthorn, elder.

8. Net Biodiversity Benefit

An integrated bat box and integrated bird box will need to be incorporated into the terrace. 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 wildflower area of approximately 20 m^2 will be planted on site, to be sown with native mix.
Two native trees should be planted on site, e.g. rowan (*Sorbus aucuparia*), wild cherry (*Prunus avium*), walnut (*Juglans regia*), crab apple (*Malus sylvestris*)

9. Ecological Constraints

The survey was done at a sub-optimal time of year, however no significant difference is thought likely due to the nature of the site and remaining species 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

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

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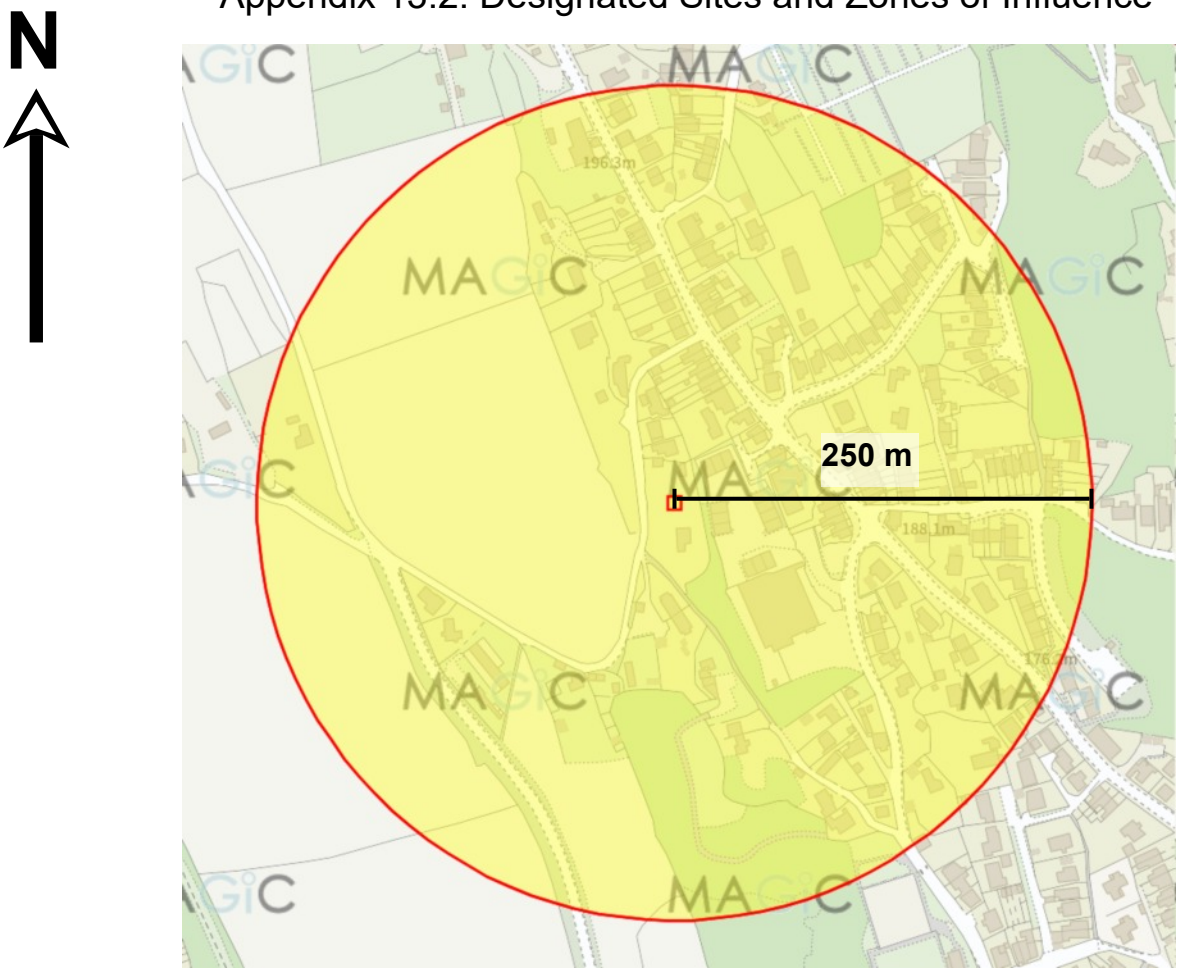
Wildlife and Habitat Conservation available at: https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation

