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HABITAT MANAGEMENT & MONITORING PLAN

For

Woodland off Bridge Road

Wrexham Industrial Estate

Wrexham

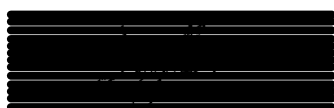
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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Tom Kenwright BSc MSc ACIEEM, UES Senior Ecologist. Tom holds a level 5 Botanical Society for Britain and Ireland (BSBI) Field Identification Skills Certificate (FISC).

It has been verified by Toby Hart BSc MCIEEM PIEMA, UES Managing Director.

1.2 Proposed development

The proposals are to use an area of woodland located off Bridge Road, on the Wrexham Industrial Estate, as an ecological enhancement area to secure net biodiversity benefits in association with two proposed developments within the wider Wrexham Industrial Estate. Half of the proposed ecological enhancement area will be allocated to each development, however it will be managed as once land parcel. The proposed developments associated with the ecological enhancement area are as follows:

- The Bridgeway Centre, planning application reference P/2022/0065. The proposals are to create a new contemporary styled employment / business park comprising a number of blocks split into smaller units, designed for occupation by a wide range of businesses and enterprises across Use Classes B1, B2 and B8. Existing retail, service, food and drink units within Block B fronting Coed Aben Road will be retained / refurbished as part of the proposals. A hybrid planning application has been made (P/2022/0065) with the area and units in Blocks B to E in detail and Blocks F to J in outline (all matters reserved except means of access).
- Dragon Packaging, planning application reference P/2022/1052. The proposals are for an extension to an existing warehouse, alterations to service yard and new access.

Both of the proposed development sites have been subject to a suite of detailed ecological surveys and include onsite habitat retention, creation and enhancement where possible. Full details are provided within landscaping plans and a Landscape and Ecology Management Plan (LEMP) has been prepared for each of the sites and submitted with the relevant planning applications.

It is considered that both of the proposed developments include sufficient levels of mitigation and compensation with regards to protected species and habitats, in addition to ecological enhancement measures. The inclusion of the offsite ecological enhancement area is to provide a further ecological enhancement and ensure that the proposals will result in a net benefit for biodiversity.

1.3 Objectives and structure of report

UES has been commissioned to produce a Habitat Management & Monitoring Plan (HMMP) in order to detail how the offsite ecological enhancement area will be managed subject to initial enhancements and then maintained and monitored in the long term, in addition to which organisations are responsible for these requirements.



This report sets out the baseline ecological information before detailing how the objectives of this HMMP will be achieved and implemented.

It should be read in conjunction with Appendix 1, which provides a phase 1 habitat plan of the site.



2 BASELINE ECOLOGICAL INFORMATION

2.1 Habitats

The ecological enhancement area was included within a Preliminary Ecological Appraisal walkover survey undertaken by UES in 2023. This assessment was for an unrelated planning application that no longer has any association with the ecological enhancement area. As such, an updated walkover survey of the ecological enhancement areas was undertaken by UES on the 4th October 2024. Details are provided within the updated PEA report for the Bridgeway Centre application, however the relevant information is provided below:

The site is entirely composed of semi-natural broadleaved woodland. The woodland is dense and whilst some mature trees are present, these are generally sporadic throughout, with large sections lacking distinct understory and canopy layers. The edges of the woodland are dominated by understory / scrub species and younger trees. Canopy species include goat willow *Salix caprea*, pedunculate oak *Quercus robur*, silver birch *Betula pendula*, crack willow *Salix fragilis* and ash *Fraxinus excelsior*.

Where a clear understory is present, it is generally dense, however there are more open areas, particularly in the south-eastern section of the woodland. Understory species include hawthorn *Crataegus monogyna*, grey willow *Salix cinerea*, dog rose *Rosa canina* agg., ash saplings, pedunculate oak saplings, blackthorn *Prunus spinosa*, elder *Sambucus nigra*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus* saplings and crab apple *Malus sylvestris*. Small quantities of common lime *Tilia × europaea* and elm *Ulmus* sp. are present at the north-eastern boundary.

