



THE
ENVIRONMENT
PARTNERSHIP



WREXHAM INDUSTRIAL ABBAY ROAD, WREXHAM ECOLOGICAL ASSESSMENT

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DRAWINGS

Phase 1 Habitat Survey (G7128.002)

Executive Summary

1. TEP was commissioned in July 2018 by M & L Investments Partners Ltd to complete an updated ecological assessment of an area of land within Wrexham Industrial Estate, which is located off Abbey Road North in Wrexham. A previous ecological assessment of the site was completed by Marches Ecology in 2012 (report reference: C348/Eco Statement).
2. The assessment has been updated to take account of a newly proposed 863.4 m² extension to the Unit 1 structure, currently under construction, and 381.2m² yard area in the north west of site (see G7128.002 within the drawing appendix). To enable this development, additional mitigation measures have been recommended including the creation of new habitat on the southeast aspect of site. This is a like for like replacement for the additional extension.
3. There is a current great-crested newt licence held for the site, licence number: 76782:OTH:EPS:2017, which expires 31st December 2018. Under this licence, Marches Ecology carried out mitigation works including the creation of two hibernaculum and installation of a temporary amphibian fence surrounding the site. Trapping was undertaken prior to works in 2012/13, in which 8 great-crested newts were trapped and relocated to a receptor site. The fence is still present around the border of the development site and maintained. The current planning application reference is P/2017/1013.
4. In 2011 the site was owned by Wrexham County Borough Council (WCBC) and was occupied by a number of small industrial premises. These buildings were demolished and the site subsequently sold. The southern two-thirds of the plot was developed out by Clwydian in 2015/ 2016 (now complete with the exception of internal fit-out). The current application concerns a plot of land to the northwest of site, the proposal is for an extension to the yard area and structure 'Unit 1'.
5. This assessment has been informed by a desk based assessment, including data compiled from previous reports written by Marches Ecology, and a Phase one habitat survey of the development site. A walkover of the site was undertaken on 9th July 2018 by TEP Principal Ecologist Lee Greenhough (FICS Level 4) and Graduate Ecologist Annabel Walker-Evans.
6. A combination of bare-ground and ephemeral plants dominate the site. There are no S7 habitats within the site boundary. Tall ruderal habitat borders the west aspect of site and Abbey Road. No habitats listed within the Priority Habitat Inventory lie on or adjacent to site.
7. The sites irregular bare ground and ephemeral / perennial plant habitat supports both dingy skipper *Erynnis tages* and grizzled skipper *Pyrgus malvae* butterflies, both of which are designated under Section 7 species of principal importance under the NERC Act in Wales.
8. The scattered trees bordering the site do offer suitable habitat for nesting birds. Should any work affect the trees on site, it is recommended that works are conducted outside of the bird nesting season (1st March - 30th August inclusively) in order to avoid potential harm to nesting birds.

9. In order to improve biodiversity on site, recommendations to help achieve habitat enhancement for both great-crested newts and butterfly species are provided.

1.0 Introduction

- 1.1 TEP was commissioned in June 2018 by M&L Investments Partners Ltd to carry out an updated ecological assessment of a parcel of land within Wrexham Industrial Estate, off Abby Road, Wrexham. This assessment has been updated to include a proposed extension to Unit 1 in the north west of site. Proposed site plans are included in Appendix B of this report.
- 1.2 This report has the following objectives:
- to describe the existing vegetation and give an overview of the habitats present on the site;
 - to identify whether there are any features of conservation value such as legally protected species or habitats of biodiversity importance;
 - to identify any non-native invasive species on site and give advice on removal or management;
 - to advise of further surveys or mitigation requirements that may be needed prior to development of the site; and
 - to outline opportunities to provide biodiversity enhancement within site proposals.

2.0 Site Overview

- 2.1 The site is located east of Wrexham, approximately 4.5km from the city centre. The central grid reference is SJ 38512 50488. The survey area and site context are shown in Figure 1.
- 2.2 The site measures approximately 1.6ha. It is bounded to the west by Abbey Road, to the south by Elm Road and to the east and north by a small area of woodland. The site is surrounded by industrial developments, within the industrial estate. The wider area is predominantly agricultural land.
- 2.3 The area of land that will be affected by the newly proposed extension measures 381.2m² for the yard area and 863.4m² for the extension to Unit 1, located on the north west aspect of the existing structure. This area is currently bounded by the temporary amphibian fencing.

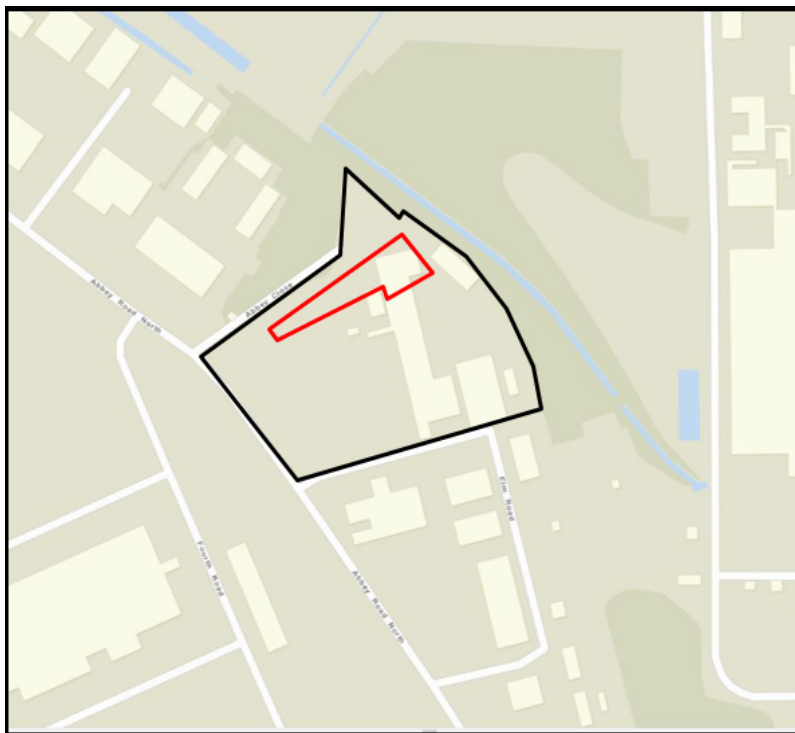


Figure 1: Site Location in Wider Landscape

Contains Ordnance Survey data © Crown copyright and database right 2018.

-  Survey boundary
-  Development boundary

3.0 Methods

Desk Based Assessment

- 3.1 Information regarding historic species records and protected sites within a 1km radius of the site was requested and gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. An absence of records does not indicate the absence of protected species from the search area. Our survey work has sought to identify the potential for any protected species to be present.

Table 1: Sources of Ecological Information

Source of Information	Nature of Information
Magic Map	Maps showing legally protected sites and habitats of value to biodiversity within 1km and international sites within 5km
COFNOD	Protected species records and locally designated sites
Wrexham County Borough Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping

Habitats and Flora

- 3.2 A walkover and habitat survey was carried out by Principal Ecologist Lee Greenhough and Graduate Ecologist Annabel Walker-Evans on 9th July 2018. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²). Habitat types were recorded using the JNCC habitat categories. Plant species were identified in accordance with Stace (2010) and recorded as target notes using the DAFOR scale. Weather conditions during the survey were dry and bright.

Fauna

- 3.3 The walkover survey included assessment of the habitats present for their potential to support species of conservation concern. Particularly statutorily protected species or species listed under Section 41 (S7) of the NERC Act (2006), and recorded any signs indicating the presence of these species.

Limitations

- 3.4 There were no limitations to the Phase One walkover survey. The survey was carried out within the recommended survey period (April - October) and in appropriate weather conditions.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

4.0 Results

Desk Based Assessment

Planning Context

- 4.1 A summary of the results of the desktop study are set out below. Further details, including maps, are provided in Appendix A.

Relevant Planning Policies and Guidance

- 4.2 The site is unallocated within Wrexham County Borough Council's Unitary Development Plan (adopted February 14th 2005). The Local Plan sets out specific policies for the use of land and buildings providing a framework for local decision making and reconciling the need for development and conservation interests
- 4.3 The following policies are most relevant to this assessment:
- Policy GDP1;
 - Policy EC4;
 - Policy EC6 and;
 - Policy EC7.

Designated Sites

- 4.4 There are no internationally or nationally designated sites for nature conservation within 1km of the development boundary. The closest statutorily protected site is Midland Meres and Moses RAMSAR site, approximately 4km northwest.
- 4.5 The site falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for the River Dee SSSI and Dee Cliffs Famdun SSSI which are located approximately 3.3km to the east and 3.8km north east of the site boundary respectively. The proposed development is not listed as a likely risk for the designated sites associated with this IRZ's.
- 4.6 Wrexham Industrial Estate Wildlife Site is located within 1km. The closest parcel is located approximately 400m south east of site and includes a mosaic of scrub, grassland and tall herb.

Designated & Notable Habitats

- 4.7 No habitats designated as a Section 41 Natural Environment and Rural Communities Act 2006 (NERC) 'habitats of principal importance', were identified within the data search of site.

Flora

- 4.8 Desktop records identified no records of notable or invasive/non-native flora within 1km of the site.

Fauna

- 4.9 A number of protected species spread over a 1km search radius were identified through the COFNOD desktop search.

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Species of principal importance under Section 7 of the Environment (Wales) Act 2016 (S7); and
- Red and Amber listed Birds of Conservation Concern (BRd/BAm);
- Local Biodiversity Action Plan Species (LBAP).

Birds

4.10 Six species of birds were identified within the 1km desktop records of the site:

- Goshawk *Accipiter gentilis* (WCA1)
- Grasshopper Warbler *Locustella naevia* (WCA1, S7, BRd)
- Great Black-backed Gull *Larus marinus* (WCA1, BAm)
- Green Woodpecker *Picus viridis* (WCA1)
- Little Ringed Plover *Charadrius dubius* (WCA1)
- Peregrine *Falco peregrinus* (WCA1)
- Swift *Apus apus* (WCA1, BAm)
- Willow Warbler *Phylloscopus trochilus* (WCA1, BAm)
- Woodcock *Scolopax rusticola* (WCA1, BRd)

Bats

4.11 There are multiple records of bats identified within the desktop records 1km from the site, four roosts within 1km were confirmed. The following species were recorded:

- Common pipistrelle *Pipistrellus pipistrellus* (EPS, WCA5, S7);
- Myotis bat species *Myotis* (EPS, WCA5, S7);
- Whiskered bat *Myotis mystacinus* (EPS, WCA5, S7);

Great-crested Newt

4.12 Over 50 records of great-crested newts (GCN) *Triturus cristatus* were identified within the 1km desktop search, to the north, south and east of site. The closest record was approximately 0.3km from the site boundary.

