ETIVE ECOLOGY

Ecological Services & Solutions

Mr. Russell Grey
Etive Ecology Ltd.
Wirral

Mr Ian Stockdale
Ian Stockdale Architects Ltd
Wrexham

29th May 2025

No.32-36 Bridge Street, Wrexham
Ecological Assessment & Net Benefit for Biodiversity

Dear Ian,

You appointed Etive Ecology Ltd to undertake an ecological assessment of land at No.32-36 Bridge Street, Wrexham. The site is currently derelict and the scope was for Etive to confirm the low ecological value of the site and to recommend measures to deliver a Net Benefit for Biodiversity (NBB) in line with National Planning Policy Wales.

This letter has been prepared following a site visit undertaken by Russell Grey on 19th May 2025.

The site is located on a relatively busy street with a mix of commercial and residential buildings siting close to the roadside and densely packed. The site itself was found to comprise the footprint of the pervious building, hard-standing, bare ground and colonising buddleia and various low-growing early-colonising species such as willowherb, false oatgrass and bristly oxtongue.



Site located on Bridge Street.



Site comprised of hard-standing with scattered buddleia.

The proposed scheme is to construct a three-storey building comprising a number of residential units, with a vehicle access to the side and car parking to the rear. No landscaping has been proposed to date, and the site location does not lend itself well to any significant areas of planting. Therefore, NBB is to be achieved through the following proportionate and appropriate measures:

- Installation of 2 x bat boxes (Vivara Pro Build-in Woodstone Bat Tube or similar). Boxes to be integrated into the fabric of the building and not just attached to the external façade of the property. Boxes to be located on the south and east facing elevations, immediately beneath the eaves / roof-line.
- Installation of 2 x bird boxes (integrated woodstone swift boxes). Boxes to be installed into the fabric of the building and not just attached to the external façades. Boxes to be located on the north and west facing elevations, immediately beneath the eaves / roof-line.

Provided these measures are implemented, the scheme should be compliant with all legal requirements and should deliver an enhancement to the current biodiversity value of the site.

If you require any further advice, please do not hesitate to get in touch.

Kind Regards,

Russell Grey
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