

Industrial Shed at Bryn Lane, Wrexham

Ecological Impact Assessment (EcIA) Report

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TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document. Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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1.0 Introduction

1.1 The Environment Partnership (TEP) was commissioned Net World Sports in March 2025 to undertake an Ecological Impact Assessment (EcIA) to support a planning application for the development of an Industrial Shed at Bryn Lane, Wrexham (hereafter referred to as 'the Scheme'). The survey and report have been produced in retrospect, based on TEP knowledge of the site.

1.2 An Ecological Desk Study has been produced to support this EcIA, reported under separate cover (TEP Ref: 11023.001). This EcIA report should read in conjunction with the Desk Study.

1.3 This EcIA report includes details of the methods employed and any limitations of the surveys undertaken. Results are provided with supporting maps, together with an evaluation of the ecological features within the Scheme, an assessment of the potential impacts associated with the development proposals and requirements for mitigation. The assessment has been undertaken with due consideration for current best practice guidelines (CIEEM 2017a[1], 2018[2]).

1.4 The site has previously been subject to previous surveys under planning permission APP/H6955/A/12/2188910.

1.5 The site has previously been subject to a great crested newt trapping and mitigation scheme in 2020 under Natural Resources Wales license reference SD88525/2, which is currently active. Fencing and mitigation measures remain intact to the present day.

1.6 It is understood the development of the Industrial Shed southeast adjacent to the existing business headquarters and warehouse has already been constructed.

Scheme Location

1.7 The Scheme is located at Net World Sports Headquarters at the junction to the east of Bryn Lane and south of Ridley Wood Road, on the northeastern edge of Wrexham Industrial Estate. The location of the Scheme is depicted by the red line shown in Figure 1. The approximate central grid reference of the Scheme is SJ 39368 50682. The Scheme area prior to the construction of the Industrial Shed comprised primarily of hardstanding and an area of arable land.

1.8 The wider area is rural in nature and comprises agricultural fields apparent to the north and east and Wrexham Industrial Estate to the immediate west and south.

[1] CIEEM (2017a) Guidelines for Ecological Report Writing, 2nd Edition. Chartered Institute of Ecology & Environmental Management

[2] CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester



Figure 1: Scheme location

Planning Context

1.9 Relevant information regarding local planning policy is provided in the Ecological Desk Study (TEP Ref 11023.001).

Scope

1.10 This ecological assessment considers potential ecological effects upon any notable habitats or species which may be present or adjacent to the Scheme.

1.11 This report provides baseline information on the habitats and protected species present within the Scheme, gathered during a desktop study and previous habitat survey undertaken in June 2024. Visits to the Scheme have also taken place after construction in March 2025.

1.12 This ecological assessment has been written retrospectively based on habitats present on site prior to the construction of the Industrial Shed.

1.13 This report presents the findings of the EcIA, the objectives of which are to:

- Detail the methods and results of the aforementioned surveys;

- Identify features of ecological value within the Scheme, such as legally protected species or habitats of importance to biodiversity;
- Identify any non-native invasive species within the Scheme and provide advice regarding removal or management.

2.0 Methods

Desk Study

2.1 In line with current best practice (CIEEM, 2016[3], 2017b[4]), information regarding designated sites, notable habitats and existing protected and notable species records of the past decade, within a 1km minimum radius of the Scheme was collated and reviewed to inform this ecological assessment. Further detail regarding ecological zones of influence (EZOI) applied for different ecological features and the sources of information included are presented in the Ecological Desk Study (TEP Ref 9331.003).

2.2 In brief, key data sources included Natural Resources Wales (NRW) (open source data), LANDMAP, Cofnod North Wales Environmental Information Service, Wrexham County Borough Council, Wrexham Biodiversity Action Plan. A review of previous surveys and reports relating to the headquarters development (TEP Ref 8304.005) was also completed.

2.3 Statutory designated wildlife sites were searched for as follows (EZOI applied for each is indicated in brackets):

- Ramsar sites (10km);
- National Sites Network (10km), includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
- Site of Special Scientific Interest (SSSI) (5km);
- National Nature Reserve (NNR) (5km); and
- Marine Nature Reserve (MNR) (5km);
- Local Nature Reserves (LNR) (2km).

