

Jason Homer
1 Mayfield Court
Garden village
Wrexham
LL11 2TN

6th June 2018

Ref: DF/DKS/LLAY/01

Dear Jason,

RE: LAND ADJOINING AND EAST OF 1 BRAMBLE COURT, LLAY – REF: LLA P/2016/0827

In relation to the above Site, planning permission has been granted for the erection of one detached dwelling by Wrexham Borough Council (Ref: P/2016/0827, dated 28th October 2016) subject to certain conditions. Condition 4 of the planning permission states:

Condition 4

Development shall not commence until a scheme of Reasonable Avoidance Measures in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.

The following document, therefore, has been prepared in relation to the discharge of Condition 4.

The Site

The Site currently comprises a small area of ground that appears to be used for the occasional storage of a large vehicle trailer. It supports rank grassland and developing tall ruderal community, with numerous areas of bare ground as result of the ingress/egress of the trailer. The land is border on three sides by closed board fencing. Floristic species present comprise cock's-foot *Dactylis glomerata*, dandelion *Taraxacum officinale* agg., common nettle *Urtica dioica*, bramble *Rubus fruticosus* agg and common horsetail *Equisetum arvense*, as well as several garden exotics.

An industrial site lies immediately to the east of the Site, existing residential development to the west with open farmland to the south on the opposite side of the B5102. A cement quarry is located immediately to the north of the Site.

Overall the Site has been assessed as having negligible potential to support amphibians. However, Natural Resources Wales has previously suggested newts are present, hence the need to adopt a precautionary approach.

Reasonable Avoidance Measures

The methods given below will be adopted prior to and during the construction of the new dwelling. These works should only be undertaken during the newt 'active' season, nominally mid-March to September, with periods when the overnight temperature is below 5°C being avoided.

1. A 'tool box' talk will be given to all personnel working on the project and the possibility of great crested newts being present highlighted. The tool box talk will include a description of newts, with photographs being made available. The relevant legislation will also be discussed and its implications.
2. The vegetation within the construction zone will be carefully cut over a two-week period prior to works commencing, with the height of the vegetation being lower on each successive cut. The initial cut will be no lower than 250mm, with the final cut being 40mm. This will be completed utilising at least four cuts.
3. Any other structure deemed suitable by the suitably qualified ecologist of potentially supporting newts, such as the debris, paving slabs, etc., will also be dismantled by hand;
4. Any excavation left open overnight will be inspected by the project co-ordinator/site supervisor the following morning. If any newts are found to be present, works will not commence and a suitably qualified ecologist should be called immediately.

In the highly unlikely situation a great crested newt is encountered throughout the any of the construction process, all works should stop immediately and advice sought from Natural Resources Wales.

I trust you find this useful, but if you require any additional information, please do not hesitate to contact me.

Regards,



Derek Finnie CEnv MCIEEM

Director