



Ecological Management Plan

28 King Street, Cefn Mawr, Wrexham, LI14 3BH

SOS Plant Hire Ltd

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Contents

1.0 Introduction..... 5

2.0 Site Context and Survey Information 6

2.1 Site Location and Landscape Context..... 6

3.0 Ecological Mitigation, Management and Enhancement Measures 7

3.1 Informative statement..... 7

Appendix 1: Proposed Development Plan 10

Appendix 2: Site Location Plan 11

Appendix 3: Species-Specific Enhancements Plan..... 12

1.0 Introduction

Arbtech Consulting Limited was instructed by SOS Plant Hire Ltd to produce an Ecological Mitigation, Enhancement and Management Plan for 28 King Street, Cefn Mawr, Wrexham, L114 3BH (hereafter referred to as “the site”). No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy

A planning application for the erection of a garage, works to the garden area and proposed retaining walls (hereafter referred to as “the proposed development”) was granted approval, with conditions, by Wrexham County Borough Council on 4th December 2023 (P/2023/0391). This plan has been produced to inform the discharge of Condition Numbers 4 and 5, which state:

4. *Within 3 months of the date of this permission, a detailed Net Biodiversity Benefit Plan, together with suitable timescales for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.*
5. *The Net Biodiversity Benefit Plan approved under Condition 4 shall be fully implemented within the agreed timescales and shall be retained as such thereafter for the lifetime of the development*

A plan showing the proposed development is provided in Appendix 1.

The aim of this plan is to outline mitigation measures required to minimise impacts on biodiversity as well as to outline habitat creation and enhancement opportunities and long-term management which will ensure that a net gain in biodiversity is achieved and maintained on the site, in accordance with the Planning Policy Wales (PPW).

2.0 Site Context and Survey Information

2.1 Site Location and Landscape Context

The site is located at National Grid Reference SJ 27877 42444 and has an area of approximately 0.1ha comprising a residential dwelling, driveway and garden. It is surrounded by residential developments with associated gardens. The wider landscape comprises large areas of woodland approximately 600m to the east which will provide high value habitat for commuting, roosting and foraging bats. A site location plan is provided in Appendix 2.

3.0 Ecological Mitigation, Management and Enhancement Measures

3.1 Informative statement

The following table 1 details the enhancements of the site for ecology interest. Table 2 details the maintenance and management requirements.

The enhancements will include a range of site-specific, suitable and achievable gains. Best practice management regimes will be implemented to further increase the ecological interest of the site. These are detailed below and should be undertaken in year 1 post-development. **It will be the responsibility of the site manager to ensure that these enhancements are implemented and monitored according to the information given in Table 3.**

A map of all proposed ecological enhancement measures is given in Appendix 3.

Table 1: Enhancements

Ecological Receptor	Biodiversity Enhancements <i>The Local Planning Authority has a duty to ask for enhancements under the NPPF (2023).</i>
Roosting Bats	One bat box is to be integrated into the building on a southerly aspect/orientation (south, south-west or south-east). Bat boxes specification: • The recommended bat box will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and have a lifespan of 25 years plus. • One Vivara Pro Build-in WoodStone Bat Box (or similar alternative brand) is recommended on the building, as shown in Figure 1. • Bat boxes should be positioned 3-5m above ground level facing in a south, southeast, or southwest aspect with a clear flight path to and from the entrance, away from artificial light. Placement should avoid windows, doors and wall climbing plants.  Figure 1: Vivara Pro Build-In WoodStone Bat Box (source: nhbs.com)