The ground flora layer is varied throughout the woodland, with areas of dominant bramble *Rubus fruticosus* agg. and ivy *Hedera helix* and areas with very limited vegetation cover. Whilst a large number of species were recorded within the woodland, no species indicative of ancient woodland were observed. Ground flora species present include common hogweed *Heracleum sphondylium*, hart's-tongue fern *Asplenium scolopendrium*, creeping thistle *Cirsium arvense*, stinging nettle *Urtica dioica*, wood avens *Geum urbanum*, comfrey *Symphytum* sp., common male-fern *Dryopteris filix-mas*, ground elder *Aegopodium podagraria*, herb robert *Geranium robertianum*, pendulous sedge *Carex pendula*, upright hedge-parsley *Torilis japonica*, red currant *Ribes rubrum*, wood dock *Rumex sanguineus*, wild cherry *Prunus avium* seedlings, sycamore seedlings, ash seedlings, hedge woundwort *Stachys sylvatica*, cleavers *Galium aparine*, gooseberry *Ribes uva-crispa*, enchanter's nightshade *Circaea lutetiana*, bracken *Pteridium aquilinum*, creeping buttercup *Ranunculus repens*, meadow buttercup *Ranunculus acris*, broad buckler-fern *Dryopteris dilatata*, bush vetch *Vicia sepium*, self-heal *Prunella vulgaris*, broadleaved willowherb *Epilobium montanum*, hairy St John's-wort *Hypericum hirsutum*, false wood-brome *Brachypodium sylvaticum*, dandelion *Taraxacum officinale* agg., red campion *Silene dioica* and ground ivy *Glechoma hederacea*.

A single stand of the invasive species hollyberry cotoneaster *Cotoneaster bullatus* was observed within the centre of the woodland (Target Note 1) and a single stand of the invasive species Japanese knotweed *Reynoutria japonica* was observed at the north-eastern edge of the woodland (Target Note 2).

A small, flooded area with water arising from the ground and pooling in areas is present within the south-eastern section of the woodland (Target Note 3). This area has an increased abundance of willow species within the understory, in addition to marsh bedstraw *Galium*

palustre, *Dactylorhiza* sp. orchid, wild angelica *Angelica sylvestris*, hard rush *Juncus inflexus* and water figwort *Scrophularia umbrosa*.

A small unnamed watercourse runs through part of the woodland. This watercourse emerges from a culvert and has a slow-moderate flow rate. The channel is approximately 1m wide, heavily shaded and filled with silt and accumulated leaf-litter. No aquatic or marginal vegetation is present and vegetation on the banks is limited to small quantities of the ground for a species from the wider woodland, such as hart's-tongue fern.

2.2 Protected Species

Detailed protected species surveys have not been undertaken of the ecological enhancement area given that this area is not to be subject to any development works and will only be subject to ecological enhancement. As such, any proposed enhancement measures will be sensitive to any protected species that may be present and will only take place when there is no risk of adverse impact.

It is considered that the following protected species have the potential to be using the ecological enhancement area. Details of measures that will be implemented to remove any adverse impacts as a result of proposed enhancement measures are also provided.

Bats

In order to inform an unrelated planning application that no longer has any association with the ecological enhancement area, all trees within the land parcel were previously subject to a detailed ground level tree assessment by UES in April 2023 and subsequent aerial tree inspections and / or bat presence / absence surveys in August to September 2023. During these inspections, five trees were assessed as having low potential to support roosting bats and eight trees were assessed as having moderate potential. All other trees were found to lack potential roosting features and were assessed as having negligible bat roosting potential.

No bat roosts or evidence of roosting bats were observed during the suite of tree surveys. Despite this, bats use trees in a very transient capacity, and there remains some potential for trees with bat roosting features to be used on an occasional basis or in the future. Furthermore, trees previously assessed as having negligible bat roosting potential could develop potential roosting features in the future.

To ensure that there are no potential adverse impacts on roosting bats, any trees proposed for felling as part of proposed enhancement measures will first be subject to a ground level assessment, to search for potential roosting features. If any potential roosting features are observed, the tree will be retained accordingly.

A single building is present within the ecological enhancement area, located within the north-western corner of the woodland.

In order to inform an unrelated planning application that no longer has any association with the ecological enhancement area, this building was subject to a bat scoping survey by UES in April 2023 and was assessed as having low bat potential to support roosting bats. The building was subject to a subsequent bat presence / absence survey by UES in August 2023, during which no bat roosts were observed.



The bat surveys of trees and the building within the ecological enhancement area were undertaken to inform a previously proposed planning application, for which the ecological enhancement areas is no longer associated with. As such the results are currently unpublished, but can be made available if needed.

