

APPROVED RESIDENTIAL DEVELOPMENT (HAN P/2016/0431) BRYN FARM, GREDINGTON ESTATE, HANMER

Timetable for the Implementation of Approved Mitigation Strategy

Background

As part of the Ecology Report¹ submitted with the application to extend the time period of consent for the residential development at Bryn Farm, a Mitigation Strategy was provided in relation to great crested newts (GCN), bats and nesting birds.

The Mitigation Strategy gives an outline of the process for obtaining the relevant licenses for GCN and bats, the measures required to mitigate and compensate for the anticipated impacts on these species, and a chronology for the undertaking of the required tasks.

Approval for the extended time period for undertaking the development was granted in January 2017, with development required to start before 27th January 2022. Condition No.3 of the approval notice states:

“Development shall not commence until a scheme setting out a timetable for the delivery of all measures set out in section 5: Mitigation Strategy of the Etive Ecology Ltd Protected Species Report dated June 2016. The mitigation strategy shall thereafter be implemented in full and in strict accordance with the timescale as approved.”

The following timetable sets out dates for the implementation of the Mitigation Strategy, based on development works commencing prior to 27th January 2022.

Commencement of Development Works

It is acknowledged that the site supports both roosting bats and GCN (terrestrial habitat). Before any works that have the potential to harm or disturb bats/GCN can take place, licenses must be obtained from Natural Resources Wales (NRW).

However, given the current timeframes involved with obtaining licenses and the seasonal constraints in implementing licensable mitigation works, the ‘start’ of development has been carefully considered so that it does not pose a risk to either bats or GCN. This will enable the development to ‘commence’ in advance of obtaining or implementing mitigation licenses.

Only works that pose no risk to bats/GCN will be undertaken prior to the implementation of the following Mitigation Strategy timetable.

¹ Etive Ecology, (2016) *Proposed Residential Development at The Bryn, Hanmer, Wrexham - Protected Species Report*. Etive Ecology Ltd.

Mitigation Strategy Timetable

The table below provides dates for the commencement of various tasks associated with the Mitigation Strategy as outlined in the approved Ecology Report. These dates will be

Year	Month	Task
2022	January	Commence development with non-licensed works that pose no harm/disturbance to Bat/GCN.
	February	Obtain GCN License from NRW. Obtain Bat License from NRW.
	March	Install GCN exclusion fencing. Commence trapping effort.
	April / May	Finish trapping effort.
	May	Construct compensatory bat roosts above garages. Undertake bat exclusion and soft-strip works. Provide flight paths to/from garages for the duration of construction.
	June	Bat + GCN Mitigation works complete. Commence Construction Phase.
	October	Undertake enhancement works to Ponds 3, 4 + 6.
2023	January - December	Construction Phase. Monthly audits of GCN fencing and bat flight paths. Provision of integrated bat & bird boxes.
2024	January - June	
	March - May	
	May - August	
	July	
2025	March - May	GCN Monitoring Surveys.
	May - August	Bat Monitoring Surveys.

Post Development

It is anticipated that development works will extend for a maximum 2-year period. After the completion of construction works, the GCN exclusion fencing will be removed and post-development monitoring will take place for both bats and GCN.

A Habitat Management Plan (HMP) will be prepared and submitted as part of the GCN license application, relating to the ongoing management of surrounding ponds. No specific habitat management will be required for bats. Artificial lighting will be implemented as per the Lighting Plan submitted to Wrexham CC to discharge Planning Condition No.8, which will reflect the requirements of darkened corridor for bat flight.

Post-development monitoring will take place for two consecutive years following the completion of construction works.