

APPENDIX C: Desktop Study

**Desk Based Ecology Assessment:
Ash Road South
Wrexham Industrial Estate
Approximate Central Grid Reference:
SJ 38265 49787**

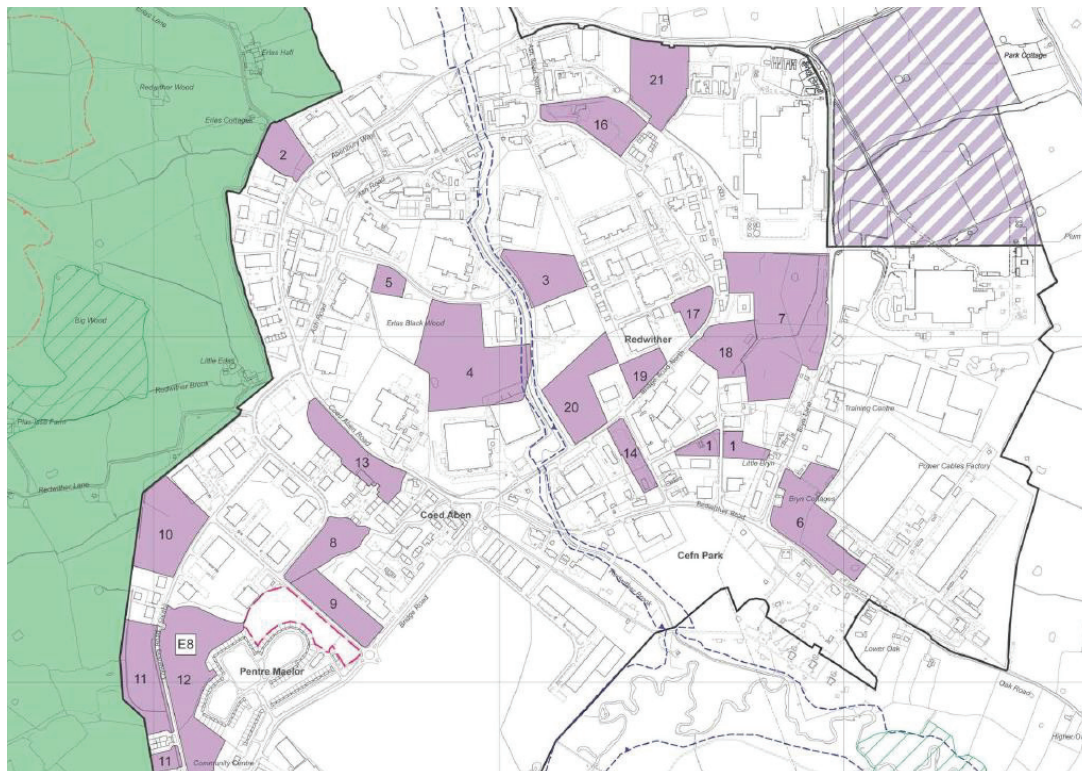
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- **Extract from Local Plan**
- **Extracts of Relevant Planning Policies**
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- **Wildlife Site Citations**

[illegible]

6899.002

Extract of the Wrexham Council Unitary Development Plan (adopted Feb 2005) and supporting key



3. Wrexham Industrial Estate / Stad Ddiwydiannol Wrecsam

Inset Plan Notation / Nodiadau Map Mewnrosodiad

	Settlement Limit / Ffin Anheddiad - PS1		Walking/Cycling Route / Lwybr 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 / Cylchfeydd 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		

Extracts of Relevant Planning Policies and Supplementary Planning Guidance

The Local Development Plan for Wrexham Council comprises the Unitary Development Plan (adopted 2005), supplementary planning documents. Wrexham County Borough Council have also prepared a series of guidance documents which are a material consideration for the determination of planning applications.

Wrexham County Borough Council are preparing the Local Development Plan 2 (LDP2) 2013-2028, which will replace the Unitary Development Plan. The LDP2 is due for submission to the Secretary of State in November 2018, followed by adoption in spring 2019.

Unitary Development Plan (adopted 2005)

Green Barriers

Policy EC1 Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

Hedgerows, Trees and Woodland

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.

Special Landscape Areas

Policy EC5 Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled.

Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

Biodiversity Conservation

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.

Supplementary Planning Documents

Tree and Woodland Strategy

Ten year strategy designed to create high quality and sustainable local urban and rural landscapes. The strategy supports and complements numerous national and local policy

guidance, which promote the sustainable regeneration and management of the environment.

