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<BY EMAIL>

2nd January 2015

Our Ref: C261-CC-GCN_Licence_Amendmentv3-020215-TK

Dear Alice

Great Crested Newt Licence (No. GCN/2658/WG/IND) - Request for Amendment

Introduction and Background

A Great Crested Newt licence (No. GCN/2658/WG/IND) was granted on 3rd October 2012 (subject to 26 conditions). The stated purpose of this licence being to demolish the buildings at Redwither Central Industrial Estate, off Abbey Road, Bryn Lane, Wrexham Industrial Estate, Wrexham (OS Grid Ref. SJ 385 504). This licence is currently valid until 31st July 2015. The Redwither Central site is now referred to as Elm Point.

The driver for the licence application was therefore a 'Notice of Intended Demolition' (Building Act 1984, Sections 80-83). The site previously contained a number of buildings in a poor condition; demolition was required in order to make the site safe and furthermore deter any possible anti-social behaviour. Demolition and site clearance would also allow for future re-development as part of a regeneration project for this part of Wrexham Industrial Estate (WIE).

The named licensee is Stephen Bayley, Head of Assets and Economic Development at Wrexham County Borough Council (WCBC) while I am the named ecologist responsible for delivering certain aspects of the licensed work (principally mitigation measures). We are now seeking a number of minor amendments including a change of licensee.

You confirmed (via email on 13/08/14) that Natural Resources Wales would require the following information in order that our request can be processed:

- Justification of the request for the amendment.
- Provision of an amended timetable of works.
- Confirmation of the works covered by the licence that have been completed to date.

This brief letter seeks to provide the information as listed above.

Report Title	Proposed Demolition of Various Buildings, Redwither Central, Abbey Road, Wrexham Industrial Estate - Ecological Management Plan For Mitigation Area
Client	Wrexham County Borough Council
Date	August 2012



this report was produced by



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Client	Wrexham County Borough Council
Marches Ecology Ref	C171/WCBC/EMP
Date issued	August 2012
Author	Tom Knight
Checked by	Max Ellson

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Figure 1 - Site Location

Figure 2 - Extended Phase 1 Habitat Survey map

Figure 3 - Location of Mitigation Area and Habitat Creation/ Retention

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Marches Ecology was commissioned by Wrexham County Borough Council (WCBC) to produce an Ecological Management Plan (EMP) for a mitigation area on a site proposed for demolition/ clearance works. The proposed demolition/ clearance works site is Redwither Central, off Abbey Road, Wrexham Industrial Estate, Wrexham (Approximate OS Grid Ref. SJ 385 504). The EMP will be subject to review with the planning authority, Countryside Council for Wales (CCW) and a third party (who will manage the mitigation area on behalf of WCBC).
- 1.1.2 WCBC has submitted a 'Notice of Intended Demolition' (Building Act 1984, Sections 80-83) with regard various, largely disused, buildings on land at the Redwither Central site. These buildings are in a poor condition and WCBC is seeking to proceed with demolition in order to make the site safe and furthermore deter any possible anti-social behaviour. The remainder of the Redwither Central site is to be cleared in preparation for future development as part of a regeneration project for this part of Wrexham Industrial Estate (WIE). WCBC is undertaking the regeneration project. The site will be referred to henceforth as the 'Redwither Central site'.
- 1.1.3 The EMP concerns an area identified as the 'Mitigation Area'. *Figure 1* shows the location of the mitigation area along with the Redwither Central site boundary. The EMP does not cover management of other areas of green space that may be provided in the future within the remainder of the site. It also does not cover planting and aftercare associated with any proposed soft landscaping outwith the mitigation area. Information concerning the areas outside the mitigation area is provided for contextual purposes only. This Management Plan is provided as part a Great Crested Newt 'development' licence application to Welsh Government.
- 1.1.4 The mitigation area is largely to be provided to mitigate and compensate for any potential impacts on the Favourable Conservation Status of the local Great Crested Newt (*Triturus cristatus*) population/s as a result of the proposed demolition/ clearance works at the Redwither Central site. As such management of this area concentrates on this key species. However provision is also made in this area to compensate for impacts on certain habitats and other species (in particular grassland, scrub, locally scarce plants, bats and birds). The EMP identifies existing ecological features of interest within the mitigation area where known.

1.2 The Ecological Management Plan

- 1.2.1 This Ecological Management Plan (EMP) has been prepared by Marches Ecology on behalf of Wrexham County Borough Council (WCBC). It sets out a ten-year management strategy for the proposed mitigation area. Management prescriptions are provided for a ten-year period although it will be reviewed every five years and a new Action Plan compiled if required. The start date of this EMP has been assumed to be following completion of the mitigation programme (e.g. after translocation of amphibians from the site and habitat creation works) and following demolition/ site clearance works. The Management Plan does

not cover habitat creation as part of this mitigation scheme in detail. Habitat creation is briefly detailed separately in an Ecological Mitigation Method Statement¹. The Action Plan includes management prescriptions for after-care of the newly created habitats. The mitigation area is also, in part, provided to satisfy the requirements of the Wrexham Unitary Development Plan (UDP) General Development Principle:

