ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

Project name:	**Site at Wynnstay Park, Ruabon, Wrexham**
Document title:	Discharge of Condition 29
Planning Reference:	P/2019/0805
Date:	29/04/2024
Prepared by:	Phillipa Stirling MSc ACIEEM
Checked by:	William Prestwood BSc Director
Requested by:	WPA

Lower Betton Farm, Cross Houses, Shrewsbury, Shropshire, SY5 6JD

Background

Planning permission has been granted for: Erection of 43 affordable dwellings with associated parking. Ecological survey work has been carried out at the site by Greenscape Environmental, to include an 'Ecological Appraisal, reference: 2298 1911R', 'Phase 2 Survey Results, reference: 2298 2007R' and an addendum in the form of a letter, reference: 2298 2003L.

Planning Condition 29 of the consent states: Prior to occupation of any part of the development, a scheme of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in strict accordance with the details as are approved prior to occupation of the buildings.

Recommendations are provided within Section 6.3 & 6.4 of the PEA, with a provisional plan in Section 6.8. These recommendations have been built upon for the final scheme.

Box scheme

Bats

Integrated Woodcrete bat tubes will be installed into the external wall of plots 3, 7, 8, and 37. These are two storey properties and therefore will provide enough height for the boxes to be installed at least 3m from the ground. These plots have been chosen due to being in close proximity to retained woodland along the north and west boundary of the site. The boxes will be built into a south or west facing wall of these plots, to benefit from exposure to the sun for longer. A suitable box would be: Vivara Pro Build-In WoodStone bat box, but other similar approved are available. A minimum of 4 boxes will be installed, as shown in the plan below.



Birds

A minimum of 4x Woodcrete sparrow terraces will be installed on site, beneath the eaves of the following plots: 11, 16, 32, and 26. These plots are two storey properties and therefore provide enough height for the boxes to be positioned at least 2.5m from ground level. A

suitable box would be: Vivara Pro Woodstone House Sparrow nest box with double brood chamber.



A minimum of 2x Woodcrete swift boxes will be installed into plots 27 and 21. The boxes will be installed at a height of 5m or more, on the north facing gable end. A suitable box would be: PRO UK Rendered Build-In Swift box.



A minimum of 2x House Martin cups will be installed beneath the eaves of plots 18 and 41. The cups will be mounted beneath any overhanging eaves structure and will be at least 2m from the ground. A suitable cup model would be: Vivara Pro Woodstone House Martin nest.





NOTES:
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO ANY WORKS OR FABRICATION.

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- Bat boxes
- House sparrow box
- Swift boxes
- House martin cups

REV	DATE	DESCRIPTION	BY

Drawing Status
PRELIMINARY

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Client
Castlemead Group Limited

Project
Proposed Residential Development
Site at Wynnstay Park
Ruabon
Wrexham

Scale	Date
1:250 @ A1	April 2024
	Drawn: P. Oliver

Drawing Title
Proposed Site Plan (Floor Plans)

Project No.	Drawing No.	Revision
24.269	**1002**	**-**

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