2.4 Non-statutory designated wildlife sites were searched for within 2km of the Scheme, these may include:

- Local Wildlife Sites (LWS;
- County Wildlife Sites (CWS);
- Potential County Wildlife Sites (pCWS);
- Unconfirmed Wildlife Sites (UWS); and
- Other Sites of Wildlife Interest (OSWI).

[3] CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data. Chartered Institute of Ecology & Environmental Management
[4] CIEEM (2017b) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Chartered Institute of Ecology & Environmental Management

2.5 Notable habitats were searched for within 0.25km of the Scheme. Notable habitats may include those listed under any of the following:

- Ancient woodland;
- Main rivers;
- Habitats of principal importance under Section 7 of the Environment (Wales) Act 2016 (S7); and
- Local Biodiversity Action Plan Habitats (LBAP).

2.6 Pre-existing records for notable species were reviewed from the combined data sources, where found from within approximately 1km of the Scheme. Notable species include those listed under any of the following:

- Protected animal species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Invasive non-native species under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS);
- Species of principal importance under Section 7 of the Environment (Wales) Act 2016 (S7);
- Protection of Badgers Act 1992 (PBA);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Wrexham Biodiversity Action Plan Species (LBAP).

Limitations

2.7 Species records can provide a useful indication of the species present within the search area, although the absence of a given species from the dataset cannot be taken to represent actual absence.

Habitats and Flora

Habitat Survey

2.8 An extended Phase 1 habitat survey was completed by on 12th June 2024. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC, 2010) assessment method and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2018). The method records the habitat types present, within the survey route, based on the JNCC descriptions. Plant species were identified in accordance with the New Flora of the British Isles (Stace, 2019[5]) and recorded as target notes using the DAFOR[6] scale, where relevant.

2.9 Habitats are displayed with the Scheme boundary on Drawing G11023.007A.

Limitations

2.10 Any ecological survey represents a snapshot of ecological conditions at the time of survey; ecological conditions may change over time. Efforts to identify dominant plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.

Fauna

2.11 Ordnance Survey maps and aerials were reviewed to identify potentially suitable habitats offsite within influence (e.g. dispersal distances for mobile species) of the Scheme. The Ecological Desk Study identified any pre-existing records for protected and notable species within at least 1km of the Scheme.

2.12 The habitat survey included an extended assessment of the habitats present for their potential to support notable or protected wildlife species. Any signs indicating the presence of these species were recorded.

2.13 In combination, this data informs the ecological evaluation of the Scheme and impact assessment for the development.

Ecological Assessment Process

2.14 This EcIA follows the published guidelines (CIEEM, 2018) and accepted best practice approach (BS42020:2013[7]) of the mitigation hierarchy whereby impacts are first avoided or, where this is not possible, reduced or mitigated or, as a last resort, compensated.

[5] Stace (2019) New Flora of the British Isles (fourth edition) Clive Stace
[6] DAFOR BSBI Recording the British and Irish flora 2010-2020
[7] British Standards Institution (2013) BS 42020:2013: Biodiversity — Code of practice for planning and development. BSI Standards Limited, London

2.15 In summary, the following procedure was undertaken during this EcIA:

- Describe the baseline and identify important ecological features;
- Describe important ecological features and identify those which may potentially be affected by the Scheme;
- Identify potential impacts upon important ecological features and characterise the effect of such impacts (in respect of biophysical changes and taking account of relevant aspects of ecosystem structure or function);
- Incorporate measures to avoid or reduce these effects;
- Determine whether residual ecological effects are considered significant after avoidance or mitigation;
- Identify appropriate compensation measures to offset significant residual effects; and
- Identify opportunities for ecological enhancement.

2.16 Important ecological features are identified and valued, ecological impacts are characterised and assessed, and recommendations for appropriate mitigation, compensation and enhancement are made, in accordance with CIEEM guidance.

2.17 BS42020:2013 defines a significant effect as one “which is important, notable, or of consequence, having regard to its context”. CIEEM describes significance as “a concept related to the weight that should be attached to effects when decisions are made”. CIEEM defines an ecological effect as significant if it is “sufficiently important to require assessment and reporting so that the decision maker is adequately informed of the environmental consequences of permitting a project”.