Local Guidance Notes

Local Guidance notes support local planning policies and are treated as a material consideration when determining planning applications.

Local Guidance Note 26: Landscape and Industrial Development

Local Guidance notes support local planning policies and aim to improve design standards. Guidance Note 26 notes that *“Wrexham’s industrial estates, smaller industrial sites, and retail and business parks make a very noticeable contribution to the landscape of the County Borough, and this can be a positive one. New development in particular can provide excellent opportunities for exciting and sustainable landscape and building design, providing attention is paid to the impact which such proposals might have on the surroundings.”*

With regards to nature conservation the guidance document suggests:-

“Planting of wide tree belts, replacement of lost habitats, and measures to store rainfall may be needed to help reduce the environmental impact, and it is important that sufficient space is allowed for this at the site planning stage.”

Wildlife Networks

“Link existing site features of nature conservation value such as watercourses, wetland and semi-natural vegetation with new planting and open space, and with external areas and corridors of nature conservation value. Ensure protected species and existing habitats are maintained. Avoid culverting or diverting watercourses, and retain minimum 5m wide buffer for wildlife and maintenance wherever possible.”

Local Guidance Note 32: Biodiversity & Development

The guidance note is designed to raise the quality and profile of nature conservation, protected species and biodiversity issues when submitting and considering planning applications.

The guidance note provides further information on biodiversity in Wrexham, planning guidance, assessment, avoidance of harm, mitigation and monitoring advice.

MAGIC Map search for SSSI Impact Risk Zones for Site Only – Report

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?

2. 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, pig & poultry units, 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](#)

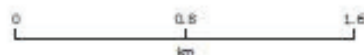
MAGIC Map search for SSSI Impact Risk Zones for Site Only – Map



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 = 334400

ymin = 347500

xmax = 344500

ymax = 353000

Map produced by MAGIC on 16 February, 2018.

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MAGIC Map 5km Search Zone for Designated Wildlife Sites – Report

Ramsar Sites (Wales)

Name

Midland Meres & Mosses Phase 2 (Wales)

Reference

UK11080

Date

02/02/1997

Cartesian Area (Ha)

772.49

Sites of Special Scientific Interest Units (England) - points

Name

RIVER DEE (ENGLAND)

Reference

1481320

Site Unit Condition

UNFAVOURABLE NO CHANGE

Citation

1030973

Hectares

18.7

Hyperlink

<http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1030973>

Name

RIVER DEE (ENGLAND)

Reference

1481321

Site Unit Condition

FAVOURABLE

Citation

1030974

Hectares

215.92

Hyperlink

<http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1030974>

Sites of Special Scientific Interest Units (England)

Name

RIVER DEE (ENGLAND)

Reference

1056553

Site Unit Condition

UNFAVOURABLE NO CHANGE

Citation

1028017

Hectares

107.36

Hyperlink

<http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1028017>

Name

RIVER DEE (ENGLAND)

Reference

1481320

Site Unit Condition

UNFAVOURABLE NO CHANGE

Citation

1030973

Hectares

18.7

Hyperlink

<http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1030973>

Name

RIVER DEE (ENGLAND)

Reference

1481321

Site Unit Condition

FAVOURABLE

Citation

1030974

Hectares

215.92

Hyperlink

<http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1030974>

Sites of Special Scientific Interest (Wales) - points**Name**

VICARAGE MOSS

SSSI Code

31WJW

First Notified

01/01/1977

Last Notified

25/05/1988

Confirmation Date

24/01/1989

Eastings

335961

Northings

354018

Cartesian Area (Ha)

20.393676

Name

SONTLEY MARSH

SSSI Code

31WDJ

First Notified

28/01/1986

Last Notified

Null

Confirmation Date

24/10/1986

Eastings

333993

Northings

347863

Cartesian Area (Ha)

12.976136

Sites of Special Scientific Interest (Wales)**Name**

AFON DYFRDWY (RIVER DEE)

SSSI Code

31WDW

First Notified

30/11/1995

Last Notified

02/05/2002

Confirmation Date

24/01/2003

Eastings

306401

Northings

342641

Cartesian Area (Ha)

1491.421792

Name

VICARAGE MOSS

SSSI Code

31WJW

First Notified

01/01/1977

Last Notified

25/05/1988

Confirmation Date

24/01/1989

Eastings

335961

Northings

354018

Cartesian Area (Ha)

