

Habitat Regulations Assessment (Initial screening)

Prepared for: Canal and River Trust

Trefor Basin.

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Version 1

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Appendix 1 Enhancement Plan and proposed development

1. Introduction

1.1 Background to the project

The client is proposing the re development of the Trevor Basin as is shown in appendix 1 – proposed development (V16 GA Landscape plan).

1.2 Site location and habitats

The site is located within the area of Llangollen in a rural environment and enclosed by existing residential and commercial land uses. The habitat on site comprises of Woodland, scattered tress, tall ruderal, amenity grassland, standing water habitat including areas of hard standing.

1.3 Existing ecological reporting and purpose of this report

A Preliminary Ecological Appraisal (PEA) Version 2 dated 13.09.2021 was compiled which using Multi-Agency Geographic Information for the Countryside (MAGIC) website (<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>) has confirmed no statutory designations apply to the site and the site boundaries.

The site is located within SSSI Impact Zone for River Dee and Bala Lake SSSI which is located 325m south of site.

The site itself is in a Drinking Water Safeguard Zone.

- Community forest (within site)

Multi-Agency Geographic Information for the Countryside website has confirmed the following habitats and species apply to the site and its immediate locality:

- There are areas of woodland (section 41) habitats listed on the inventory on the north of the site.
- There are numerous areas of listed woodland within the 1km which are mainly located within 1km.

A COFNOD data search has been provided to inform the planning application. In summary 1091 records have been identified within the 1km and 29 EPS records are present in the dataset. AONB is within 50m.

Species summary

A single record of Trifid Bur-marigold is presented on site. Bullfinch was identified 140m from site. Otter was identified 198m from site. Northern yellow cress was identified 206m from site. Other species records that could be relevant to site due to habitat present, species mobility and distances previously recorded (<500m) are; Mallard, Swift, Bat species, Kingfisher, Pearl Mussel, House sparrow, Dunnock, Starling, Coal Tit, Various non native vascular plants, Willow warbler, Bluebell, water starwort, Otter, Great Crested Newt and Dipper.

Sites summary

The site itself is an Area of Outstanding Natural Beauty (AONB). The sites southern boundary is adjacent to the listed Bridge building. A restored Ancient Woodland site is located 300m south of site and there are a number of such sites within the 1km, mainly associated with the River Dee SSSI. There is a Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. Ty Mawr and Tan Y Cut Wood is a Country Park along the River Dee with semi-improved neutral grassland, woodland and scrub covering 80+ acres located <500m from site and Spring Wood is a Local Wildlife Site located 1km from site to the west.

1.4 Author information

Simon Brain has attained a Post Graduate Certificate in Biological Recording and has attended residential FSC Field Courses for Land mammal identification, Songbird identification, Barn Owls (CIEEM) and Advanced Bird Survey Techniques (Level M) and various bat mitigation and training courses and European workshops. He holds a NE Class 2 bat license (17334-CLS). In addition he is a Chartered arboriculturist. He has been a practicing ecologist for ten years.

2. Habitats and species

2.1 Source pathway receptor assessment

The source-pathway-receptor model is used to assess individual elements of the project likely to give rise to effects on the Natura 2000 sites. In using this method all potential effects are assessed to determine whether there is a pathway which could lead to an effect on the Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site.

If there is a source-pathway-receptor link then this is assessed for likely significant effects within the HRA. Where no source or pathway is present then these effects are screened out at this stage. All potential effects, no matter how small are identified and the assessed for their level of significance. Even if the potential effects are small and thought likely to be insignificant, they must be assessed to confirm this is the case. Figure 1 below shows how the model works.

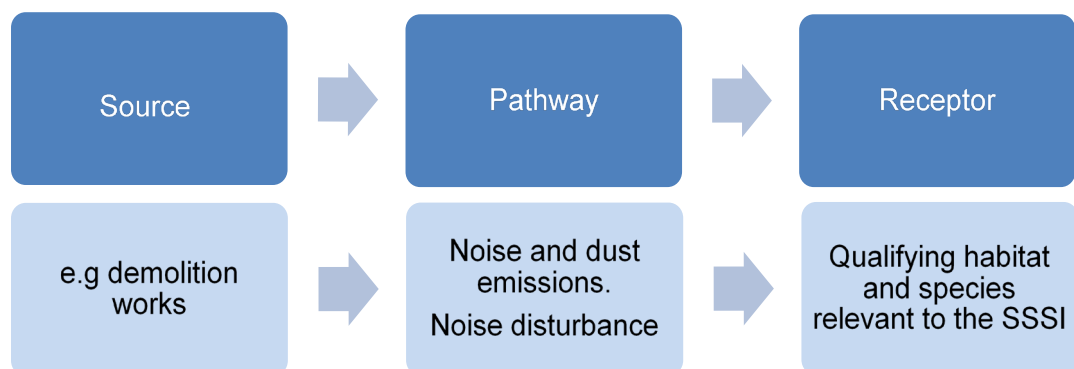


Figure 1 – Source-Pathway-Receptor Model

Table 1. Assessment of Likely Significant Effects

Source	Pathway	Receptor
Site construction - habitat loss	Loss of functionally linked land	Qualifying habitats and species of the Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. The proposals will not result in direct land take from these sites. No likely significant effects
Site construction - activity on site	Visual and noise disturbance	Qualifying habitats and species of the Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. The development site is screened from the SSSI site by the existing development within the Trevor Basin meaning noise and disturbance levels resultant from the proposed development's construction activities are highly unlikely to be increased beyond existing levels associated with the past use of the development site as a boat yard. No likely significant effects
Site construction - dust, debris and pollution	Release of construction related dust and pollution	Qualifying habitats and species of the Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. Demolition of the existing boat yard building has already been completed and no further impacts are considered to apply from this activity. During construction a Construction Environmental Management Plan (CEMP) and waste strategy are an essential part of the application. These processes will ensure mobile dust and pollution with potential to leave the site will be minimised by good practice and site management. In addition, the development site is situated at such a distance from sensitive receptors and screened by the urban environment and surrounding urban conurbation, that dust, pollution and debris is highly unlikely to impact the European sites. No likely significant effects

