



ETIVE ECOLOGY Ltd

**J B Fabrication Ltd, Bryn Lane,
Wrexham Industrial Estate**

New Fence & Associated Works

Preliminary Ecological Appraisal

Produced for:



April 2023

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Proposed Development Layout

APPENDIX B

Site Photographs

Quality Assessment Record

Report Version	Written by	Date	Reviewed by	Date
1.0	Lois Fuller	15 th July 2021	Russell Grey	13 th August 2021
2.0	Russell Grey	5 th December 2022	Maddy Warriner	5 th December 2022
3.0	Russell Grey	12 th April 2023	Maddy Warriner	13 th April 2023

1 INTRODUCTION

1.1 The Scheme

- 1.1.1 Etive Ecology Ltd was commissioned by JB Engineering Ltd to undertake an ecological appraisal of the southern end of their premises and immediate land, on the corner of Bryn Lane and Oak Road on Wrexham Industrial Estate. The application site is centred on National Grid References SJ 3875 4950.
- 1.1.2 The original planning application was to extend the building premises by means of a new slab onto an adjacent area of existing hardcore. The proposed amended scheme adds to this by installing a new fence on the existing boundary whilst retaining the existing hedgerow and a number of the boundary trees.

1.2 Scope of this Report

- 1.2.1 The ecological appraisal of the proposed scheme is broadly based upon the *Guidelines for Preliminary Ecological Appraisal* (Chartered Institute of Ecology and Environmental Management, 2017).
- 1.2.2 The aim of the assessment is to obtain information on the existing ecological composition and value of the site, and to conduct a preliminary assessment of the likely significance of ecological impacts. To achieve this, the following steps were taken:
- The field survey area and the 'zone of influence' of the scheme, have been identified
 - A desk study has been undertaken, utilising freely available sources of information and previous studies in close proximity to the site.
 - Baseline information on the site and surrounding area has been recorded through an 'extended Phase 1 survey', including a Phase 1 habitat survey (JNCC 2010) and consideration of notable and/or protected habitats and species (IEA 1995)
 - The ecological features found to be present have been evaluated (CIEEM, 2019)
 - Invasive plant and animal species (such as those listed on Schedule 9 of the Wildlife & Countryside Act [WCA]) have been identified
 - Potential constraints to the proposed development and potentially significant ecological impacts have been identified
 - Recommendations for further survey have been made, where appropriate
 - Mitigation recommendations have been provided based on current information.
- 1.2.3 A Phase 1 Habitat Map of the survey area is presented in **Appendix A**. Target notes are marked on the Phase 1 Habitat Map and are used to link the report text to locations on site. Photographs taken during the survey are presented in **Appendix B**.

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 A desk study was undertaken to identify any nature conservation sites within 1km of the site. The desk-based exercise also considered the potential for protected and/or notable species of fauna to be found within 1km of the site.
- 2.1.2 The following sources of information were utilized:
- MAGIC website (<http://www.magic.gov.uk/MagicMap.aspx>)
 - Wrexham County Borough Council website (<http://www.wrexham.gov.uk>)
 - Natural Resources Wales website (<https://naturalresources.wales/>)
 - Wales Biodiversity Partnership (<https://www.biodiversitywales.org.uk/>)
 - NBN Atlas (<https://www.records.nbnatlas.org>)
- 2.1.3 A data request was not made to the North Wales Environmental Information Service (COFNOD). It is considered that the level of existing knowledge for the site and surrounding area, as obtained from freely available sources and reports, is perfectly adequate in establishing the ecological baseline and context for the site.

2.2 Extended Phase 1 Habitat Survey

- 2.2.1 The initial site visit was made on 29th June 2021.
- 2.2.2 The survey comprised an extended Phase 1 Habitat Survey. This survey method follows the habitat assessment and classification procedure outlined by the Handbook for Phase 1 Habitat Survey (JNCC, 2010), whereby all habitats are identified, described and mapped using a standard classification.
- 2.2.3 The extended component of the survey is developed from the methodology described in Guidelines for Baseline Ecological Assessment (IEA, 1995). All habitats and features within the survey area are assessed for their potential to support legally protected or notable species (nationally or locally).
- 2.2.4 These species include:
- **Amphibians:** there is one pond located within 250m of the site; approximately 125m to the north, lying within private land and inaccessible. A watching brief was undertaken for GCN but it was considered unlikely that any amphibians would be present on site.
 - **Reptiles:** the site was assessed for suitable habitats including rough grassland, cloddiau, brownfield sites and habitat edges in general which would provide cover, basking and foraging habitat for reptile species.
 - **Otters:** No significant watercourses were identified within 100m of the site although the OS map shows a short span of outfall from an underground pipe 100m to the southeast of the site. It was not possible to assess this outfall due to its location on private land.
 - **Bats:** all trees and structures on site were assessed as to their suitability to support roosting bats at any point during the year. Trees and structures were then categorised for their potential to support roosting bats as per the *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J., 2016).

- **Birds:** the site was assessed for suitable habitats for nesting birds, including habitats suitable for ground-nesting species.
- **Badgers:** all suitable habitat within 30m of the site was searched for the any evidence of use by badgers.
- **Invasive plant species:** this assessment does not constitute a full Schedule 9 species survey. The potential for any Schedule 9 species was assessed and any species that were encountered were mapped and noted.

2.3 Assessment of Ecological Value

2.3.1 The value and sensitivity of ecological features was determined based on the guidance given in *Guidelines on Ecological Impact Assessment* (CIEEM, 2019). Individual ecological receptors (habitats and species that could be affected by the development) were assigned levels of importance for nature conservation in one of the following categories:

- International
- UK
- National
- County
- District;
- Local, or
- within the immediate zone of influence or site only.

2.3.2 For a given receptor, determination of value includes consideration of the size, secondary or supporting value/function, conservation status and quality of the species or feature.

2.4 Limitations

2.4.1 The initial Phase 1 Habitat survey was undertaken within the recommended survey season. Therefore, it was possible to identify the majority of species of flora present. However, given the current land use and management of the site no notable species are considered likely to be present.

2.4.2 Access was permitted to all land within the proposed development footprint. Access beyond the site boundary was restricted but much of the adjacent land was at least visible to the surveyor.

2.4.3 There are considered to be no significant limitations to the undertaking or accuracy of the survey work or subsequent ecological appraisal.

3 RESULTS

3.1 Desk Study

Designated Sites

- 3.1.1 There are no statutory designated sites for nature conservation located within 2km of the site.
- 3.1.2 There are three Local Wildlife Sites (LWS) located within 2km of the study site. These comprise Wrexham Industrial Estate LWS (composed of Bryn Road Grassland, Erlas Black Wood and the Oaks), Peter's Dingle LWS and Cefn Park LWS. The WIE LWS supports a mosaic of habitats, mature trees and a significant meta-population of GCN.
- 3.1.3 Ancient woodland is also identified within 1km of the site.