20.393676

Name

SONTLEY MARSH

SSSI Code

31WDJ

First Notified

28/01/1986

Last Notified

Null

Confirmation Date

24/10/1986

Eastings

333993

Northings

347863

Cartesian Area (Ha)

12.976136

Special Areas of Conservation (Wales)

Name

River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid (England)

Reference

UK0030252

Marine

n

Date Notified

13/12/2004

Cartesian Area (Ha)

155.576127

Name

River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid (Wales)

Reference

UK0030252

Marine

n

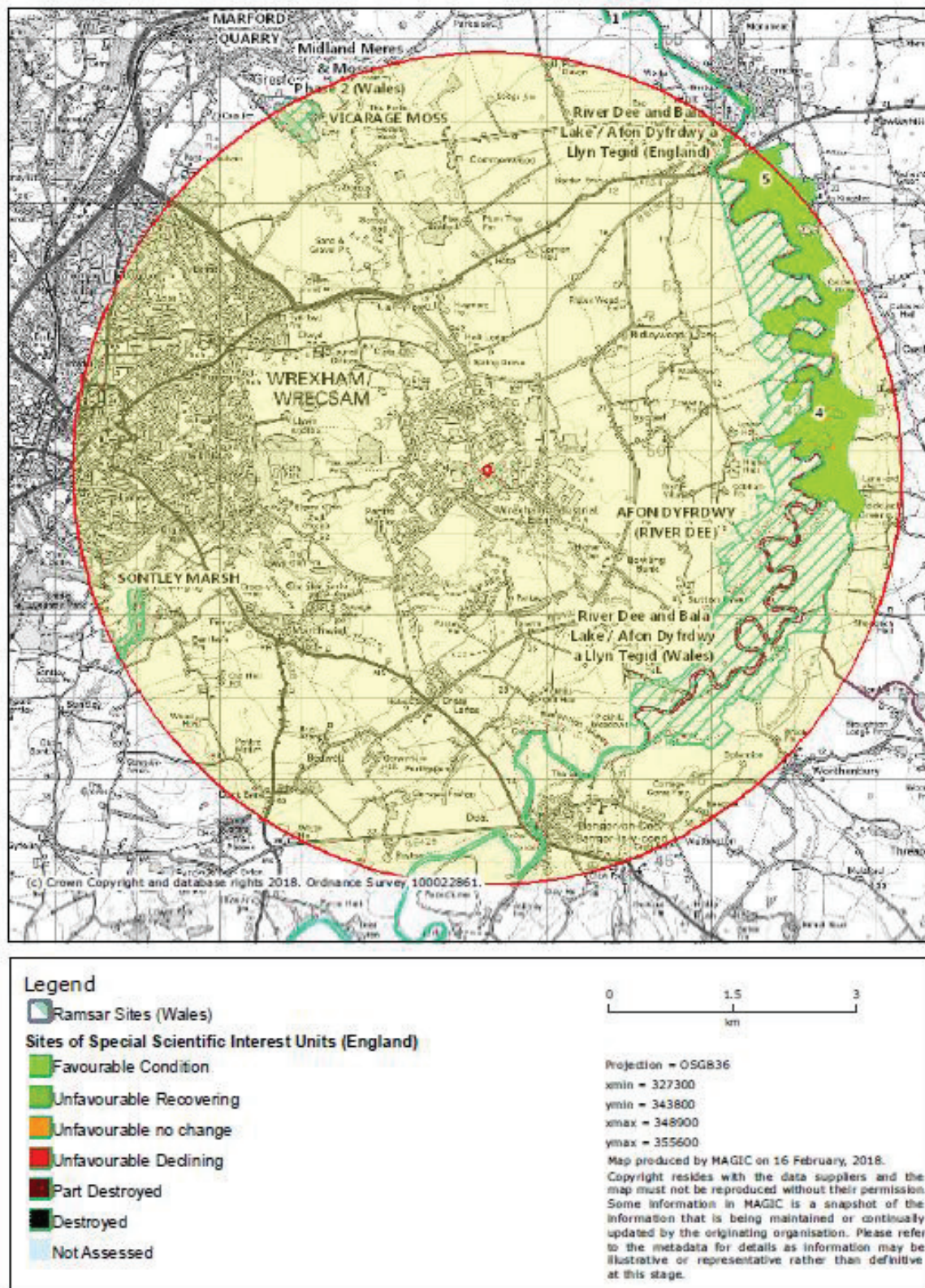
Date Notified

01/04/2005

Cartesian Area (Ha)

