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ECOLOGICAL ENHANCEMENT PLAN

At

Carlton Garden Centre

Pinfold Lane
Llay Industrial Estate
LL12 0PX

NGR: SJ 33061 56210

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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Ysobella Cox BSc MBiol, Graduate Ecologist for United Environmental Services Ltd (UES).

It has been verified by Kathryn James BSc MRes MCIEEM, UES Ecology Project Manager.

1.2 Objectives and scope

This ecological enhancement plan (EEP) has been produced for Carlton Garden Centre, Llay Industrial Estate. It provides further details on the proposed habitat creation and enhancement measures to be implemented on site, as requested within the pre-planning application response received from Wrexham County Borough Council on 20th March 2023 (see reference ENQ/2023 /0062).

The proposed development includes demolition of the buildings onsite, except for the WC building, followed by the construction of a new haulage yard. There is an area of land located directly adjacent to the northeastern boundary of the site which may be acquired; however, this area is offsite and not currently included within the development boundary. If the area of offsite woodland is acquired then this EEP should be updated accordingly.

This document details the habitat creation that is proposed in order to maximise the benefit of the landscaping scheme for wildlife, and the provision of bat and bird boxes to increase roosting and nesting opportunities.

This document should be read in conjunction with Appendix 1 – Bat and bird box plan.

2 LANDSCAPING AND HABITAT ENHANCEMENT

2.1 Landscape proposals

At the time of writing this report, detailed landscaping proposals were not available. However, the proposed site plan, produced by Go 2 Plan Design and Planning (drawing number CGL 003), shows the retention of the trees onsite. This report should be updated following receipt of detailed landscaping and planting proposals, and if the area of offsite woodland is acquired.

2.1.1 Tree, hedgerow and scrub planting

To increase biodiversity onsite the landscape design should include native tree and scrub planting. The inclusion of tree, hedgerow and scrub planting will provide increased nesting opportunities for birds, sheltered commuting opportunities for amphibians and mammals, and foraging opportunities for birds, bats and other mammals.

Landscaping can also be used to promote biodiversity through the appropriate design of habitats and creating habitat mosaics, which promote natural linkages and hence the dispersal of target species. Principles and landscaping ideas beneficial to wildlife and relevant to this site include:

- Planting and management of species-rich hedgerows
- Planting of berry and nut bearing shrub species to encourage winter birds
- Planting and management of shrubs which develop a mosaic of structures to support breeding birds
- Use of nectar bearing flowers to encourage invertebrates (such as bees, flies, beetles and butterflies)

Species are to be native, of local provenance or to have a proven benefit to biodiversity.

It is important to implement good horticultural practice in any landscaping scheme, including the use of peat-free composts, mulches and soil conditioners. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be discouraged to prevent fatal effects on the food chain. Any pesticides used should be non-residual.

Excessive removal or pruning of trees and hedgerows should be avoided to maximise the growth and plant matter available to wildlife. Pruning should be left until late winter to leave seeds and berries for wintering wildlife and to ensure no impact on breeding and nesting birds.

2.1.2 Native species-rich wildflower grassland

The landscaping plan could also include the creation of a new species-rich wildflower grassland. A native seed mix should be used, such as Emorsgate Seeds EM2 standard general purpose meadow mixture, which includes a variety of nectar bearing flowers to encourage invertebrates.

Wildflower grassland will provide immediate benefits for wildlife in the form of foraging, breeding and sheltering opportunities. In the longer term, the grassland will also be colonised naturally by additional native plant species.

2.2 Bat and bird box provision

The exact location of the bat and bird boxes are indicated in Appendix 1 – Bat and bird box plan. If the area of offsite woodland is acquired, then the bat and bird box plan should be updated accordingly.

If the proposed model of bat / bird box is not available due to stock shortages, an alternative model can be used instead. However, all proposed changes must be discussed and agreed with the project ecologist to ensure that it provides similar roosting opportunities. The use of woodcrete or woodstone boxes will be prioritised due to their durability and longevity.

Bat / bird boxes can be installed any time of the year. External lighting will be directed away from the entrance of the box, where feasible, in order to minimise disturbance and increase the likelihood of occupancy.

Alternative siting should be discussed and agreed with UES.

2.2.1 Bat boxes

A bat scoping survey was undertaken by UES on 29th June 2023. Two of the buildings onsite (Buildings 1 and 2) were assessed as having low potential to support roosting bats due to gaps between the bargeboards / fascia and the walls. As per the Bat Conservation Trust survey guidelines, a further presence / absence survey of Buildings 1 and 2 was undertaken on 25th July 2023. No bats were found to be using either building for roosting purposes.

The WC building onsite (Building 3) was assessed as having negligible potential to support roosting bats, as such no further surveys or mitigation measures were required for this building in relation to bats.

The provision of a bat box as part of the development proposals will increase the roosting opportunities for bats on site, securing suitable habitat for roosting bats in the long term. The following bat box is considered suitable for site:

- 1x 2F Schwegler bat box – affixed to a mature tree on site as per Appendix 1. It should be placed at a height of 3-6m, and should be positioned on a southerly aspect to expose the box to high levels of sunlight.

It should be noted that once inhabited by a bat, a box may only be inspected by a licenced bat ecologist.

2.2.2 Bird boxes

A single bird nest box should be affixed to mature tree which is due to be retained within the proposed development site, and a single bird nest box should be affixed to the WC building which is also due to be retained. The bird boxes installed will provide nesting opportunities for a wide range of bird species that have the potential to be present on site and are likely to be present within the local area. The following bird boxes will be installed:

- 2 x 1SP Schwegler house sparrow terrace – affixed to the retained WC building at a minimum height of 2m and should be positioned on the north-eastern aspect of the building thus avoiding the strongest sunlight and wettest winds.



