

RELEASE OF PLANNING CONDITION 18 & 19

RELEASE OF CONDITIONS – PLANNING REF: - CEF P/2020/0627

WRENBURY COURT, WRENBURY WAY, CEFN MAWR, WREXHAM,

Site: Land off Wrenbury Way
Cefn Mawr
Wrexham

2 August 2021

Job No: 1016

Report Ref: 0978 – Wrenbury Court – Release of Ecological Condition – V1

Conditions to Be Released

CONDITION 18:

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.

REASONS:

To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

RESPONSE:

As agreed with the client and the LA, the artificial sett has been constructed pre development works, pending full plans approval and the formal application for a Badger License. Prior to undertaking the works and post the works updated Badger surveys have been undertaken.

The pre works survey findings are, that the existing sett was still active and that the sett has not been extended since the original surveys. Signs of activity in the form of mammal tracks have been recorded on site. The tracks run along the southern western boundary of the site, entering the northern horse paddocks. Activity towards the existing housing backing onto the eastern boundary had reduced at the time of survey.

Post the introduction of the artificial sett the survey findings are, on completion of the new sett the sett entrances and the pathways leading to the sett were baited with peanuts over several periods. The monitoring of the activity found that the new sett had been visited by Badgers as

print leading too and from the new sett have been recorded. The active tracks are similar to that recorded post survey as pre survey.

It can be confirmed that no variation to the recorded signs of activity, in the form of tracks, setts etc. from the original surveys across the site has been observed, and therefore no variation to mitigation or RAM's statements that have been agreed are required.

Timings of Survey:

First check survey 14 June 2021

Last check survey 13 July 2021

CONDITION 19:

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

REASON:

To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan

RESPONSE:

EDC have been commissioned by Anwyl Construction on behalf of Wales and West Housing Limited to act as Ecological Clerk of Works (CoW) for the project. The role of the clerk of works has been agreed as follows:

Scope 1 – Badgers

- The CoW will undertake the pre works surveys to establish any variations to impacts that have been identified on site
- To undertaking an ecological tool box talk with regards to the agreed RAM's statements.
- To monitor the progress of the works and confirm compliance with the agreed RAM's statements and Badger License Conditions on a monthly basis or as required as a minimum.
- To check the ecological attendance log sheets.
- To oversee the closing down of the existing sett
- To oversee the formation of the retaining wall foundations adjacent to the original sett.
- To ensure that the Badgers can still gain access to and from their foraging grounds.

- On completion of the works within the area sign of any agreed mitigation in respect to the Badger works.

Scope 2 – Reptiles

- To undertake a pre-construction reptile survey as agreed in the RAM's statements for this taxon group.
- To enact the mitigation and exclusion works if the survey produces a positive.

NOTE: These works have been undertaken in accordance with the agreed methodologies. The results of the surveys were negative for this taxon group. The trapping (felt tiles, steel sheeting) did not record any small mammal, amphibian or reptile. The surveys only recorded invertebrates, specifically red ant nest, therefore no further recommendations are being put forward for this species.

Scope 3 – Biodiversity Enhancement

- To ensure that the agreed implementation of the fencing and wildlife corridors are formed so as to allow passage across the site for both Badger and Hedgehog, all in accordance with EDC Mitigation Plan 0978 MIT-01C.
- To ensure that the recommendations given in the reports 0978-Wrenbury Way Report-V1, 0978-Wrenbury Way Addendum Report-V1 are implemented in accordance with the approvals.
- To appraise the site lighting plan and implantation to ensure compliance with the recommendations noted within the 0978-Wrenbury Way Report-V1, 0978-Wrenbury Way Addendum Report-V1
- To undertake any nesting bird pre works check surveys if deemed necessary due to seasonal variations.
- To ensure that the tree protection plan has been implemented as approved and maintained during works that may impact on either the crown or root structure from either compaction, impacts on hydrology etc.
- To ensure that the approved landscape plan has been implemented in accordance with the requirements set out in the mitigation plan with respect to the planting within the wildlife corridors
- To ensure that any species listed and plated as part of the landscape scheme is in compliance with the INNS lists as implemented in the UK.