



PROPOSED NEW WAREHOUSE, KRONOSPAN, CHIRK

ECOLOGICAL AND LANDSCAPE MASTERPLAN

February 2022



Chester Office | Well House Barns | Chester Road | Bretton | Chester | CH4 0DH
South Manchester Office | Camellia House | 76 Water Lane | Wilmslow | SK9 5BB
t 0844 8700 007 | e enquiries@axisped.co.uk

Contents

1.0	Introduction.....	1
2.0	Design and Management Objectives	2
3.0	Management Responsibilities	2
4.0	Establishment Management	3
5.0	Post-Establishment Management	3
6.0	Monitoring.....	4
7.0	Maintenance Schedules	5

1.0 Introduction

1.1.1 This Ecological and Landscape Management Plan (ELMP) has been prepared to discharge Condition 9 attached to the planning permission for the Kronospan north-east warehouse (ref. P/2021/0725). The development comprises a new warehouse at the north-eastern edge of the existing Kronospan Site, with associated landscaping.

1.1.2 Condition 9 states that:

“Within three months of the commencement of development an Ecological and Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for the landscaped area to the east of the development up to the boundary with Holyhead Road and the land detailed in the Avian Ecology Biodiversity Note dated 14th October 2021 shall be submitted to and approved in writing by the Local Planning Authority. The ecological and landscape management shall thereafter be carried out in strict accordance with the details as are approved”.

1.1.3 The landscape proposals for the development are the subject of a separate planning condition (Condition 5).

1.1.4 For reference, the landscape proposals are shown on the following Drawings, which include specifications for planting mixes and implementation:

- 2936-01-02 Landscape Design: Overview; and
- 2936-01-03 Landscape Design: Insets.

1.1.5 Details of ecological mitigation measures, including habitat creation structures, are the subject of a separate planning condition (Condition 7).

1.1.6 The ELMP describes details of the maintenance regime that would be undertaken for the five year period following practical completion of the landscape works.

1.1.7 Indicative management schedules are included in Appendix 1. These are intended as a guide for the activities required to achieve the aims and objectives of restoration, rather than be a prescriptive timetable of management operations. The precise details, timing and frequency of operations will be determined as part of any contract agreed by the Operator and their appointed Contractor and are outside the scope of this document.

2.0 Design and Management Objectives

2.1.1 The long-term design and management objectives of the landscape and ecology proposals are:

- To maintain the existing level of screening along the eastern boundary of the Kronospan Site with the B5070 Holyhead Road.
 - Management of the existing tree cover located along the site boundary in order to retain a dense visual screen.
 - Planting of new specimen oak trees to replace those lost to construction.
- To achieve biodiversity net gain and enhance biodiversity.
 - Provision of new areas of native tree and shrub planting;
 - Provision of new bird boxes.
 - Provision of new bat boxes.
 - Provision of new insect hotels.

2.1.2 Further details on the ecological mitigation are provided in the Kronospan Warehouse Ecological Mitigation Report (Avian Ecology, 2022), prepared to discharge Condition 7 of the planning permission.

3.0 Management Responsibilities

3.1.1 The management and maintenance of the landscape and ecology proposals are the responsibility of the Applicant (Kronospan Limited).

4.0 Establishment Management

- 4.1.1 Refer to Drawings 2936-01-02 and 2936-01-03 for details of planting mixes and a specification for implementation.
- 4.1.2 All new planting shall be maintained weed free to a 500mm diameter area until the canopy of the planting has sufficiently closed to reduce weed competition (approximately 3-5 years). This shall be achieved through the use of an appropriate non-residual non-glyphosate based herbicide, or via hand pulling.
- 4.1.3 Specimen trees shall be watered regularly as part of establishment maintenance during at least the first two summers after planting.

5.0 Post-Establishment Management

Existing Tree Cover

- 5.1.1 Areas of existing tree cover shall be routinely inspected by a qualified arboriculturist as part of ongoing maintenance. Where any issues are identified that are likely to affect human health or cause damage to property, then remedial action shall be taken.

Grassland Areas

- 5.1.2 Grassed areas, such as verges, which abut kerbs, fences, walls, lighting columns etc. shall be strimmed or cut with edging shears. Arising shall be removed off-site.

Specimen Trees

- 5.1.3 Post-establishment management shall consist of adjusting (and when appropriate, removing) stakes and ties, an application of fertiliser: Scotts Sierrablen Flora (15-9-9+3%MgO) granules or similar approved every 2 years in Spring and routine checks on the health of the trees.
- 5.1.4 In exceptionally dry conditions, the trees shall be watered.

Native Tree and Shrub Planting,

- 5.1.5 Following the establishment of planting, and the closure of the tree canopy, guards and stakes shall be removed from trees.

-
- 5.1.6 In the fifth year after planting, thinning shall be carried out within each planting, subject to review by the Applicant's Ecologist. Each planting area shall be thinned by approximately 5% to remove weaker specimens.

Habitat Creation Structures

- 5.1.7 The Applicant's Ecologist shall undertake monitoring of all bird boxes, bat boxes and insect hotels, at a frequency suitable to determine that the physical condition of each feature is adequate. Any actions arising, or observations of note shall be recorded and reported to Wrexham County Borough Council. Further details are provided in the Kronospan Warehouse Ecological Mitigation Report submitted to discharge Condition 7 of the planning permission.