1146.137827

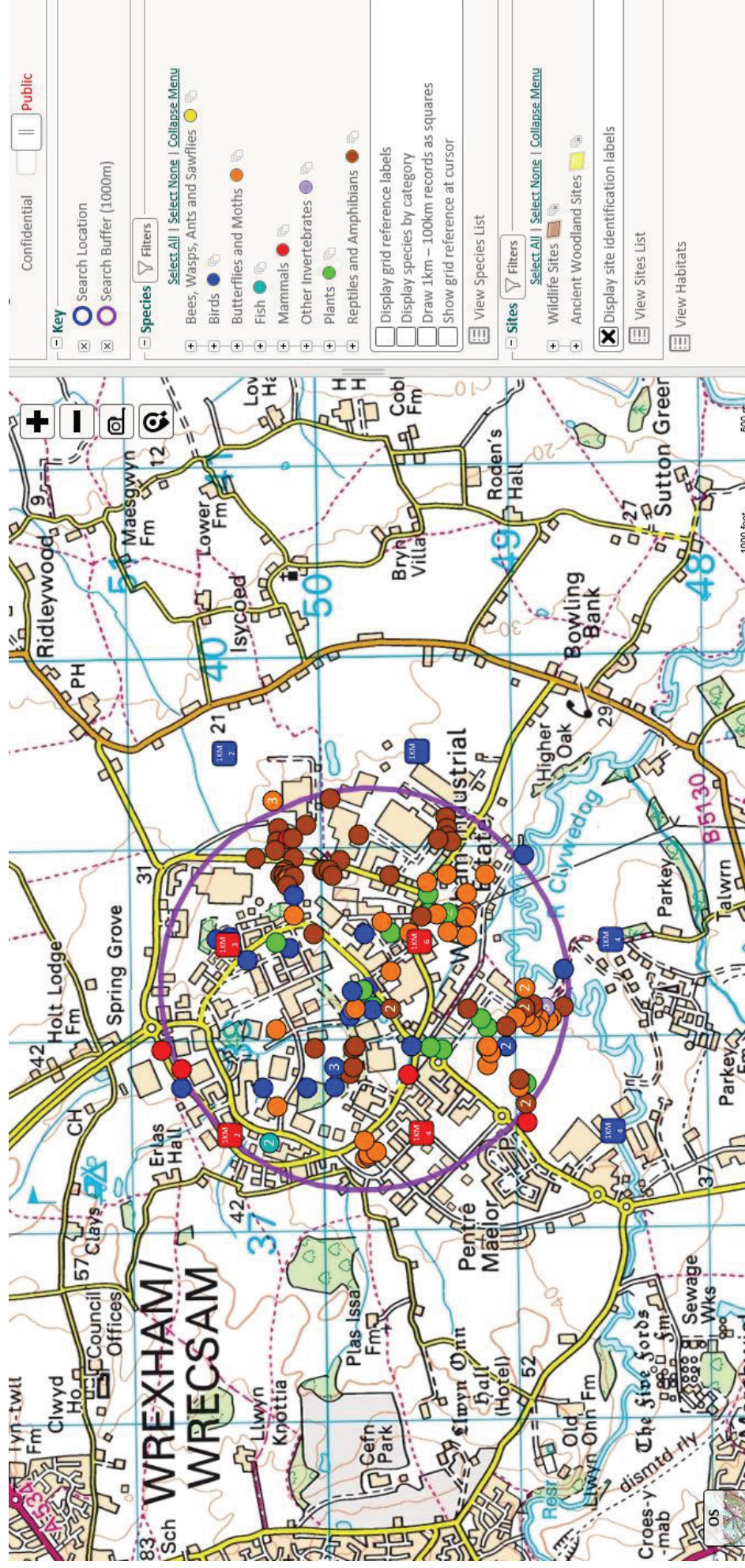
MAGIC Map 5km Search Zone for Designated Wildlife Sites – Map



MAGIC Map 1km Search Zone for Habitat Inventory Data



Map Provided by Cofnod of Site Designations within 1km



Extract of Species Data Provided by Cofnod within 1km (2015 – 2018)