Birds

A suite of six breeding bird surveys were undertaken of the ecological enhancement area by UES in across March to August 2023. The following species were recorded using the site during the surveys:

- Blackbird *Turdus merula*
- Blackcap *Sylvia atricapilla*
- Blue tit *Cyanistes caeruleus*
- Bullfinch *Pyrrhula pyrrhula*
- Carrion Crow *Corvus corone*
- Chaffinch *Fringilla coelebs*
- Dunnock *Prunella modularis*
- Goldcrest *Regulus regulus*
- Goldfinch *Carduelis carduelis*
- Great tit *Parus major*
- House sparrow *Passer domesticus*
- Jay *Garrulus glandarius*
- Jackdaw *Corvus monedula*
- Long-tailed tit *Aegithalos caudatus*
- Magpie *Pica pica*
- Mistle thrush *Turdus viscivorus*
- Robin *Erithacus rubecula*
- Song thrush *Turdus philomelos*
- Sparrowhawk *Accipiter nisus*
- Treecreeper *Certhia familiaris*
- Woodpigeon *Columba palumbus*
- Wren *Troglodytes troglodytes*

Woodpigeon was the only species observed and confirmed to be breeding onsite, however it was considered that many of the other species observed were likely to be breeding on site, including blue tit, great tit, blackbird, wren and dunnock.

The proposals for the ecological enhancement area are minimal but will require the removal of some vegetation for enhancement purposes e.g. removing non-native and invasive species and selectively thinning trees where the canopy is too dense and is detrimental to the understory and ground flora layers. Nesting birds could be using these areas of vegetation at the time of proposed removal. As such, any vegetation clearance works will be undertaken outside of the nesting season and will be avoided from March to August inclusive. In the unlikely event that any vegetation needs to be removed during the nesting bird season, it will first be subject to a nesting bird check by a suitability qualified ecologist, to ensure that no active nests are present.

Amphibians

There are no waterbodies on site suitable to support breeding amphibians and the watercourse that flows through the site is unsuitable as it is either flowing or dry. The flooded area has some, albeit very limited potential to support common amphibians, namely common frog, however no evidence of any amphibians has been observed during the numerous surveys conducted by UES. The wider Wrexham industrial Estate is known to support a nationally important population of great crested newts GCNs *Triturus cristatus* and hence there remains some, albeit limited potential for GCNs and other amphibians to use the site terrestrially, for foraging, commuting and sheltering. The potential for use of the site by amphibians is limited however as it is isolated from ponds and other areas of suitable habitat within the wider landscape by roads and urbanised areas, which will act as a barrier to amphibian movement in some capacity.

Despite the potential for amphibians to be present on site, the proposed works within the ecological enhancement area are limited and have no risk of adverse impacts. There will be no ground works involved with the enhancement measures, other than very localised works for planting and removal of invasive species. As such, it is considered that there is no requirement to implement any specific mitigation measures to safeguard amphibians.

Badgers

No evidence of badger *Meles meles* activity has been observed during any of the surveys undertaken of the ecological enhancement area by UES. As such, it is considered that badgers are not using this area for sett building. Badgers are known to be present within the wider industrial estate and the habitats on site provide high quality foraging and commuting opportunities. Despite this, the site is somewhat isolated from the surrounding areas by roads and urbanised areas. There does however remain some potential for badgers to be using the site for foraging or commuting in a transitory capacity or to use the site for sett building in the future.

The proposals for the ecological enhancement area are minimal and will only result in the enhancement of the sites suitability for badgers, ensuring there will be no impacts on badgers that may currently use the site for foraging or commuting. In the unlikely event that badgers excavate a sett in the future, this will be identified during the ongoing monitoring surveys or during proposed enhancement works. If a sett is observed, a sufficient buffer zone of at least 10m will be implemented around the sett, within which no enhancement works will take place, to ensure there is no disturbance to the sett.



3 LANDSCAPING AND HABITAT MANAGEMENT

Section 3.1 details the specific management and enhancement measures that are to be implemented. The management responsibilities and mechanisms to ensure compliance are explained in Section 3.2, and finally the initial and ongoing management and monitoring measures are summarised in the management schedule in Section 3.3.

3.1 Habitat management and enhancement measures

As the woodland is already established, the need for initial habitat intervention and ongoing management measures are limited and unnecessary intervention and over management is more likely to have a detrimental impact. The following measures will be implemented to maximise the biodiversity value of the woodland.