6.0 Monitoring

- 6.1.1 A site inspection shall be undertaken every year during the summer to review the performance of the landscape works, and to make any necessary adjustments to the maintenance regime.
- 6.1.2 Representatives from Wrexham County Borough Council would be invited to attend the annual inspections, with representatives of Kronospan. Any modifications to maintenance regime would be made in agreement with Wrexham County Borough Council.

7.0 Maintenance Schedules

7.1.1 Maintenance activities to be undertaken following completion of the works and the implementation of proposed planting are set out below. These schedules summarise the activities to be carried out over the five-year period following practical completion of the landscape works.

7.1.2 Schedules do not constitute a specification or form part of the contract documents for the works but are indicative only of the activities required to achieve the objectives set out previously. Monitoring and review of establishment and growth on site would determine the actual timing of maintenance activities.

YEAR 1	
TIMING	MAINTENANCE ACTIVITY
Late summer	• Annual inspection of the site (with Council representatives also in attendance) to review maintenance measures.
Autumn/Winter	• Identify plant failures and review reason for failure. Remove and replace as necessary.
Each visit	• Monitoring of habitat creation structures as necessary; • Check general health of new planting and review need for control of pests, diseases, or the application of fertiliser; • Monitor condition of existing vegetation; • Maintain planting areas weed free using a combination of hand pulling/hoeing and an appropriate non-residual herbicide (glyphosate). • Water to field capacity as necessary during dry conditions to ensure continued growth and good health. • Check and firm up all trees and shrubs as necessary. • Check and repair tree guards as necessary. • Check, re-fix and replace tree stakes and ties as necessary. • Remove any litter and dispose of off-site. • Check for vandalism.

YEAR 2	
TIMING	MAINTENANCE ACTIVITY
Late Summer	• Annual inspection of the site (with Council representatives also in attendance) to review maintenance measures.
Autumn/Winter	• Identify plant failures and review reason for failure. Remove and replace as necessary.
Each visit	• Monitoring of habitat creation structures as necessary; • Check general health of new planting and review need for control of pests, diseases, or the application of fertiliser. • Monitor condition of existing vegetation. • Maintain planting stations weed free using a combination of hand pulling/hoeing and an appropriate non-residual herbicide (glyphosate). • Review establishment of all planting and review need for continued watering Water to field capacity as necessary during dry conditions to ensure continued growth and good health. • Check and firm up all trees and shrubs as necessary. • Check and repair tree guards as necessary. • Check, re-fix and replace tree stakes and ties as necessary. • Remove any litter and dispose of off-site. • Check for vandalism.

YEAR 3	
TIMING	MAINTENANCE ACTIVITY
Spring	• Apply dose of fertiliser as per manufacturer's recommendations to each specimen tree.
Late Summer	• Annual inspection of the site (with Council representatives also in attendance) to review maintenance measures.
Autumn/Winter	• Identify plant failures and review reason for failure. Remove and replace as necessary.
Each visit	• Monitoring of habitat creation structures as necessary; • Check general health of new planting and review need for control of pests, diseases, or the application of fertiliser. • Monitor condition of retained vegetation. • Maintain planting stations weed free using a combination of hand pulling/hoeing and an appropriate non-residual herbicide (glyphosate). • Review establishment of all planting and review need for continued watering Water to field capacity as necessary during dry conditions to ensure continued growth and good health. • Check and firm up all trees and shrubs as necessary. • Check and repair tree guards as necessary. • Check, re-fix and replace tree stakes and ties as necessary. • Review stability and establishment of trees and assess need for stakes/guards. • Remove any litter and dispose of off-site. • Check for vandalism.

YEAR 4	
TIMING	MAINTENANCE ACTIVITY
Late Summer	Annual inspection of the site (with Council representatives also in attendance) to review maintenance measures.
Autumn/Winter	Identify plant failures and review reason for failure. Remove and replace as necessary.
Each visit	- Monitoring of habitat creation structures as necessary; - Check general health of new planting and review need for control of pests, diseases, or the application of fertiliser. - Monitor condition of retained vegetation. - Maintain planting stations weed free using a combination of hand pulling/hoeing and an appropriate non-residual herbicide (glyphosate). - Review establishment of all planting and review need for continued watering. Water to field capacity as necessary during dry conditions to ensure continued growth and good health. - Check and firm up all trees and shrubs as necessary. - Check and repair tree guards as necessary. - Check, re-fix and replace tree stakes and ties as necessary. - Review stability and establishment of trees and assess need for stakes/guards. - Remove any litter and dispose of off-site. - Check for vandalism.

YEAR 5	
TIMING	MAINTENANCE ACTIVITY
Spring	• Apply dose of fertiliser as per manufacturer's recommendations to each specimen tree, on a 2 year cycle until tree reaches maturity.
Late Summer	• Annual inspection of the site (with Council representatives also in attendance) to review maintenance measures.
Winter	• Management works to trees as identified during the year. • Thinning of new native planting areas by 5% (subject to review by the Applicant's Ecologist)
Each visit	• Monitoring of habitat creation structures as necessary; • Review need for management works to trees to promote tree health and encourage good growth. • Remove any litter to and dispose of off-site. • Check for vandalism.