Species Records

- 3.1.4 Species records summarised below are those that are known to the surveyor based on previous survey work within ~1km of the site:
- Amphibians; great crested newt.
 - Bats; common pipistrelle.
 - Birds; numerous bird species including notable species such as barn owl, bullfinch, house sparrow, lapwing, lesser whitethroat, marsh harrier, short-eared owl, waxwing and whimbrel.
 - Invertebrates; numerous species including blue-winged olive, brown hawker and large red damselfly.
 - Mammals; hedgehog.
 - Reptiles; adder and slow worm.

Environment (Wales) Act 2016

- 3.1.5 Section 7 of the Act replaced the 'Biodiversity duty' in Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, which requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.
- 3.1.6 The Section 7 list is now used to identify those habitats and species of Principal Importance in Wales under the Environment (Wales) Act. The following relevant habitats and species that were recorded within 1km of the site are found on this list:

Table 3.1.1 Relevant Section 7 Habitats/Species

Habitats	Species
Hedgerows	Hedgehog
	Great crested newt
	Various invertebrate species
	Various bird species
	Various bat species
	Reptiles

3.2 Extended Phase 1 Habitat Survey

- 3.2.1 The walkover survey was undertaken by Lois Fuller (MSc, CIEEM). The survey was undertaken on a bright and sunny day, with no constraints to the survey of any part of the red line application site.

- 3.2.2 The proposed development site is located on the corner of Bryn Lane and Oak Road, in the southeast sector of Wrexham Industrial Estate and ~3km to the east of Wrexham town centre. The survey site covers an area of approximately 4000m² and is comprised predominantly of hardstanding with industrial buildings and an adjacent concrete pad. Around this are scattered industrial components, compacted hardcore, a number of storage containers and around the perimeter are semi-mature maple trees, bounded in part by a leylandii hedge, unmanaged native hedge and areas of tall herb, roughly strimmed in places.
- 3.2.3 The site is abutted by Bryn Lane to the east and Oak Road to the south. To the north of the red line boundary lies the other half of JB Engineering's premises and to the west are industrial units and operations.

Habitats

- 3.2.4 The eastern boundary of the site is marked by a wire fence which currently lies in the middle of a leylandii hedge which is between 1.5-2m in width and two metres high (Target Note 1). The leylandii runs to approximately halfway down the eastern boundary where it stops and is replaced by unmanaged blackthorn up to three metres in height (Target Note 2) with an occasional immature broadleaf tree including apple and aspen. The original chain-link boundary fence is visible and follows the southern and western site boundaries where it is in poor condition and overgrown, replaced by palisade fencing.
- 3.2.5 Between the pavement that follows the road around the south-eastern side of site and the boundary hedge, lies a 2m wide strip of poor semi-improved grassland which has been mown to approximately halfway along the boundary. The remaining section of unmown grassland (Target Note 3) which is predominantly false oat grass to 1.5m height, also comprises Yorkshire fog and has occasional hogweed, coltsfoot, ragwort, sow thistle, vetch species, oxeye daisy, yarrow, nipplewort, black knapweed, cinquefoil, herb Robert and enchanters' nightshade. A dry and overgrown ditch runs between the grassland and the hedge base.
- 3.2.6 On the inside of the leylandii hedge are a series of maple trees planted at approximately 4.5m spacings with purple Norway having been alternated with regular Norway maple. These trees are positioned around the entire length of the eastern boundary and along the southern boundary (Target Note 4) with the exception of a gap of approximately 25m with no maples halfway down the eastern boundary.
- 3.2.7 The main body of the site is comprised of hardstanding with an industrial unit currently in use and adjacent to this is the newly created concrete pad of a similar size to the industrial building extension. The remaining ground up to the boundary edge on all sides, with the exception of the western boundary along the strip behind the industrial unit, comprises compacted limestone hardcore which is even compacted around the base of the maple trees, as seen previously in Target Note 4. Industrial items, fabricated sections and metal tubes are dotted around the perimeter on the hardcore (Target Note 5).
- 3.2.8 The southern site boundary is marked by the chain-link fence (and maples) and immediately on the far side of the fence is the continuation of the dry ditch which is overgrown by a wide band of unmanaged blackthorn and hawthorn scrub. This pattern of fence and vegetation continues around the site moving westerly, wrapping around the site on the bottom corner where the vegetation becomes a thicket of bramble scrub that has grown into the chain-link fence. There is then a patch of grassland that hasn't been mown and oxeye daisies have

been left to flower (Target Note 6). At this point the chain-link fence falls into disrepair and the tall individual *Leylandii* shade out any ground vegetation (Target Notes 7 & 8). At the south-western corner of the industrial unit, there are no more maples. Here a palisade fence has been erected by the neighbouring property (Target Note 9) and bounds a strip of managed improved grassland that runs up the westerly boundary of the unit, all the way to the top where there is a storage container. Species in this grassland are mostly the same as the grassland on the roadside to the east, with the exception of coltsfoot, ragwort and thistle species.

Protected Species

- 3.2.9 The following text summarises the suitability of the survey area to support various legally protected species, based on the descriptions provided in the above target notes.

Amphibians

- 3.2.10 There are no ponds located within the site boundary and one pond present within 250m of the site boundary; approximately 125m to the north, lying within private land and inaccessible. Beyond 250m, there are a number of ponds scattered across WIE and surrounding farmland, some of which are likely to support GCN and to form part of the GCN meta-population that the area is known to support.
- 3.2.11 The terrestrial habitat present within the site boundary for the most part comprises hardstanding and compacted stone, strips of unmanaged hedge and tall grassland of low value (given their poor connectivity to other suitable GCN habitat). There are also scattered trees of negligible value to amphibians. The land surrounding the site is comprised of active industrial units to the north and west. To the south and east are terrestrial habitat of moderate value to amphibians, but these lie adjacent to busy roads that form part of the industrial estate and are considered to be significant barriers to GCN movement.
- 3.2.12 There are 12 records of GCN within 500m of the site from within the last 20 years, all to the north and the east. It is acknowledged that the WIE does support good numbers of GCN, scattered across the site. Given the very low value of the survey site as a foraging or commuting resource for GCN, and despite the potential for terrestrial habitat to the south and the east of the site, it is still considered that the likelihood of GCN being present within the site boundary as low and that the site does not form an integral part of the terrestrial habitat that supports the nationally-important GCN population on WIE.

Badgers

- 3.2.13 The hardstanding and compacted hardcore offer no foraging opportunity for badgers. Despite the potential for foraging to the south and east of the site, it is highly unlikely that badgers would enter the proposed development site.
- 3.2.14 Due to there being no records of badgers within one kilometre of the survey site and the unsuitability for them on site, it is concluded that badgers are absent from the site but present within the local area.