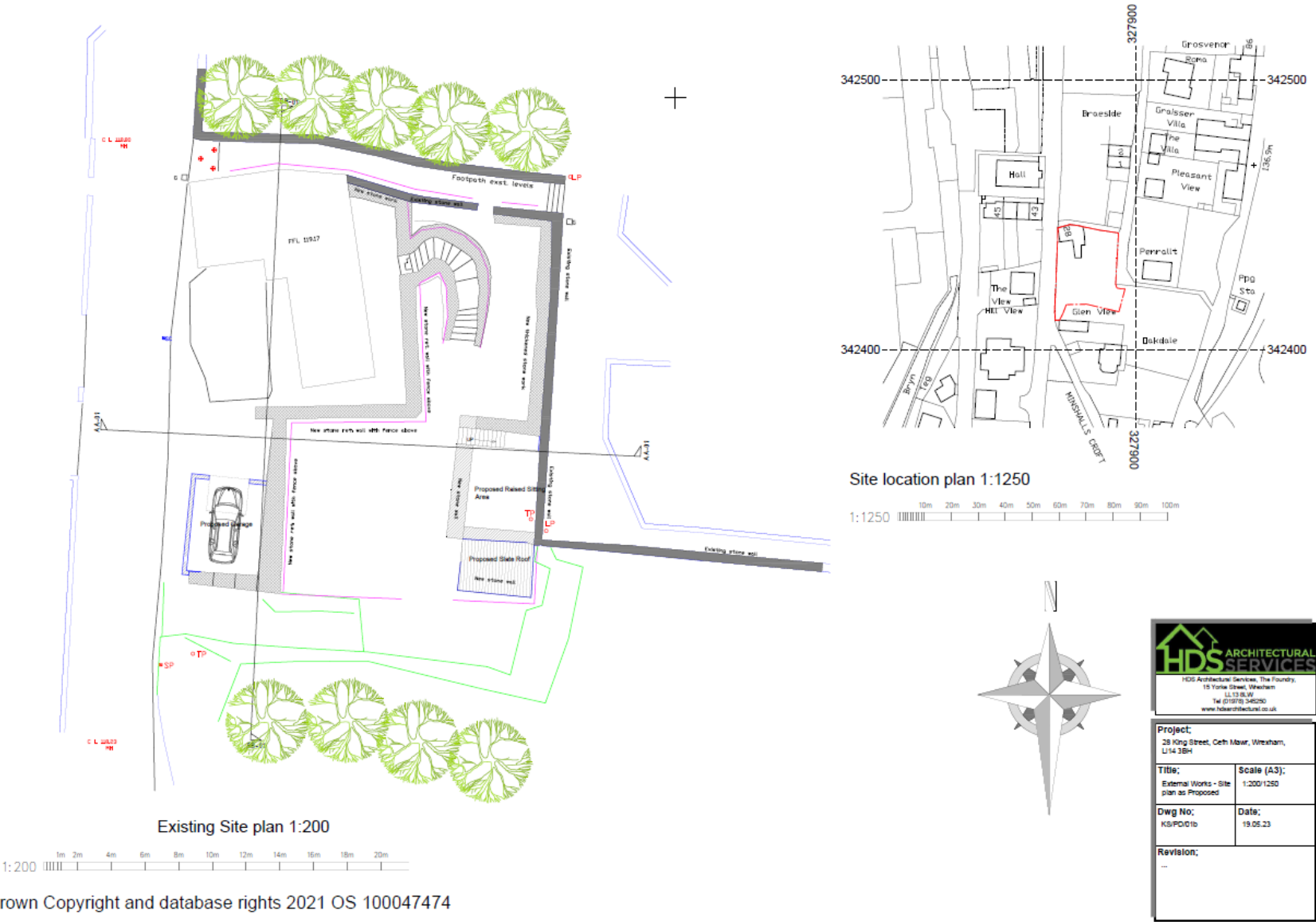
	Recommended Management: The proposed bat box is designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.
Nesting Birds	One bird box is recommended to be installed on site onto the façade of the existing residential dwelling. Bird box specification: • The recommended bird box will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus. • 1 x Woodstone Nest Box (or a similar alternative brand) with 28mm entrance holes are proposed on the trees, as shown in Figure 2. • Woodstone Nest Boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Figure 2: Woodstone Nest Box (image credit arkwildlife.co.uk) Recommended Management: The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. Bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

