



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

Arbor Vitae Environment Ltd
Lower Betton Farm
Cross Houses
Shrewsbury
ST5 6JD

07143761232
pip@arborvitae.uk.com
15th March 2024

To:

Castlemead Group Ltd

Ref: P/2019/0805 Wynnstay Technology Park, Ruabon, LL14 6EN

Background

Planning consent has been granted for the erection of 43 affordable dwellings with associated parking at the above site. Ecological survey work by Greenscape Environmental Ltd accompanied the application and did not find any evidence of badger on or adjacent to the site in 2019 and 2020 (report references: 2298 1911R & 2298 2003L). The report makes reference to mammal tracks leading to the east boundary but states: "no evidence of badger was found anywhere on site".

One of the conditions of the consent states:

"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."

Survey information

A survey was carried out on 14th March 2024. The site and areas within 50 metres (where access was possible) of the site were closely searched for the following signs of badger activity: Sett entrances, tracks and footprints, latrines, and snuffle holes.

The survey was carried out by Phillipa Stirling MSc ACIEEM, Ecologist at Arbor Vitae Environment Ltd.

Weather conditions: 13 degrees Celsius, light rain throughout survey, no wind.

Constraints to the survey: Log piles and chipped material obscuring the ground layer along the top of the embankment at the west and north boundary of the site. Recent tree works disturbing the ground layer, possible obscurement of field signs.

Findings of the survey

The site was searched systematically, including all embankments along the west and north boundary, and all vegetated spoil heaps across the site. Brash and log piles were moved/manipulated to check beneath them where possible.



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

A loosely formed mammal track was recorded along the bottom edge of the west embankment, adjacent to Wynnstay Lane. This continued, in part, along the north embankment and continued onto adjacent land to the east. Previous survey reports have identified fox holes/activity in the area and there are no features to indicate that it is badger using this trail.

Until recently, the site has been openly accessible and used for a range of recreational activities. Disturbance at the site is likely to have been moderate.

At the time of the survey, no sett entrances, latrines, snuffle holes, badger hairs, footprints or well-worn tracks were discovered on site or adjacent to the site.

Yours sincerely,

Phillipa Stirling MSc ACIEEM



West embankment



Woodland adjacent Wynnstay Lane



Area for new access at west boundary



West embankment



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE



North embankment



Woodland along north embankment



Looking south east



Looking north west