Other notable species

4.13 Two badger sett records and one live sighting of badger have been identified within 1km of the site between 2007 and 2018. They are located approximately 0.9km from site, however exact location of the setts is confidential.

- 4.14 The desktop search identified records of 9 dingy skipper and 11 grizzled skipper both on site and within 1km. These species are designated under Section 7 of the Environment (Wales) Act 2016 as species of principal.

Walkover & Habitat Survey

- 4.15 The results of the walkover and habitat survey are illustrated in Drawing ref: G7128.002 The habitats present within the development site or adjacent to the site are listed below and brief descriptions of these habitats are also given:

- Tall ruderal;
- Bare ground with ephemeral / short perennial;

Tall ruderal

- 4.16 To the west of site, bordering Abbey Road is a section of tall ruderal habitat dominated by rosebay willowherb *Chamaenerion angustifolium*, nettle *Urtica dioica*, false oat grass *Arrhenatherum elatius* and shrub species. This section of habitat is unmanaged and approximately 1.5m tall.



Figure 2: Tall ruderal habitat bordering Abbey Rd, west of site.

Bare ground with ephemeral / short perennial

- 4.17 In the north of site is an area of bare ground with ephemeral / short perennial habitat. This habitat covers approximately 0.3ha of site and has been previously plug-planted with butterfly specific breeding plants including abundant creeping cinquefoil *Potentilla reptans* which was translocation from within site to the mitigation area by Marches Ecology.

- 4.18 Large mounds of earth and bare ground have been created by previous ground disturbance and ephemeral / perennial plant species including creeping thistle *Cirsium arvense*, bristly oxtongue *Helminthotheca echinoides*, dandelion *Taraxacum* agg., teasel *Dipsacus fullonum* and willowherb *Epilobium* species have grown up, covering the mounds, creating hibernaculum habitat for great-crested newts.



Figure 3: Bare ground with ephemeral / shot perennial habitat, north of site.

Invasive and Protected Plant Species

- 4.19 No non-native, invasive species or protected plant species were recorded during the Phase One walkover survey.

Connectivity with the Wider Landscape

- 4.20 The site is immediately surrounded by industrial developments and large, busy roads that run through the Industrial Estate. Wrexham Industrial Estate Wildlife Site lies an estimate 1km south of the site boundary and provides unmanaged grassland habitat, ancient broadleaf woodland and a mosaic of scrub, grassland and tall herb. The wider surround landscape mainly consists of agricultural land. A separate parcel of land that is included within this wildlife site lies 400m south east of site.

Fauna

Badger

- 4.21 One outlier badger sett is located within the site boundary, first recorded on 21st March 2014 by Marches Ecology. The newt fence encloses the badger sett on site. Monitoring surveys are ongoing for badgers, with no activity reported. Due to the confidential nature of this information, the location of the sett is not provided within this report.

Bats

- 4.22 There are desktop records of pipistrelle, whiskered and myotis bat species within 1km of the site. There are no records of bats being present within the site boundary. Bat mitigation measures in the form of bat boxes were recommended within the Marches Ecology report (reference: C348/Eco_Statement).
- 4.23 The trees bordered site to the north may provide foraging and commuting routes for bats, however these are not proposed to be affect by the extension development.

Birds

- 4.24 A number of DBA records for WCA1 and S7 bird species lie within 1km of the site. 2 little ringed plover were recorded on the 06/04/2016 and one woodcock was recorded on the 13/02/2018 occurred within the proposed development site boundary.
- 4.25 The current development on site in ongoing and the likelihood of birds using the site to nest, while disturbance from development is high, is considered unlikely. The proposed extension area contains sub-optimal nesting habitat for little ringed plover as the ephemeral / perennial habitat is overgrown, lacking clear site lines, and hence sub-optimal for the species.

Butterflies

- 4.26 Nine records of dingy skipper and eleven grizzled skipper were identified within the desktop. During the site walkover, four species of butterfly including common blue *Polyommatus icarus* were recorded within the mitigation area, which has been plug-planted with appropriate plant species by Marches Ecology.

Great-crested Newt

- 4.27 A great-crested next exclusion fence has been installed around the borders of site and GCN translocation was carried out by Marches Ecology during 2012 / 2013. A total of eight great crested Newts were translocated along with 127 other amphibians (Smooth Newts, Common Frog and Common Toad).
- 4.28 Eight GCN were found and moved from site to a receptor areas during the translocation period. The fence remains in place and has been maintained in good condition to prevent newts and amphibians from entering the development site.
- 4.29 Wrexham industrial estate is one of the largest in Europe, covering 550ha. The estate contains vacant plots of land which have re-vegetated and form a network of habitats that can support a diverse range of species. The industrial estate is specifically referenced within the Wrexham Unitary Development Plan (2009) and planning guidance within the Wrexham Local Biodiversity Action Plan (2002). Local Guidance Note 29 'Wrexham Industrial Estate' has been reviewed in detail by TEP and recommendations have been followed.

5.0 Conclusions

- 5.1 This section concludes the potential impacts on the ecological receptors in and around the application site from the proposed development.

Designated sites

- 5.2 There are no internationally or nationally designated wildlife sites within the proposed development or within 2km of the site. The site falls within the IRZ of River Dee SSSI and Dee Cliffs Famdun SSSI but the proposed development does not meet any of the risk criteria identified for the IRZ and therefore consultation with Natural England is not required. There are no pathways by which development at the site would result in adverse impacts, direct or indirect, upon the SSSI's.
- 5.3 Wrexham Industrial Estate Wildlife Site includes a parcel of land located approximately 400m south east of site. This site will not be directly impacted by the development. There are busy roads and industrial development separating the wildlife site from the development. Species using the wildlife site are unlikely to be present within habitats on site.

Habitats & Flora

- 5.4 There are no notable habitats recorded on site or adjacent to the site. The woodland habitat to the north of site, lies outside of the site boundary will not be directly impacted by the development
- 5.5 Unmanaged bare ground and ephemeral / short perennial habitat dominates the site. There are no S7 habitats present within the site or immediately adjacent.

Invasive and protected plant species

- 5.6 No protected (WCA8) or invasive species (WCA9) were identified on site. There are therefore no implications to the development with regard to protected or invasive plant species.

Fauna

Badger

- 5.7 An exclusion zone has been created surrounding the badger sett on site. The proposed extension area habitat does not offer suitable habitat for sett excavation or for badger foraging/commuting. Monitoring of the badger sett by Marches Ecology is ongoing.

Bats

- 5.8 Six bat-boxes have been erected in the mitigation area by Marches Ecology. Of these, three bat-boxes are located within the M&L site. They are maintained and monitored annually.
- 5.9 The proposed extension area does not contain any habitat suitable for roosting bats. The trees bordering the north of site could provide foraging and commuting routes for bats, however these trees are not to be affected by the proposed extension works.

Birds

- 5.10 Five bird-boxes have been erected in the mitigation area by Marches Ecology as mitigation for the current development of site. Of these, two bird-boxes are located within the M&L site. They are maintained and monitored annually.
- 5.11 Little ringed plover has been recorded previously within the site boundary on 06/04/2018. The disturbance of the current on-going development may discourage birds from using the site and the proposed extension area to be affected does not provide optimal habitat for little ringed plover. Therefore, it is considered there will not be any impact on little ringed plover.

Butterflies

- 5.12 The mitigation area has been plug planted with butterfly specific plant species by Marches Ecology. There are no more implications to development in regard to butterflies.

Great-crested Newts

- 5.13 The existing exclusion fence around the site will have prevented any amphibians entering the site. Two hibernaculum have previously been created on site by Marches Ecology to mitigate for GCN.
- 5.14 Due to the exclusion fence being maintained and translocation carried out by Marches Ecology, no GCN will be present within the extension site boundary. There are no implications to development of the extension area in regard to GCN.

6.0 Recommendations

Opportunities for Biodiversity Enhancement

Badgers

- 6.1 Annual monitoring of the site for badgers, to ensure no additional setts are created within or adjacent to site while development is ongoing, will continue until October 2018.

Bats

- 6.2 Six bat-boxes have been erected in the mitigation area. Of these, three bat-boxes are located within the M&L site. These bat boxes will be maintained and monitored by a qualified ecologist annually until 2021.
- 6.4 Should any lighting be required on site, sensitive areas should be avoiding, including pre-existing bat boxes and the tree line bordering the north of site.

Birds

- 6.5 Any works undertaken during the nesting bird period will require a nesting bird check to be carried out by a suitably qualified ecologist, with emphasis for ground nesting birds, no more than 24 hours prior to the works commencing, to establish that no active bird nests will be disturbed or destroyed.

Butterflies

- 6.6 Vegetation including abundant creeping cinquefoil *Potentilla reptans* was translocated from within the Clwydian site by Marches Ecology, to a mitigation area located adjacent to an area of established grassland that supports small numbers of the butterflies.
- 6.7 A management plan was created by Marches Ecology and will be supervised by TEP to ensure that management takes place. Butterfly population and distribution across the site will be monitored annually until 2021.
- 6.8 Additional planting of butterfly specific breeding and foraging plants such as barren strawberry *Waldsteinia fragarioides*, common bird's-foot-trefoil *Lotus corniculatus*, and bugle *Ajuga* is recommended in order to ensure that the grizzled and dingy butterfly population remains and grows on site.
- 6.9 A grassland wildflower mix that is specifically designed for butterfly species and contains feeding species (i.e. bird's foot trefoil) for both grizzled and dingy skipper will be planted in selected areas to add to the flora structure, shown in Appendix B (G7128.003A).

Great-crested Newts

- 6.10 Monthly monitoring of the GCN exclusion fence will continue until October 2018.

- 6.11 In order to provide additional mitigation for the proposed extension zone within the northwest of site, three swales, of approximately 3x10metres each, have been recommended for creation in the northwest and northeast of site. This is located away from the busy roads of the industrial estate to the southwest and close to the woodland bordering the north and east of site. This is shown in Appendix B - Proposal Plan.
- 6.12 One additional hibernacula will also be created on site and the current two hibernaculum will be opened up due to compaction and managed to benefit amphibian species. This will be supervised by a licensed ecologist.
- 6.13 Bypass kerbs will be installed on entrance road and parking areas to minimise the risk of newts becoming trapped within the development site (figure 4).