Bats

- 3.2.15 The maple trees on site are all semi-mature and approximately 15 years ago. They are all approximately 5-6m tall but are surrounded by compacted hardcore and many have sustained

damaged to the trunks by machinery over the years (Target Note 10). This sort of damage is likely to continue due to the day-to-day activities of the business and large items of metal being moved around and stored on the hardcore.

- 3.2.16 Other trees on site or just off site include three mature Leylandii just outwith the western boundary and one poplar, approximately 10m tall also sits over the western edge. These trees are almost growing into the overhead powerline and may need to be removed or managed by Scottish Power for safety clearance purposes. An apple tree of 4m height sits in the unmanaged hedge on the eastern boundary.
- 3.2.17 None of the main trunks or minor limbs on any of the trees were found to offer any potential roosting features (PRFs) for bats following a ground-up visual inspection. As a result, all of the trees on site are considered to be of Negligible Bat Roost Potential (BRP¹). There are no structures suitable for bats to roost in being either of typical corrugated metal construction or shipping containers.
- 3.2.18 The site as a whole is considered to be of low value as a foraging or commuting resource to bats however bats may follow the eastern boundary if commuting through the industrial estate to the habitats to the south. The level of street lighting or lighting from the industrial units are unknown however and may deter bats from commuting this route.
- 3.2.19 There are records of three species of bat within 1km of the site and no roosts were found. It is therefore concluded that roosting bats are absent from the site boundary and that the value of the site for foraging/commuting bats is low.

Birds

- 3.2.20 The opportunities for nesting birds within the red line site boundary are confined to the Leylandii hedge, the sparse unmanaged hedge on the eastern boundary, and the scrub immediately outwith the southern boundary and south-western corner. The maple trees are not suitable for nesting birds with their 'open' branching formation. This scrub areas which are both outwith the red boundary line or at best on the boundary, have the potential to support numerous nesting pairs as it is in the most undisturbed areas of the site. However, the site as a whole offers low foraging value due to the predominance of hardstanding.
- 3.2.21 Records for the area include a mix of relatively common and widespread species of passerine, migratory songbird, and raptor. Overall, the site is considered to be of low value to nesting birds.

Reptiles

- 3.2.22 The hardstanding and well-compacted hardcore offer no suitable habitat for reptiles. The patches of scrub to the south and southwest could offer shelter and connectivity around the site, but as the road also wraps around the site to the east, this side of site is very limited for reptiles. The combination of habitats offers very limited opportunities for reptiles and there

¹ **High** = trees with one or more potential roost sites suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time. **Medium** = trees with one or more potential roost sites that could be used by bats but unlikely to support a roost of high conservation status. **Low** = trees with one or more potential roost sites that could be used by individual bats opportunistically, but are not suitable to be used on a regular basis by larger numbers of bats. **Negligible** = negligible features likely to be used by roosting bats (Collins, J., 2016).

are poor dispersal links on and off site. It is also noted that the grassland in part is disturbed on a regular basis by mowing.

- 3.2.23 There are records of slow worm and adder within 1km of the site, but no signs of any reptiles were found during the survey which was on a warm sunny day, although sightings are rare even in suitable habitat. There is a significant amount of disturbance and noise on the site which would be likely to deter basking reptiles. It is concluded that reptiles are absent from the site and from the immediately surrounding land.

Riparian Mammals

- 3.2.24 There are no watercourses, or any minor ditches or drains, found within the site boundary. The closest watercourse, other than a short span of what appears to be outfall from an underground pipe, is the small stream (Redwither Brook) approximately 400m south of the site. The stream flows south-eastwards and is a tributary to the Afon Clywedog. The terrestrial habitats within the site boundary are of negligible value to any riparian mammals owing to the predominance of made-ground, the frequent disturbance from industrial activities and the lack of any substantial vegetation cover.
- 3.2.25 No signs of any riparian mammals were found within the red line site boundary during the walkover survey. Access to land beyond the red line boundary was limited. There are no records of otter within 1km of the site, but the species has been recorded ~2km downstream on the Afon Clywedog. Overall, it is concluded that both otter and water vole are absent from the site and from the immediately surrounding land.

3.3 Notable Species

- 3.3.1 There are records for numerous invertebrates and hedgehog within 1km of the site, all of which are listed as species of Principal Importance under the Environment (Wales) Act 2016. However, the site is considered to be of low suitability to support invertebrates and hedgehog.
- 3.3.2 No notable or locally rare species of flora were recorded on site, and given the lack of any notable land management, no such species would be likely to be present. There are no records of any such species within 1km of the site.

3.4 Invasive Species

- 3.4.1 No non-native invasive species (NNIS) of flora listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified during the walkover survey of the site.

3.5 Key Ecological Receptors

3.5.1 The extended Phase 1 Habitat Survey has identified the following key ecological receptors associated with the site:

- GCN; the species is known to be present locally but the habitat on site indicates that it is unlikely to be present. *Local Value*
- Badgers; known to be present locally but no setts found <30m of the site and the site offers no foraging opportunities. *Local Value*
- Bats; there is no BRP associated with the site and only low foraging and commuting opportunities. *Local Value*
- Nesting Birds; medium potential for nesting birds to use scrub in two undisturbed areas just on the boundary and to a lesser extent in the Leylandii hedge. Limited foraging opportunities are also present. *Local Value*
- Notable Species; site offers low suitability habitat for invertebrates and hedgehog. *Local Value*

3.5.2 The protected species / ecological receptors not bullet-pointed above are considered to be of *less than local value*.

4 DISCUSSION

4.1 Proposed Scheme

The Development

4.1.1 The proposed outline scheme is illustrated on **Figure 2**, detailed within the planning application and is summarised in the following bullet points:

- Install a new security fence and remove the *Leylandii* hedge that runs along the eastern site boundary.
- Retain all of the semi-mature maple trees that are planted around the perimeter.
- Plant a new native hedge of up to 75m in length along the western site boundary.
- Manage and enhance the grassland/meadow strip that runs up the western side of the industrial unit.

4.2 Likely Impacts

GCN

4.2.1 GCN are considered to be likely absent from the red line application site boundary, given the absence of suitable and well-connected habitat for the species. However, given the local sensitivity of the species and the known presence of a large meta-population within the WIE, there remains a low risk that GCN could be encountered on site during the proposed works. Based on this assessment, there is a very low risk posed by the above works of harming/killing individual GCN (and other amphibians).

4.2.2 This disturbance associated with the construction of the scheme is likely to represent a negligible impact on GCN, as the suitability of the habitat on site is low and GCN are considered to be absent from the immediate area.

Badgers

4.2.3 There are no badger setts found within 30m of the site, therefore there are no direct impacts anticipated on badger setts or disturbance of badgers within their sett.

4.2.4 There is a low risk of badgers accessing the site during the works and therefore also a low risk of causing harm to individual badgers from the presence of open excavations, machinery and materials.