2.18 BS42020:2013 sets out a practical approach to determining the significance of an ecological effect, applicable at all levels of decision making in legal and policy terms, as follows:

- Will the effect on biodiversity influence the balance of planning considerations and therefore the decision as to whether planning permission is likely to be refused or granted; and
- If planning permission is granted, is the effect important enough to warrant the use of planning conditions and/or obligations to guarantee proposed measures or to impose restrictions, or to seek further requirements (e.g. for mitigation, compensation, enhancement, monitoring or management).

2.19 Significance is therefore assessed on a case-specific basis according to the importance of the ecological feature (wildlife site, habitat or species) within the conservation hierarchy, and the effect upon it.

Assumptions

2.20 Information provided by third parties, including publicly available information, is assumed to be correct at the time of publication.

3.0 Results

Planning Context

3.1 The Wrexham Local Development Plan was adopted by Wrexham County Borough Council in December 2023. Relevant extracts of local planning policy are provided in the Ecological Desk Study (TEP Ref 11023.001). The following policies relate to biodiversity and nature conservation:

- Policy SP6 - Green Wedge
- Policy SP9 - Wrexham Industrial Estate
- Policy SP10 - KSS3: Land to the north of Bryn Lane, Wrexham Industrial Estate
- Policy SP14 - Natural Environment
- Policy SP18 - Climate Change
- Policy SP19 - Green Infrastructure
- Policy NE1 - International and National Nature Conservation Designations
- Policy NE2 - Local Designations for Nature Conservation and Geological Importance
- Policy NE3 - Trees, Woodlands and Hedgerows
- Policy NE6 - Waste Water Treatment and River Water Quality

3.2 The site and land adjacent are not allocated for biodiversity purposes but are allocated as Employment Areas in the Wrexham County Borough Local Development Plan (LDP) 2013-2028.

Wildlife Sites

National Sites Network

3.3 Full details regarding designated sites are provided within the Ecological Desk Study (TEP Ref 11023.001).

3.4 There are four sites within the National Sites Network located within 10km of the Scheme. These are:

Table 1: International Sites Network within 10km of the Scheme

Designation	Location of Designation in Relation to Site	Reason for Site Designation
Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake) - SAC (Wales)	3.1km east	■ Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation ■ Atlantic salmon *Salmo salar* ■ Floating water-plantain *Luronium natans* ■ Sea lamprey *Petromyzon marinus* ■ Brook lamprey *Lampetra planeri* ■ River lamprey *Lampetra fluviatilis* ■ Bullhead *Cottus gobio* ■ Otter *Lutra lutra*
River Dee and - SAC (England)	3.1km east	
Midlands Meres and Mosses Phase 2 - Ramsar (Wales)	3.5km northwest	■ Diverse range of habitats from open water to raised bog ■ Supports a number of rare plant species associated with wetlands, including cowbane, elongated edge, *Dicranum affine* and *Sphagnum pulchrum*. Also supports an assemblage of invertebrates including several rare species.
Johnstown Newt Sites - SAC (Wales)	8km southwest	■ Great crested newts.

Other Statutory Wildlife Sites

3.5 There are five SSSIs within the National Sites Network located within 5km and no further sites of regional or local importance within 2km. Dee Cliffs, Farndon SSSI is also located within 5km of the site but is designated for its geological interest and is therefore excluded from further consideration. These are:

Table 2: National Sites Network within 5km of the Scheme

Designation	Location of Designation in Relation to Site	Reason for Site Designation
Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake) - SAC (Wales)	3.1km northeast	Afon Dyfrdwy (River Dee) is of special interest for its fluvial geomorphology, Carboniferous geology, range of river habitat types, saltmarsh transition habitats, populations of floating water plantain, slender hare's-ear *Bupleurum tenuissimum*, sea barley *Hordeum marinum*, hard-grass *Parapholis strigosa*, otter, salmon,