Figure 4: Example bypass kerb.

- 6.14 Abbey road bordering the west of the development currently contains Beany blocks/curbs that have the potential to trap great-crested newts (figure 5). Creating the swales in the north, and east close to the woodland, will encourage the newts away from the hazardous road.



Figure 5: Beany curbs present on Abbey Rd, south of site.

APPENDIX A: Desk Based Assessment



THE
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WREXHAM INDUSTRIAL DESK BASED ECOLOGICAL ASSESSMENT

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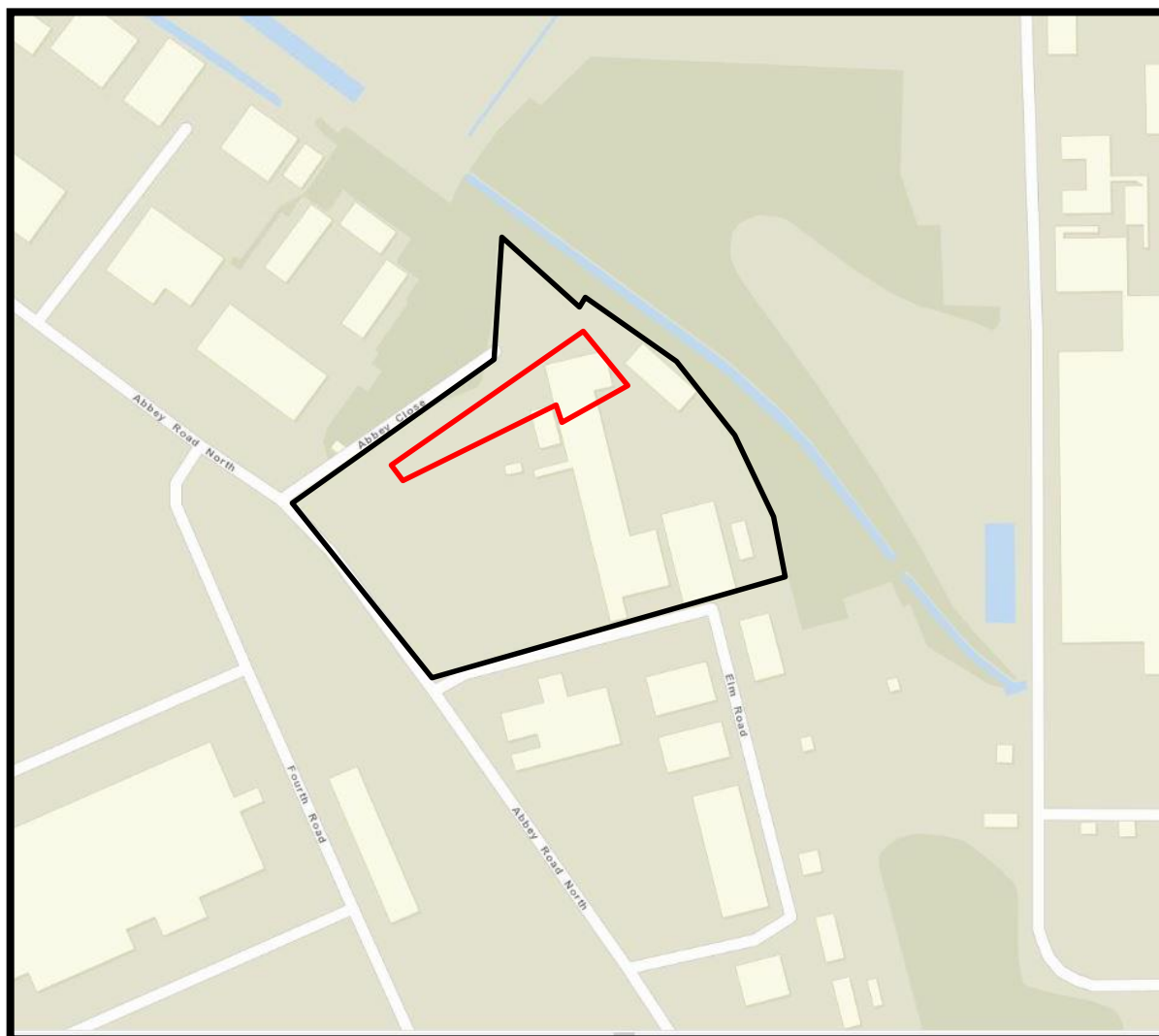
Contents

- Site Location Plan
- Relevant Local Planning Policies
- Site Designations
- Notable Habitats
- Notable Species

Site Location Plan

Approximate Central Grid Reference: SJ 38512 50488

Site Location Plan



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Key

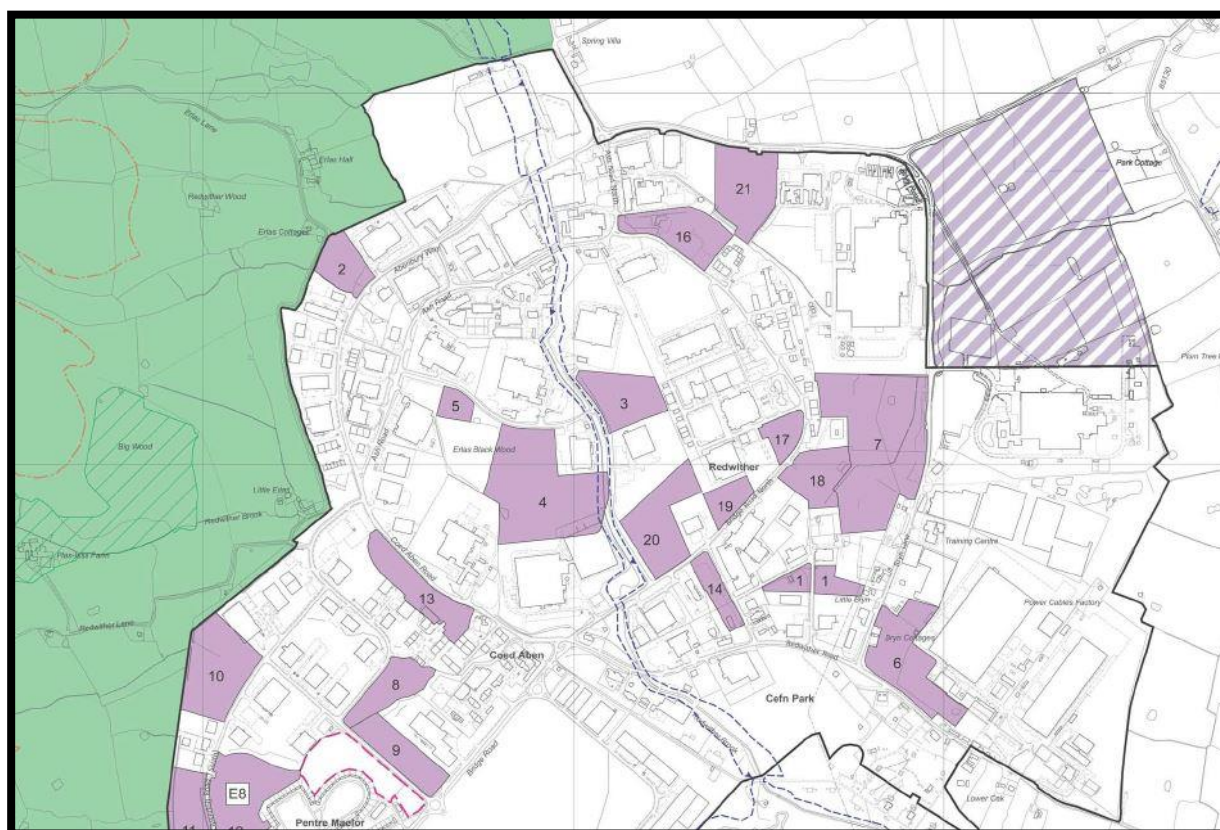
-  Survey boundary
-  Development boundary

Relevant Local Planning Policies

Wrexham County Borough Council Unitary Development Plan (1996 - 2011)

The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005 and sets out specific policies for the use of land and buildings providing a framework for local decision making and reconciling the need for development and conservation interests with maximum community benefits. The Plan covers the administrative area of the Wrexham County Borough Council. It supersedes previous adopted development plans, namely the Wrexham Maelor Local Plan.

In the future, the current UDP will be replaced by the Wrexham Local Development Plan (2013 – 2028).



Inset Plan Notation / Nodiadau Map Mewnosiad

	Settlement Limit / Ffin Anheddiad - PS1		Walking/Cycling Route / Llwybr Cerdded/Beicio - T10
	Employment / Gwaith - E1		Protection of Mineral Resources / Diogelu Adnoddau Mwynau - MW9
	Large Single User Employment Site / Safle Gwaith Unigol - E3		Minerals Buffer Zone / Cylichfeydd Rhagod Mwynau - MW11
	Pentre Maelor Business Use / Defnydd Busnes Pentre Maelor - E8		
	Green Barrier / Ffin Gwyrdd - EC1		
	Special Landscape Area / Ardal Tirlun Arbennig - EC5		
	Development and Flood Risk / Datblygiad a Perygl Llif - EC12		
	Pentre Maelor Buffer Zone / Parth Rhagod Pentre Maelor - EC17		

Interactive Policies Map can be viewed by following the link below:

http://www.wrexham.gov.uk/assets/pdfs/planning/udp/map2_inset2_inset3.pdf

The site and adjacent land is unallocated within the UDP policy map.