Source	Pathway	Receptor
Site operation - human activity	Recreational disturbance	Qualifying habitats and species of the Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. Public infrastructure already exists in terms of footways and highways and therefore no further significant pressure from recreational disturbance is likely by these factors. Defined footways are proposed on the central island areas and therefore no impact on the proposed adjacent habitats is considered to apply. Please also note the proposed activities are already occurring under the Anglo Welsh operation and this application is proposing relocating the services with a small expansion only of associated pathways. No likely significant effects
Operational phase - recreational pressure	Loss and degradation of habitats and displacement of qualifying species due to increased visitor numbers as part of the development.	Special Area of Conservation (SAC) and SSSI / AONB associated with the River Dee <500m from site. Given the nature of the land use within the application boundary remains unchanged then significantly increased visitor pressure on designated sites is highly unlikely to materialise. No likely significant effects
	Fuel (Diesel spillage/re-fueling)	Bunds have been incorporated into the design to surround the area where the mobile pump and the external fuel tank would be located, and a specialist design is underway for re-fueling.
	Waste	The bin stores are in an external enclosure and are close to the buildings rear door. They are proposed to be screened by weather boarding upon a concrete base and would be lockable by the operator. The bin Store has been designed to easily accommodate four standard sized euro bins.
	Rain water / foul water	Rainwater shall be into the canal directly.

	run off	Foul water shall be connected into foul water system. Boat waste being transferred into the foul water system shall be part of the foul water design.
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3. Potential Impact – details.

3.1 Construction impacts

A Construction and Environmental Management Plan (CEMP) can support the planning application for development. In the CEMP construction impacts can be reduced because:

- Site fencing shall be deployed that shall catch site debris and skips provided for site rubbish in line with waste management streams.
- Vibration monitoring is to be deployed at the site perimeter.
- A site waste management plan shall minimise and recycle waste generated by the construction phase.
- Cross contamination from adjacent sites (or from site) is to be eradicated by wheel washing.
- Dust control measures such as localised misting and damping down shall minimise dust pollution as specified in the BSI Code of Practice BS5228- 1 2009, if required.
- There are no known direct habitat features such as drains that link the application site to the SSSI sites.
- Noise will be kept to an absolute minimum. As part of their site induction operatives will be given the following instructions relating to the minimisation of noise:
 - Never carry out work outside site working hours. (0800 to 1800)
 - Keep machine covers closed when operating.
 - Do not keep machinery running unnecessarily.
 - Use noise screens for noisy machinery as indicated within the Method Statement.

3.2 Recreational and disturbance impacts

The likely impact on the issues that could affect the designated sites outlined above are minimal because existing infrastructure is already in place to cope with slight increase in boat operation, walking, physical exercise, rambling, and wildlife observing. Therefore, disturbance events are already occurring at the site and the increase is potentially slight, at its worst.

The designated sites are linked to SSSI for a range of flora and fauna reasons and whilst such plants attract invertebrate and other wildlife plants remain the principle feature and therefore ancillary impacts that may apply such as degradation of habitat associated with avian communities does not apply.

4. Evaluation and Assessment

- 4.1. The development is seeking permission for a slight increase in boat use and to re-locate existing building / introduce a small pathway network. The land use is established on the site and no adverse impacts are considered to currently apply from the land use.
- 4.2 The test of likely significant effects in Table 1 demonstrates that the proposed development is not likely to have significant effects on European sites and Appropriate Assessment is therefore not required in accordance with Regulation 63 (Habitats Regulations 2017).

Appendix 1 Appendix 1 Habitat Survey Plan and proposed development

Ecological enhancements

Woodland Enhancement

WOODLAND MANAGEMENT DETAILS

The WMP seeks to recognise the threats to plant health over the WMP term and prescribe an appropriate planting regime using native plants. The WMP recognises the status of the woodland in terms of its contribution to local biodiversity. The WMP seeks to manage biodiversity enhancement by eradicating non native vascular plants and creating conditions favourable for the development of native protected plants including Bluebell. Favourable conditions for native vascular plants will be created by selective felling (10% thin) and tree planting using species that foster native flora development.

Lowland meadow creation

LOWLAND MEADOW CREATION

The Illustrative Masterplan shows an area of land buffered between the woodland and the core development areas within the site. These areas are to be developed into a lowland meadow which has a high biodiversity value and shall provide an environment where the woodland communities interact with the grassland habitat species between the housing and green infrastructure. This ecotone is of intrinsic value to flora and fauna and is set to become highly attractive for invertebrates providing foraging, nesting and shelter opportunities for biodiversity to flourish.

Non native plant eradication