- **Policy GDP1.** *All new development should: 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.*

1.3 Vision Statement

- 1.3.1 The aim of management of the mitigation area will be to provide high quality terrestrial habitat for Great Crested Newts. More importantly the mitigation area provides linking habitat between the Wrexham Recycling Park Phase 1 mitigation area (located to the southeast of the Redwither Central site) and other areas of potentially important terrestrial habitat. It also provides a potential dispersal corridor across the Redwither Central site. Initially the habitat will be enhanced through the creation of species-rich grassland in areas that are currently devoid of vegetation. In addition two hibernacula will be provided. Areas of rough grassland will be managed through limited intervention with scrub largely managed through non-intervention. Terrestrial habitat management will produce a mosaic of patches of scrub, grassland and ephemeral vegetation.
- 1.3.2 While Great Crested Newts are the primary feature of importance, several secondary features have been identified for which management prescriptions have been provided. The secondary features are as follows:
- Bats;
 - Birds;
 - Grizzled and Dingy Skipper butterflies;
 - Species-rich neutral grassland; and
 - Locally scarce plants.

1.4 Legislation and Policy

Introduction

- 1.4.1 This sub-section provides a brief summary of key legislation. It should not be considered a comprehensive review and is not meant to be so. It is provided here for information only and is not intended to replace specialised legal advice. It does not reproduce the text of the legislation, but summarises the salient points.
- 1.4.2 Due to the legal status of the Great Crested Newt this has implications for any management/maintenance undertaken elsewhere within the site. The advice of the Countryside Council for Wales (CCW), Wrexham County Borough Council's ecologist and or a consultant ecologist should be sought to clarify any potential licensing or Reasonable Avoidance Measures (RAMs) requirements.

¹ Marches Ecology (2012). *Proposed Development, Redwither Central, Abbey Road, Wrexham Industrial Estate - Ecological Mitigation Method Statement*. Unpublished report produced on behalf of WCBC.

Bats

- 1.4.3 All species of British bat are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), and receive full protection under *Section 9*. They are also listed as European Protected Species on *Schedule 2* of *The Conservation of Habitats and Species Regulations 2010* which gives them full protection under *Regulation 40(1)*. Protection was extended by the *Countryside and Rights of Way Act 2000* (the CRoW Act).
- 1.4.4 Under the above legislation it is an offence to intentionally or recklessly:
- kill, injure or take an individual of such a species;
 - possess any part of such species either alive or dead;
 - damage, destroy or obstruct access to any place or structure used by such species for shelter, rest, protection or breeding;
 - disturb such a species whilst using any place of shelter or protection; or
 - sell or attempt to sell any such species.
- 1.4.5 Several species of bat are included as Priority Species in the UK Biodiversity Action Plan (UK BAP) and also as species of principal importance for the conservation of biological diversity in Wales under *Section 42* of the *Natural Environment and Rural Communities Act 2006* (NERC Act 2006).
- 1.4.6 All species of British bat are also protected under *Schedule 6* of the *Wildlife and Countryside Act 1981* (as amended). This protection relates specifically to trapping and direct pursuit of the species.

Great Crested Newts

- 1.4.7 Great Crested Newts are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981*, as amended, and receive full protection under *Section 9*. The 1981 Act was amended by the *Countryside and Rights of Way Act 2000* (CRoW Act) which further extends the protection. It is also listed on *Annexes II* and *IV* of the European Union Directive on Natural Habitats and Wild Fauna and Flora (*Council Directive 92/43/EEC*), which is implemented in the UK by *The Conservation of Habitats and Species Regulations 2010*. It is included on *Schedule 2* of the *Habitats Regulations* which gives it full protection under *Regulation 40(1)*. The Great Crested Newt is therefore a so-called European Protected Species. The legislation applies to all life stages of the Great Crested Newt, including eggs, larvae, juveniles and adults.
- 1.4.8 Under the above legislation it is an offence to intentionally or recklessly:
- kill, injure or take an individual of such a species;
 - possess any part of such species either alive or dead;
 - damage, destroy or obstruct access to any place or structure used by such species for shelter, rest, protection or breeding;
 - disturb such a species whilst using any place of shelter or protection; or
 - sell or attempt to sell any such species.
- 1.4.9 The Great Crested Newt is a priority species in the UK Biodiversity Action Plan (UK Biodiversity Steering Group 1995, 1998a & b), which includes objectives and targets to protect and restore newt habitats and to create new sites through habitat management and re-creation. *Section 42* of the *Natural Environment and Rural Communities Act 2006* (NERC

Act 2006) provides a list of habitats and species of principal importance for the conservation of biological diversity in Wales. The Great Crested Newt is included on this list.

Reptiles

- 1.4.10 Viviparous Lizard, Grass Snake, Slow-worm and Adder are all listed under *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), in respect of *Section 9(5)* and part of *Section 9(1)*. This protection was extended by the CRow Act.
- 1.4.11 Under the above legislation it is an offence to:
- intentionally or recklessly kill or injure any individual of such a species; or
 - sell or attempt to sell any part of the species alive or dead.
- 1.4.12 All four of the above listed reptiles are UK BAP priority species and are also included in *Section 42* of the *NERC Act 2006*.