Policy GDP1

All new development should:-

- a)** Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b)** Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c)** Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d)** Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e)** Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f)** Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g)** Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h)** Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i)** Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j)** Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k)** Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Policy EC4

Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC6

Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Site Designations

SSSI Impact Risk Zones for Site Only

Source: *MAGIC Maps*

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Water Supply

Notes

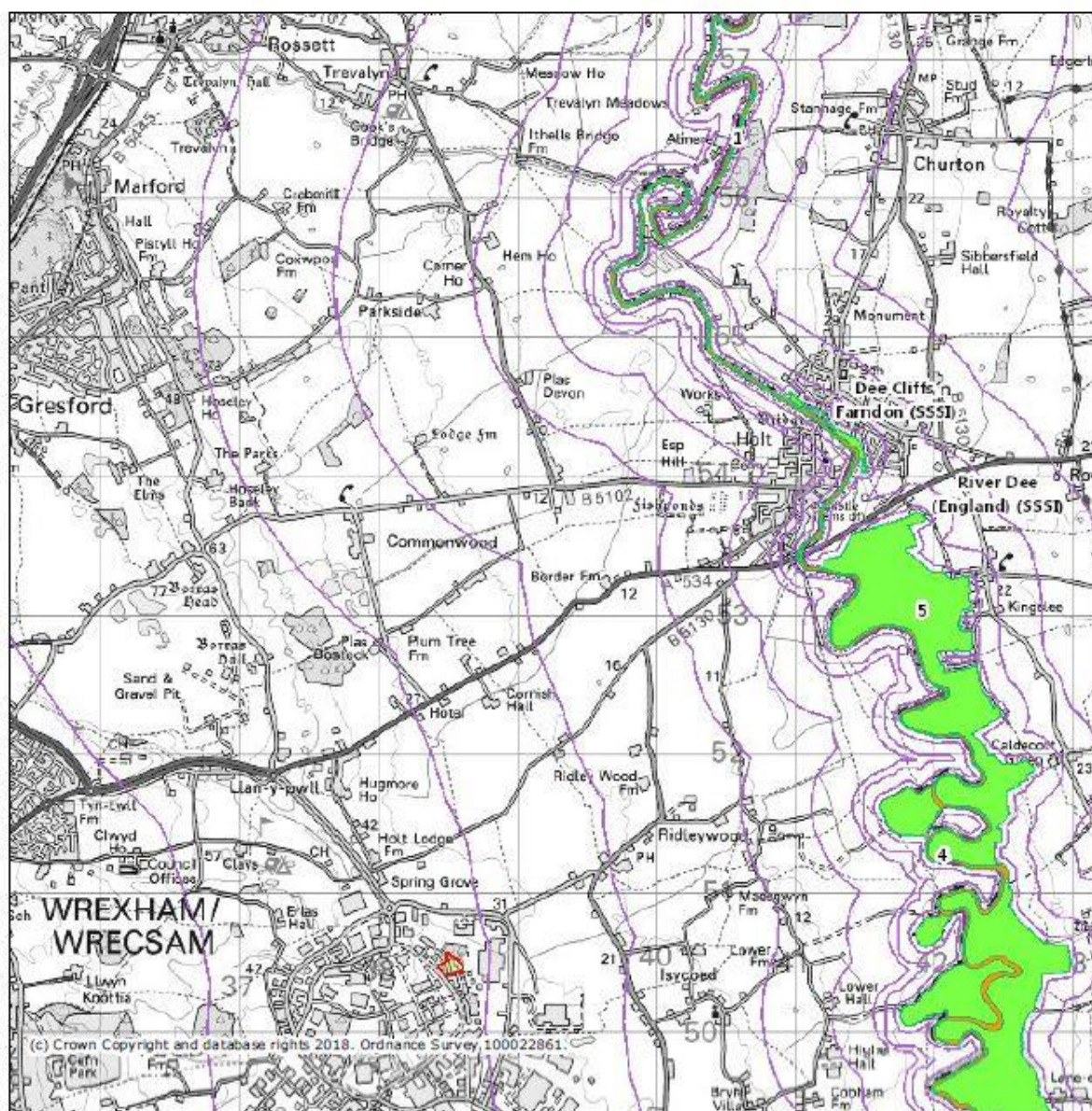
GUIDANCE - How to use the Impact Risk Zones

[/Metadata for magic/SSSI IRZ User Guidance MAGIC.pdf](#)

The site is located within the Impact Risk Zone for the River Dee SSSI and Dee Cliffs Farnham SSSI which are located approximately 3.3km to the east and 3.8km north east of the site boundary respectively.

MAGiC

Magic Map



Legend

Sites of Special Scientific Interest Units (England)

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed



Projection = OSGB36

xmin = 330500

ymin = 348300

xmax = 348100

ymax = 358400

Map produced by MAGIC on 11 July, 2018.

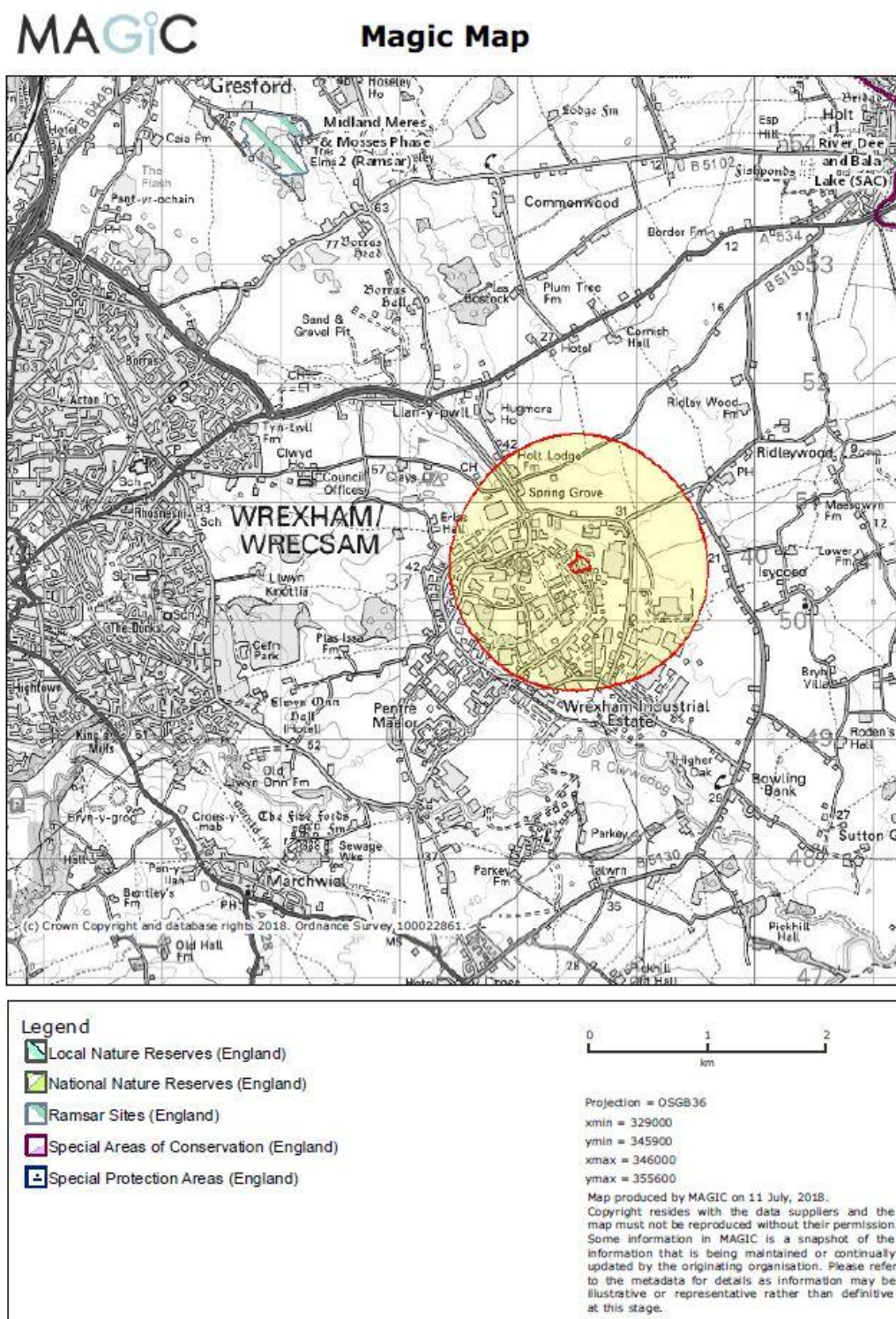
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Statutory Designated Wildlife Sites within 1km of the Site

Source: MAGIC Maps

No statutorily protected sites were found within the 1km data search.

The closest site was Midland Meres and Mosses RAMSAR site, approximately 4km northwest.

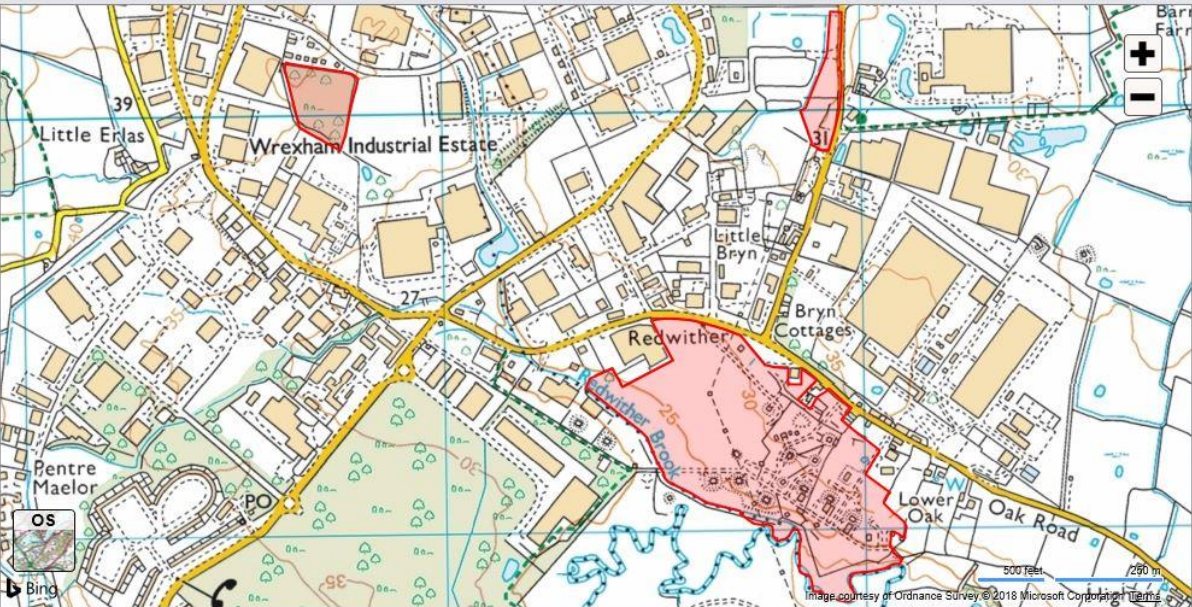


Non-Statutory Site Designations within 1km of the Site

Wildlife Site citations provided from COFNOD.