Designation	Location of Designation in Relation to Site	Reason for Site Designation
		bullhead, brook lamprey, river lamprey, sea lamprey, club-tailed dragonfly *Gomphus vulgatissimus* and other aquatic invertebrates.
Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake) - SAC (England)	3.1km northeast	The River Dee is notified for its nationally important transition through a range of river types from mesotrophic to eutrophic. It is also notified for Atlantic salmon, otter, club-tailed dragonfly and fluvial geomorphology.
Vicarage Moss SSSI (Wales)	3.7km northwest	Geomorphological and botanical interest. The site is one of the best-developed examples of a kettle hole complex in Wales comprising one very large and several smaller subsidiary kettle holes. The largest kettle hole, Vicarage Moss itself, is about 200 metres long and forms a deep basin occupied by mire vegetation which also occupies one of the smaller kettle holes. The basin mire is exceptionally well defined by its sharp junction with the steep surrounding slopes. It is the largest example of a basin mire in Clwyd, the vegetation being distinctly zoned, particularly in the isolated mire occupying a subsidiary kettle hole to the south.
Sontley Marsh SSSI (Wales)	4.7km southwest	Botanical interest. One of the best wetland examples in Clwyd of the “southern mesotrophic mire” type more characteristic of south-west Wales and, in North Wales, largely restricted to Ynys Môn, Dwyfor and Clwyd.
Marford Quarry (SSSI)	5km northwest	This disused sand and gravel working is notified for its entomological interest. A large diversity of lepidopteran species have been recorded including many notable species. The butterfly and moth species lists include one and four nationally rare species respectively with additional locally and regionally notable species. Botanically the quarry supports both a rich flora indicative of calcareous sand and gravel substrates and a range of seral plant successional stages from uncolonised areas to “scrub” woodland.

3.6 SSSI Impact Risk Zones (IRZ) highlight the potential for effects on a SSSI if certain types of development are planned within a specified radius of it. The Scheme falls within a single IRZ for the River Dee (England) SSSI. The proposals do not meet any of the risk parameters identified for this IRZ.

Local Wildlife Sites

3.7 LWSs are non-statutory designations made by local authorities under the Town and Country Planning system and are a material consideration when planning applications are being determined.

3.8 There is one non-statutory local wildlife sites identified within 1km of the Scheme:

- Wrexham Industrial Estate - 0.6km south - A series of sites including unmanaged species rich grassland at Bryn Road and Cefn Park and ancient broadleaved woodland, Erlas Black Wood.

3.9 Other non-statutory wildlife sites identified by the Ecological Desk Study (TEP Ref 11023) are located over 1km from the Scheme and have no impact pathways relevant to the Scheme or the proposed nature of the works. Given this and the small scale and nature of the proposals and distances concerned, no significant effect would be anticipated to arise upon these other non-statutory wildlife sites (Cefn Park and Borras Wood North) and are therefore scoped out from further assessment.

Habitats and Flora

Pre-existing Data

3.10 The Desk Study identified no notable habitats on, adjacent to or connected with the Scheme.

3.11 No records of protected and notable species, or non-native invasive species[8,9] were recorded within the Scheme.

3.12 Records of the protected and notable species, and non-native invasive species within 1km of the Scheme are reported in the Ecology Desk Study (TEP Ref 11023.001).

3.13 A Phase 1 Habitat Map illustrates the habitats present in the Scheme (Drawing G11023.007A).

Habitats

3.14 No notable habitats are found within the Scheme or adjacent to the Scheme and it is considered unlikely that any protected habitats will be affected as a result of the development.

[8] As listed on Schedule 9 of the Wildlife and Countryside Act 1981 as amended
[9] Statutory Instruments 2019 No. 527 The Alien Species (Enforcement and Permitting) Order 2019

Hardstanding and Arable

3.15 The Scheme area prior to the Shed development comprised primarily hardstanding and a patch of arable.

Notable or Invasive Flora

3.16 No notable (WCA8) or non-native invasive flora (WCA9) were identified within the Scheme or immediate surrounding area.

Fauna

3.17 The potential for the site to support legally protected and notable species has been assessed using the results of the Ecology Desk Study and observations made during the habitat survey within and immediately surrounding the Scheme. Habitats present within and adjacent to the site are suitable for the following species: further consideration is given below to the likelihood for these species to be present within the Scheme:

- Amphibians;
- Bats;
- Badger;
- Birds; and
- Reptiles.

Amphibians

3.18 Great crested newt (GCN) have previously been present within the boundary of the Scheme. The Ecology Desk Study returned 5 records of GCN, the closest located 0.6km from the Scheme.

3.19 GCN and their habitats are fully protected under the Habitats Regulations, the Wildlife & Countryside Act 1981 (as amended) and Section 7 (S7) of the Environment (Wales) Act 2016. They are also listed on the Wrexham Biodiversity Action Plan.

3.20 Under NRW license number SD88525, any GCN within the Scheme were captured and translocated to a mitigation site, which includes two mitigation ponds in August 2022 as part of planning requirements for a previous development and continue to be monitored under licence.