Bats

4.2.5 There are no suitable roosting features present on site, therefore there are no anticipated impacts on roosting bats. However, the scheme will result in the loss of a small number of semi-mature trees along a potential commuting route. There is also the potential for artificial lighting of the site post-development to impacts foraging/commuting bat activity.

Nesting Birds

4.2.6 The scheme will result in the loss of semi-natural habitat suitable for nesting birds. The loss of the *Leylandii* hedgerow will be permanent and there may also be the short-term loss of adjacent trees from use by nesting birds during the hedge removal period, as a result of disturbance.

- 4.2.7 There will be a risk of direct harm to nesting birds, their eggs and chicks if vegetation clearance is undertaken during the nesting bird season (march to August inclusive).

Notable Species

- 4.2.8 There will be a risk of harm posed to notable species associated with the hedge base during the hedge clearance.

4.3 Recommendations

Habitats

- 4.3.1 In order to retain the low level of functionality of the site for foraging/commuting bats, nesting birds, hedgehogs and invertebrates, the following recommendations should be followed:
- A new species-rich native hedge comprised entirely of native species should be planted along the western boundary of the site.
 - Wildflower grassland should be created within the strip of land between the industrial unit and the western hedgerow.
 - Aim to retain as much of the scrub thicket on the south-western border as possible.
- 4.3.2 The wildflower grassland should be created using a wildflower seed mix such as Emorsgate EM2 (standard general-purpose meadow mix). The wildflower grassland will be managed by a twice annual cut (early-July and late-September).

GCN

- 4.3.3 To avoid the low risk of harming/disturbing GCN during the tree removal phase of the scheme, the following Reasonable Avoidance Measures (RAMs) will be implemented:
- Clearance of ground vegetation, rubble, detritus and any other potentially suitable refugia for GCN (such as at the edge of concrete slabs & made-ground) will be undertaken in the period March – October inclusive. During the early part of this period amphibians are likely to be in or near to breeding ponds and therefore less likely to be encountered on site. During the latter part of this period amphibians will be active and therefore less sensitive to disturbance, i.e. outside of the hibernation period.
 - Any clearance works described above will be undertaken with care and by hand.
 - If any GCN are encountered, works in the area of the discovery should cease immediately and an experienced GCN-licensed ecologist called for advice.
 - During the works;
 - all materials will be stored off-ground on stillages or pallets.
 - all rubble/spoil/earth arising from works is skipped or removed from site daily.
 - any excavations left overnight will either be back-filled and compacted or else covered by plastic sheeting and secured by plywood batons (or similar) to prevent amphibians from gaining access to them.
 - pre-start checks of the working area will be undertaken each morning, looking for any amphibians.
 - all site workers will be made aware of the potential presence of GCN and an identified sheet will be kept on site in case any amphibians are encountered.
- 4.3.4 The above RAMs have been designed such that the site can be carefully cleared without harming GCN and that subsequently the site is kept tidy and unsuitable for GCN to utilise, so

that they do not take refuge within the working area. Provided this scheme of RAMs is followed in full, the risk of encountering, disturbing or harming GCN is considered to be very low. However, if GCN are encountered, then works will cease until the risk posed to GCN is re-assessed by the licensed ecologist. If the risk posed to GCN is considered to be significant, then a license may be required in order for works to recommence.

Badgers

- 4.3.5 To avoid the low risk of impacting badgers during the construction phase the RAMs provided above for GCN will be effective in protecting badgers from accidental harm. In addition, any chemicals or potentially hazardous substances used during the works will be safely and securely stored overnight to prevent any accidental spillages which might impact foraging and inquisitive badgers.

Bats

- 4.3.6 The proposed habitat corridors around the northern and eastern boundaries of the site should retain the low level of suitability currently offered by the site to foraging/commuting bats. In addition, no artificial lighting is to be installed along the northern or western boundaries and any such lighting installed along the eastern boundary must avoid any light spillage onto the boundary trees.

Nesting Birds

- 4.3.7 It is recommended that all vegetation clearance work is undertaken outside of the nesting bird season, i.e. vegetation should be removed during the period September to February inclusive. Where this is not possible, any clearance work undertaken during the nesting season must be preceded by a nesting bird survey undertaken by a suitably experienced ecologist. Only those areas of the site where no active nests are present will be available for clearance during the nesting season.
- 4.3.8 The provision of replacement hedgerow is considered to be appropriate compensation for the loss of existing low value nesting opportunities.

Notable Species

- 4.3.9 To avoid the low risk of impacting notable species during the construction phase the RAMs provided above for GCN will be effective in protecting animals such as hedgehogs from accidental harm. Impacts on notable species will be offset by the native planting to be implemented as described in 4.3.1.

5 CONCLUSION

- 5.1 Etive Ecology Ltd was commissioned by JB Engineering Ltd, to undertake an ecological appraisal of the southern half of their premises off Bryn Lane, Wrexham Industrial Estate (WIE). JB Engineering are proposing the removal of a small number of trees to facilitate a new boundary fence-line, in conjunction with proposals for a new building slab.
- 5.2 The assessment comprised an Extended Phase 1 Habitat survey, a desk study, an assessment of the likely impacts on the ecological value of the site and recommendations for further survey and/or mitigation measures to be implemented.
- 5.3 A desktop data search identified no statutory and three non-statutory nature conservation sites <2km of the site. Protected species records for <1km of the site include GCN, three species of bat, numerous bird species, badger, adder and slow worm.
- 5.4 The site is located on the corner of Bryn Land and Oak Road, in the southeast sector of WIE. The site covers an area of approximately 4000m² and is comprised of hardstanding and compacted hardcore, with trees and hedges around the perimeter. The site is located between existing light industrial/warehouse units to the west, busy roads to the east and south, and the other half of the business premises immediately to the north. The nearest watercourse is ~400m to the south. The OS map indicates that there is one pond located within 250m of the site boundary.
- 5.5 The development footprint is dominated by hardstanding and compacted hardcore with hedges and planted trees around the perimeter. The site has low potential to support foraging/commuting bats, nesting birds and notable species such as hedgehog, as well as foraging badgers. It is also acknowledged that GCN are present across the WIE but that the risk of presence within the site is very low/negligible. No field evidence of any protected species was recorded during the site survey.
- 5.6 This ecological appraisal covers the proposed development on site as well as new site access, security fence and the removal of the *Leylandii* hedgerow that runs along the eastern site boundary. The development would retain all of the semi-mature maple trees which sit inside the eastern boundary. There would also be a risk of harm to nesting birds, notable species, GCN and badger during the clearance phase. It is anticipated that the proposed development would result in a minor loss in the biodiversity value of the site.
- 5.7 It is recommended that a scheme of RAMs (given within this report) is implemented during the construction phase to avoid and minimise the risk of impact on all protected and notable species. As part of the site layout it is recommended that semi-natural habitats are included along the northern and western boundary corridors, to retain ecological functionality to the site. Vegetation clearance should be timed to avoid the nesting bird season.
- 5.8 In conclusion, the application site has been found to be of low ecological value and with low potential to support a number of protected and/or notable species. Recommendations are given to avoid, manage and mitigate the anticipated minor impacts. As a result, the proposed scheme is anticipated to result in a small increase in biodiversity value.