Birds

- 1.4.13 All species of bird are protected under *Section 1* of the *Wildlife and Countryside Act 1981* (as amended). The protection was extended by the *Countryside and Rights of Way Act 2000*.
- 1.4.14 The legislation makes it an offence to intentionally or recklessly:
- kill, injure or take any wild bird;
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
 - take or destroy an egg of any wild bird.
- 1.4.15 Certain species of bird are listed on *Schedule 1* of the *Wildlife and Countryside Act 1981* (as amended) and receive protection under *Sections 1(4)* and *1(5)* of the Act. The legislation confers special penalties where the above mentioned offences are committed for any such bird and also make it an offence to intentionally or recklessly:
- disturb any such bird, whilst building its nest or it is in or near a nest containing dependant young; or
 - disturb the dependant young of such a bird.
- 1.4.16 *Section 74(2)* of the *Countryside and Rights of Way Act 2000* (now under *Section 42* of the *Natural Environment and Rural Communities Act 2006*) requires the government to prepare and publish a list of species and habitats that it considers to be of principal importance for the conservation of biological diversity in Wales. This list includes several birds. *Section 74* places a duty on the government to have regard, in exercising all its functions, to conserve biological diversity in accordance with the United Nations Convention on Biodiversity.
- 1.4.17 *Sections 40 to 42* of the *Natural Environment and Rural Communities Act 2006* (NERC Act) replace *S74* of the CRow Act. *Section 40* of the *NERC Act* extends to all public authorities (includes local planning authorities) the existing *S74* duty to have regard to biodiversity as far as is consistent with the proper exercise of their functions.

Grizzled and Dingy Skipper Butterflies

- 1.4.18 The Grizzled and Dingy Skipper are included on the *NERC Act 2006 Section 42* list of species of principal importance for the conservation of biological diversity in Wales. They are also both UK BAP priority species.

1.5 Structure of the Management Plan

- 1.5.1 The remainder of this Management Plan is structured as follows:

Section 2 provides the site description;
Section 3 outlines the (management) prescriptions;
Section 4 outlines the mechanisms for monitoring and review;
Section 5 presents the action plan; and
Section 6 provides references.

2 SITE DESCRIPTION

2.1 General Information

Location and Site Boundaries

- 2.1.1 The Redwither Central site is located to the east of Abbey Road North, in the northeast sector of Wrexham Industrial Estate, approximately 3 km east of Wrexham town centre. It extends to approximately 3.8665 hectares. Wrexham Landmap identifies the industrial estate as character area 11: Wrexham lowland urban (W/LC/11). In general the area is fairly low-lying as it is located near the edge of the River Dee flood-plain. The site is characterised by a number of small commercial/ light industrial premises, internal roads (Elm Road and Abbey Close) and hard-standing, with small areas of rough grassland and tree/ shrub planting.
- 2.1.2 The western boundary of the site is bordered by Abbey Road North. On the opposite side of this road there are further commercial premises with associated landscaped grounds; largely amenity grassland and tree/ shrub planting. To the north there are commercial premises as well as an area of young woodland/ scrub. There is a large industrial complex to the east of the site. Immediately adjacent to this boundary it is characterised by often dense scrub/ woodland. Further to the east there is amenity grassland, various buildings and hard-standing. To the south there are more small commercial premises while to the southeast there is an area of semi-natural broad-leaved woodland.
- 2.1.3 The site boundaries are shown on *Figure 1*. This plan also shows the proposed mitigation area on the south, east and north sides of the site.

2.2 Biological Description

Introduction

- 2.2.1 The description provided here is summarised from Marches Ecology (2011). This report principally details the results of an Extended Phase 1 Habitat Survey of the site completed in July 2011. In addition the habitat present was assessed for its potential value to legally protected species.
- 2.2.2 The site is dominated by small buildings, hard-standing and ephemeral vegetation with some rough grassland and tree/ shrub plantings. The Extended Phase 1 Habitat map is provided as *Figure 2*. Target Note numbers referred to in the text below are shown on *Figure 2*. The description provided below concerns the proposed mitigation area only.

Existing Habitat within the Proposed Mitigation Area

Broad-leaved plantation woodland

- 2.2.3 There are two small blocks of broad-leaved plantation woodland/ trees located in the southern corner of the site, adjacent to Abbey Road North (*Target Notes 2 and 3*) and a further block in the northwest corner (*Target Note 28*). While they have been mapped as plantation woodland they could just as well have been mapped as scattered trees and scrub or introduced shrubs. The trees at *Target Notes 2 and 3* include *Pinus sylvestris* (Scots

Pine), *Betula pendula* (Silver Birch) and *Acer pseudoplatanus* (Sycamore). The largest trees have an approximate diameter at breast height (dbh) of 0.3 m. The shrubs include *Rosa rugosa* (Japanese Rose), *Cornus* sp. (Dogwood), *Rosa* sp., *Hypericum calycinum* (Rose-of-Sharon) and *Potentilla* sp.