W337: Wrexham Industrial Estate

Location:	Wrexham
Centroid Grid Reference:	SJ386493
Area:	27.7 ha
Site Description:	This is a series of sites within the industrial estate which includes unmanaged grassland at Bryn Road and on Cefn Park land and ancient broadleaved woodland, Erlas Black Wood. The derelict land known as Cefn Park, on the southern edge of the Industrial Estate, consists of a complex mosaic of scrub, grassland and tall herb. Species-rich grassland occurs where there is rabbit grazing with cowslip, restharrow, yellowwort, common centuary and bird'sfoot trefoil. Other species of interest include dyer's greenweed in among scrub and grass vetchling in rank grassland. Worn paths and motorbike tracks criss-cross the site and many species present such as prickly lettuce, smith's pepperwort and bristly ox-tongue typify disturbed ground. A mosaic of woodland and damp grassland occurs adjacent to the River Clywedog. The woodland is dominated by mature hawthorn with alder and crack willow along the river. The ground flora is sparse but dog's mercury, hart's tongue and male fern do occur. Meadowsweet, great willowherb, and canary reed grass occur in the damper patches. The strip of species-rich grassland beside a ditch on Bryn Road has similar grassland species including the uncommon grass vetchling. False fox sedge, yellow flag and bullrush are a few of the species which occur in the ditch. Erlas Black Wood is dominated by mature oak.
Habitats:	
Designation Reason:	



Notable Habitats

Habitat Inventory Data within or Adjacent to the Site

Source: MAGIC Maps

No Priority Habitats were found within the site boundary or adjacent to site.

Notable Species

Extract of Species Data within 1km of the Site

Source: COFNOD

Species records which are listed under the following have been included:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (S41); and
- Red and Amber listed Birds of Conservation Concern (BRd/BAm).

