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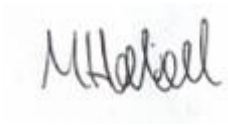
ECOLOGICAL ENHANCEMENT PLAN

At

Unit 27 – 29 Abenbury Way
Wrexham Industrial Estate
Wrexham
LL13 9UZ

NGR: SJ 37307 50422

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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Toby Leverett BSc MSc, Graduate Ecologist for United Environmental Services Ltd (UES).

It has been verified by Mark Halliwell MBiol, Senior Ecologist for UES.

1.2 Proposed development and planning conditions

The proposed development is for the change of use of the building currently on site from industrial usage to a gym. This development will involve changes being made to the car park layout.

A planning application was submitted to Wrexham County Borough Council (See planning application P/2024/0231). and approved on the 3rd February 2025. This report intends to address the following the condition:

Condition 3: No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

1.3 Objectives and scope

This Ecological Enhancement Plan (EEP) has been produced for the proposed development at Unit 27-29 Abenbury Way, Wrexham. The objectives of this document are to detail the habitat creation and enhancement measures that will be implemented as part of the proposals.

The measures outlined in this EEP aim to enhance the biodiversity value of the proposed development with regards to local wildlife. This document covers and is relevant to all phases of the development.

This document should be read in conjunction with Appendix 1, which provides visual representations and further details on the proposed ecological enhancements.

2 PROTECTED SPECIES SPECIFIC ENHANCEMENTS

The development will not result in the loss of any ecological habitat since works are restricted to impacting areas of hardstanding and internal remodelling of an industrial unit. The scope for enhancements within the redline boundary is therefore limited, although the wider ownership boundary can be utilised to provide enhancements for biodiversity.

2.1 Bird boxes

To provide an immediate ecological enhancement, a suite of bird boxes will be affixed to retained trees offsite.

The following bird boxes will be installed on site:

- 1x Schwegler 1B bird nest boxes (26mm entrance hole)
- 1x Schwegler 1B bird nest boxes (32mm entrance hole)

These bird boxes are durable and can attract a wide range of species that are known or likely to be present on site or within the local area. The Schwegler 1B boxes will be affixed to suitably mature trees to the immediate south and west of the development, and will be installed at a minimum height of two metres. Unless there are trees which shade the boxes during the day, the boxes should be oriented between north and east, thus avoiding strong sunlight and the wettest winds. Proposed bird box locations are shown on the enhancements plan at Appendix 1, however, the exact locations will be determined by the project ecologist when installing the boxes.

The use of similar alternative models is acceptable if required (e.g. if suggested models are out of stock), although ‘Woodcrete’ construction will be prioritised due to the increased product longevity and will be used where possible. The use of alternative boxes will be discussed with UES prior to purchase and installation, to ensure they are suitable and that they will provide nesting opportunities for the target species.

2.2 Bat boxes

To enhance the potential for roosting bats within the immediate vicinity of the site, 1x Schwegler 1FF bat box and 1x Schwegler 2F bat box will be provided. These will be affixed to suitably mature trees located offsite to the south and west of the development.

These durable bat boxes are ideal for a range of crevice-dwelling UK bat species and will provide enhanced roosting opportunities on the site. The bat boxes will be fitted at a height of between three and six metres, on a southerly aspect, with no clutter around the entrance by surrounding branches. Proposed bat box locations are shown on the enhancements plan at Appendix 1, however, the exact locations will be determined by the project ecologist when installing the boxes.

The use of similar alternative models is acceptable if required (e.g. if suggested models are out of stock), although ‘Woodcrete’ construction will be prioritised due to the increased product longevity and will be used where possible. The use of alternative boxes will be discussed with UES prior to purchase and installation, to ensure they are suitable and that they will provide roosting opportunities for the target species.

Any external lighting installed must be directed away from the bat boxes, in order to minimise disturbance and increase the likelihood of occupancy. If this is not possible, UES will be contacted to discuss alternative locations for bat boxes due to be impacted by external lighting.

Once bats have inhabited a bat box, they may only be disturbed by a licenced bat ecologist.

3 CONCLUSION

The impacts of the development proposals are limited to an industrial unit and a concrete parking area in front of the unit. The impacts to biodiversity are therefore negligible. The the species-specific enhancements outlined in this report are considered to provide an enhancement to biodiversity compared with the pre-existing conditions of the site.

The bat and bird box provisions will ensure that roosting and nesting habitats will be readily available for the local population of bat and bird species in the vicinity of the development.

APPENDICES

Appendix 1 – Ecological enhancements plan


27 -29 Abenbury Way, Wrexham
Development Boundary
Schwegler 1B Bird box 26mm
Schwegler 1B Bird box 32mm
Schwegler 1FF Bat Box
Schwegler 2F Bat Box
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