6 REFERENCES

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Appendix A - Figure 1

Phase 1 Habitat Map

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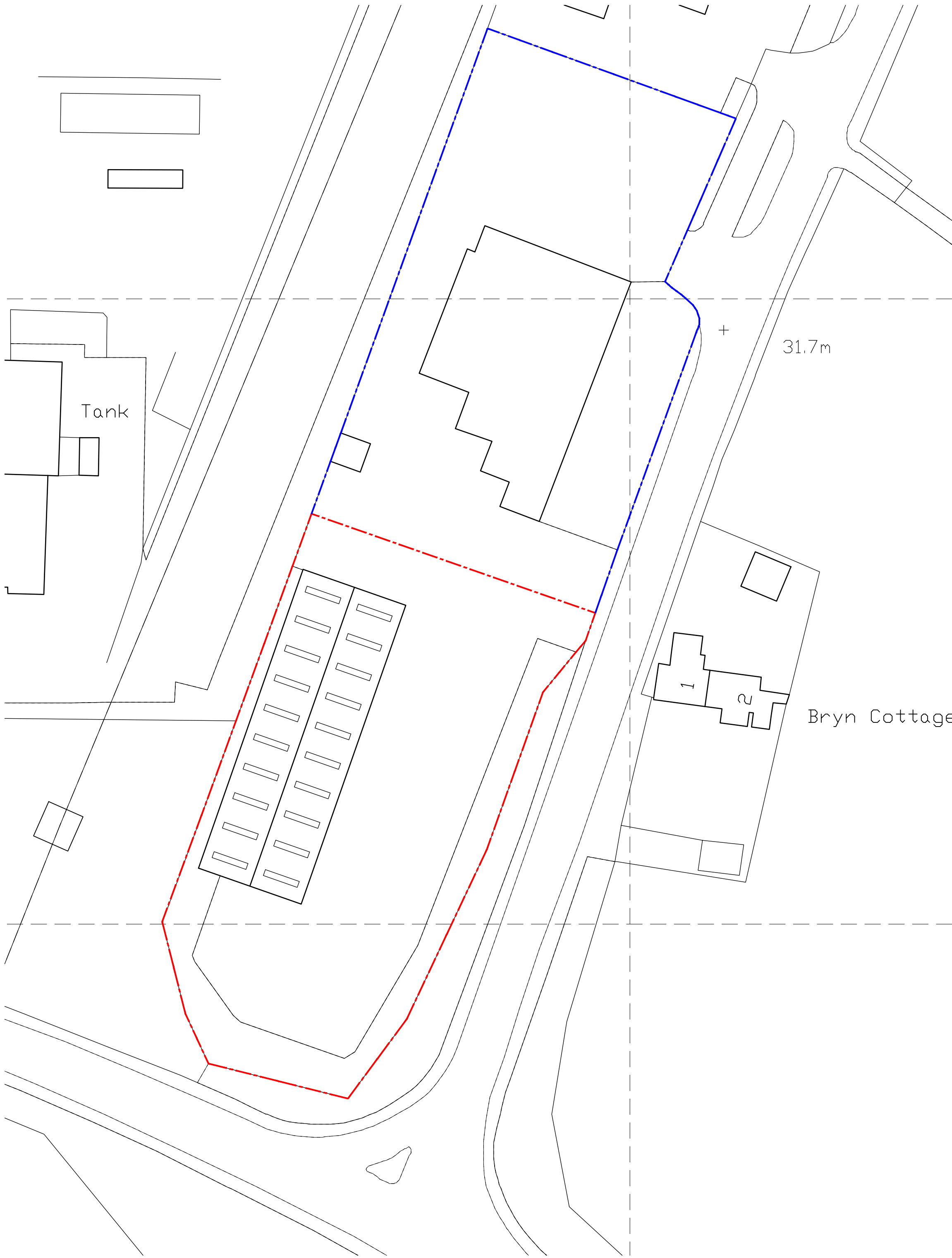
Phase 1 Habitat Map



