Ben Jones
ECOLOGY

Report Type:	**Biosecurity Risk Assessment**
Client Name:	**Plant & Robinson Construction Ltd**
Site Address:	**Lower Farm Barns** **Lower Farm Road** **Bowling Bank** **Wrexham** **LL13 9RY**
Report Reference:	**BRA BJ24-234.1**
Date of Issue:	**16th January 2025**
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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.

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.

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1 Executive Summary

1.1 Purpose of the Report

This method statement is prepared on behalf of Plant & Robinson Construction Ltd as part of planning permission P/2019/0647, granted by Wrexham County Council in January 2020. The approved development is for the conversion of farm buildings to form 6 no. dwellings, erection of associated car ports / garages, and change of use of land to allow for the grazing of horses.

1.2 Background

Condition 24 of the planning permission states:

24. No part of the development shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measure to control or remove invasive species both during construction and operation.

This document has been prepared by Ben Jones who has 10 years' experience conducting ecological appraisals.

Name	Membership of associations/ experience	Licenses
Ben Jones BSc(hons) MSc	Senior Consultant MCIEEM Ben has a degree in Marine and Freshwater biology and a Master's degree in "Managing the Environment". He has 10 years' experience conducting environmental appraisals and phase 2 surveys for bats and newts in England and Wales. As a member of the CIEEM he is bound by professional conduct.	Holder of survey licenses for bats and newts in England and Wales. <u>England:</u> Bats - 2017-29112-CLS-CLS GCN - 2016-25209-CLS-CLS <u>Wales:</u> Bats – S091847/1 GCN – S094375/1

2 Biosecurity Risk Assessment

There are no watercourses within the vicinity of the stie which would require specific protection from silt or site runoff. Containing such spillage and waste within the site is still best practice but specific measures need not be taken beyond standard site safety protocols.

i. Materials stockpiled on site, such as solid hardcore and sand can pollute the local environs with silt and dust.
   - Materials will be stockpiled away from any features of ecological interest such as the ponds to the northwest and southwest of the barns
   - Materials will kept in bulk bags to minimise spread
   - Once opened, easily dispersible materials such as dry cement will be stored in a sealed bag or storage unit
   - All empty bags will be appropriately stored and disposed of

ii. Sufficient spills kits will be available on site, and all workers will be aware of their location and how to use them.
   - Any diesel/oil/chemical spills on site must be cleared as a matter of urgency. Where spills become absorbed into the ground it may be necessary to excavate the contaminated soil and remove from site.
   - Chemicals will be stored in the site compound in a suitably protected environment.

Invasive Non-Native Species

i. Previous surveys on site by Leigh Ecology Ltd did not identify any invasive species on site, and visits made by Greenscape Environmental or Ben Jones Ecology since 2022 have also not identified any on site

ii. There are records of Japanese Knotweed approximately 825m southwest of site from 2019 according to the NBN Atlas, where the record is supplied under CC-BY licence from Records of Invasive Non Native Species held on the Cofnod Database.

iii. Should any Japanese Knotweed be identified on site at any points during work, there are different possible avenues of treatment available. Possible eradication options include:
   - Herbicide treatment which can take from 1-3 years.
   - Excavation and treatment of soil with root barriers.
   - Excavation and removal to landfill as controlled waste.
     - This would be in accordance with The Waste (England and Wales) Regulations 2011.
     - Removal to landfill can be very costly and current best practice comprises a combination of chemical treatment, burial on site and the use of root barriers.

Japanese Knotweed ID

Japanese knotweed has a distinctive spade-shaped leaf and zig-zag stem, making the plant identifiable even when leaves have fallen.



Figure 1. Distinctive leaves and zig-zag stem

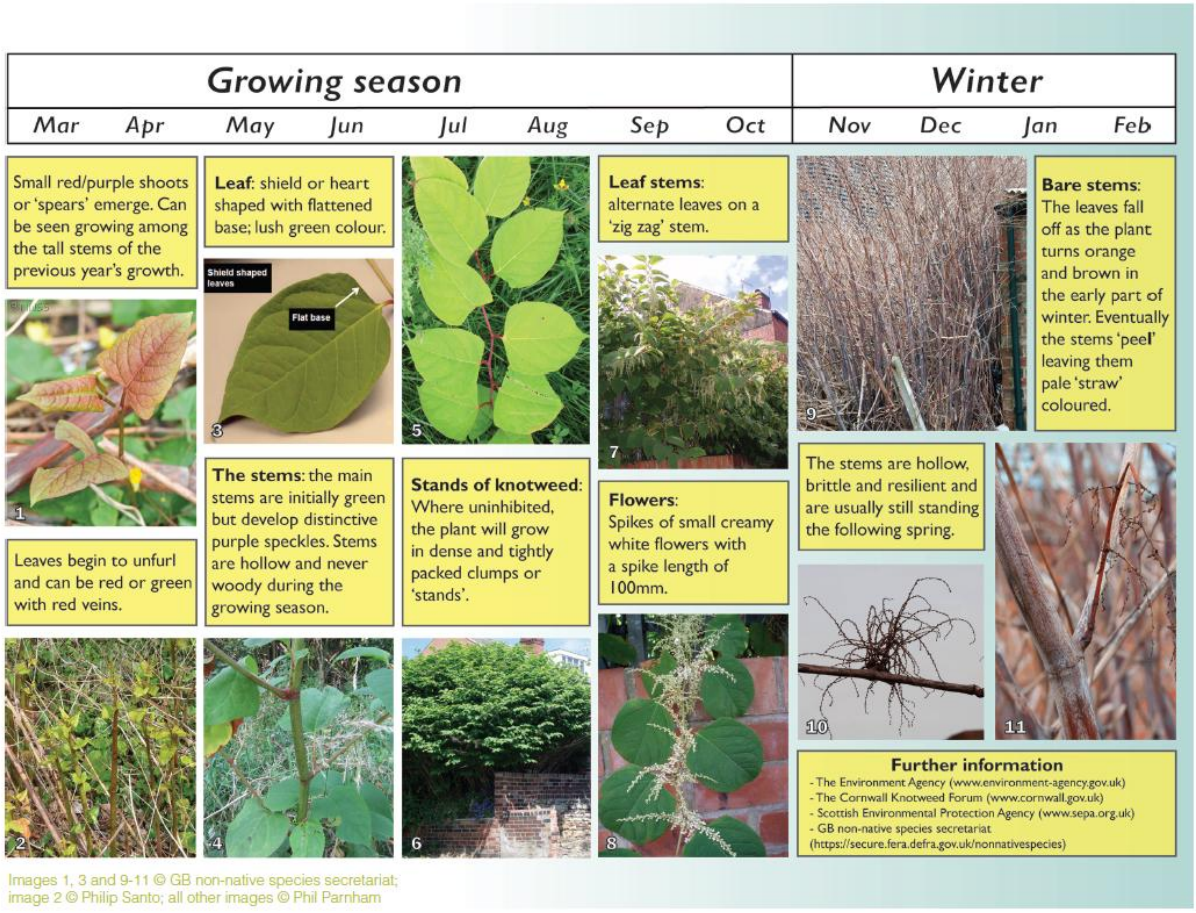


Figure 2. Japanese knotweed through the year