

Clare Whiting

From: Matthew Phillips
Sent: 04 October 2016 16:08
To: planning_admin
Subject: FW: p/2016/0797 - Ash Road

NRW comments to the above.

From: Ellis, Matthew [mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk]
Sent: 03 October 2016 17:08
To: Sarah Carver; Emma Broad
Cc: Matthew Phillips; Prichard, Ruth
Subject: RE: p/2016/0797 - Ash Road

Hi All

Just to confirm , I consider the amended ecological management plan to have been completed to a satisfactory standard.

I therefore have no objection to the discharge of the condition that requires the submission of a management plan

Thanks

Matt

From: Sarah Carver [mailto:sarahmariecarver@btinternet.com]
Sent: 03 October 2016 16:35
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>; 'Emma Broad' <Emma.Broad@wrexham.gov.uk>
Cc: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: p/2016/0797 - Ash Road

Thank you for your comments Matt

Please find an amended version addressing your points.

I would be so grateful if you or Emma could confirm with Alice Jewer in licencing that the management plan and information required by the conditions have been satisfied such that the licence may now be issued.

Thank you for all the advice.

With best regards
Sarah

Sarah Carver MCIEEM
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Sarah Carver Amphibians Landscape Ecology Services
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From: Ellis, Matthew [<mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>]
Sent: 03 October 2016 14:38
To: Sarah Carver <sarahmariecarver@btinternet.com>; 'Emma Broad' <Emma.Broad@wrexham.gov.uk>
Cc: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: p/2016/0797 - Ash Road

Hi Sarah

Thank you very much for your further email.

I have spoken to Emma, We both consider the plan is now looking much better.

Our comments are as follows:

Funding will be undertaken by the site owner, ESL Group. The ownership of the eastern Mitigation Site land will be transferred to Holding Habitats Ltd, an established ecological management body, and management and monitoring will be the responsibility of Holding Habitats Limited.

The retained land to the west along Ash Road to the front of the development will be transferred by lease arrangement for a period of 25 years to Holding Habitats Limited and subject to renewal after that period. Within 6 months of occupation of the new building, land transfer and lease arrangements will be finalised.

Pond Management

Aims: Now ok (much better).

Contingency (raised by NRW)

: - covers fish and Azolla.
What about Crassula?

Grassland and Scrub

(OK by us).

Biosecurity Risk Assessment : noted and welcomed
(You may wish to reference it in the main text of your plan)

I can confirm your revised plan will be acceptable, subject to the inclusion of the above points

Cheers

Matt

From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]
Sent: 03 October 2016 14:05
To: Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>; 'Emma Broad' <Emma.Broad@wrexham.gov.uk>

Cc: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: p/2016/0797 - Ash Road

Hi Matt and Emma

Please find the latest draft which I hope addresses your points Matt.

Emma I have agreed to meet NWWT this Wednesday to discuss Grizzled Skipper. I have included in the plan provision for 2 'walls' as advised by Jonny Hulson. I hope the detailed zones and locations can be refined and submitted on the as-built drawing once the pond and habitats are constructed – I have included a sketch plan on the last page.

If you are now satisfied with the plan I would be so grateful if you could confirm so that our licence can be issued and we can exclude newts this October. If you have any further comments I would be happy to amend – I can send a clean copy once you have accepted it.

With many thanks for your advice.

Best regards

Sarah

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From: Ellis, Matthew [<mailto:Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>]

Sent: 03 October 2016 10:15

To: Sarah Carver <sarahmariecarver@btinternet.com>; 'Emma Broad' <Emma.Broad@wrexham.gov.uk>

Cc: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: p/2016/0797 - Ash Road

Hi Emma and Sarah

Thank you for circulating emails regarding the management plan.

In my view the amended submission is still not satisfactory. However, I acknowledge amendments eg provision of the GIS boundary

Material issues are as follows

1. Management Prescriptions

Please identify what will be carried out as opposed to what may be carried out . For example the statement

Attempts will be made to maintain corridors and promote habitat connectivity is too vague and generates uncertainty of what will be carried out' . Change text from 'should' to 'will'.