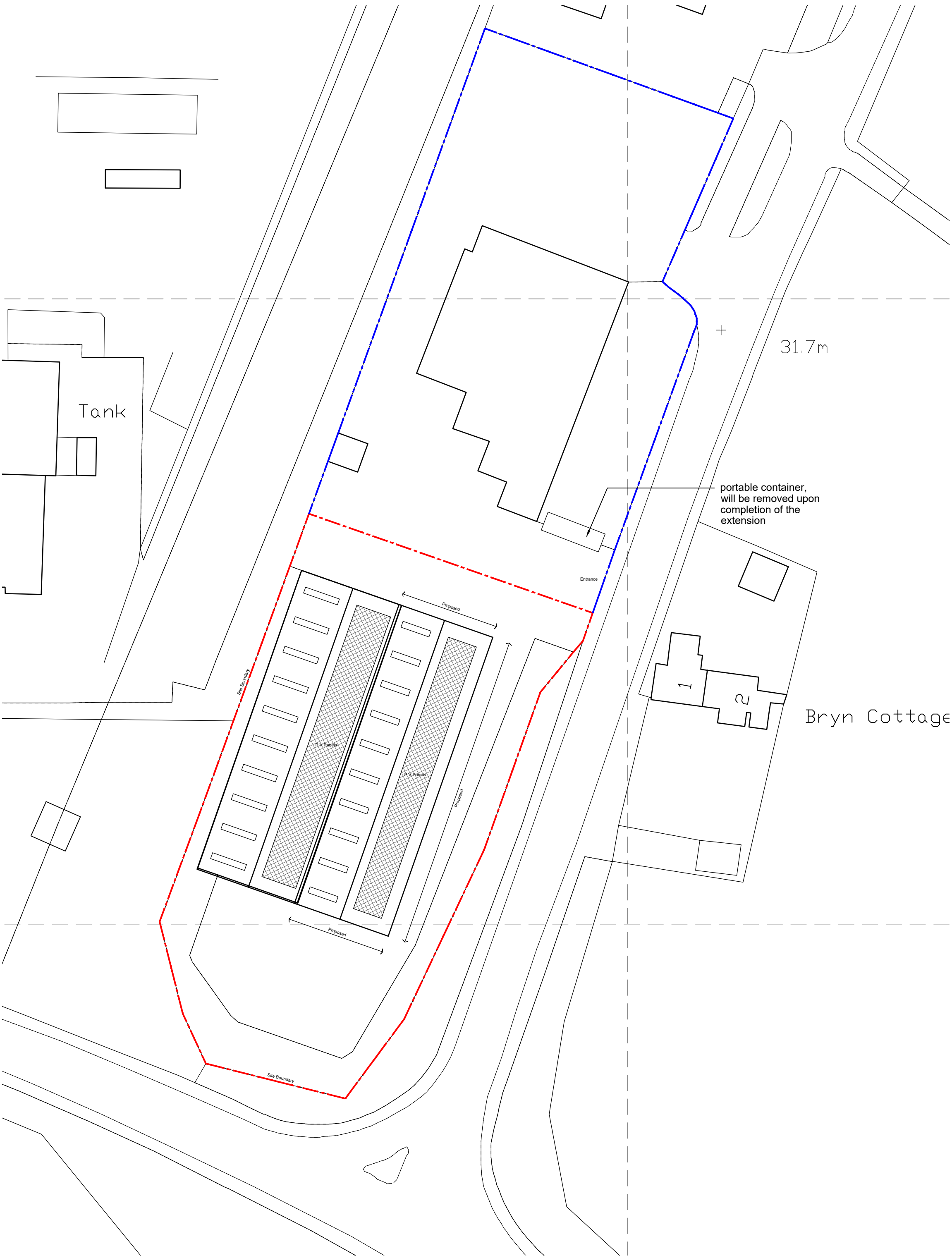
Appendix A - Figure 2

Proposed Development Layout

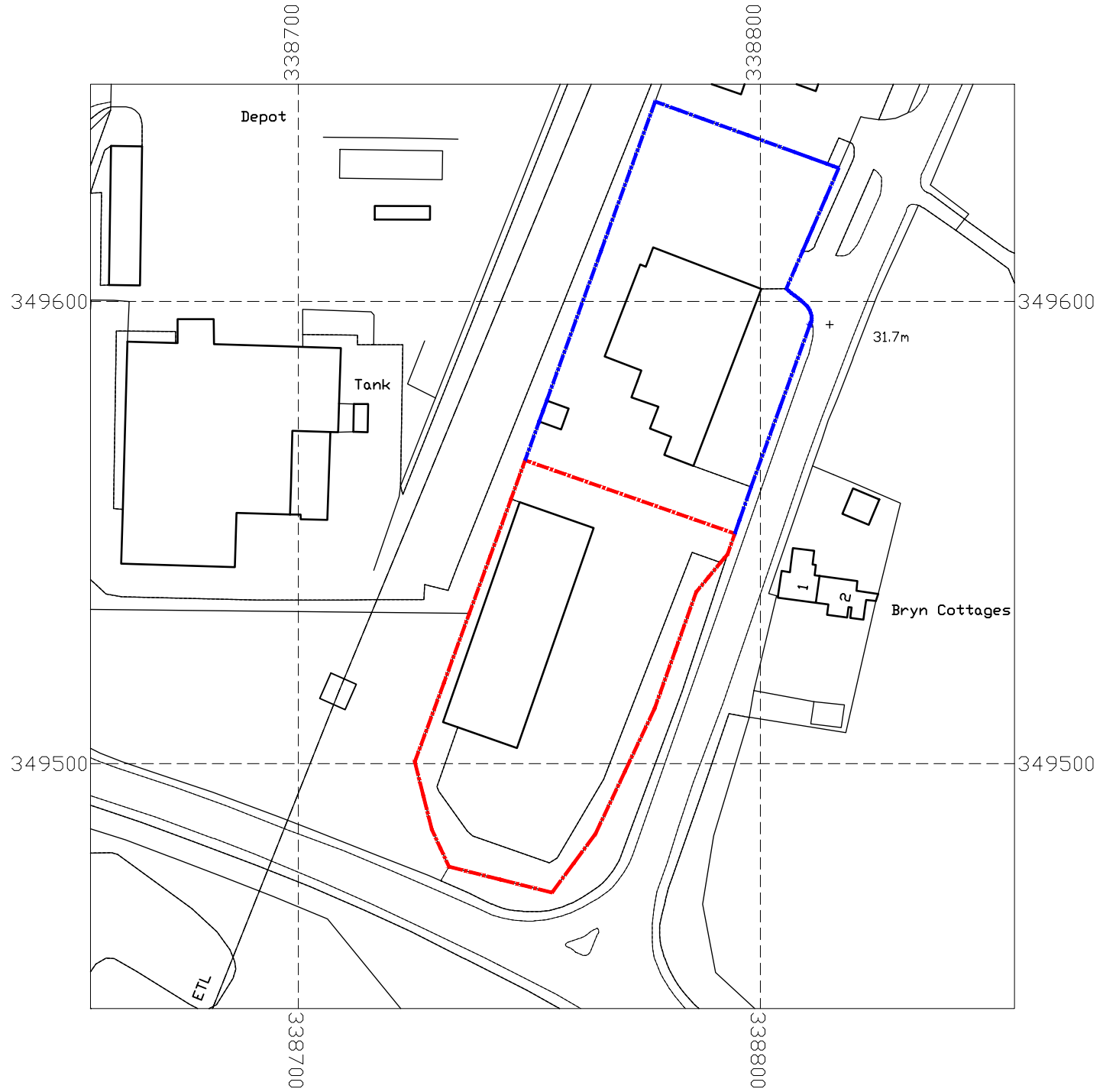
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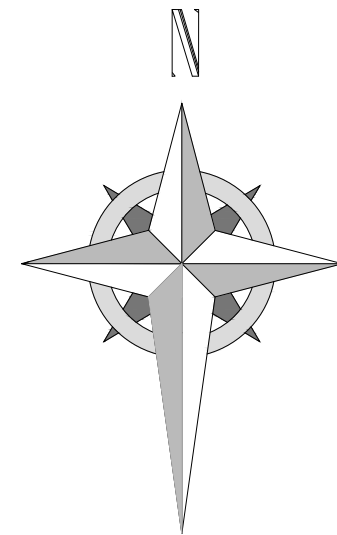
As Existing Site Plan 1:500