- 2.2.4 At *Target Note 28* the trees include *Acer pseudoplatanus* (Sycamore), *Alnus cordata* (Italian Alder), *Salix fragilis* (Crack Willow), *Salix caprea* (Goat Willow) and *Salix* sp. (Willow). The shrubs include *Cotoneaster* sp. (Cotoneaster), *Symphoricarpos albus* (Snowberry), *Cornus* sp. (Dogwood), *Pyracantha coccinea* (Firethorn), *Crataegus monogyna* (Hawthorn) and *Rosa canina* agg. (Dog-rose).

Trees and scrub

- 2.2.5 Trees throughout the remainder of the site are limited to scattered young individual specimens largely around the perimeter. Similarly patches of dense scrub are mostly located around the edge of the site. The largest stands of scrub are described at *Target Notes 10, 13* and *23*. Parts of all of these patches of scrub are located outside the proposed mitigation area. Much of this resource is young and is largely characterised by *Betula pendula* (Silver Birch), *Salix caprea* (Goat Willow), *Salix cinerea* (Grey Willow), *Rosa canina* agg. (Dog-rose) and *Rubus fruticosus* agg. (Bramble). The scrub at *Target Note 23* includes a small number of young *Quercus robur* (Pedunculate Oak) trees. Elsewhere (e.g. *Target Notes 9* and *16*) scattered young shrubs are frequently found in vegetation mosaics with neutral grassland, ephemeral vegetation and tall herb/ ruderal vegetation.

Grassland

- 2.2.6 There is a small area of amenity grassland in the southern corner of the site. While this grassland is intensively managed; the sward height generally being no more than 0.1 m, it is relatively species-rich in places. Some small areas of rough grassland within the site may also have developed due to relatively recent cessation of management (e.g. *Target Note 4*). In these locations the sward is often characterised by a greater abundance of tall/ bulky herb species.
- 2.2.7 Unimproved neutral grassland is largely limited to two locations within the mitigation area (*Target Notes 9, 13, 14* and *27*). Parts of this grassland resource are located outside the proposed mitigation area. The sward has a variable composition and structure, and is associated with mosaics of scrub, ephemeral vegetation and tall herb/ ruderal vegetation. At *Target Note 9* the sward is sparser towards the edge of the hard-standing (outside the proposed mitigation area) and includes a number of lower growing herbs. Further away from the hard-standing it supports abundant *Centaurea nigra* (Common Knapweed) and *Arrhenatherum elatius* (False Oat-grass) with frequent *Festuca rubra* (Red Fescue), *Medicago lupulina* (Black Medick), *Leucanthemum vulgare* (Oxeye Daisy), locally frequent *Potentilla reptans* (Creeping Cinquefoil) and a range of other mainly tall herbs. The unimproved grassland resource within the site includes a number of Locally Scarce/ Rare plant species.
- 2.2.8 The small patch of unimproved neutral grassland at *Target Note 14* (most of which is outside the proposed mitigation area) is particularly species-rich. The sward includes abundant *Centaurea nigra* (Common Knapweed) with frequent *Arrhenatherum elatius* (False Oat-grass), *Festuca rubra* (Red Fescue), *Leucanthemum vulgare* (Oxeye Daisy), *Plantago*

lanceolata (Ribwort Plantain), locally frequent *Lotus corniculatus* (Common Bird's-foot-trefoil) and occasional *Holcus lanatus* (Yorkshire-fog), *Agrimonia eupatoria* (Agrimony), *Trifolium pratense* (Red Clover), *Daucus carota* (Wild Carrot), *Primula veris* (Cowslip) and lesser amounts of *Dactylorhiza fuchsii* (Common Spotted-orchid) and *Senecio erucifolius* (Hoary Ragwort).