Pond Management – What is the trigger for implementing pond management (eg when aquatic vegetation covers in excess of 60% of any one pond.

Grassland – provide maps of areas to be cut at specific heights

2. Monitoring Prescriptions

I note and welcome the amphibian surveillance methodology. In terms of reporting, the plan must state what will happen, eg results will be uploaded to the Cofnod/ARC/WG online system

I suggests that target numbers are identified for each pond. Given the area I suggest 20 individuals per pond as the key performance indicator (KPI).

I have not commented on the butterfly monitoring prescriptions. Surveillance KPI's are advocated in respect of butterfly surveillance.

3. Tenure

We have discussed and agreed this previously. The approach as circulated by Matt Philips following consultation was for the front habitat area to be subject to a 25+ year lease and the rear habitat area to be subject to land transfer. The management [plan must be amended to accommodate this proposal.

4. I suggest a generic biosecurity section is included

I hope these comments help

Cheers

Matt

From: Sarah Carver [<mailto:sarahmariecarver@btinternet.com>]

Sent: 30 September 2016 14:01

To: 'Emma Broad' <Emma.Broad@wrexham.gov.uk>

Cc: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>; Ellis, Matthew <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>

Subject: RE: p/2016/0797 - Ash Road

Hi Emma

I had made some amendments as per Ruths comments in advance (the MS in the licence application was amended to reflect some comments from Matthew Ellis but the management plan had not been amended to reflect this).

I have tried to contact NWWT in relation to the Grizzled Skipper management today but have not heard back yet. I have stated that liaison with NWWT and Butterfly conservation will ensure appropriate management for GS and have amended the monitoring to 3 timed counts annually.

I have made amendments according to your comments and attach 2 documents – one clean and the other highlighted for ease of review.

I would be so grateful if you could approve this because we are still hoping to carry out the newt exclusion this autumn.

With many thanks
Sarah

Sarah Carver MCIEEM
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Mobile 07980 780879

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From: Emma Broad [<mailto:Emma.Broad@wrexham.gov.uk>]
Sent: 30 September 2016 13:10
To: Sarah Carver <sarahmariecarver@btinternet.com>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; 'Ellis, Matthew' <Matthew.Ellis@cyfoethnaturiolcymru.gov.uk>
Subject: p/2016/0797 - Ash Road

Sarah,

I have looked at the submitted information for the above site and can confirm that it is sufficient to discharge conditions 6. The Ecological Method Statement, RAMS & Biosecurity Risk Assessment and condition 8. Bats.

However, we have an objection from NRW about the discharge of condition 7. Long-term ecological monitoring and management (attached) with which I concur. Due to holidays I have been unable to get hold of NRW to understand what you would need to provide from their perspective to discharge this condition, but I anticipate that it is same information which the LPA would also wish to see, summarised below.

Long-term uncertainty

I cannot find within the submitted information exactly how who will be responsible for this land. Is it on a lease basis or transfer of ownership? If this is a lease how long is the lease for and what are the terms of cancelling or renewing? I also have some concerns as to what are the arrangements should ELM cease operation (i.e. is there a winding up procedure and arrangements for these sites should this become the case). We can't confirm that the site has long-term security without more clarity on this matter.

Great crested newt monitoring

In the monitoring section, we would wish to see the inclusion of the great crested newt monitoring data onto the Cofnod database to enable the data to become part of the wide scale population monitoring within North Wales and more specifically the industrial estate.

Grizzled Skipper

Butterfly Conservation and North Wales Wildlife Trust have been monitoring grizzled skipper on this site for a few years. You really need to have some contact with them regarding the management of the site for this species. They

will be able to provide some advice on which areas are currently most valuable for the species and therefore what management is most desirable, currently I am not satisfied that the management prescription you have suggested are appropriate to safeguard this population. The suggested monitoring for the species does also not seem adequate. 1 visit a year is going to produce some very variable and not comparable results, an increased number of visits over the flight period would be more appropriate. It is possible that this could be carried out with the existing Butterfly Conservation volunteers.

I am unable to recommend discharge of condition 7 until the above information is submitted.

Regards
Emma

Emma Broad

Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamrywiaeth



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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