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









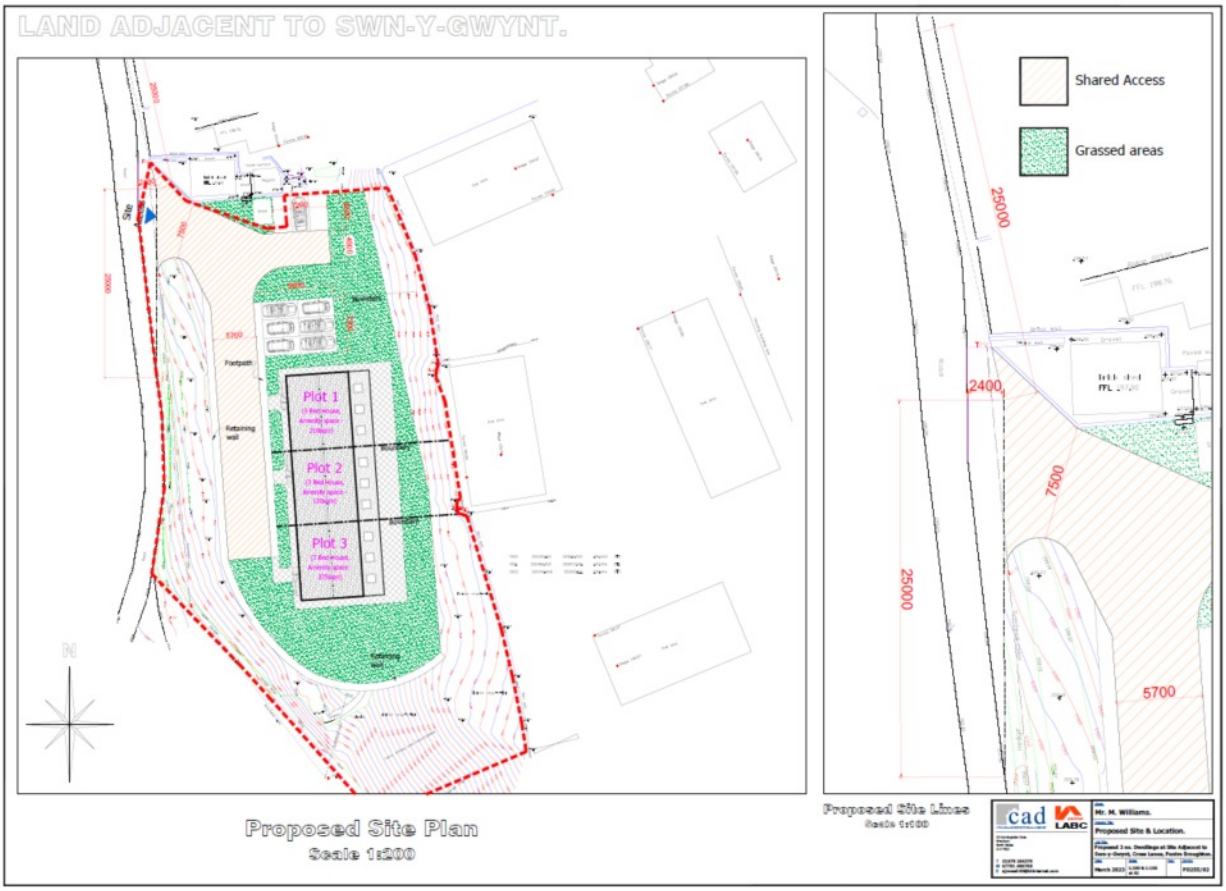


Appendix 13.4: Plans

As existing



As proposed



Appendix 13.5: 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.