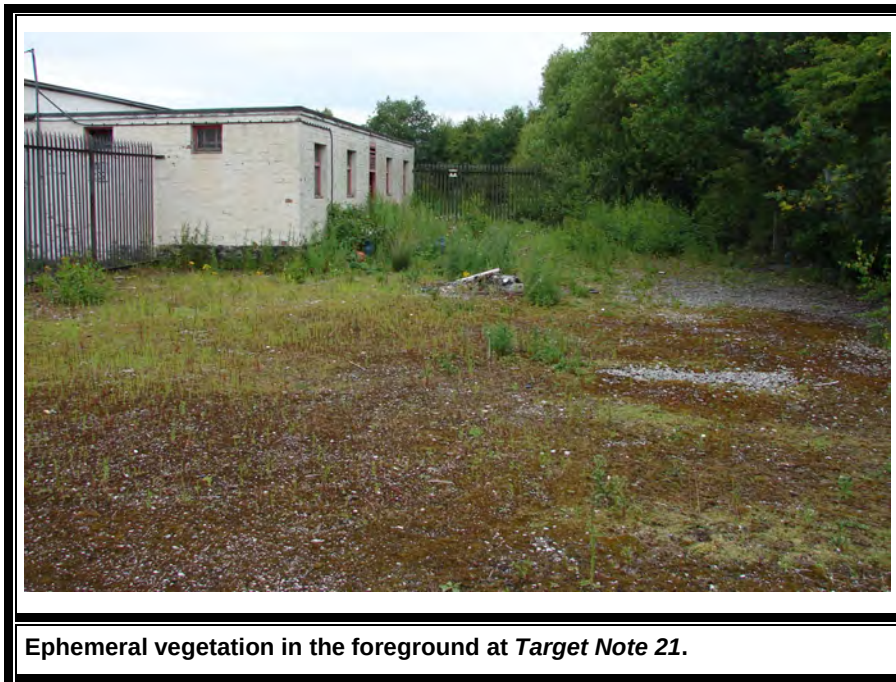


Part of the grassland resource at *Target Note 9*.

- 2.2.9 Part of the unimproved neutral grassland at *Target Note 27* is included in the mitigation area. This is also species-rich although the sward is often lower due to browsing by Rabbits.

Ephemeral/ short perennial and tall herb/ ruderal

- 2.2.10 Ephemeral/ short perennial vegetation is frequent throughout much of the Redwither Central site as well as the mitigation site (e.g. *Target Notes 16, 21* and *23*). Much of this vegetation is found towards the edges of areas of hard-standing which in many places is formed by crushed hardcore, and in other disturbed places. The vegetation is often sparse and is characterised by a range of low-growing herbs and grasses. This vegetation resource within the site includes a number of Locally Scarce/ Rare plant species.
- 2.2.11 The largest expanse of ephemeral vegetation is located at *Target Note 16* (part of which is located outside the proposed mitigation area). At this location there is a mosaic of scattered young scrub and species-rich ephemeral vegetation. Species present include frequent *Leucanthemum vulgare* (Oxeye Daisy), *Hypericum perforatum* (Perforate St. John's-wort), locally frequent *Potentilla reptans* (Creeping Cinquefoil), *Medicago lupulina* (Black Medick), occasional *Centaurea erythraea* (Common Centaury), *Erigeron acris* (Blue Fleabane), *Arenaria serpyllifolia* (Thyme-leaved Sandwort), *Linaria vulgaris* (Common Toadflax), *Agrimonia eupatoria* (Agrimony) and *Cotoneaster* sp. (Cotoneaster) and a small amount of *Primula veris* (Cowslip). Approximately 40-50% of the ground is bare. There is a lot of debris, rubbish and piles of various materials including concrete pipes and old concrete foundations.



- 2.2.12 Tall herb vegetation is typically found in a mosaic with unimproved neutral grassland, ephemeral vegetation and scrub (e.g. Target Notes 9 and 13) although some small discrete stands were recorded. Generally stands of tall herbs are typically *Chamerion angustifolium* (Rosebay Willowherb), *Urtica dioica* (Common Nettle), *Heracleum sphondylium* (Hogweed) and or *Dipsacus fullonum* (Wild Teasel).

Other habitat

- 2.2.13 There is a short section of dry ditch in the northern most corner of the site (Target Note 25). It has earth banks to over one metre high. It is overgrown by *Rubus fruticosus* agg. (Bramble). There is no emergent or aquatic vegetation.
- 2.2.14 Much of the centre of the site is dominated by small, mostly brick buildings and areas of hard-standing. A small number of these buildings are included within the mitigation area (e.g. Target Note 22). The hard-standing is variously surfaced with tarmac, concrete and or crushed hardcore.

Locally Scarce/ Rare Plants

- 2.2.15 A number of Locally Scarce²/ Rare³ plants (Green 2006) have been recorded from the proposed mitigation area as follows:
- *Senecio erucifolius* (Hoary Ragwort).
 - *Helminthotheca echinoides* (Bristly Ox-tongue).
 - *Carex spicata* (Spiked Sedge).
 - *Vulpia myuros* (Squirrel-tail Fescue).
 - *Lepidium campestre* (Field Pepperwort).
 - *Hypericum hirsutum* (Hairy St. John's-wort).

² In Vice County 50, a scarce plant is described as being recorded in 4-15 10 km squares.

³ In Vice County 50, a rare plant is described as being recorded in 1-3 10 km squares.

- *Senecio viscosus* (Sticky Groundsel).

Proposed Habitat within the Mitigation Area

- 2.2.16 The proposed mitigation area is shown on *Figure 3*. *Figure 3* also shows the proposed areas where existing habitat will be retained, grassland will be created and scrub planted. The small patches of existing unimproved neutral grassland towards the southeast and northwest corners of the site would be retained as would the stands of scrub in this area and some ephemeral vegetation. The remaining part of the scrub at *Target Note 23* would also be retained. Elsewhere most of the proposed mitigation area is currently characterised by hard-standing/ other hard surfaces that are devoid of vegetation. While some ephemeral vegetation may be retained within these areas where possible the remaining resource would be subject to habitat creation.
- 2.2.17 The following habitat is proposed for creation within the mitigation area:
- Species-rich neutral grassland.
 - Native scrub (in the southern corner).
 - Two hibernacula.