- 2x 1B Schwegler bird nest box (28mm entrance) – affixed to a mature tree on site as per Appendix 1. The box will be positioned on the northern or eastern aspect of the selected tree, thus avoiding the strongest sunlight and wettest winds.



3 CONCLUSION

This EEP aims to provide ecological enhancements beyond what is currently present on site. Landscaping recommendations, as detailed in section 2.1, will ensure a bottom-up approach to improving the biodiversity on site is applied. This will ensure that the habitats on site can support a range of invertebrate species and provide other food sources, which will then in turn benefit fauna further up the food chain.

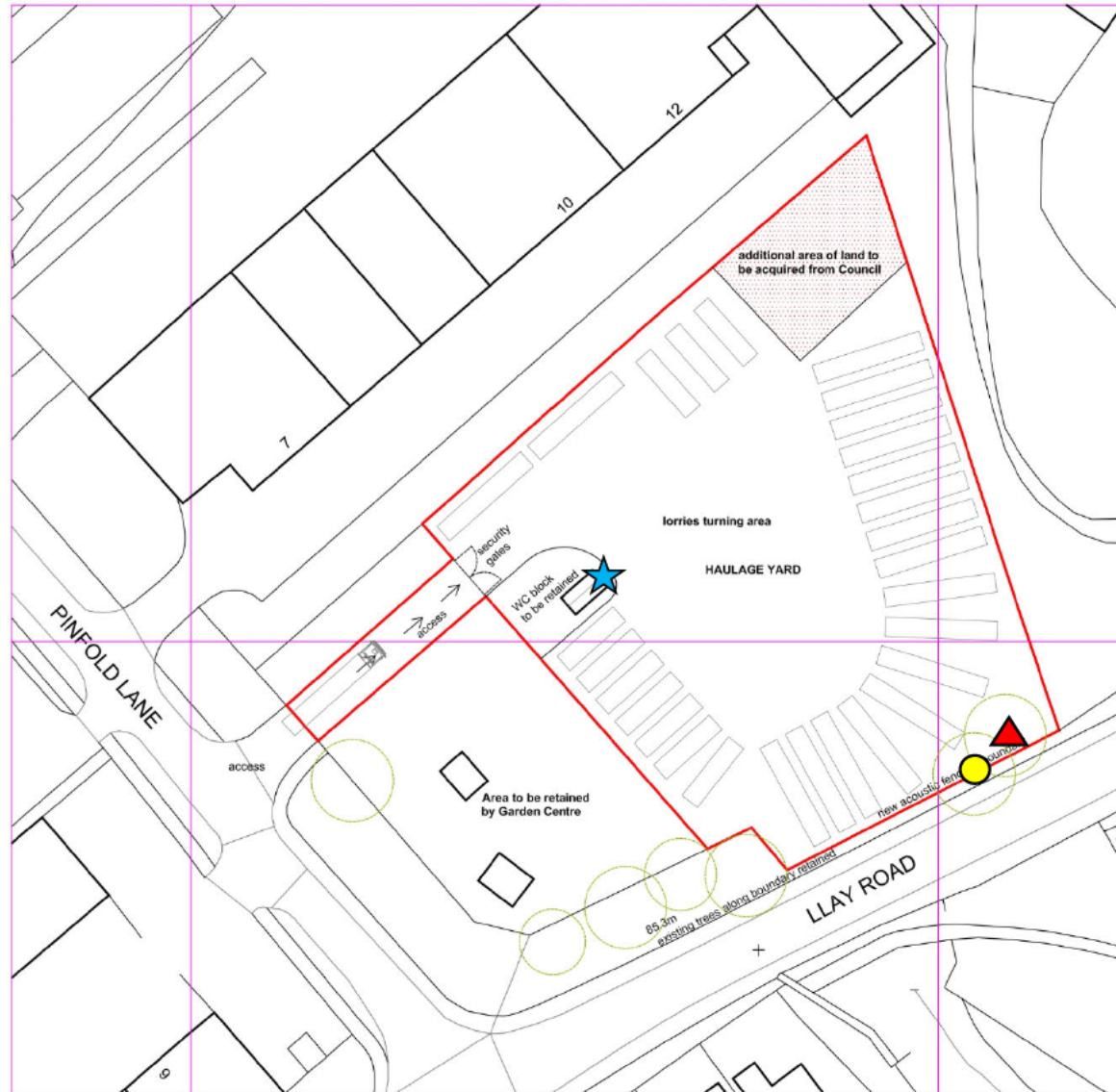
The bat and bird box provisions will also ensure that roosting and nesting habitats will be readily available for the local population of bat and bird species in the vicinity.



APPENDICES

Appendix 1 – Bat and bird box plan

North



Site plan 0003
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Carlton Garden Centre, Llay Industrial Estate

Bird and Bat Box Plan

- ★ 1SP Schwegler house sparrow terrace
- 1B Schwegler bird nest box
- ▲ 2F Schwegler bat box

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Design & Planning

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PROPOSED SITE PLAN
CARLTON GARDEN CENTRE
PINFOLD LANE, LLAY INDUSTRIAL ESTATE
LLAY, WREXHAM
LL12 0PX



Scale bar in metres

Dwg No. CGL 003
Scale: 1: 500 @ A2
date: 15.03.23
drawn: jon evans