3.21 Vertical amphibian exclusion fencing was installed around the perimeter, internal hedgerows and wet ditches on site, and they remain in position to prevent GCN from re-entering the site boundary. A stop grid was also installed at the top of the

access road. The exclusion fences are inspected weekly and maintained under the active licence.

3.22 A mitigation pond, constructed as part of an earlier development, is located within 25m of the site. The pond has been secured with vertical amphibian exclusion fencing since its construction. Amphibians have access to wider area but not into this site.

3.23 Two records of common toad *Bufo bufo* (S7, WCA5) were returned 0.5km south. the site. Common toad is a S7 Species under the Environment (Wales) Act 2016.

Badger

3.24 The Ecology Desk Study returned two badger *Meles meles* records within 1km of the site.

3.25 Badgers are protected by the Protection of Badgers Act 1992 (PBA).

3.26 The arable habitat could provide a foraging resource for badgers. Although no field signs of badger activity were observed during the habitat survey.

Bats

3.27 16 records of bats comprising at least nine species were returned within 1km of the site

3.28 All British bats are European protected species, afforded full protection under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time).

3.29 No bats were recorded on directly adjacent to the Scheme. The closest bat records were for seven species 0.14km southeast.

3.30 No roosting are habitats available in the Scheme, with limited foraging habitat given the disturbance of neighbouring HQ warehouse.

Birds

3.31 Records of 46 notable bird species (SPI, BRd, BRd (Wales), BAm, BAm (Wales), WCA1, S7, LBAP) were recorded within 1km of the site. The list is provided within the Ecology Desk Study.

3.32 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of

nest construction to fledging of the young. The Ecology Desk Study returned records for eight WCA1 bird species and 16 S7.

3.33 Despite the arable habitats within and directly adjacent to the Scheme offering suitable breeding and foraging habitat, it is unlikely given the heavily disturbed habitat. It is likely that habitats in the wider landscape support foraging and breeding.

Reptiles

3.34 Common lizard, slow-worm, grass snake and adder are protected under the Wildlife and Countryside Act 1981 (as amended) from killing and injury and are all SPI, WCA5, S7.

3.35 No reptile records were returned within 1km of the site.

3.36 The Scheme area was previously cleared, and vertical amphibian exclusion fencing present indicates that the presence of reptile species in the Scheme is unlikely. Reptiles favour a range of habitat types and varying topography to provide a combination of necessary conditions required for shelter, foraging and basking.

4.0 Assessment of Potential Impacts

4.1 This section assesses the potential impacts on ecological features associated with the Scheme described in Section 1.0.

4.2 Consideration is given to the 'mitigation hierarchy', i.e. that impacts are first avoided or where this is not practicable, mitigated and as a final resort, compensated (off-set).

Wildlife Sites

National Sites Network

4.3 Four internationally important designated wildlife sites, Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake), SAC (Wales) and SAC (England), Midlands Meres and Mosses Phase 2, Ramsar (Wales) and Johnstown Newt Sites, SAC (Wales) are located between 3.1km-8km from the site. Given the distance to the Scheme and the nature of the development, no direct or indirect, temporary or long-term impacts are anticipated on any of these sites.

Other Statutory Wildlife Sites

4.4 There are five nationally important designated wildlife sites within 5km of the site, Afon Dyfrdwy (River Dee), SSSI (Wales), River Dee, SSSI (England), Vicarage Moss, SSSI (Wales), Sontley Marsh, SSSI (Wales), and Marford Quarry, SSSI (Wales). Given the distance to the Scheme and the nature of the development, no direct or indirect impacts are anticipated on any of these sites.

4.5 The site falls within the IRZ for the Afon Dyfrdwy (River Dee), SSSI (Wales and England). The proposed works do not fall within a risk category of concern. No further consultation with NRW or Natural England is required with regard to potential impacts on this SSSI as a result of the proposals.

Local Wildlife Sites

4.6 Wrexham Industrial Estate LWS is located within 1km of the Scheme, whilst Cefn Park LWS and Borras Wood North LWS are located within 2km. Due to the distance of the LWS from the Scheme and the nature of the development, no direct or indirect impacts are anticipated on any of these sites.