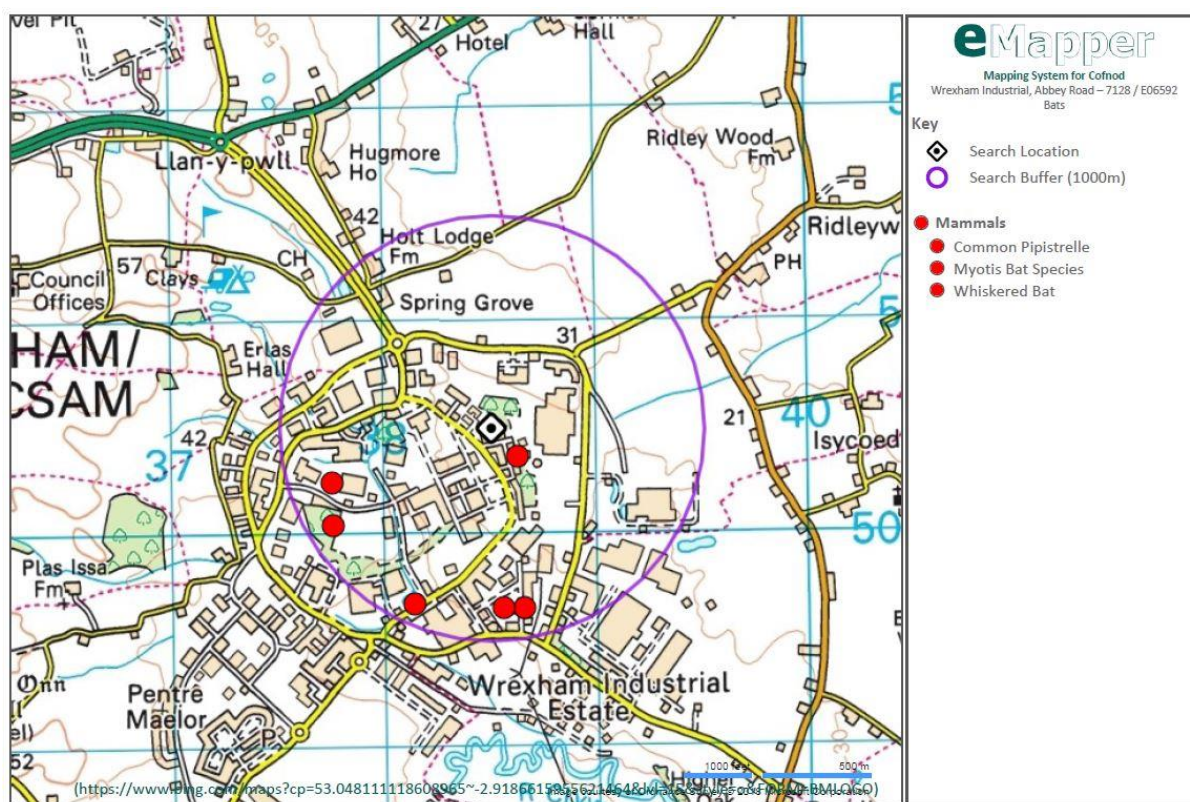


Figure 1: Bat map

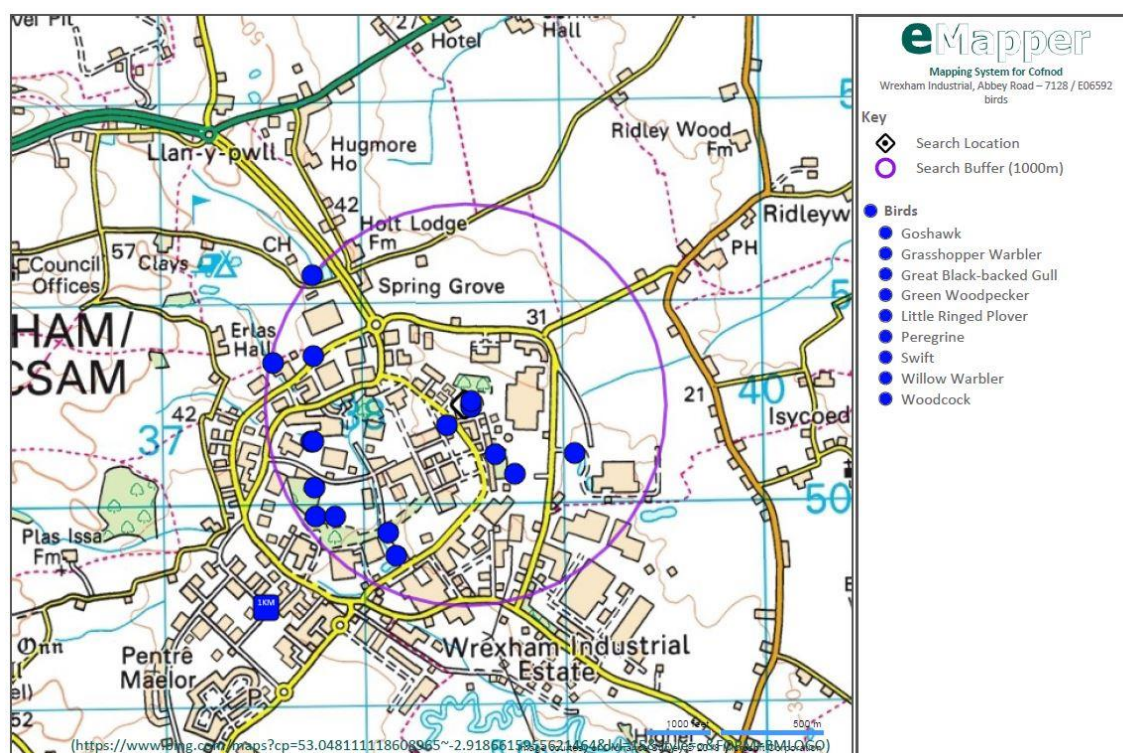


Figure 2: Bird map

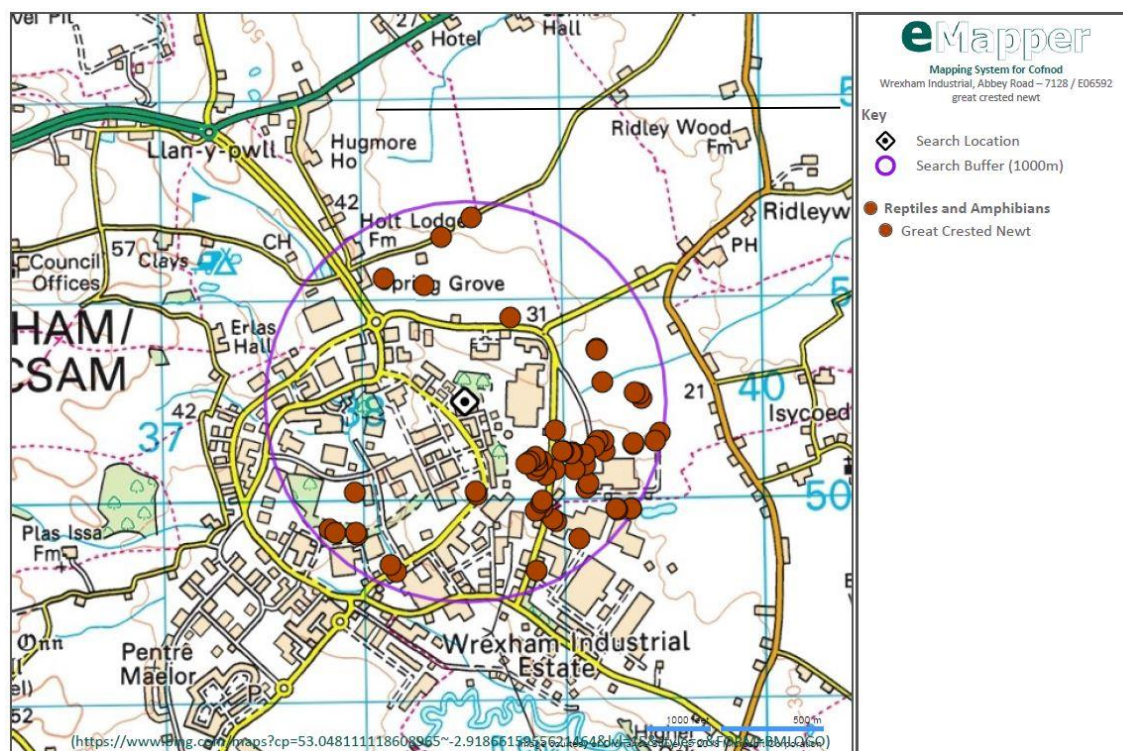


Figure 3: Great-crested Newt map

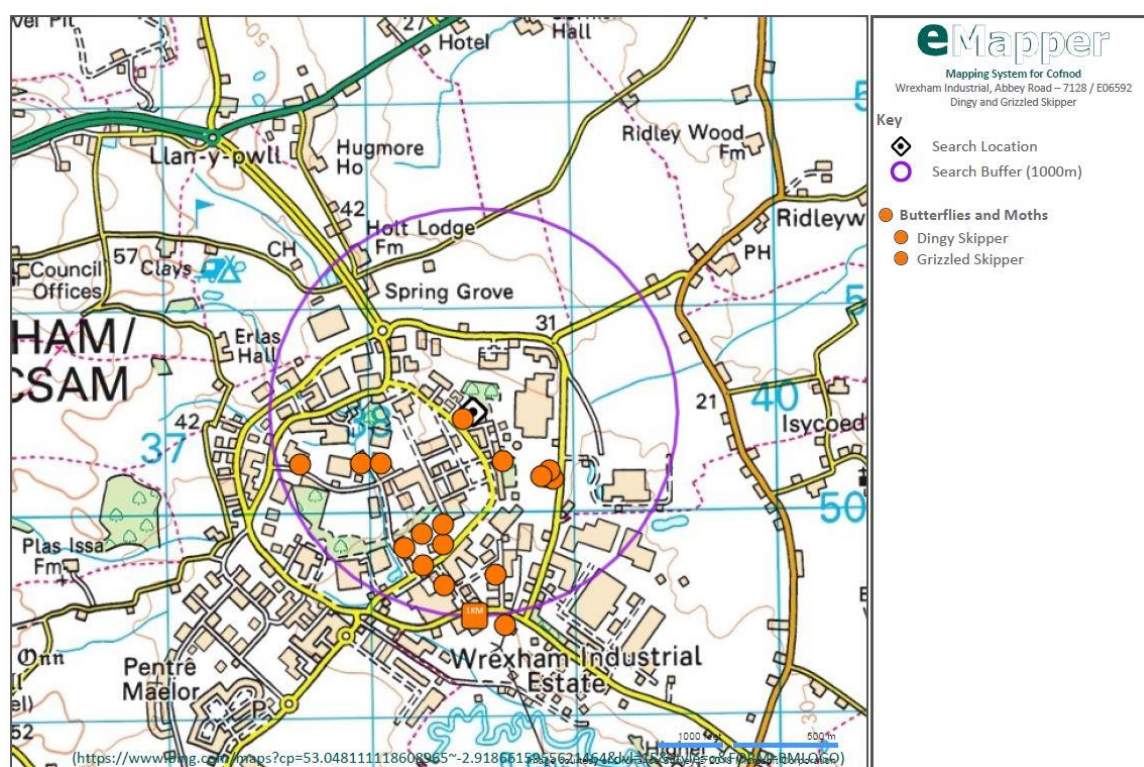


Figure 4: Grizzled skipper and Dingy skipper map

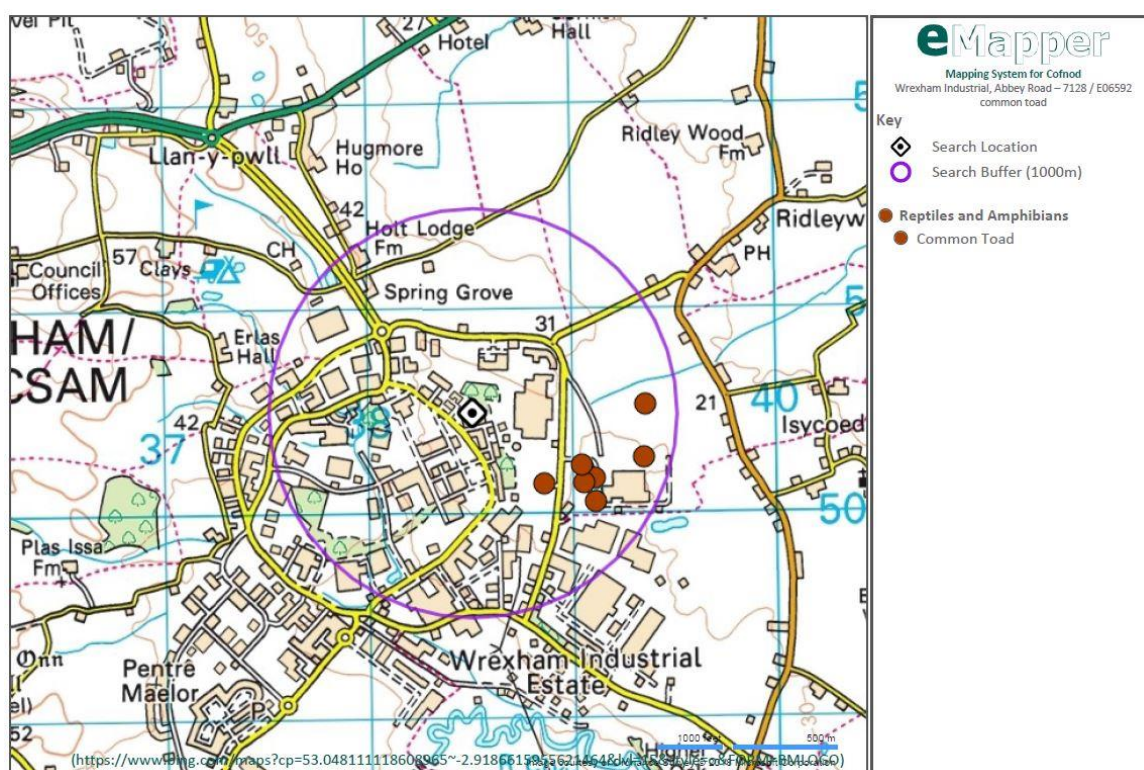


Figure 5: Common toad map

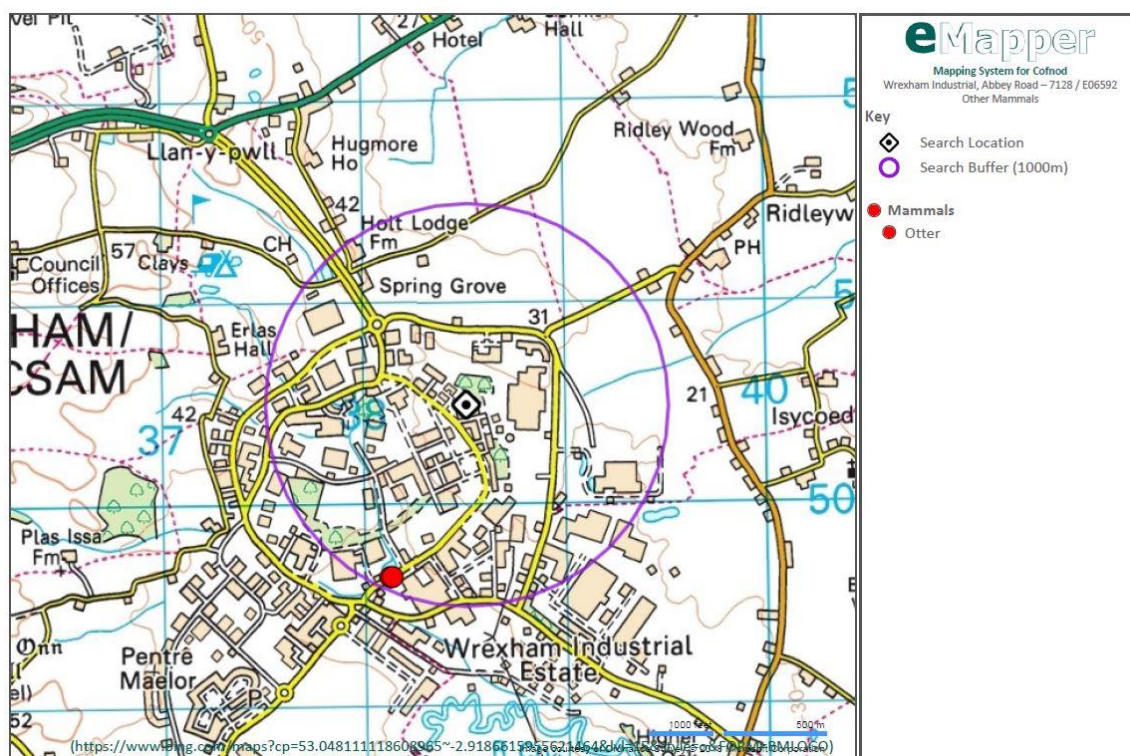


Figure 6: Otter map

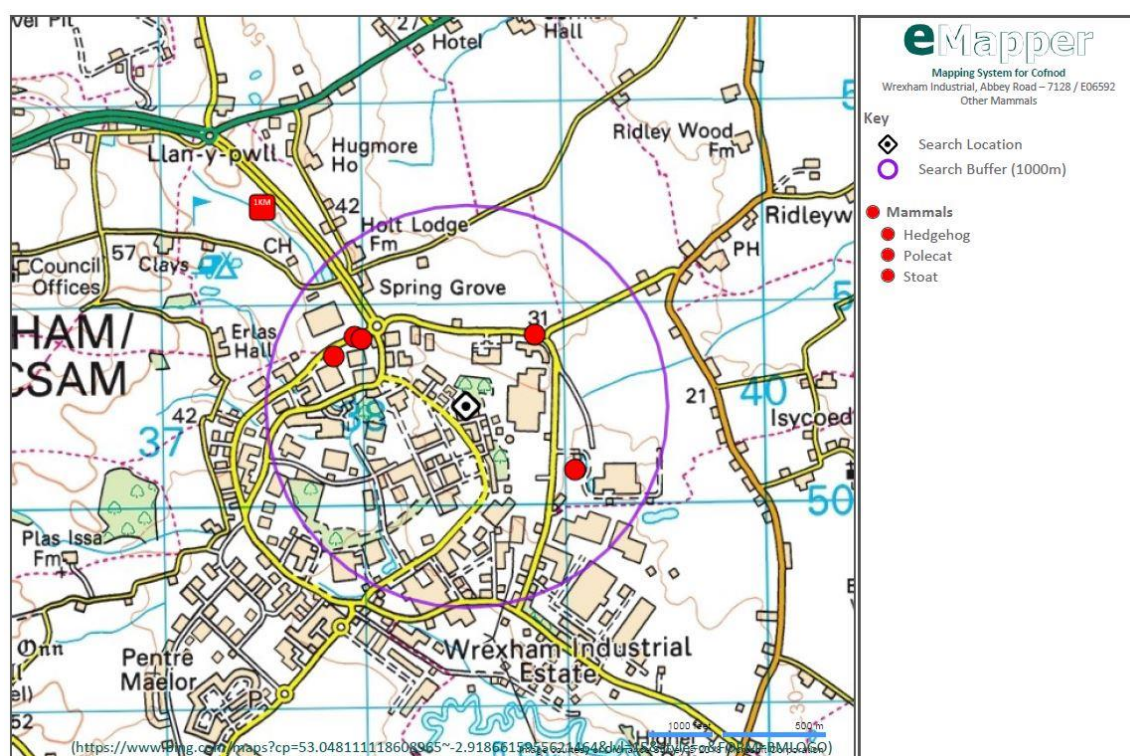


Figure 7: other mammals map

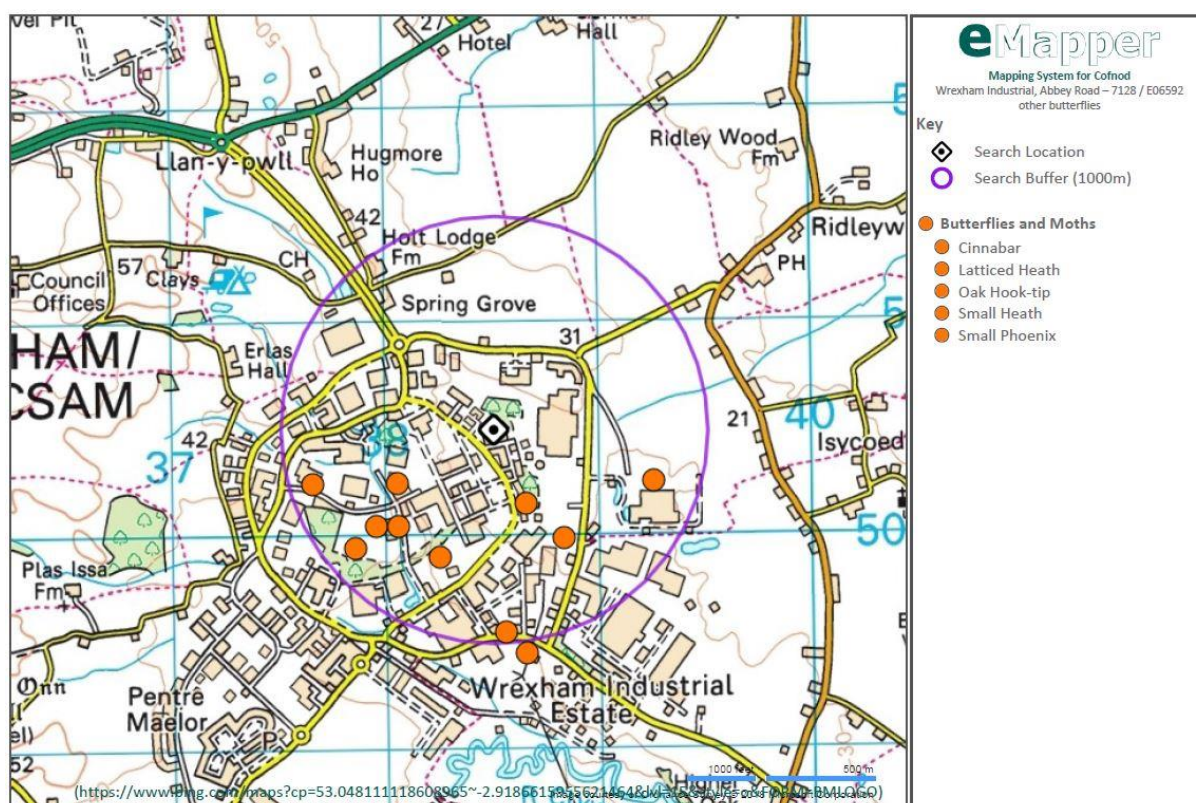


Figure 8: other butterfly map

Two badger sett records and one live sighting has been identified within 1km of the site between 2007 and 2018. They are located approximately 0.9km from site, however exact location of setts is confidential.

Raw Species Data:

Species Group	Scientific Name	English Name	Welsh Name	Earliest Year	Latest Year	Total Record
Bees, Wasps, Ants and Sawflies	<i>Andrena (Poecilandrena) labiata</i>	Red-girdled Mining Bee		1993	1999	4
Birds	<i>Accipiter gentilis</i>	Goshawk	Gwalch Marthin	2015	2015	1
Birds	<i>Aegithalos caudatus</i>	Long-tailed Tit	Titw Cynffon-Hir	2009	2016	3
Birds	<i>Aix galericulata</i>	Mandarin Duck	Hwyaden Gribog	2016	2016	1
Birds	<i>Alauda arvensis</i>	Skylark	Ehedydd	2004	2009	5
Birds	<i>Anas crecca</i>	Teal	Corhwyaden	2004	2004	2
Birds	<i>Anas platyrhynchos</i>	Mallard	Hwyaden Wyllt	2013	2013	1
Birds	<i>Anthus pratensis</i>	Meadow Pipit	Corhedydd y Waun	2006	2006	1
Birds	<i>Apus apus</i>	Swift	Gwennol Ddu	2012	2016	4
Birds	<i>Branta canadensis</i>	Canada Goose	Gwydd Canada	2004	2016	8
Birds	<i>Charadrius dubius</i>	Little Ringed Plover	Cwtiad Torchog Bach	2016	2016	1
Birds	<i>Chroicocephalus ridibundus</i>	Black-headed Gull	Gwylan Benddu	2007	2016	3
Birds	<i>Cuculus canorus</i>	Cuckoo	Cog	2013	2013	2
Birds	<i>Cygnus olor</i>	Mute Swan	Alarch Dof	2004	2008	4
Birds	<i>Delichon urbicum</i>	House Martin	Gwennol y Bondo	2009	2016	3
Birds	<i>Emberiza citrinella</i>	Yellowhammer	Bras Melyn	2004	2006	7
Birds	<i>Emberiza schoeniclus</i>	Reed Bunting	Bras y Cyrs	2004	2009	3
Birds	<i>Falco peregrinus</i>	Peregrine	Hebog Tramor	2016	2016	1
Birds	<i>Falco tinnunculus</i>	Kestrel	Cudyll Coch	2005	2016	17
Birds	<i>Gallinago gallinago</i>	Snipe	Giach Cyffredin	2005	2005	1
Birds	<i>Hirundo rustica</i>	Swallow	Gwennol	2007	2016	20
Birds	<i>Larus argentatus</i>	Herring Gull	Gwylan y Penwaig	2012	2016	10
Birds	<i>Larus canus</i>	Common Gull	Gwylan y Gweunydd	2009	2009	1
Birds	<i>Larus fuscus</i>	Lesser Black-backed Gull	Gwylan Gefnddu Leiaf	2014	2016	4
Birds	<i>Larus marinus</i>	Great Black-backed Gull	Gwylan Gefnddu Fwyaf	2016	2016	1
Birds	<i>Linaria cannabina</i>	Linnet	Llinos	2004	2013	7
Birds	<i>Locustella naevia</i>	Grasshopper Warbler	Troellwr Bach	2007	2011	2
Birds	<i>Motacilla flava</i>	Yellow Wagtail	Siglen Felen	2006	2006	1
Birds	<i>Muscicapa striata</i>	Spotted Flycatcher	Gwybedog Mannog	2006	2008	2
