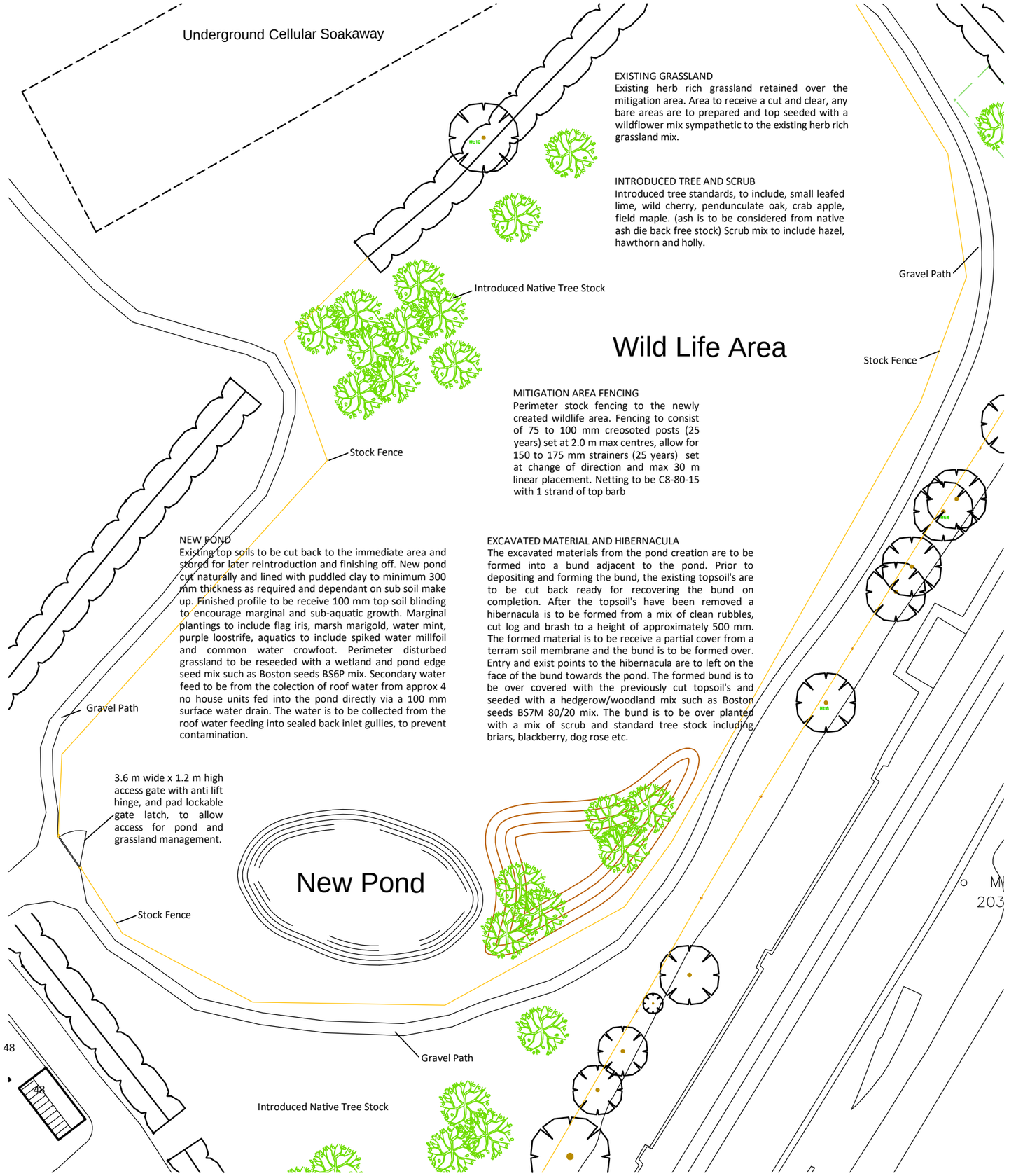


NOTES:
To be read in conjunction with Engineers, Services drawings etc. All dimensions to be checked prior to construction on site. All works to be carried out to the satisfaction of LA and relevant B.S. All discrepancies to be reported immediately.

Mechanism for ensuring delivery of post-development works

The developer/land manager is to enter into a unilateral agreement. The housing stock and development site are a mix of Private Housing and Housing Association. The development consists of areas of POS and Mitigation, requiring cyclical monitoring and management. The funding for the management and monitoring will be from agreed service charges on transfer of the plots onto private ownership. The appointed management company will be responsible for the collection and distribution of the service charge for both POS and Mitigation. The manager is to appoint an ecological land manager to undertake the monitoring and maintenance of the wildlife areas, all costs to be index linked going forward.

In the interim period of appointing an ecological land manager the responsibility of the management of the wildlife areas will be undertaken by either their main contractor or in house management teams under the supervision of the retained ecologist all in accordance with the management plan

Contingency Actions

In consultation with NRW, it is recommended that the site owner/manager sets out the contracts for engagement of the ecological manager/consultant in such a way that if the contracted manager/consultant cannot fulfill the requirements of the contract, then the appointed manager/consultant must make provision for alternative managers/consultants to undertake their contracted works on their behalf.

If, however this cannot be undertaken the land owner/manager must be allowed to appoint a secondary/alternative mangers/consultant to undertake the management, monitoring works in accordance with the management/surveillance prescriptions.

Skills, Competencies and Licenses for undertaking Management

The appointed ecological managers/consultants are required to work under the cover of either the EPS IROPI derogation license, as applied for, to cover the implementation works, or a conservation license under the Wildlife and Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulation 2017 (as amended).

In respect of the IROPI purpose license managers/ecologists are to be accredited on the license if working on behalf of the license holder. If the ecologist is undertaking monitoring works without the provision of either and EPS or conservation license, the ecologist must hold the requisite licenses for the species concerned and the UK area, to enable monitoring to be undertaken in accordance with the protected species legislation.

It is recommended that the appointed managers/ecologists can show relevant experience in management works and/or monitoring of species in a professional capacity and hold all requisite species licenses, insurances, equipment, Health and Safety Risk assessment etc. to undertake the works in a professional capacity. It is advocated that evidence of competencies is included as part of tendering processes, including proven experience in managing adverse factors such as invasive non-native species.

It is recommended that any bodies, and voluntary bodies in particular, are not appointed as principal managers/monitors unless clear evidence of professional competencies can be demonstrated, together with evidence of policies identifying long term retention of required skills and competencies associated with the full range of species on site.

Updating Management Plan

Management plans are developed to cover the species identified, mitigated for and in due relation to the prevailing climatic conditions at the time of first implementation. It may be found that the management prescriptions are required to be amended, updated due to the change in growth rates, succession rates to ponds, ingress of INNS flora and fauna and the impacts due to global warming. It is anticipated that the appointed ecologists/managers have sufficient experience to identify change and develop and adapt the management plans accordingly. It is however expected that any variation to management is implemented following consultation with the site manager/owner, NRW species advisors and the county ecologists and some cases local voluntary bodies, Badger Group, Bat Group etc.

Formal revues of the plan shall be carried out every 10-15 years for the lifetime of the development unless agreed with relevant regulatory bodies.

client

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

project title

Llay New Road, Rhosrobin, Wrexham

drw. title

Biodiversity/Mitigation Plan Detail

scale	date	drawn
NTS @A3	Jan '22	TJH
rev.	chkd.	

project ref.
1025

drawing no.
MIT-02

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