3 PRESCRIPTIONS

3.1 Management Objective - Great Crested Newts

- 3.1.1 The Great Crested Newt is the largest of the three species of newt that are native to Britain. The British population is amongst the largest and by implication, most important in Europe. Great Crested Newts need terrestrial habitat for foraging (throughout the year) and hibernation. The distribution of Great Crested Newts in Wales is described in the Wrexham BAP (Wrexham County Borough 2003):

'The number of ponds known to have Great Crested Newts in Wales is estimated to be in the region of 500. Of these over 400 are known to occur in North East Wales. Within North East Wales, 200 have been recorded in Wrexham; 160 in Flintshire, 55 in Denbighshire and 3 in Conwy'.

If considered as a separate population that supported in this part of Wrexham Industrial Estate is at least of medium size.

- 3.1.2 Great Crested Newts are the primary feature of importance of the mitigation area. The aim of management of the mitigation area will be to provide high quality terrestrial habitat for Great Crested Newts throughout the year and a potential dispersal link. The habitat will also be enhanced through the provision of two hibernacula.

3.2 Management Objective - Bats

- 3.2.1 Most of the trees within the Redwither Central site are too young/ small to provide any bat roost potential. There are few trees within the proposed mitigation area. There are a number of buildings within the Redwither Central site although there are only two located entirely within the proposed mitigation area. Most of the buildings within the site are of negligible potential value for roosting bats; features in one building were considered to offer low potential value. All of the buildings are to be demolished.
- 3.2.2 Overall the Redwither Central site is considered likely to provide mostly limited value habitat for foraging/ commuting bats. The features of greatest potential value within the mitigation area, particularly for species that follow such linear features, are the scrub/ woodland edges along the northern and eastern boundaries particularly where these are linked to a wider resource. Small areas of species-rich grassland (e.g. Target Notes 9, 13, 14 and 27) may offer some foraging opportunities.
- 3.2.3 Bats are a secondary feature of importance of the mitigation area. Additional roosting opportunities will be provided and maintained within the mitigation area. The proposed habitat creation and long-term management will provide a continuous corridor of potential foraging/ commuting habitat along the north, east and south sides of the site.

3.3 Management Objective - Birds

- 3.3.1 It is likely that the Redwither Central site supports a number of fairly widespread breeding passerines although the value of the site is generally considered to be low. These birds may find nesting opportunities in the small areas of scrub, existing plantation woodland and the buildings across the site. Some of these birds are of conservation interest, e.g. House Sparrow, Starling, Dunnock, Willow Warbler, Bullfinch and Song Thrush and were all recorded during an Extended Phase 1 Habitat Survey completed in July 2011. Most of these species could nest on the site.
- 3.3.2 Clearance of the Redwither Central site is likely to reduce potential nesting opportunities particularly associated with the existing buildings. Nesting birds is a secondary feature of importance of the mitigation area. Additional nesting opportunities will be provided and maintained within the mitigation area.

3.4 Management Objective - Neutral Grassland, Locally Scarce Plants and Butterflies

- 3.4.1 The key habitat types within which Locally Scarce/ Rare plants have been recorded on the Redwither Central site are ephemeral vegetation and unimproved neutral grassland. The mitigation area encompasses small patches of both these vegetation types (e.g. *Target Notes 4, 9, 13, 14, 16, 21, 23 and 27*). As the site is brownfield land the vegetation has all established on 'previously developed land'. 'Open mosaic habitats on previously developed land' is both a UK BAP priority habitat and a habitat of principal importance within Wales under *Section 42* of the *NERC Act 2006*. The biodiversity value of derelict and industrial land is also recognised in the provision of a specific Habitat Action Plan (HAP) within the Wrexham BAP (Wrexham County Borough 2003).
- 3.4.2 The UK BAP priority habitat type of open mosaic habitats on previously developed land is described by BRIG (2008) as '*mosaics of bare ground with, typically, very early pioneer communities on skeletal substrates, more established open grasslands, usually dominated by fine-leaved grasses with many herbs, areas of bare ground, scrub and patches of other habitats such as heathland, swamp, ephemeral pools and inundation grasslands*'. The UK BAP criteria⁴ for the selection of examples of this habitat type that are of high nature conservation value include the following:
- Rich and/or large examples of the habitat;
 - Areas that have maintained bare ground and pioneer communities over an extended period;
 - Threatened areas that support either the last remaining examples where the habitat was formerly widespread/ extensive, or rare/ specialised types of this habitat where the nature of the substrate is unusual;
 - Presence of UK BAP priority species or Red Data Book/List species; and
 - Importance of an exceptional assemblage of key species groups.
- 3.4.3 The vegetation mosaics at *Target Notes 4, 9, 13, 14, 16, 21, 23 and 27* and a few other places in the mitigation area could arguably fit this description. However much of this

⁴ http://www.ukbap.org.uk/library/UK_BAP_priority_habitat_descriptions_20080929.pdf

resource is found in small fragments; the largest patches are those at *Target Notes 9/13/14, 16 and 27*. Small populations of Grizzled and Dingy Skipper have been recorded from the grassland/ ephemeral vegetation (partly within the mitigation area) at *Target Notes 9, 13, 14 and 27*. A maximum count of five of each species was recorded over two visits in May 2012. As both butterflies are UK BAP priority species this habitat could qualify under the criteria listed above. While this vegetation may achieve the criteria for consideration as a Wildlife Site in accordance with Wales Biodiversity Partnership (2008) as it supports 20 or more of the listed 'vascular plant indicator species' it is considered unlikely that it would be of county value.

