

Ecological Impact Assessment for

Unit 5, Miners Park,

Llay Industrial Estate, Llay,

Wrexham

LL12 0PQ

Grid Ref. SJ 3207 5625

On 9th November 2023

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1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development at Unit 5, Llay Industrial Estate, and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme involves the construction of a new storage unit.

The land was examined to establish the presence of or evidence of use by protected species of animals. An extended phase 1 habitat survey was carried out to assess the potential or actual use by protected species, of the site. No evidence of any protected species was found.

A hedgerow will be planted as described on pages 8 and 13.

Bat and bird boxes should be fitted to the new unit as described on page 8 and 13.

2. Introduction

This report was commissioned by Cullis Architectural Design for the owner.

The site, at an industrial estate in Llay, covers a total area of approximately 0.1 ha.

The proposed development entails the construction of a new storage unit on an area of hard standing.

The purpose of the report is to identify and address any significant ecological effects which are likely to occur as a result of the proposed development. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat and great crested newt worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S089569-1 (Natural Resources Wales); Great crested newt licence registration number 2016-19947-CLS-CLS (NE) and S089570-1 (NRW)

3. Methodology

3.1. Scope of the Assessment

The report incorporates an extended phase 1 habitat survey, searching for use or potential use by any rare, threatened, endemic and non-native invasive species which might be associated with such a site in accordance with:

The Conservation of Habitats and Species Regulations 2017 and listed in:

Schedule 2. European protected species of animals

Schedule 5. European protected species of plants

The protection of Badgers Act 1992

Protected species which might be associated with such a site include bats, owls and other breeding birds. The area around the site might be used by badgers, dormice, amphibians and reptiles, and might contain protected plant species.

3.2. Desk Study

Wrexham Planning Portal was consulted for a review of previous ecological surveys carried out in the area. Magic Maps was consulted for the presence of designated sites and protected habitats.

3.3. Field Survey

The site was examined to establish the presence of any protected species or habitats, and for evidence of use by protected species of animals.

Maps of the site and surrounding environment were examined to identify any nearby waterbodies suitable for use by great crested newts within an influencing distance of the site.

Photographs were taken of all relevant areas.

A risk assessment was made before entering the site. A visual inspection was carried out to assess the potential or actual use by bats, of the exterior and interior of the storage units/buildings. They were searched systematically for any signs of bats, including droppings, rub marks and urine stains at entrances to roosts and insect remains, such as moth or butterfly wings. Crevices were checked where possible.

Powerful lamps (LED Lenser H14 and P7) were used for examination under eaves. Binoculars were used to examine parts which were not otherwise accessible.

The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 9th November 2023 by Susan Worsfold BSc (Hons) ACIEEM.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is Llay Bog (SSSI) 760 m south.

4.2 Habitats

Site: The total area of the site to be affected is approximately 500 m². The site comprises hard standing and industrial buildings. It is part of a suburban industrial estate. There are no hedgerows, the boundaries all being fenced. There was a large storage building of steel construction and a small steel container on site; neither had any potential for use by bats.

Adjacent land: The nearest pond was approximately 130 m west. There are three ponds within 250 m according to maps. There is woodland 110 m south east and a good network of hedges with trees within 100 m.

4.3 Species and Species Groups

Plants

There was very little vegetation on site, only small numbers of tansy, clover, grasses, creeping buttercup, rosebay willowherb, common vetch, birch saplings, creeping thistle, horsetail, willow, herb robert, sedge, sow thistle, dock and bramble.

Birds

There were no trees or bushes available for use by birds and no nesting potential in either building.

Bats

The buildings had no potential for use by bats and the site and immediate environment had limited foraging potential.

Reptiles and Amphibians including Great Crested Newts (GCN)

None seen on site at the time of the survey. There was no foraging potential and limited shelter on or near the site. There were no ponds within 100 m and the site and immediate surroundings are inhospitable to foraging or commuting herpetofauna.

Other Species

No badger setts were found on site or within 30 m of the site. No signs of dormouse or water vole were found and the site is not ideal for use by them. No evidence of use by amphibians or reptiles was seen.