Proposed Site Plan 1:500



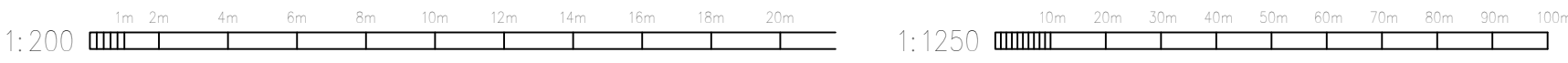
Site location plan 1:1250

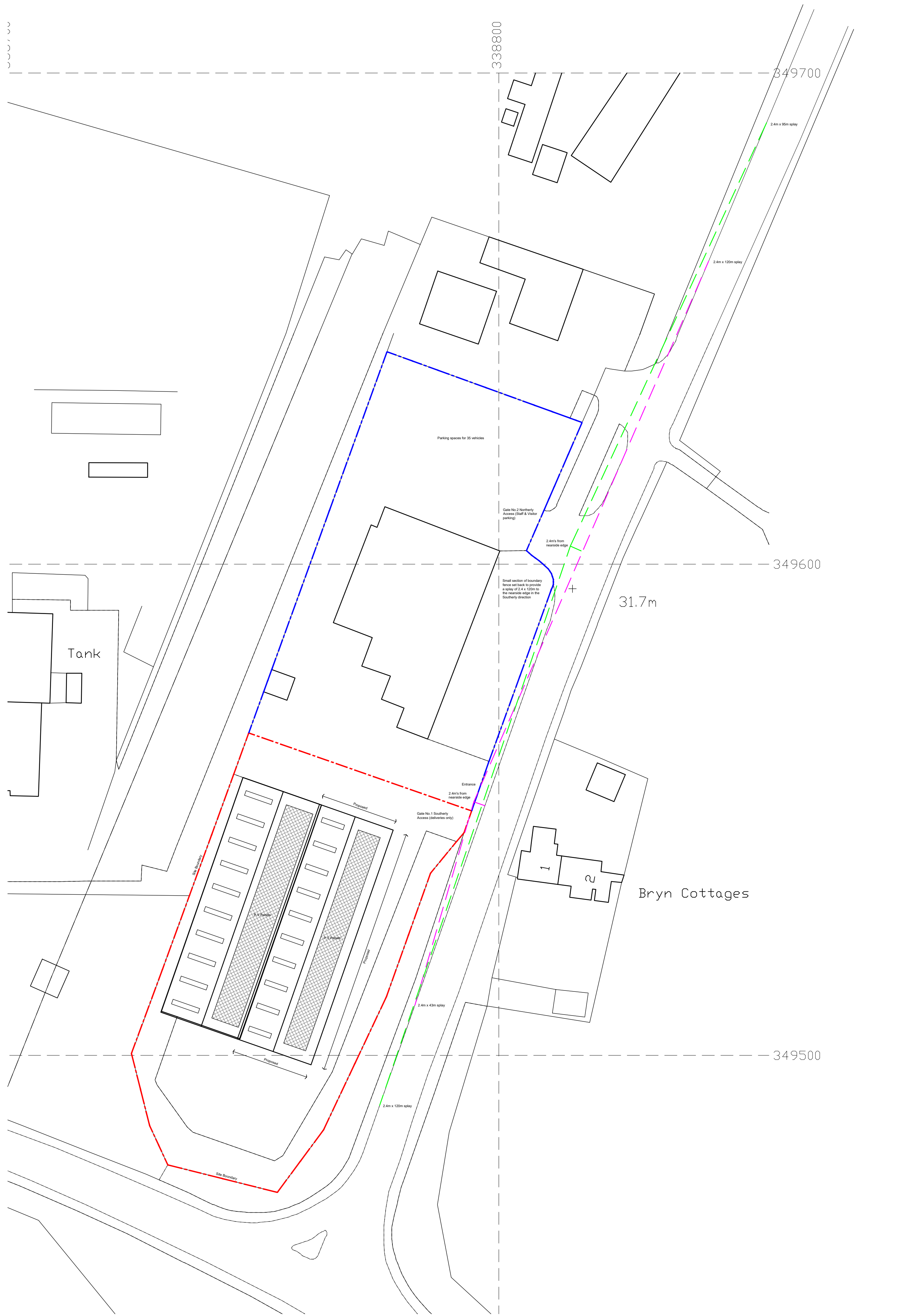


Please see separate drainage engineers drawings for drainage information

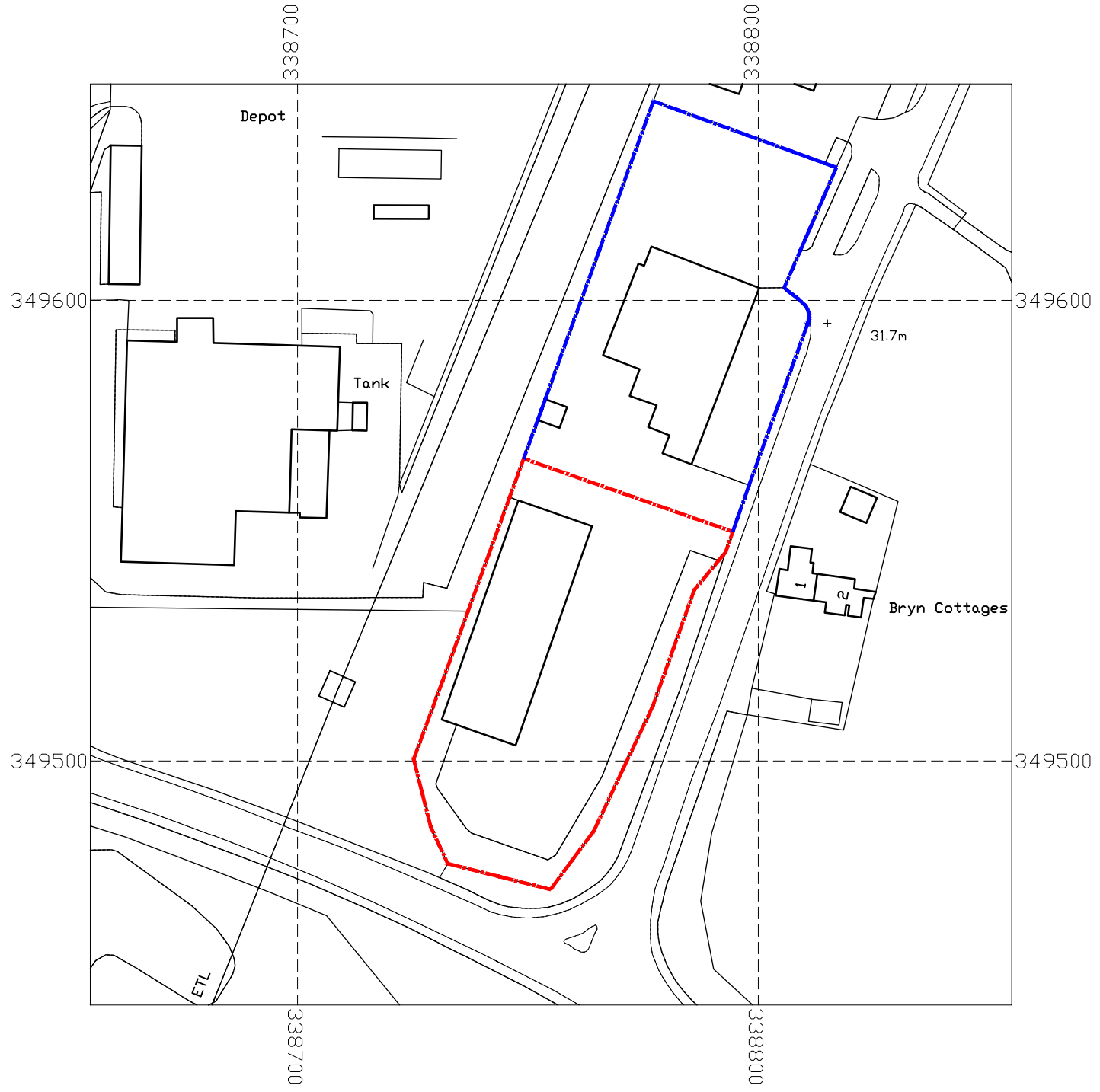
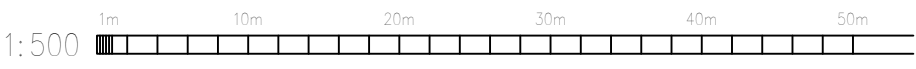
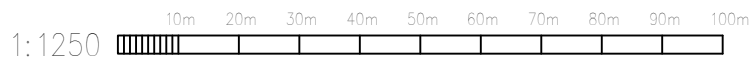
HDS ARCHITECTURAL SERVICES
HDS Architectural Services, The Foundry,
15 Yorke Street, Wrexham,
LL13 8LW
Tel (01978) 345250
www.hdsarchitectural.co.uk