Distance (m)	Mobile Species	Scientific Name	English Name	Species Group (NBN)	Grid Reference	Abundance
17	FALSE	Falco tinnunculus	Kestrel	Bird	SJ382498	1
65	FALSE	Erynnis tages	Dingy Skipper	Insect - Butterfly	SJ38154983	1 Adult
65	FALSE	Pyrgus malvae	Grizzled Skipper	Insect - Butterfly	SJ38154983	2 Adult
108	FALSE	Erynnis tages	Dingy Skipper	Insect - Butterfly	SJ383496	1 Adult
108	FALSE	Pyrgus malvae	Grizzled Skipper	Insect - Butterfly	SJ383496	3 Adult
127	FALSE	Myotis	Myotis Bat Species	Terrestrial Mammal	SJ38134967	1 Sub-adult
127	FALSE	Nyctalus noctula	Noctule Bat	Terrestrial Mammal	SJ38134967	1 Sub-adult
127	FALSE	Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal	SJ38134967	1 Sub-adult
151	FALSE	Lutra lutra	Otter	Terrestrial Mammal	SJ38124964	1 Sub-adult; 1 Adult
254	FALSE	Lissotriton vulgaris	Smooth Newt	Amphibian	SJ379574983 6	2 Male; 8 Male; 9 Male; 3 Female; 4 Male; 6 Male

254	FALSE	Triturus cristatus	Great Crested Newt	Amphibian	SJ379574983 6	3 Male; 5 Female; 1 Male; 1 Female; 20 Male; 9 Female; 7 Male; 9 Female; 1 Female
348	FALSE	Falco tinnunculus	Kestrel	Bird	SJ37954954	1 Sub-adult
354	FALSE	Nyctalus noctula	Noctule Bat	Terrestrial Mammal	SJ386496	
354	FALSE	Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal	SJ386496	
354	FALSE	Pipistrellus pygmaeus	Soprano Pipistrelle	Terrestrial Mammal	SJ386496	
389	FALSE	Turdus philomelos	Song Thrush	Bird	SJ378499	1
389	FALSE	Tyria jacobaeae	Cinnabar	Insect - Moth	SJ378499	1 Caterpillar
399	FALSE	Lissotriton vulgaris	Smooth Newt	Amphibian	SJ378154986 7	2 Male
399	FALSE	Triturus cristatus	Great Crested Newt	Amphibian	SJ378154986 7	1 Male; 4 Male; 1 Male; 3 Female; 2 Female; 1 Female
422	FALSE	Bufo bufo	Common Toad	Amphibian	SJ38634948	1
483	FALSE	Turdus philomelos	Song Thrush	Bird	SJ377499	3 Egg; 1 Adult; Nest
505	FALSE	Cettia cetti	Cetti's Warbler	Bird	SJ384492	1 Adult Male
523	FALSE	Nyctalus noctula	Noctule Bat	Terrestrial Mammal	SJ377500	

523	FALSE	Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal	SJ377500	
528	FALSE	Carex divisa	Divided Sedge	Flowering Plant	SJ386493	
528	FALSE	Pyrrhula pyrrhula	Bullfinch	Bird	SJ386493	
530	FALSE	Meles meles	Badger	Terrestrial Mammal	SJ37745005	1 Adult
607	FALSE	Triturus cristatus	Great Crested Newt	Amphibian	SJ388834996 3	3 Male; 2 Female; Egg; 2 Adult Female; 1 Adult Male
611	FALSE	Triturus cristatus	Great Crested Newt	Amphibian	SJ388804998 4	2 Male; 2 Female; 1 Adult Male; 2 Adult Female; Egg; 1 Adult Female; 2 Adult Male; 3 Adult Male
625	FALSE	Myotis	Myotis Bat Species	Terrestrial Mammal	SJ38625036	
644	FALSE	Nyctalus noctula	Noctule Bat	Terrestrial Mammal	SJ377502	
644	FALSE	Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal	SJ377502	
644	FALSE	Pipistrellus pygmaeus	Soprano Pipistrelle	Terrestrial Mammal	SJ377502	
702	FALSE	Rana temporaria	Common Frog	Amphibian	SJ38885019	1 Adult (Sex Unknown)
717	FALSE	Charadrius dubius	Little Ringed Plover	Bird	SJ38535051	2
751	FALSE	Pyrrhula pyrrhula	Bullfinch	Bird	SJ38525055	1 Adult Male