Insect Box	An insect box will be installed adjacent to the tree line on the northern site boundary (Figure 3). An insect box suitable for the site (or a similar alternative brand) can be found here: https://www.nhbs.com/national-trust-apex-insect-house  Figure 3: Insect box (image credit https://www.nhbs.com/national-trust-apex-insect-house)
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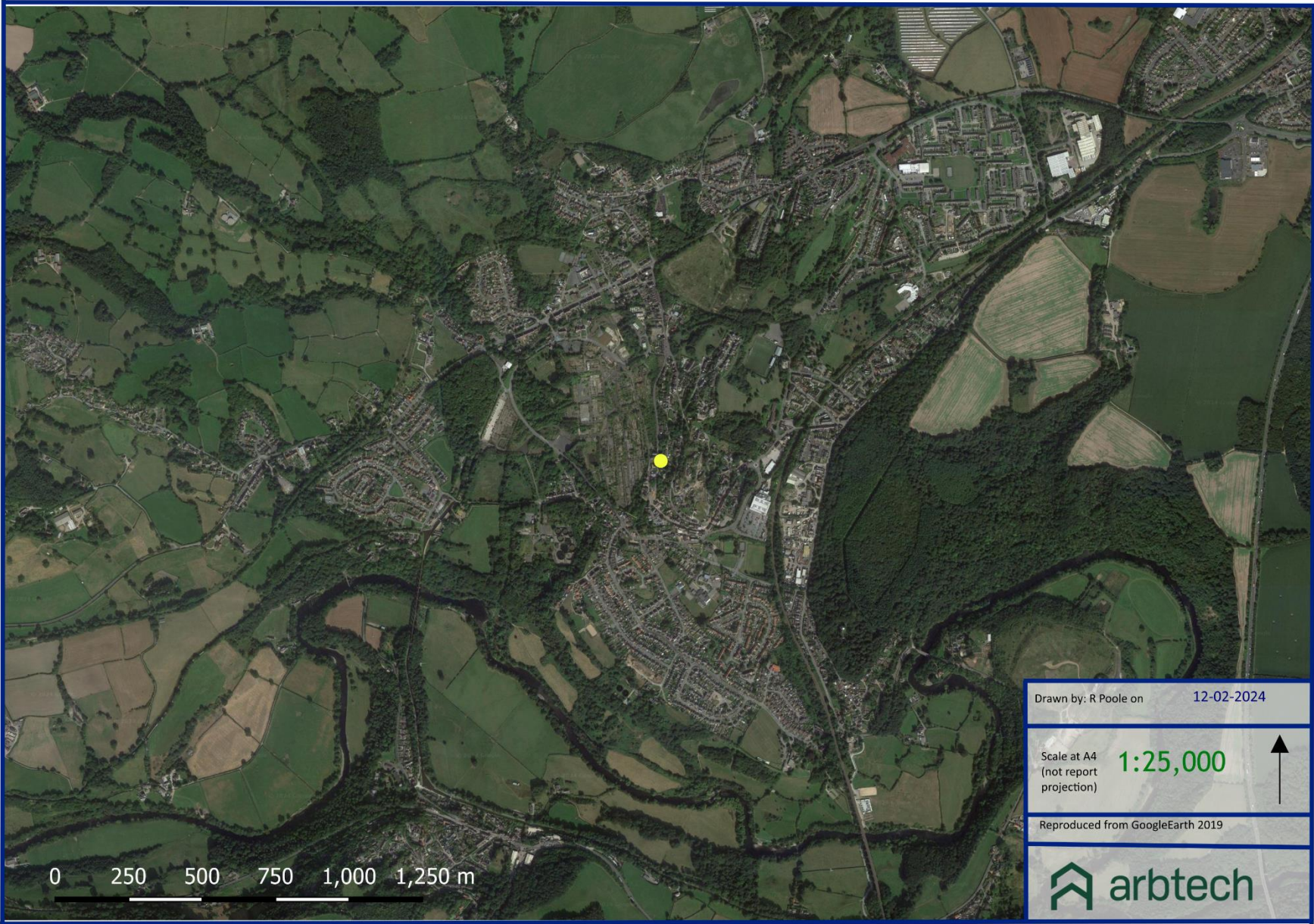
Table 2 Post development monitoring, Management and Maintenance

Activity	Year 1 [2022]	Every year for 25 years	Every 2 years for 25 years	Every 5 years for 25 years
Habitat boxes	☐ Install the site's provision of habitat boxes for birds and bats.	☐ Check to see if they've fallen down/been damaged and replace if required	N/A.	N/A.