No Schedule 9 species were found.

5. Description of the Development

The construction of a storage unit on an area of hard standing.

6. Assessment of Effects and Mitigation Measures

Designated Sites:

It is not considered that the proposal will have any significant impact on any nearby designated site due to the small scale of the development and distance from the sites.

Habitats:

No priority habitat is affected by the proposal.

Species:

Birds

No effects anticipated.

Bats

No effects anticipated.

Reptiles and Amphibians

No effects anticipated.

Residual Effects

None anticipated.

7. Compensation

N/A

8. Enhancement Recommendations to Ensure Net Biodiversity Benefit

A woodcrete crevice dwelling integrated bat box to be fixed to the new building e.g. Vivaro Pro Woodstone bat box available at NHBS or Wildcare as well as other suppliers. Further information is given in the bat box information pack available at <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>.

One woodcrete nest suitable for small birds such as robin, blackbird, tit species and sparrow to be fitted to the new building:

House Sparrow Terrace - Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm. Also suitable for tits, redstarts and spotted flycatchers. Place at least 2 m from the ground.

A 14 m hedgerow will be planted along the south east boundary. This will comprise at least three native species, e.g. hawthorn, hazel, blackthorn, ash, field maple, oak, elder or holly. This will be done before the end of April 2024 and will be maintained by the owner. It will not be trimmed between the beginning of March and the end of September each year to prevent disturbance to any nesting birds. One specimen will be allowed to grow to maturity.

9. Ecological Constraints

None identified.

10. Monitoring

N/A

11. Conclusions

If the recommended mitigation and enhancement measures are taken there should be an increase in net biodiversity benefit, no loss of roosting or nesting sites, nor any danger of harm to any species.

12. Bibliography

BCT and ILP Guidance Note 8 Bats and Artificial Lighting available at:
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

English Nature (2001) *Great Crested Newt Mitigation Guidelines* Peterborough: English Nature

Freshwater Habitats Trust available at: <https://freshwaterhabitats.org.uk/projects/flagship/pond-management-info/>

Gent A.H, Gibson S.D (eds) (1998) *Herpetofauna Workers' Manual*. Peterborough: Joint Nature Conservation Committee

Google Maps available at: <https://maps.google.com/maps>

Great crested newts: surveys and mitigation for development projects available at:
<https://www.gov.uk/great-crested-newts-surveys-and-mitigation-for-development-projects>

JNCC, (2010), *Handbook for Phase 1 habitat survey - a technique for environmental audit*, ISBN 0 86139 636 7

Langton, T., Beckett, C., Foster, J. (2001) *Great Crested Newt Conservation Handbook*. Halesworth: Froglife

Magic Maps available at: <http://magic.defra.gov.uk>

Mitchell-Jones, A. J. and McLeish, A. P. (2004) *Bat Worker's Manual*, Peterborough: Joint Nature Conservation Committee

Natural England available at: <https://www.gov.uk/government/organisations/natural-england>

Wrexham Council Planning Portal available at:
<http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page>