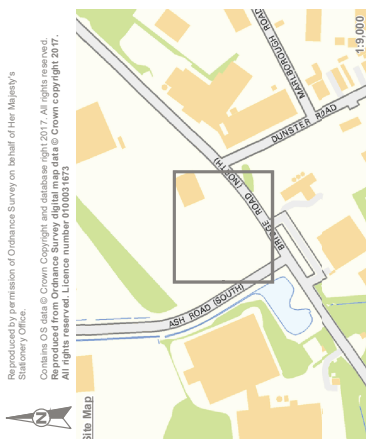
823	FALSE	Coenonympha pamphilus	Small Heath	Insect - Butterfly	SJ37384977	2 Adult; 3 Adult
823	FALSE	Erynnis tages	Dingy Skipper	Insect - Butterfly	SJ37384977	4 Adult; 3 Adult
823	FALSE	Pyrgus malvae	Grizzled Skipper	Insect - Butterfly	SJ37384977	1 Adult
836	FALSE	Mustela erminea	Stoat	Terrestrial Mammal	SJ39045017	1
873	FALSE	Falco peregrinus	Peregrine	Bird	SJ390502	2
900	FALSE	Anguilla anguilla	Eel	Bony Fish (Actinopterygii)	SJ3745750293	
900	FALSE	Pipistrellus pipistrellus	Common Pipistrelle	Terrestrial Mammal	SJ3745750293	
999	FALSE	Erinaceus europaeus	Hedgehog	Terrestrial Mammal	SJ378507	1 Adult
1028	FALSE	Pyrrhula pyrrhula	Bullfinch	Bird	SJ389489	1 Adult Male
1046	FALSE	Larus argentatus	Herring Gull	Bird	SJ377507	6
1046	FALSE	Sturnus vulgaris	Starling	Bird	SJ377507	19
998	FALSE	Larus argentatus	Herring Gull	Bird	SJ3750	5+
998	FALSE	Turdus iliacus	Redwing	Bird	SJ3750	20+
74	FALSE	Apus apus	Swift	Bird	SJ381497	1 Adult
74	FALSE	Hirundo rustica	Swallow	Bird	SJ381497	1 Adult

115	FALSE	Picus viridis	Green Woodpecker	Bird	SJ38114986	1 Sub-adult
385	FALSE	Delichon urbicum	House Martin	Bird	SJ38475017	5 Adult
389	FALSE	Apus apus	Swift	Bird	SJ378499	10
483	FALSE	Picus viridis	Green Woodpecker	Bird	SJ377499	1
566	FALSE	Picus viridis	Green Woodpecker	Bird	SJ38415039	1 Juvenile
751	FALSE	Regulus regulus	Goldcrest	Bird	SJ38525055	1
1046	FALSE	Hirundo rustica	Swallow	Bird	SJ377507	2
1046	FALSE	Larus fuscus	Lesser Black-backed Gull	Bird	SJ377507	1
1046	FALSE	Larus marinus	Great Black-backed Gull	Bird	SJ377507	1
768	FALSE	Aegithalos caudatus	Long-tailed Tit	Bird	SJ3749	2
768	FALSE	Sylvia communis	Whitethroat	Bird	SJ3749	5; 1; 3; 8; 9; 2
998	FALSE	Regulus regulus	Goldcrest	Bird	SJ3750	1
0	FALSE	Ononis spinosa	Spiny Restharrow	Flowering Plant	SJ38254979	
64	FALSE	Lathyrus nissolia	Grass Vetchling	Flowering Plant	SJ38164974	1 Fruiting
127	FALSE	Rorippa amphibia	Great Yellow-cress	Flowering Plant	SJ381496	
263	FALSE	Ononis spinosa	Spiny Restharrow	Flowering Plant	SJ379498	
389	FALSE	Dactylorhiza fuchsii x praetermissa = D. x grandis	Marsh-Orchid	Flowering Plant	SJ378499	
389	FALSE	Dactylorhiza	Southern Marsh-orchid	Flowering Plant	SJ378499	

		praetermis sa				
528	FALSE	Mentha arvensis	Corn Mint	Flowering Plant	SJ386493	
768	FALSE	Medicago arabica	Spotted Medick	Flowering Plant	SJ3749	Flowering
528	FALSE	Impatiens glandulifer a	Himalayan Balsam	Flowering Plant	SJ386493	
900	FALSE	Elodea canadensis	Canadian Waterweed	Flowering Plant	SJ374575029 3	
1215	FALSE	Aix galericulata	Mandarin Duck	Bird	SJ3949	1

DRAWINGS

Drawing 1 – G6899.001 Phase 1 Habitat Plan
Drawing 2 – Site Proposals





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