Ecological Impact Assessment at

Llyndir Lane,

Rossett, Wrexham,

LL12 0DH

Grid Ref. SJ 3691 5786

On 25th November 2024

Report completed 14th February 2025
Ref: LLY1124

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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 work involves the placement of a static caravan, day room, tourer caravan and bio-disc treatment plant.

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 wildflower area and addition of tree and hedgerow 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 Trevor Mennell Planning for the owner.
The site comprises an area of former pasture.
The proposed work involves the placement of a static caravan, day room, tourer caravan and bio-disc treatment plant.
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.

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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. 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 25th November 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 Marford Quarry (SSSI) 1.9 km south west.

4.2 Habitats

Site: The area of the site affected is approximately 400 m^2 short vegetation. It is in an rural location. The vegetation has already been cleared from the larger proportion of the whole site (0.1 ha) and has been replaced with stone chip. The boundaries are fenced.
Adjacent land: Small area of woodland 240 m northwest. Good network of hedgerows surrounding the site. The nearest waterbody is the adjacent ditch, which flows freely. The nearest pond is 350 m north west 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. The adjacent ditch is unsuitable for use as a breeding site by GCN due to flowing quite fast in some areas.

Birds
Several mature trees adjacent, none to be felled. No birds or nests were seen at the time of the survey.

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

[redacted]

Plants
From the aerial photograph and surrounding environment it seems reasonable to presume that the species already removed were consistent with those remaining, i.e. grasses, common nettle (*Urtica dioica*), bramble, (*Rubus fruticosus*) red dead nettle (*Lamium purpureum*), dock (*Rumex* sp.), creeping buttercup (*Ranunculus repens*), foxglove (*Digitalis purpurea*), creeping thistle (*Cirsium arvense*), rosebay willowherb (*Chamaenerion angustifolium*), ground ivy (*Glechoma hederacea*), ribwort plantain (*Plantago lanceolata*), dandelion (*Taraxacum officinale)*, spurge (*Euphorbia* sp.), chickweed (*Stellaria media*), herb robert (*Geranium robertianum*), groundsel (*Senecio vulgaris*), spear thistle (*Cirsium vulgare*), burdock, cleavers (*Galium aparine*).
Adjacent trees comprised oak (*Quercus* sp.), elder (*Sambucus nigra*), hazel (*Corylus avellana*) and sycamore (*Acer pseudoplatanus*).

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 work involves the placement of a static caravan, day room, tourer caravan and bio-disc treatment plant.

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.

[redacted]

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

Residual Effects
No significant residual effects anticipated.

7. Compensation

A wildflower area of approximately 20 m^2 will be planted on site, to be sown with native mix.

8. Net Biodiversity Benefit

Approximately 35 m hedgerow will be planted at the north boundary comprising native species such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), field maple (*Acer campestre*), hazel (*Corylus avellana*).

Six silver birch (*Betula pendula*) and two wild cherry (*Prunus avium*) trees will be planted at the east boundary.

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

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

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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