Habitats and Flora

Other Habitats

Arable

4.7 Given that this habitat was previously cleared and in an area of disruption from ongoing developments impact is negligible. Therefore, no recommendations are required and will not be mentioned further in this report.

Notable and Invasive Flora

4.8 No notable or non-native invasive flora were identified on within the Scheme. Therefore, no recommendations are required and will not be mentioned further in this report.

Fauna

Amphibians

4.9 Due to the previous capture and translocation of GCN and the subsequent installation of vertical amphibian exclusion fencing around all hedgerows and wet ditches on site, no direct impacts to amphibian species are anticipated.

4.10 A mitigation pond, constructed as part of an earlier development is located within 25m of the site however it has been secured with vertical amphibian exclusion fencing since its construction. No direct impacts to amphibian species are anticipated.

4.11 No ponds or ditches will be impacted directly, so there will be no direct impacts to breeding habitats.

Badger

4.12 Given that the Scheme is in a highly disturbed area, offering limited arable habitat, it is likely that the grassland, scrub and woodland in the surrounding wider landscape offers more suitable foraging and commuting habitat for badger. Therefore, there is negligible potential for badgers to be present on site and for them to be negatively impacted as a result of the development.

Bats

4.13 No impact on bats is expected given that there is already the presence of a large warehouse directly adjacent. There is no suitable roosting habitat on the Scheme and only arable grassland offering minimal foraging opportunities. Records of bats

within 1km are more likely to use the linear woodland habitat to the south of the Scheme and habitats in the wider landscape for foraging and roosting.

Birds

4.14 There is a risk of damage or destroying a nest if vegetation clearance is carried out in the nesting period (generally considered to be between March to August inclusive, although geographical position of the Scheme will influence this period and some species nest also commonly nest outside this period).

4.15 However, no impacts are expected given that the Scheme and immediate area are heavily disturbed habitats.

Reptiles

4.16 The Scheme comprised an area of open arable grassland habitat with potential to support reptiles. Given that there are no records of reptile species within 1km and the presence of existing amphibian fencing around hedgerows and wet ditches in the areas adjacent to the Scheme, impact is reduced and avoided by preventing reptiles from accessing this habitat.

4.17 The presence of reptiles is therefore unlikely, and no impact is expected. Therefore, no recommendations are required and will not be mentioned further in this report.

5.0 Mitigation and Enhancement

5.1 This section describes appropriate and proportionate measures for impact avoidance, mitigation and enhancement required or recommended to address the potential ecological effects described in Section 4.0.

5.2 The Scheme is considered to be of low ecological value.

5.3 No significant ecological effects are expected on statutory and non-statutory wildlife sites; notable habitats; and protected or notable species.

Habitats and Flora

Fauna

Amphibians

5.4 GCN and their habitats are fully protected under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). GCN and common toad are also SPI.

Avoidance or Mitigation Required and Additional Measures or Enhancement Recommended

5.5 Habitat creation and mitigation has been incorporated into the wider landscape strategy of the wider development. The provision of habitats of suitable compensation relating to the development of the wider area is ongoing and relates to the previous development.

Bats

5.6 All British bats are European protected species, afforded full protection under the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). Bats are protected from killing or injury, and from disturbance at the place of rest. Bat roosts are also protected from obstruction, damage or destruction (whether or not a bat is in occupation at the time).

Avoidance and Mitigation Required

5.7 No lighting is to be installed on the elevation facing the adjacent woodland. Low level directional lighting should be used if required.

Birds

5.8 Native nesting birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981 (as amended) from damage and destruction, from the time of nest construction to fledging of the young.