3.1.1 Selective thinning and coppicing

Selective thinning and coppicing will be implemented to ensure that the woodland's canopy and understory layers do not become overcrowded at the detriment of the ground flora layer. The requirement for selective thinning or coppicing will be dependent on changing conditions within the woodland. As such, a detailed inspection will be undertaken every five years by a suitably qualified ecologist and arboriculturist. These 5-year inspections will identify the need for further management works including thinning, coppicing, understory clearance or the removal of diseased specimens.

Where possible, thinning will prioritise the retention of species diversity and will target non-native species (e.g. sycamore) or species that are numerous within the woodland.

Any advised felling, coppicing or understory clearance will be undertaken by the approved management company or a suitably qualified arboriculturist where necessary. Tree felling and any vegetation clearance works are to take place outside of the nesting bird season and are not to be undertaken from March to August inclusive.

The project ecologist will ensure all trees identified for felling do not contain any potential bat roosting features. If any trees proposed for felling are found to contain bat roosting features, they will be retained, and alternative trees will be felled instead if necessary.

3.1.2 Deadwood and log-piles

Deadwood is an important feature of woodlands, supporting biodiversity by providing microhabitats and opportunities for invertebrates, fungi, birds, and mammals. It also creates structural complexity, assists in nutrient cycling, enriches the soil, and stores carbon. Due to the relatively young age of the woodland, deadwood is currently limited.

The presence of any deadwood is beneficial within a woodland, however standing deadwood is particularly valuable as it is more likely to provide nesting opportunities for birds, roosting opportunities for bats and is preferred by most saproxylic invertebrates. Standing deadwood also decomposes slower than fallen deadwood, providing benefits for a longer period. Due to the lack of public access to the woodland, there are considered to be no significant health and safety issues associated with the creation and retention of standing deadwood, provided it is not created at the site boundaries where it could fall onto adjacent roads, pathways or other infrastructure.



As part of the proposed selective thinning, where possible, trees due to be felled will be ring-barked to kill the tree and provide the required benefits of reducing the canopy layer, whilst also allowing the trunk to remain as standing deadwood.

Any other vegetation removed through tree felling, coppicing or understory clearance will be retained onsite and used to create habitat piles. Material will be gathered and deposited in discrete piles to reduce the impact on the woodland's ground flora. Felled trees and other arisings will be cut and manipulated so that a mix of different size logs and brash are present in each pile. This is to provide structural diversity and micro niches that favour different species e.g. larger cavities for hedgehogs and smaller cavities for invertebrates. These log piles have the potential to provide sheltering, foraging and hibernating opportunities for amphibians, small mammals and invertebrates, and may be used by breeding birds.

3.1.3 Removal of invasive species

A single stand of the invasive species hollyberry cotoneaster is present within the centre of the woodland (Target Note 1) and a single stand of the invasive species Japanese knotweed is present at the north-eastern edge of the woodland (Target Note 2).

In order to ensure these species do not spread across the woodland, both species will be removed and eradicated from the woodland as part of the initial ecological enhancement measures. This will also ensure that they cannot spread offsite and adversely impact habitats within the wider landscape.

Proposed eradication measures are detailed below for both invasive species:

Hollyberry cotoneaster

Due to only a single, small plant being present, it is considered that mechanical removal is the best option, opposed to chemical treatment which could have adverse impacts on non-target species and the wider woodland ecosystem.

Eradication can be undertaken any time of year and will involve the excavation of the plant using hand tools. Care will be taken to ensure that the entire root system is removed to prevent re-growth and to avoid the spread of any berries. If needed, a bag will be placed over the plant prior to and during excavation, to ensure that any berries present at the time are captured and are not dispersed across the woodland. The removed material will then be disposed of appropriately by burning or will be taken to an appropriate waste management facility.

Japanese knotweed

Due to the location of the Japanese knotweed at the edge of the woodland and adjacent road, the depth of excavation required to ensure removal of all rhizomes and the risk of re-growth, it is considered that herbicide treatment is the most appropriate eradication method.

Application of a glyphosate-based herbicide will be undertaken through stem-injection between August and September, when the plant is actively drawing nutrients to its roots. Application of herbicide through foliar spray is not advised due to the risk of dispersing the herbicide into the woodland and having detrimental impacts on non-target species and the wider ecosystem.

The Japanese knotweed will likely require multiple applications over 2–3 years to fully kill the root system and prevent regrowth. Herbicide application will be undertaken until no re-growth is observed when the plant is most likely to be visible (May - September), as confirmed by a suitability qualified ecologist or invasive species management specialist.