- 3.4.4 Neutral grassland/ Locally Scarce plants and Grizzled/ Dingy Skippers are secondary features of importance of the mitigation area. Parts of all of the fragments of unimproved neutral grassland/ ephemeral vegetation located within the proposed mitigation area would be impacted by the proposed demolition works. To offset the loss of these areas of habitat the creation of further areas of species-rich grassland and ephemeral vegetation are proposed in Marches Ecology (2012). This will provide a linked area of habitat that is positively managed in the long-term.

3.5 Management Projects

- 3.5.1 The following tables describe the prescribed management projects required to achieve the management objective. Marches Ecology (2012) provides brief details with regard the proposed habitat creation within the mitigation area and should be referred to for further information. The sub-sections are divided according to key habitat types/ features. Management will be subject to periodic review by the managing organisation.
- 3.5.2 *Figure 3* shows the proposed areas of 'Existing Habitat Retained', 'Proposed Grassland Creation' and 'Proposed Scrub Planting'.

Grassland/ Ephemeral Vegetation

- 3.5.3 Details concerning grassland management are provided in the table below. It covers both created and retained (existing) grassland.

Rationale
Most of the mitigation area will be characterised by rough, infrequently managed grassland. The grassland will provide potential terrestrial habitat for Great Crested Newts and maintain a potential habitat link on the north, east and south sides of the site. Soil/ vegetation material from the existing grassland resource outside the mitigation area will be spread across part of the mitigation area and this grassland will be allowed to naturally regenerate. It is hoped that plants/ plant fragments/ propagules of at least some of the identified locally scarce/ rare plants will be retained within this soil. Further detail is provided in Marches Ecology (2012). Grassland creation is likely to need to be planned and supervised by a suitably qualified ecologist. Once established the grassland will be managed to promote floristic species-richness as well as providing dense vegetative cover for Great Crested Newts. The grassland will be managed to maintain species-rich neutral grassland of varying lengths with bare patches. Management will be achieved through infrequent mowing/ control of scrub where necessary. Mowing will be undertaken annually in July if required, during a hot, dry period as this minimises the risk of harming any amphibians that may be present. A patchy sward with both short (<10 cm) and ranker (10-50 cm) vegetation will be created. Ideally it should provide an abundance of spring nectar plants, an abundance of larval host-plants (Creeping Cinquefoil, Agrimony and Common Bird's-foot-trefoil) in short vegetation or bare ground and patches of ranker vegetation with scrub edges.
Management of Created Grassland
<i>Figure 3</i> shows the part of the mitigation area within which grassland creation will be implemented. However it should be noted that not all locations within this area will be sown with grass seed mix. The 'treatment' applied will largely depend on the nature of the existing substrate and availability of soil/ plant material from elsewhere within the site. In some places (where concrete/ loose hardcore is present) the surface will simply be broken up and allowed to naturally vegetate. It is hoped that this will provide conditions for plants associated with the ephemeral community recorded. Elsewhere (subject to any required remediation) the substrate will again be loosened where it has been compacted. Depending on the nature of the existing substrate (sub-) soil material will then be spread across this area (possibly from sources elsewhere within the site) and may be mixed with hardcore material (concrete/ limestone). Where considered necessary this (sub-) soil material would then be sown with a mix as indicated in Marches Ecology (2012). Some places within this area already support ephemeral vegetation and as such may be retained untouched. It is hoped to create a mosaic of species-rich grassland and ephemeral vegetation. As mentioned above it may be necessary to break up the existing areas of concrete/ hard-standing within the mitigation area where habitat creation is proposed. Ideally this material would be crushed and mixed with the soil substrate and or used for the construction of the hibernacula. In some places this crushed hardcore will be re-laid to provide a substrate for ephemeral vegetation. Elsewhere soil material (either from the site or elsewhere) will be provided as a medium for sowing of grassland. Soil (and vegetation) material from the existing neutral grassland located outside the mitigation area will be stripped. Every effort will be made to utilise soil/vegetation from locations where locally scarce/ rare plants were recorded where considered appropriate to do so (e.g. where these plants are considered to be native).

Following stripping, the vegetation and soil material will be spread across the receptor area within the mitigation area to a depth of approximately 200 to 250 mm (Remediation requires a depth of 150 mm in certain places). Wherever possible vegetation will be transferred in 'turves'. If weed species (e.g. docks/ thistles) become established in the first 1-2 years they should be hand-pulled or spot-treated with a glyphosate-based herbicide as appropriate.