Avoidance and Mitigation Required

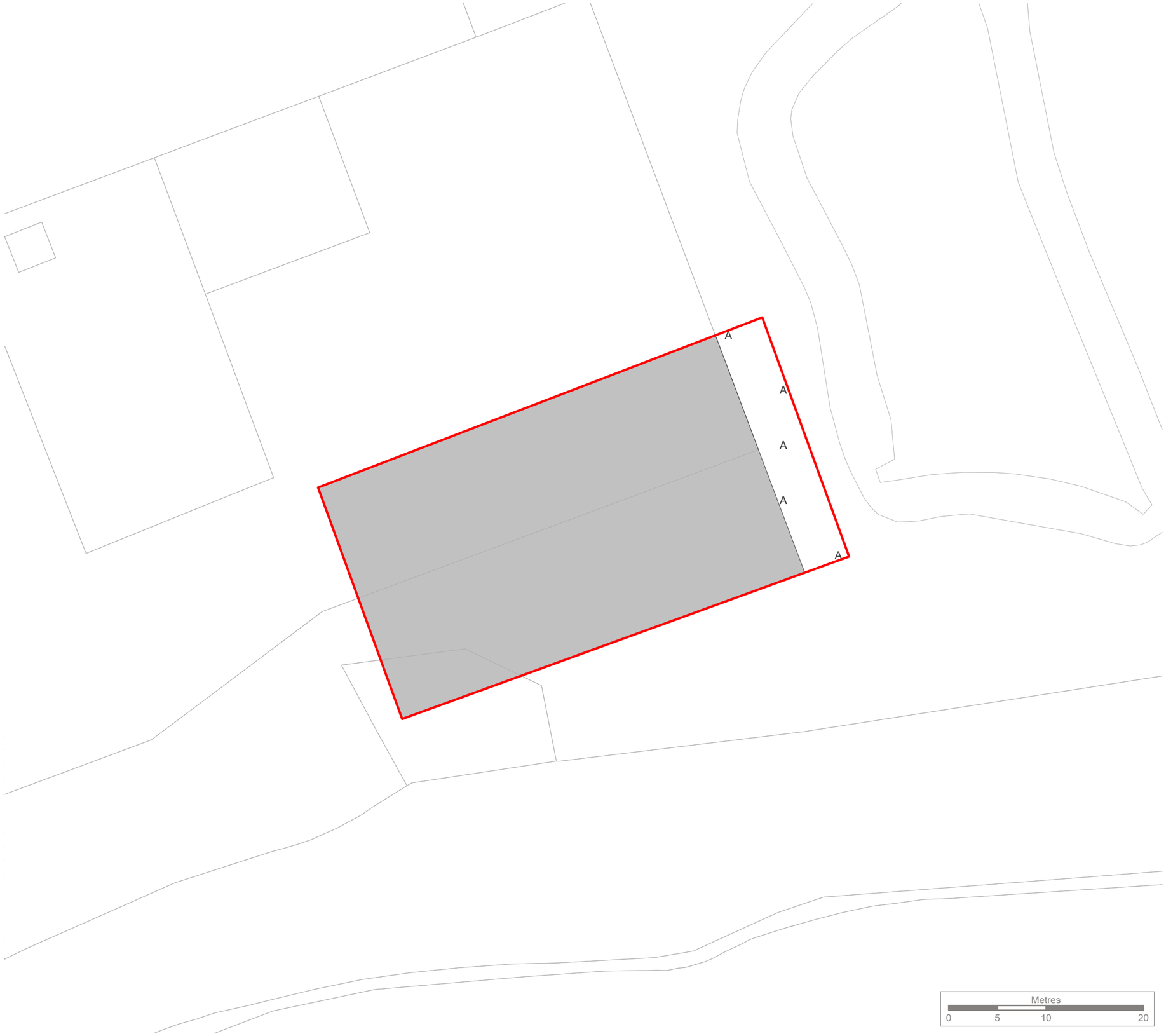
5.9 Works were completed outside of the nesting period (typically taken to be March to August inclusive). Where avoidance of the nesting period is not practicable, a nesting bird check must be carried out by an ecologist no more than 24 hours prior to the works, to confirm that no active nests are present. In the event that an active nest is identified, works within the surrounding area must halt until the chicks have fledged. The required radius of the exclusion area will depend on the species found nesting and the context of the nesting location.

5.10 The provision of nest boxes to be installed on the building is recommended to support biodiversity at the Scheme by providing nesting opportunities.

5.11

Drawings

Drawing 1: Phase 1 Habitat Survey (Ref G11023.007A)



KEY

- Site boundary
- Arable
- Hardstanding

Note:
The locations of habitats and habitat features are indicative.
Off-site habitats displayed with transparency.

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Site Map



Rev	Description	Drawn	Approved	Date
A	Update to habitats, removal of habitats outside boundary.	MC	CN	28/03/2025

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Industrial Shed, Bryn Lane

Title
Phase 1 Habitat Survey

Drawing Number
G11023.007A

Drawn	Checked	Approved	Scale	Date
OH	CW	CN	1:400 @ A3	28/03/2025

WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E:gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com