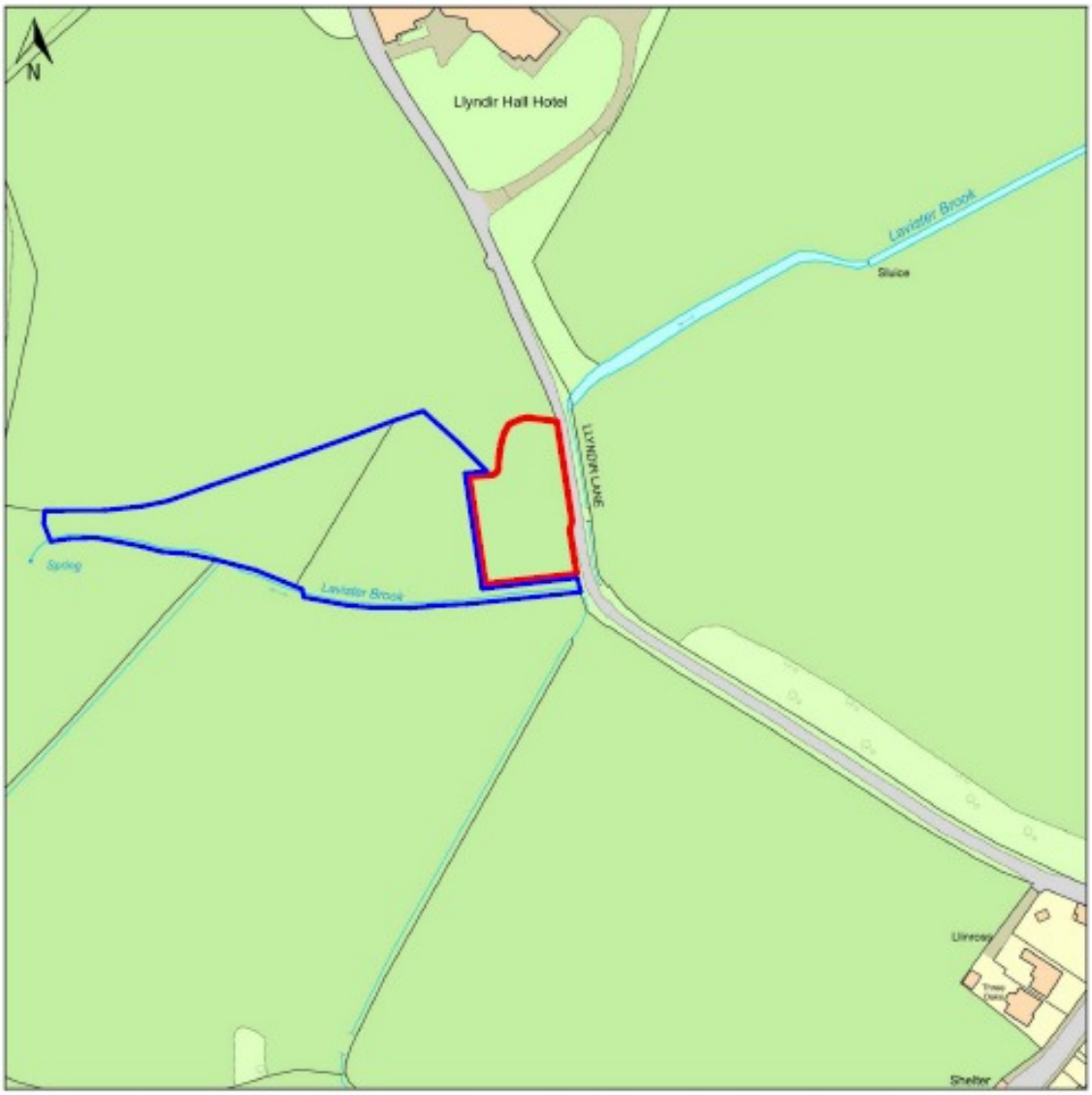


Appendix 13.2: Location Map



Appendix 13.3: Location Plan

Land At Llyndir Lane, Rossett, Wrexham (Easting: 336904 / Northing: 357865)