Project; JB Fabrication (Wrexham) Ltd, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	
Title; Site Location & Site plans	Scale (A1); 1:500 & 1:1250
Dwg No; JD/PD/05	Date; 19.02.2021
Revision; Rev-A Portable Container added 14.11.22	





Proposed Site Plan 1:500



Site location plan 1:1250

Legend

- Gate 1 Visibility splay
- Gate 2 Visibility splay

Service and delivery management plan information

All delivery vehicles eg HGVs and vans must enter the site in a forward gear, turn, park and exit in a forward gear.

Staff numbers on site; On average there are 25 members of staff or workers onsite. There are no plans to increase staff numbers.

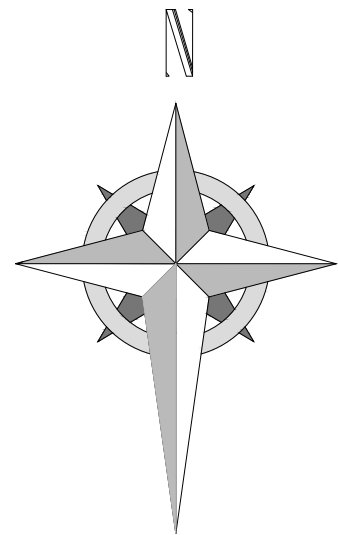
Typical visitors per day; 1-4 visitors pr day.

Average number of HGVs visiting site pr week is No.1.

Average number of non-HGV deliveries a week is No.5

Maximum length of HGV is 16.5 M's.

Please see CAD Precision Ltd Drawing number 2821-001 for parking and turning arrangements for delivery vehicles



Please see separate drainage engineers drawings for drainage information

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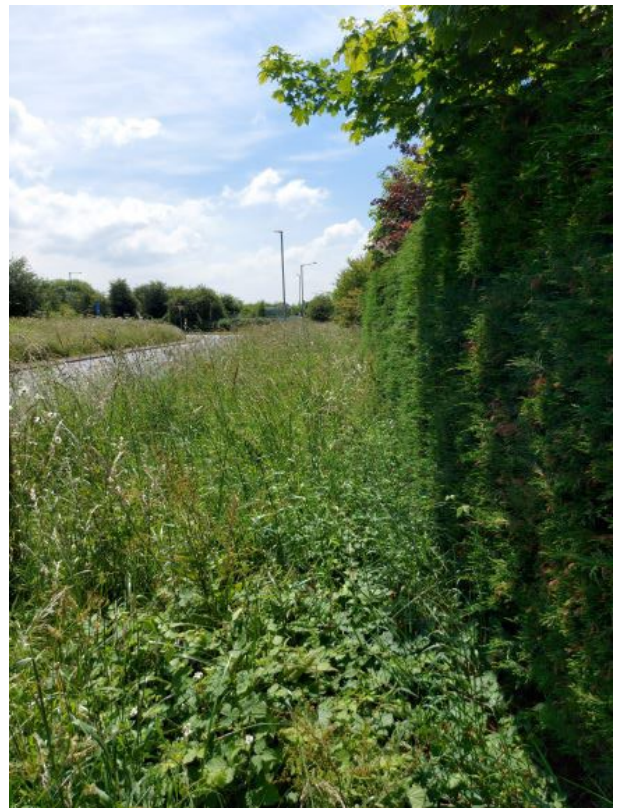
Project; JB Fabrication (Wrexham) Ltd, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT	
Title; Access plan	Scale (A1); 1:500 & 1:1250
Dwg No; JD/PD/06	Date; 30.06.2022
Revision; Rev-A wording amended on visibility splay 27.07.22 Rev-B Service and delivery management plan information added 08.08.22	

Appendix B - Site Photographs

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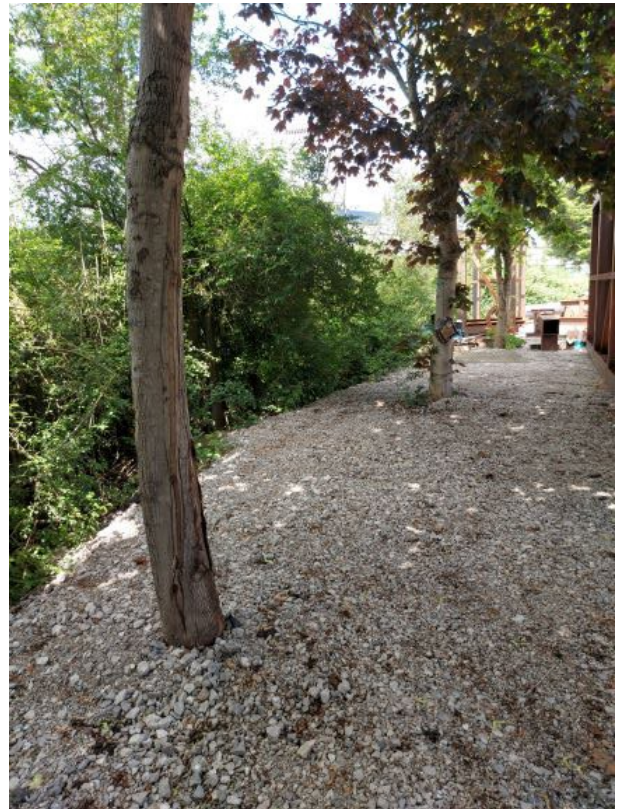
Target Note 1



Target Note 2



Target Note 3



Target Note 4



Target Note 5



Target Note 6



Target Note 7



Target Note 8



Target Note 9



Target Note 10