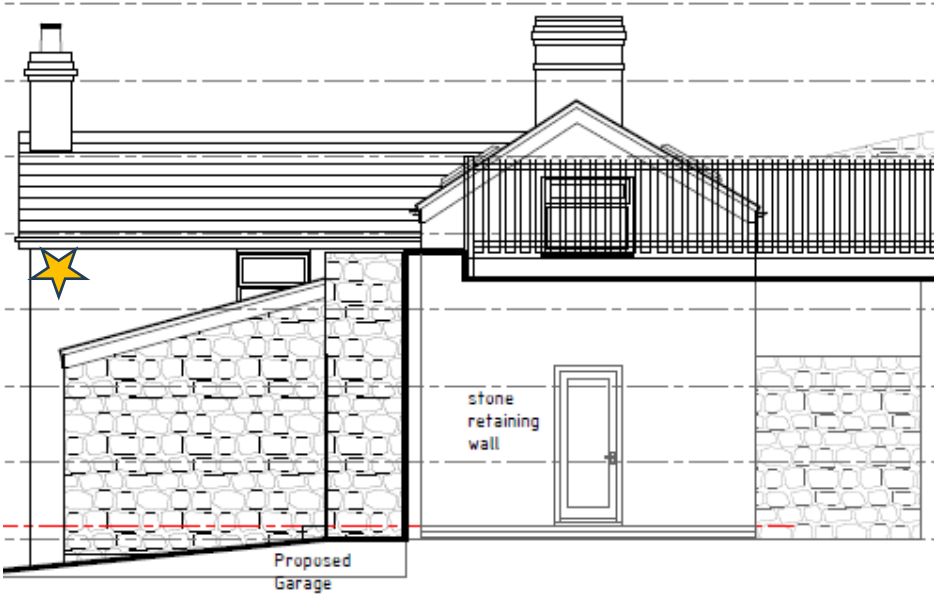
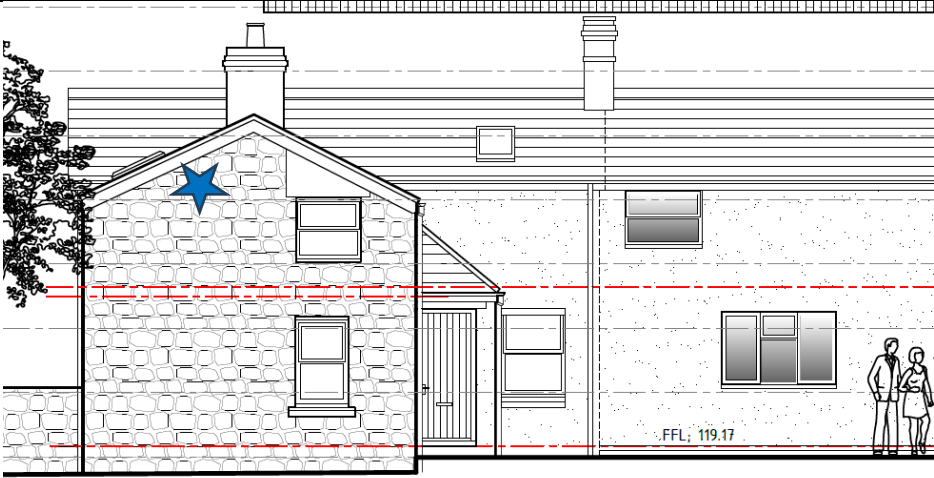
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Species-Specific Enhancements Plan

Proposed southern elevation with a bat box shown in orange	
Proposed western elevation with a bird box in blue	

The image contains two architectural drawings. The main drawing is an 'Existing Site plan 1:200' showing a building layout with various rooms and outdoor spaces. Key features include a 'Footpath ext. level', 'New stone wall', 'Proposed Raised Stone Area', and 'Proposed Stone Wall'. A red star is placed on the right side of the building. The plan is surrounded by trees and a road. A scale bar at the bottom indicates distances from 0m to 20m. To the right is a 'Site location plan 1:1250' showing the site's context within a larger area, including a 'Hull' and 'The View'. A scale bar at the bottom indicates distances from 0m to 80m. A north arrow is located at the bottom right of the location plan.