

5th October 2018

Our Ref: TEP 6899.003
Your Ref: P/2108/0325

Lee Greenhough is dealing with this matter
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Cyfoeth Naturiol Cymru / Natural Resources Wales,
Maes y Ffynnon,
Penrhos Garnedd,
Bangor,
Gwynedd,
LL57 2DW

For the Attention of: Matt Ellis

Dear Matt

Summary of the proposed scheme for speculative B1, B2 and B8 unit, Bridge Road North

Following conversations and meeting with Natural Resources Wales and Wrexham County Borough Council (WCBC) we have devised the following mitigation proposals and plans for the Bridge Road North and Ash Road South development as agreed with our client Portal Construction NW Ltd;

1. Great Crested Newts

An 1118m² mitigation area will be maintained and created around the proposed development (attached site plan). This area will contain six amphibian hibernacula's, created along the eastern and north western boundaries. A 0.75 meter deep swale will run along the north eastern area surrounded by landscaping zone, planted with native wildflower mix and scrub.

After consultation with NRW and the client it has been agreed to provide a commuted sum of £8,000 to a wildlife organisation or project agreed with LPA for offsite mitigation/enhancement/maintenance for great crested newts. This will be secured via a Section 106 agreement with WCBC.

TEP will also produce Bio-security Risk Assessment, Management Plan and a drawing design for the water body all these document can be condition by WCBC.

2. Butterflies

A £13,940 commuted sum will be contributed to WCBC for grizzled skipper mitigation works which will include habitat creation and management works, based on the loss habitat from the development site. The costs to provide and manage other grizzled skipper habitats within Wrexham industrial estate agreed with Emma Broad (Ecologist) at WCBC. This will be secured via a Section 106 agreement with WCBC.

Yours faithfully,



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Lee Greenhough
Principal Ecologist

TEP Enc: 18-001-C4C-BB-ZZ-A1-01-P2-00-003 – Site Plan Proposed- Option 2

43

1.93 acres

A	Swale size adjusted	NJA	28.08.18
rev	revision details	by	date



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Project Management • Architecture • Building Surveying • Cost Consultancy

Client
Andrews Investment Ltd

Project
Bridge Road North
Wrexham Industrial Estate

Drawing Title
Site Plan as Proposed - Option 2

Drawn by	RJ	Date	01.08.18
Checked by	DH	Date	01.08.18
Job no.	18-001	Scale	1 : 200 @ A1
Drg no. C4C-BB-Z1-A1-01-P2-00-003			Revision A