To prevent future invasive species issues, an ecologist will undertake a walkover survey of the entire site as part of the ongoing 5-year inspections. The inspection will include a search for any invasive species, which will be mapped if present and subject to appropriate control and eradication measures.

3.1.4 Bat boxes

To provide an ecological enhancement and an increase in the availability of bat roosting opportunities, five bat boxes will be installed onto suitably mature trees within the woodland, including 3x Schwegler 2F boxes and 2x Schwegler 1FF boxes.

These models of bat boxes are durable and provide suitable roosting opportunities for the majority of UK bat species and will provide enhanced roosting opportunities on the site. The bat boxes should be fitted to trees at a height of between three and six metres, on a southerly aspect, with no clutter around the entrance by surrounding branches. Boxes are to be installed by or following detailed guidance from a suitability qualified ecologist.

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 should 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.

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

3.1.5 Bird boxes

To provide an ecological enhancement and an increase in the availability of bat roosting opportunities, the following five bird boxes will be installed onto suitably mature trees within the woodland:

- 2x Schwegler 1B (26mm entrance hole) nest box
- 1x Schwegler 1B (32mm entrance hole) nest box
- 1x Schwegler 2H open-fronted nest box
- 1x tawny owl nest box

These bird boxes are durable and can attract a wide range of species. The boxes will be positioned at a minimum height of two metres. Unless there are trees which shade the box during the day, the boxes should be oriented between north and east, thus avoiding strong sunlight and the wettest winds. Bird boxes are to be installed by or following detailed guidance from a suitability qualified ecologist.

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 should 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.



3.2 Responsibilities, monitoring and remedial measures

3.2.1 Management responsibilities

The responsibility for the initial habitat enhancement works lies with the development / land owner (FI-REM) and the contractors appointed to carry out those works at the time of the development. They will be responsible for ensuring that the initial enhancement works are carried out in accordance with this HMMP.

Subsequent management and monitoring of the habitats on site will be the responsibility of the management company appointed for the site. An ecology cooperative is being established that will involve FI-REM (developer / landowner), United Environmental Services (ecological consultant), North Wales Wildlife Trust and Enfys Ecology Ltd. Butterfly Conservation and Amphibian and Reptile Conservation will also be invited to be members of the cooperative as advisors. Furthermore, Whilst Wrexham Borough Council's Ecologist and Natural Resources Wales won't be members of the cooperative, their expertise and advice will be regularly sought from the cooperative.

Through the cooperative, Enfys Ecology and the North Wales Wildlife Trust will be appointed as the management company responsible for undertaking the ongoing habitat management works as detailed within this document. They must ensure that the ongoing measures detailed within this HMMP are implemented. They will also be responsible for monitoring the establishment of habitats as well as monitoring them for any changes affecting their quality or function.

3.2.2 Management responsibilities

As part of the 30-year management plan, 5-year site inspections will be undertaken of the site by a suitability qualified arboriculturist and ecologist (Enfys Ecology, North Wales Wildlife Trust, UES and / or the project ecologist). This site inspection will be undertaken from April - August, so that the habitats can be fully assessed, and invasive species can be identified.

Following the site inspection, a meeting will be held in the following April - December and will include all members of the ecology cooperative. The purpose of the meeting will be to discuss any issues, to identify the need for any further management intervention e.g. selective thinning, invasive species eradication, and to determine whether any changes to the HMMP are necessary to maximise the ecological value and functionality of the woodland, or if there is a need to implement further enhancement measures.

3.3 Management schedule

The below table summarises the management requirements and responsibilities detailed in the previous sections. This table should be read in conjunction with the previous sections, which include more detail which should not be overlooked.

The initial works, including bat and bird box installation and invasive species removal are to be undertaken at the appropriate time of year as indicated in the table below and are to be completed within the same year as the commencement of construction works for either of the associated planning applications. At this point the 30-year ongoing management and monitoring schedule detailed below will commence.