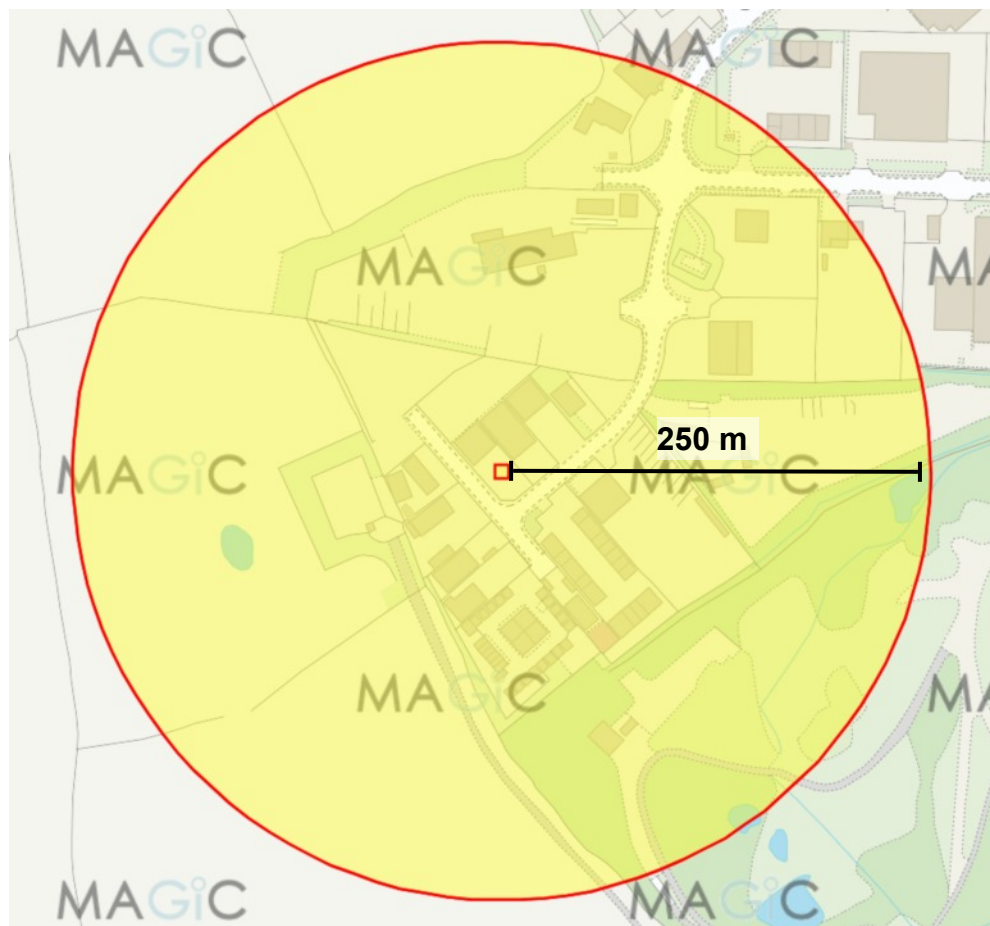
UK BAP Priority Habitats available at: jncc.defra.gov.uk

Wildlife and Habitat Conservation available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Appendix 13.1: Aerial Photograph