Birds	<i>Numenius arquata</i>	Curlew	Gylfinir	2004	2005	3
Birds	<i>Oenanthe oenanthe</i>	Wheatear	Tinwen y Garn	2004	2004	2
Birds	<i>Passer domesticus</i>	House Sparrow	Aderyn y To	2004	2016	14
Birds	<i>Passer montanus</i>	Tree Sparrow	Golfan y Mynydd	2005	2007	3
Birds	<i>Parus ater</i>	Coal Tit	Titw Penddu	2009	2009	1
Birds	<i>Phylloscopus trochilus</i>	Willow Warbler	Telwr yr Helyg	2005	2016	10
Birds	<i>Picus viridis</i>	Green Woodpecker	Cnocell Werdd	2007	2016	7

Birds	<i>Scolopax rusticola</i>	Woodcock	Cyffyllog	2015	2018	6
Birds	<i>Sturnus vulgaris</i>	Starling	Drudwen	2005	2016	12
Birds	<i>Sylvia communis</i>	Whitethroat	Llwydfron	2004	2016	16
Birds	<i>Turdus iliacus</i>	Redwing	Coch Dan Adain	2008	2016	6
Birds	<i>Turdus philomelos</i>	Song Thrush	Bronfraith	2007	2016	10
Birds	<i>Turdus pilaris</i>	Fieldfare	Socan Eira	2006	2016	10
Birds	<i>Tyto alba</i>	Barn Owl	Tylluan Wen	2006	2012	4
Birds	<i>Vanellus vanellus</i>	Lapwing	Cornchwiglen	2004	2009	10
Butterflies and Moths	<i>Chiasmia clathrata</i>	Latticed Heath	Seffyr Delltog	1999	2004	3
Butterflies and Moths	<i>Coenonympha pamphilus</i>	Small Heath	Gweirlöyn Bach y Waun	1999	2018	10
Butterflies and Moths	<i>Diloba caeruleocephala</i>	Figure of Eight	Crbach Ffigwr Wyth	1999	1999	2
Butterflies and Moths	<i>Ecliptopera silaceata</i>	Small Phoenix	Ffenics Bach	1973	2009	2
Butterflies and Moths	<i>Erynnis tages</i>	Dingy Skipper	Gwibiwr Llwyd	2000	2018	13
Butterflies and Moths	<i>Hemistola chrysoprasaria</i>	Small Emerald	Emrallt Barf yr Hen Wr	1973	1973	1
Butterflies and Moths	<i>Lasiommata megera</i>	Wall	Gweirlöyn y Cloddiau	1999	1999	1
Butterflies and Moths	<i>Pyrgus malvae</i>	Grizzled Skipper	Gwibiwr Brith	1993	2018	15
Butterflies and Moths	<i>Scotopteryx chenopodiata</i>	Shaded Broad-bar	Rhesen Lydan Dywyll	1999	2010	4
Butterflies and Moths	<i>Tyria jacobaeae</i>	Cinnabar	Teigr y Benfelen	1999	2016	3
Butterflies and Moths	<i>Watsonalla binaria</i>	Oak Hook-tip	Bachadain y Deri	1973	1973	1
Mammals	<i>Erinaceus europaeus</i>	Hedgehog	Draenog	2017	2017	1
Mammals	<i>Lutra lutra</i>	Otter	Dyfrgi	2016	2018	6
Mammals	<i>Meles meles</i>	Badger	Mochyn Daear	2003	2018	8
Mammals	<i>Mustela erminea</i>	Stoat	Carlwm	2016	2016	1
Mammals	<i>Mustela putorius</i>	Polecat	Ffwlbart	2004	2014	4
Mammals	<i>Myotis</i>	Myotis Bat Species		2016	2016	2
Mammals	<i>Myotis mystacinus</i>	Whiskered Bat	Ystlum Barfog	1999	1999	1
Mammals	<i>Nyctalus noctula</i>	Noctule Bat	Ystlum Mawr	2016	2016	5
Mammals	<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	Ystlum Lleiaf Cyffredin	2016	2016	5
Mammals	<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	Ystlum Lleiaf Uchelsain	2016	2016	2
Other Invertebrates	<i>Acanthiophilus helianthi</i>			2000	2000	1
Other Invertebrates	<i>Diplapion stolidum</i>			2000	2000	1
Other Invertebrates	<i>Grypus equiseti</i>	Horsetail Weevil		2008	2008	1
Other Invertebrates	<i>Neophytobius quadridens</i>			2000	2000	1

