



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

Project name: Wynnstay Technology Park, Ruabon, Wrexham

Planning Reference: P/2019/0805

Date: 29/11/2023

Prepared by: Phillipa Stirling MSc ACIEEM

Checked by: William Prestwood BSc Director

Requested by: WPA

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.

According to report 2298 1911R, habitats on site include: bare ground, tall ruderal vegetation, scattered scrub and broadleaved woodland around the periphery. The proposals will result in the loss of 0.7ha of bare ground, 0.7ha of sparsely vegetated ground and 0.13ha of mixed scrub.

Phase 2 surveys included reptile species and butterflies. No reptiles were found during the survey work, although vandalism of the refugia was a recurring issue. With regard to butterfly species, the Dingy Skipper had been recorded at this site in 2005 & 2007 but since then, conditions have changed significantly. The species was not recorded during surveys in 2020.

Anecdotal evidence of badger at the site was also discovered during the public consultation of the site. A walkover survey of the site confirmed that there was no evidence of badger present in 2020.

A number of ecology-related conditions have been included with the consent, as follows:

26. No part of the development shall commence until the site has been inspected by a competent ecologist for signs of occupation by badgers. The results of this survey should be submitted to and approved in writing by the Local Planning Authority. The development shall commence no later than within one month of the approval of these survey results.

27. No part of the development shall commence until details of the role and responsibilities of, and operations to be overseen by, an appropriately competent person (e.g. an ecological clerk of works) have been submitted to and approved in writing by the Local Planning Authority. The appointed competent person shall undertake all roles and responsibilities, and oversee all operations, in strict accordance with these details as are approved.

28. Prior to first use of the development, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall: a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and b) indicate where external lighting will be installed and the type of lighting to be used. The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

29. 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.

This document has been designed to deal with **Condition 27** of the consent, by providing details of a competent person to oversee certain aspects of the work on site.

Competent person

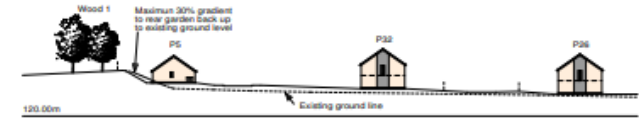
Arbor Vitae Environment Ltd have been engaged as part of the on-going project at this site. The following work will need to be overseen by a competent person:

- Pre-commencement badger check at the site.
- Ensure compliance with ecological survey reports 2298 1911R, 2298 2007R & 2298 2003L, specifically in relation to:
 - Reptile habitat enhancement.
 - Habitat creation for butterflies including: wildflower establishment, herbaceous foodplant establishment and woody foodplant establishment. As per section 6.2 of report reference 2298 1911R.
 - Reasonable Avoidance Measures in relation to great crested newt.
 - Reasonable Avoidance Measures in relation to breeding birds.
- Design of an external lighting scheme for the site.
- Ensure that planned lighting scheme is adhered to.
- Ensure that all bat and bird boxes are installed, as shown Figure 6.5 of report reference: 2298 1911R.
- Ensure that all invertebrate brick and bug houses are installed, as shown Figure 6.4 of report reference: 2298 1911R.

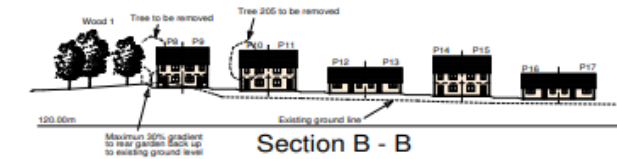
Competent Person	Contact details	Qualifications
Phillipa Stirling	01743 651555 pip@arborvitae.uk.com	BSc Hons, MSc Hons, ACIEEM. 5 years' experience working as an ecological consultant with Arbor Vitae Environment Ltd. Great crested newt and bat level 1 survey licence in Wales.
William Prestwood	01743 651555 will@arborvitae.uk.com	BSc Hons 30+ years working as an ecological consultant, land management consultant, woodland and forestry consultant. Extensive botanical qualifications and knowledge. Bat and GCN level 1 survey licence in Wales.



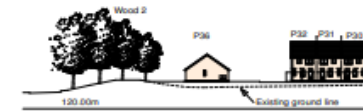
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Section A - A



Section B - B



Section C - C

Open Space total 1331m²

Woodland area total 3582m²

26No. 2 Bedroom Social Housing Dwelling @ 84m²

8No. 3 Bedroom Social Housing Dwelling @ 95m²

4No. 1 Bedroom Social Bungalow @ 51m²

5No. 2 Bedroom Social Bungalow @ 58m²

Timber knee rail



2.0m high timber fence



2.0m combination brick wall and fence panels



2.0m brick wall



Garden shed with tongue and groove cladding and tongue and groove roof boarding.



2.1x1.5m (3.15m²) garden shed

2.4x1.8m (4.32m²) garden shed



Revision		
A	Layout amended following comments from pre app consultation.	18/08/19
B	Site sections added.	15/09/20
C	Layout amended.	23/02/20
D	Layout amended.	25/02/20
E	Boundary details added.	03/03/20
F	Fences added and adjustments.	08/03/20
G	Garden sheds added.	16/06/21
H	Garden sheds adjusted.	08/07/21

Sean Caddick Architectural
13 Belvidere Walk
Shrewsbury
SY2 5LT
sean@caddick@sean.co.uk
Tel: 07971 166529

Client:
Canal GO Ltd

Project:
Residential Development
Wynning Park
Rushin
Wretham

Drawing title:
Proposed Block Plan

Scale:
1:500 @ A1

Date:
August 2019

Drawing number:
18/1786/03

Revision:
H