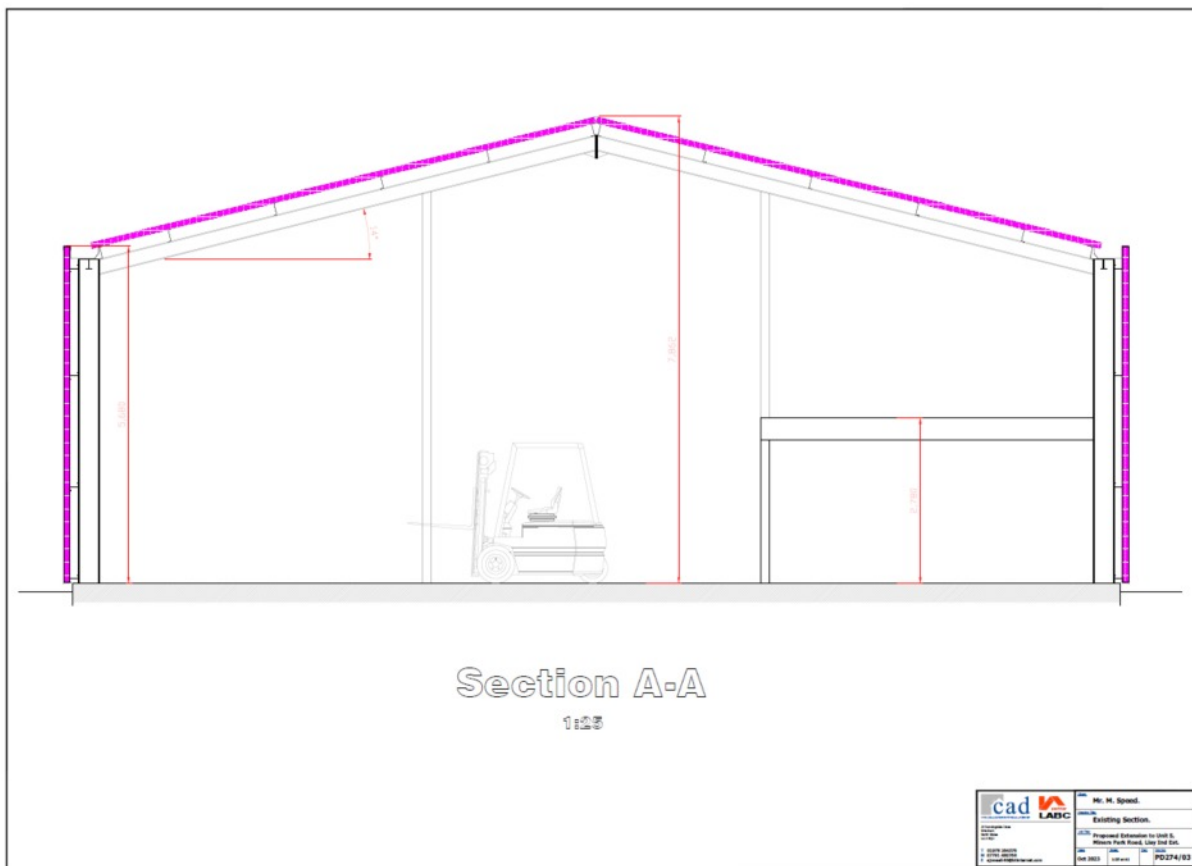
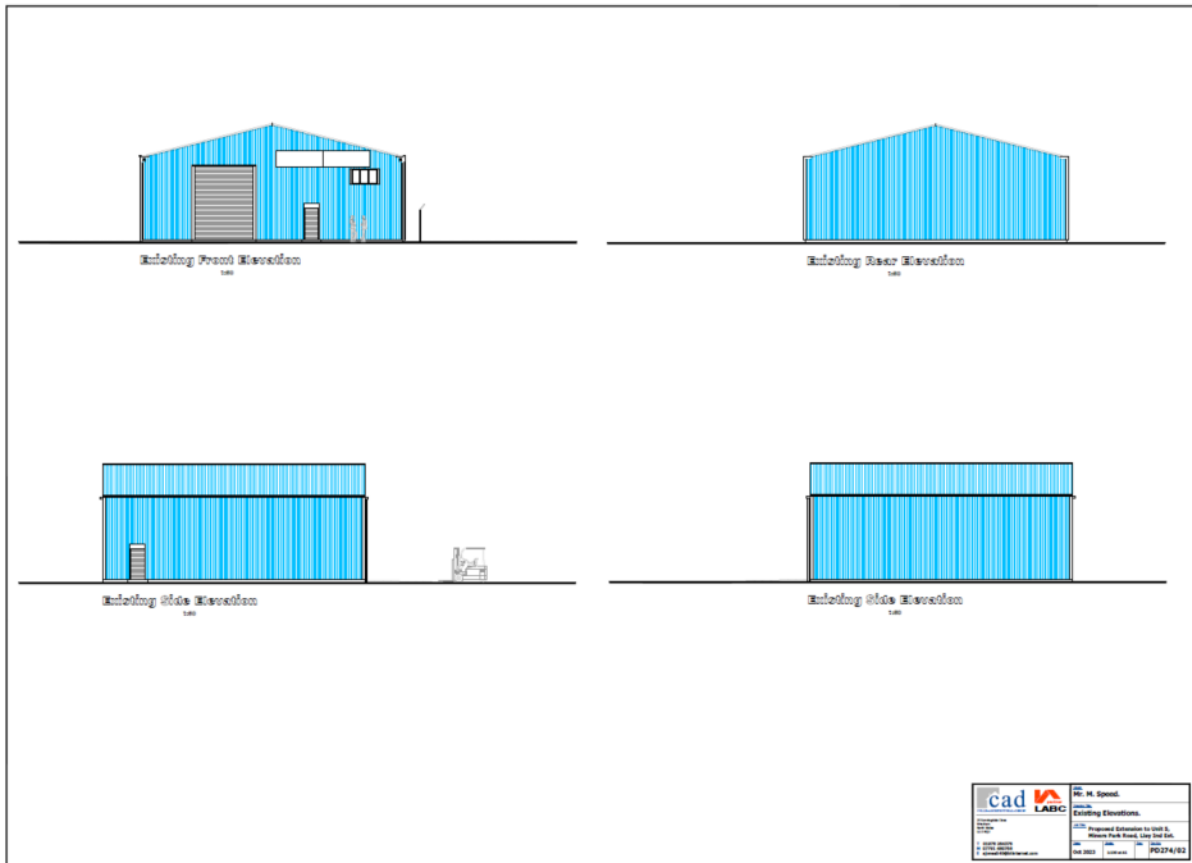
Appendix 13.2: Magic Map