Other Invertebrates	Oxycera morrisii	White-barred Soldier		1999	1999	2
Other Invertebrates	Phaonia atriceps			1999	1999	1
Other Invertebrates	Pseudorchestes pratensis			2000	2000	1
Plants	Azolla filiculoides	Water Fern	Rhedynen y Dwr	2013	2013	2
Plants	Calamagrostis epigejos	Wood Small-reed	Corsen Fach y Coed	2011	2011	1
Plants	Centaurea cyanus	Cornflower	Glas yr Yd	2012	2012	1
Plants	Cichorium intybus	Chicory	Ysgelllog	2015	2015	1
Plants	Crepis biennis	Rough Hawk's-beard	Gwalchlys Garw	2011	2011	2
Plants	Crocsmia pottsii x aurea = C. x crocosmiiflora	Montbretia	Crib-y-Ceiliog	2014	2014	1
Plants	Dactylorhiza praetermissa	Southern Marsh-orchid	Tegeirian-y-Gors Deheuol	2016	2016	1
Plants	Genista tinctoria	Dyer's Greenweed	Melynog y Waun	2007	2007	1
Plants	Glebionis segetum	Corn Marigold	Melyn yr Yd	2012	2012	1
Plants	Hyacinthoides non-scripta	Bluebell	Clychau'r Gog	2012	2012	1
Plants	Impatiens glandulifera	Himalayan Balsam	Jac y Neidiwr	2011	2011	1
Plants	Lathyrus nissolia	Grass Vetchling	Ytbylen Feinddail	2011	2016	2
Plants	Lepidium campestre	Field Pepperwort	Pupurlys y Maes	2012	2012	1
Plants	Medicago arabica	Spotted Medick	Maglys Brith	2016	2016	1
Plants	Mentha pulegium	Pennyroyal	Brymlys	2014	2014	1
Plants	Ononis spinosa	Spiny Restharrow	Tagaradr Pigog	2014	2016	3
Plants	Ophioglossum vulgatum	Adder's-tongue	Tafod y Neidr	2010	2010	1
Plants	Polemonium caeruleum	Jacob's-ladder	Ysgol Jacob	2011	2011	1
Plants	Rorippa amphibia	Great Yellow-cress	Berwr Melyn Mawr	2016	2016	1
Plants	Salix viminalis x cinerea = S. x holosericea	Silky-leaved Osier		2011	2011	1
Plants	Sinapis arvensis	Charlock	Mwstard Gwyllt	2011	2014	3
Plants	Zannichellia palustris	Horned Pondweed	Llynwlyddyn Corniog	2014	2014	1
Reptiles and Amphibians	Anguis fragilis	Slow-worm	Neidr Ddefaid	1999	1999	2
Reptiles and Amphibians	Bufo bufo	Common Toad	Llyffant Dafadenog	1992	2015	12
Reptiles and Amphibians	Lissotriton helveticus	Palmate Newt	Madfall Ddwr Balfog	2018	2018	1
Reptiles and Amphibians	Lissotriton vulgaris	Smooth Newt	Madfall Ddwr Gyffredin	1992	2017	173
Reptiles and Amphibians	Rana temporaria	Common Frog	Llyffant Melyn	2005	2017	15
Reptiles and Amphibians	Triturus cristatus	Great Crested Newt	Madfall Ddwr Gribog	1992	2018	408
Reptiles and Amphibians	Vipera berus	Adder	Gwiber	1999	1999	2

APPENDIX B: Site Location & Proposal Plan

Site Location Plan (G7128.004)

Habitat Enhancement Plan (G7128.003A)



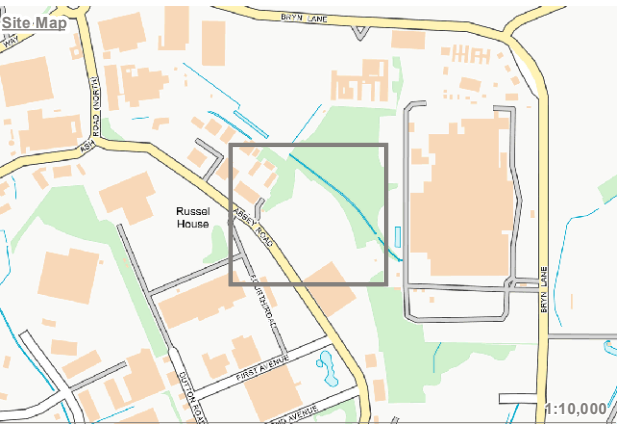
KEY

Planning Application Boundary



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Base mapping provided by client

Site Map



1:10,000

Rev	Description	Drawn	Approved	Date



**THE
ENVIRONMENT
PARTNERSHIP**

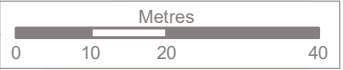
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Wrexham Industrial Estate

Title
Site Location Plan

Drawing Number
G7128.004

Drawn	Checked	Approved	Scale	Date
JS	AWE	LG	1:1,000 @ A3	17/08/2018





KEY

- Planning Application Boundary
- Hibernacula
- Swale
- Special pollen and nectar meadow mixture

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Site Map

1:10,000

Rev	Description	Drawn	Approved	Date
A	Site Application Boundary Added	JS	LG	17/08/2018

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Project
Wrexham Industrial Estate

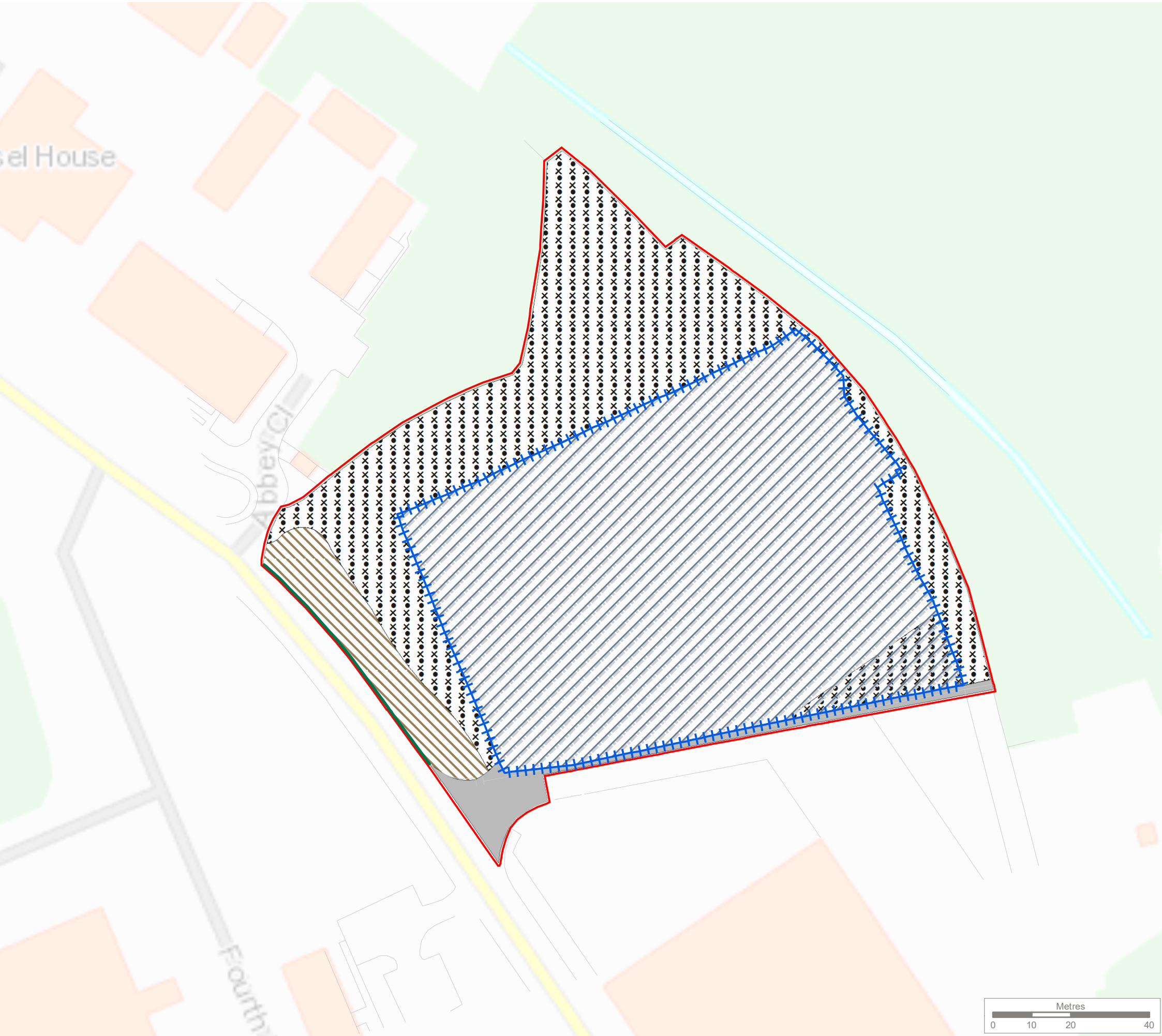
Title
Habitat Enhancement Plan

Drawing Number
G7128.003A

Drawn	Checked	Approved	Scale	Date
JS	AWE	LG	1:800 @ A3	17/08/2018

DRAWINGS

Phase 1 Habitat Survey (G7128.002)



KEY

- Survey boundary
- Area already developed
- Temporary amphibian fence currently in situ under NWR licence

Habitat Areas

- Tall ruderal
- Bare ground/ephemeral mix
- Hardstanding
- Species-poor intact hedge (newly planted)

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Site Map

1:10,000

Rev	Description	Drawn	Approved	Date



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Project
Wrexham Industrial Estate

Title
Phase 1 Habitat Survey

Drawing Number
G7128.002

Drawn	Checked	Approved	Scale	Date
MK	AWE	LG	1:1,000 @ A3	09/08/2018