Table 1 – Management and monitoring schedule

ACTIVITY	DESCRIPTION	TIMINGS
<i>Initial works</i>		
Eradication of invasive species hollyberry cotoneaster and Japanese knotweed.	As detailed within this document. Ongoing treatment may be required over a 2-3 year period to fully eradicate Japanese knotweed.	April – August. Within the same year as the commencement of construction works for either of the associated planning applications.
Installation of bird and bat boxes.	Installation of 5x bat boxes and 5x bird boxes as detailed within this document. Boxes are to be installed by or following detailed guidance from a suitability qualified ecologist.	Anytime within the same year as the commencement of construction works for either of the associated planning applications.
<i>Ongoing management and monitoring</i>		
5-year site inspection by a suitability qualified arboriculturist and ecologist.	To identify the need for any further management intervention e.g. selective thinning, invasive species eradication etc.	April – August. Undertaken every 5 years, starting in year 5 following the implementation of the HMMP.
Selective thinning of trees, coppicing and clearance of understory.	As advised by ecologist and arboriculturist following 5-year site inspection and management meeting. Following confirmation from ecologist that it will not impact potential bat roosting features. Ensuring retention / creation of standing deadwood where possible and	September to February only (outside of the nesting bird season).



	processing arisings into habitat piles.	
5-year management meeting.	To discuss any issues, identify the need for any further management intervention, determine whether any changes to the HMMP are necessary to maximise the ecological value and functionality of the woodland, or if further enhancement measures are required.	April – December following site inspection.



4 CONCLUSION

Once implemented, the proposed ecological enhancement and monitoring measures will ensure that the woodlands value is maximised and that it continues to continue towards the local ecological network in the long-term. The proposed enhancements will ensure that the habitats on site can continue to support a range of floral and invertebrate species and provide other food sources, which will then in turn benefit fauna further up the food chain. In addition, species specific enhancements have been included such as bat and bird box provision.



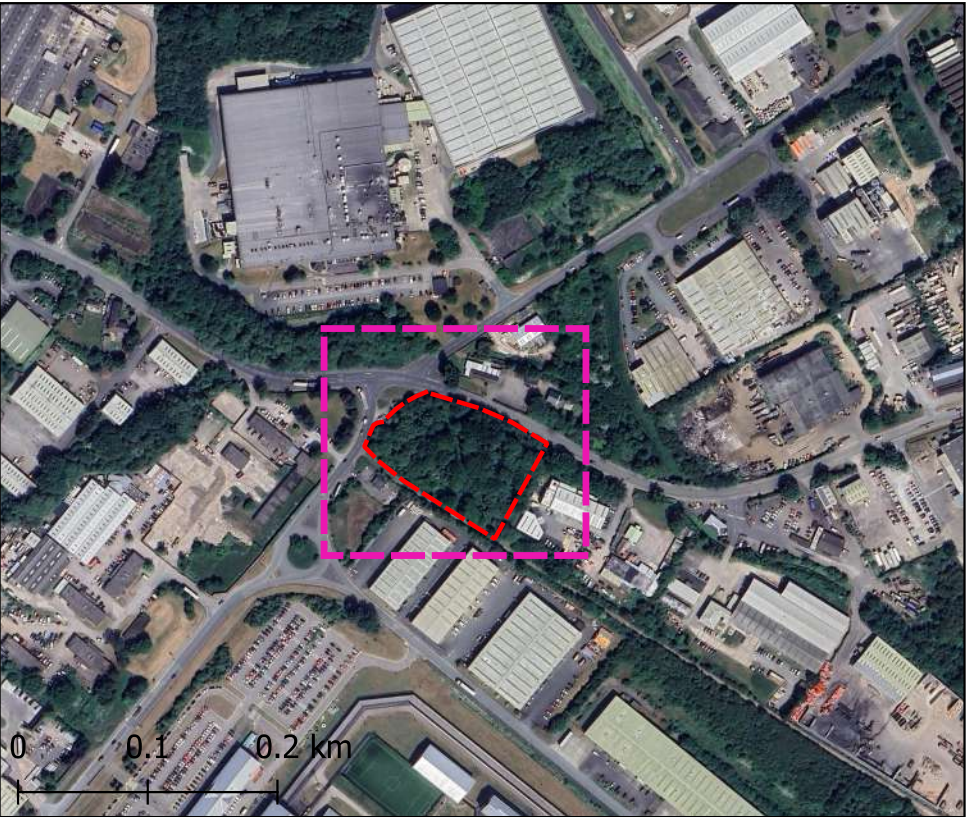
APPENDICES

Appendix 1 – Phase 1 habitat plan



Phase 1 Habitat Plan

Site: Woodland off Bridge
Road, Wrexham
NGR: SJ 38025 49468
Author: Tom Kenwright
Date: 06/01/2025



KEY:

- A1.1.1 - Broadleaved woodland - semi-natural
- G2 - Running water
- J3.6 - Buildings
- Target Notes
- Site boundary

Map data © 2025 Google, Imagery © 2025 Google

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