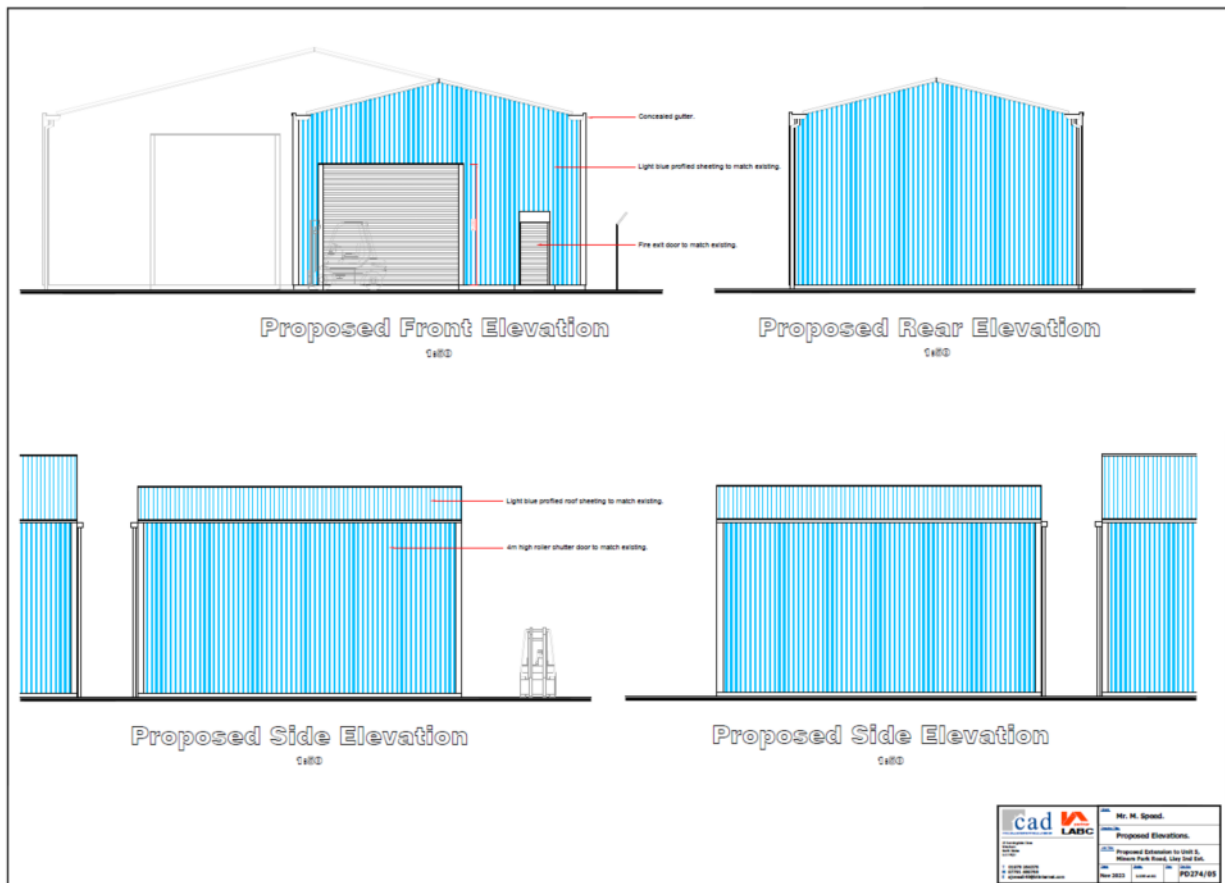
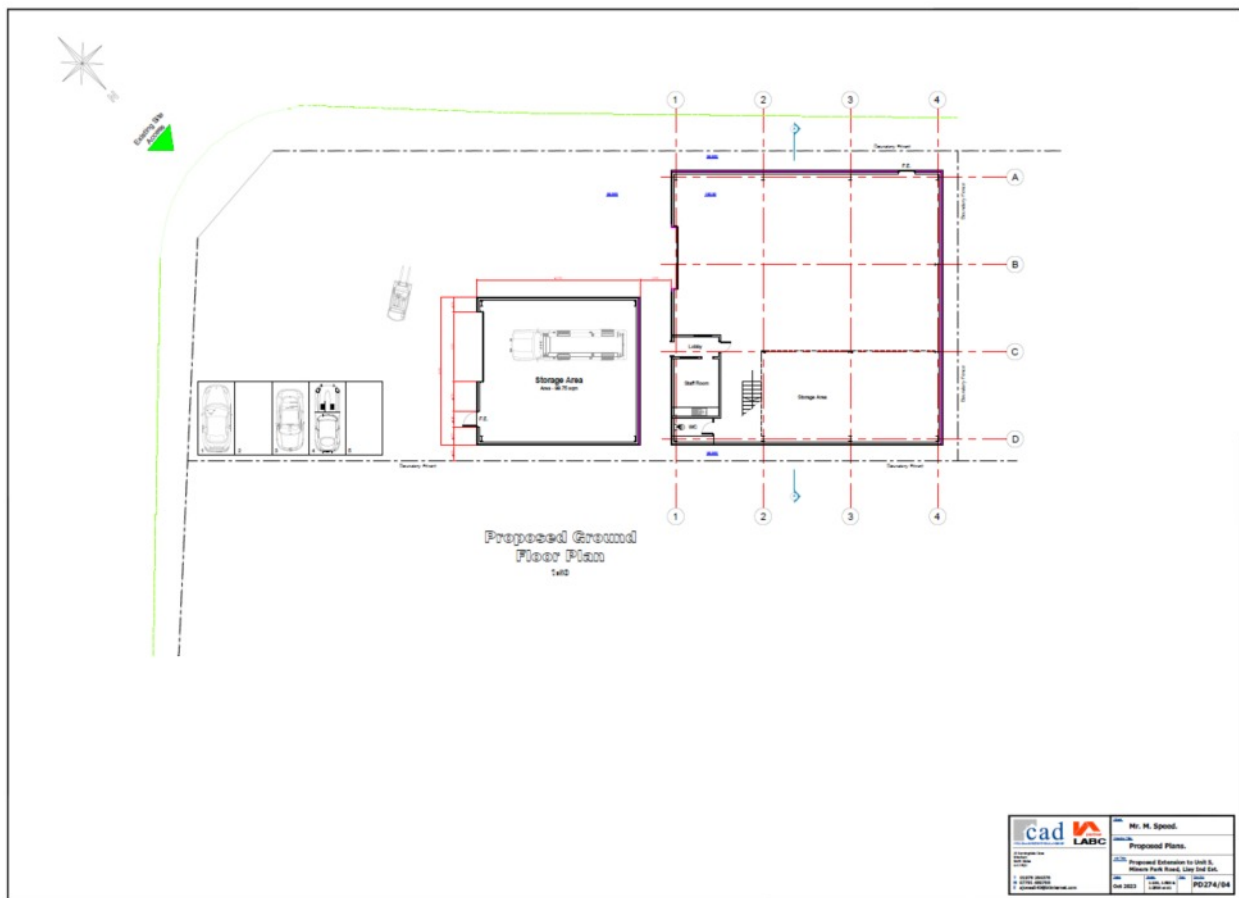
Appendix 13.3: Plans



Appendix 13.3: Plans



Appendix 13.3: Plans



Appendix 13.4: Photographs