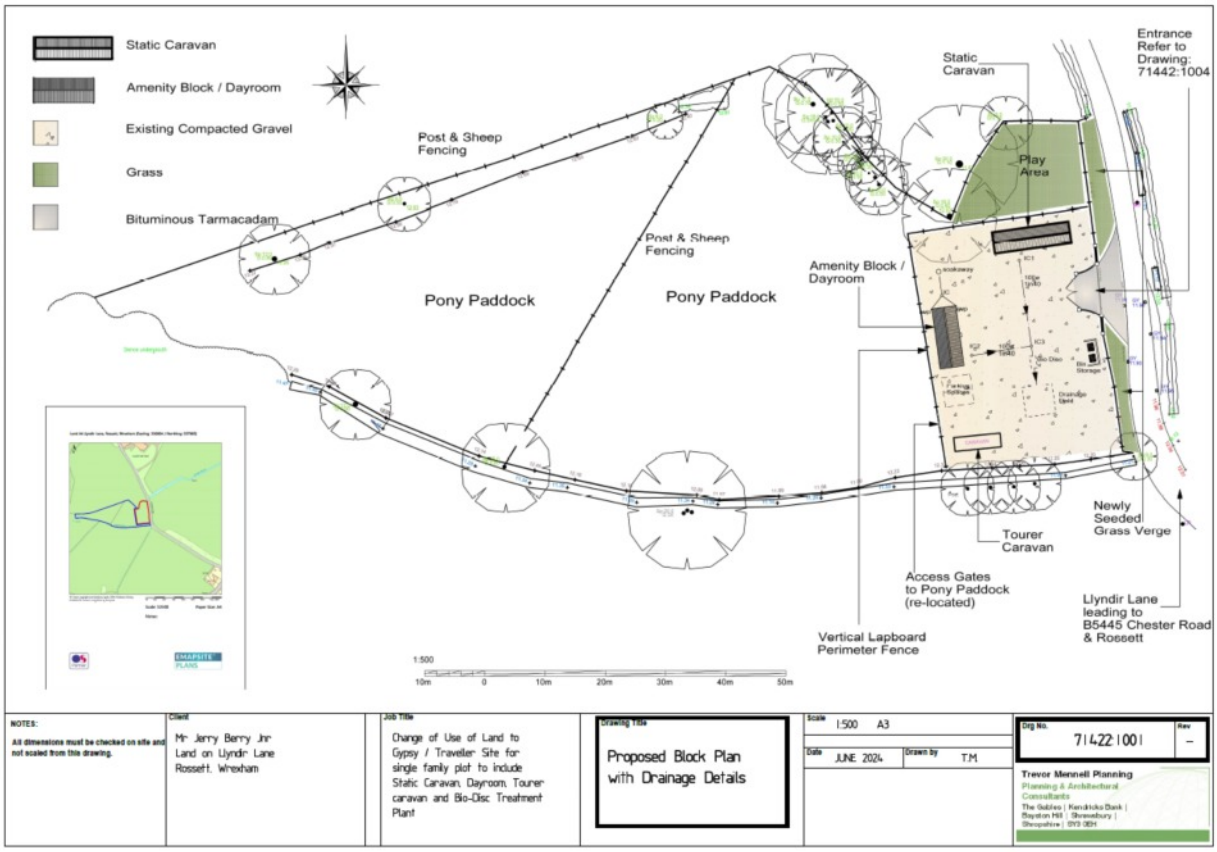
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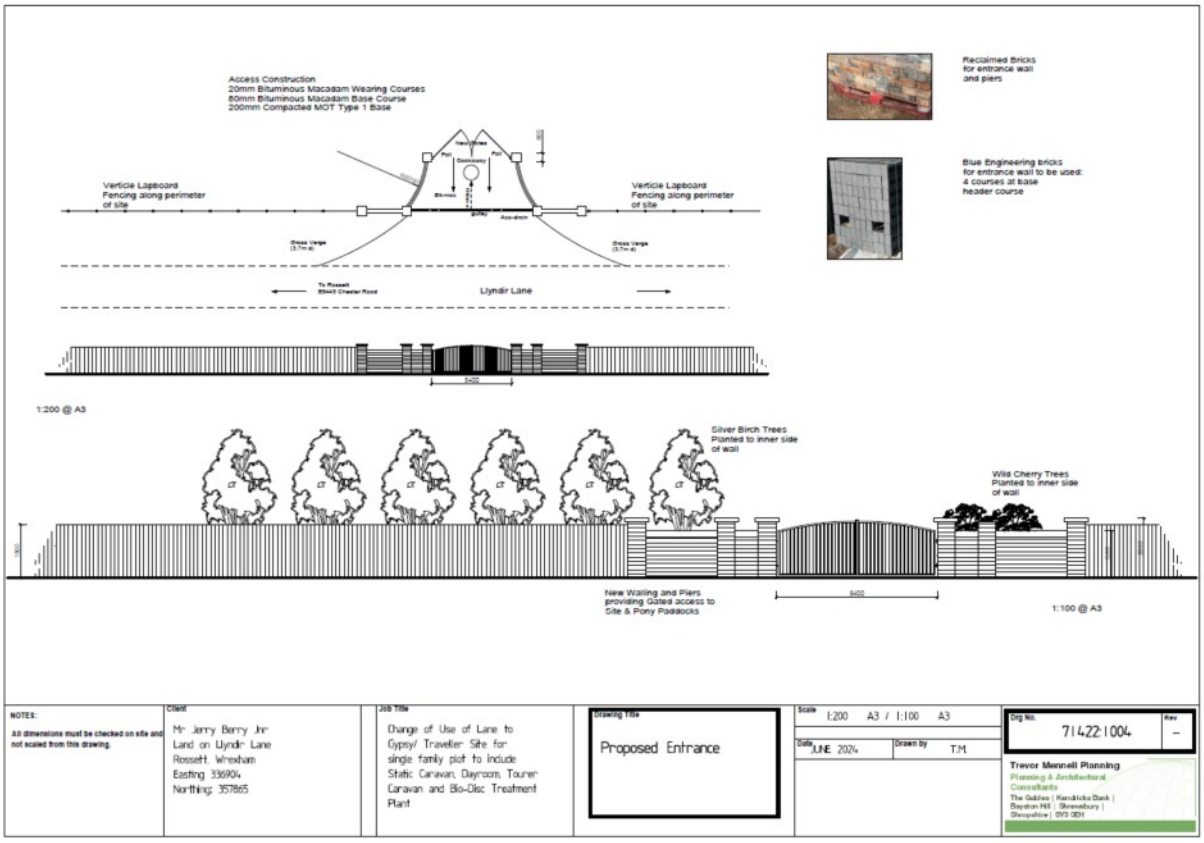
0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500 **Paper Size: A4**

Notes:

Appendix 13.4: Plans as Proposed





Appendix 13.5: Photographs