Should the grassland not establish satisfactorily, seeding with an appropriate wild flower seed mix (ideally of local provenance but at least of British native origin) may be required. Seeding is likely to be required in some parts of the mitigation area as there is unlikely to be sufficient source material within the rest of the site. There are a number of commercially available grassland seed mixes that are appropriate for creation of a species-rich neutral grassland community, for example British Seed House's 'RE1 Traditional Hay Meadow' or 'WFG4 Neutral Soils'⁵. Emorsgate Wild Seeds also supply several appropriate mixtures (e.g. EM1 Basic General Purpose Meadow Mixture or EM2 Standard General Purpose Meadow Mixture⁶).

Where existing vegetation/ soil from the rest of the site is not spread other areas of grassland will be created through sowing with an appropriate seed mix as detailed above. Where sowing is required, the seed-supplier will be contacted to ascertain how the substrate should be prepared prior to seeding. Sowing rates vary between seed mixes and therefore the supplier's instructions will be followed, but, for example WFG4 requires an application rate of 3-5g/m². As the grassland area is fairly small it may be possible to hand broadcast the seed (using a carrier to bulk up the seed, and stirring regularly). Sowing should take place in calm weather during late summer/ early autumn (August-September). The seed should be lightly raked in with a spring-tined rake or similar. If autumn sown the sward should be cut to 10 cm in March if there is sufficient material or in May to 10 cm in the first year. After each cut the clippings should be removed.

No management is required where ephemeral vegetation is to be established.

It is proposed that the grassland creation works are undertaken during/ immediately after the demolition works. The grass mix will be sown and maintained in the first few years in accordance with the supplier's specifications. Once established it is expected that the created grassland would be managed in the same way as that prescribed below for the retained grassland.

Management of Retained Grassland

The retained grassland should be cut annually in July, ideally in hot, dry, conditions. Ideally not all of the grassland should be cut in any one year; perhaps half could be cut in one year with the other half in the following year. This would be at the discretion of the managing organisation in order to achieve the required conditions for the target species. The sward should be cut to a height of above 10 cm. A mower with a reciprocating blade or similar should be used. The cutting blade should be set at a height of about 12 to 15 cm. The grass cuttings should be left in-situ and then raked off after 24 hours. Grass heaps can be created within the adjacent scrub (not on areas of valuable grassland/ ephemeral vegetation). Ideally the heap should be mixed with fine woody material and be constructed over a base of criss-crossed coarse material such as branches or logs (providing suitable refugia for Grass Snakes).

To maintain the open sward/ bare ground conditions required by Grizzled and Dingy Skipper it may be necessary to undertake physical perturbation of the substrate in places. The requirement for this will be reviewed by the managing organisation.

⁵ <http://www.bshamenity.com/files/Wildflower-brochure.pdf>

⁶ <http://wildseed.co.uk/mixtures/category/meadow-and-grassland>

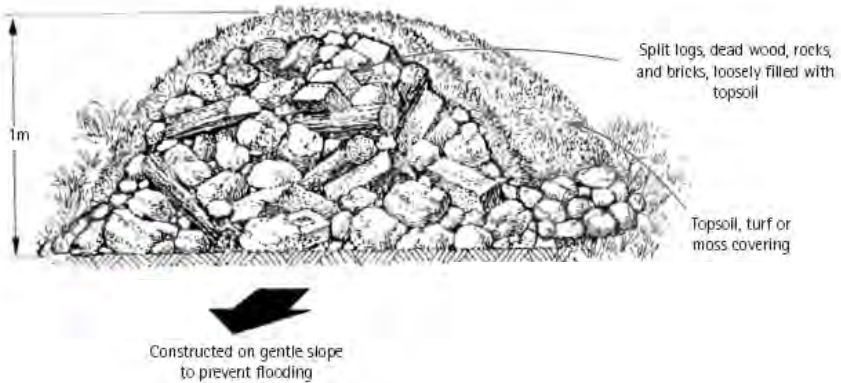
Scrub

- 3.5.4 Details concerning limited management of existing scrub and management of proposed planted scrub are provided in the table below.

Rationale
An area of scrub is to be planted within the mitigation area (southern corner). It will be subject to occasional management in order to maintain areas of dense scrub for hibernating/ foraging newts and breeding birds. Scrub colonisation of the areas of created/ retained grassland will be controlled to maintain the open nature of the grassland. However small amounts of scrub in this area may be tolerated.
Scrub Creation
It is proposed that the scrub planting is undertaken during/ immediately following the demolition works. The scrub planting will utilise British native species ideally of local provenance. The shrubs will be planted employing a variable spacing (although a guide is 2 m spacing). The individual plants will be notch planted during October to November using a T- or L-shaped notch following initial removal of the turf. Each shrub should be protected with a tree-shelter attached to a stake. Frosty periods will be avoided as this may harm the shrubs and there is a risk of disturbing hibernating amphibians. Bare-rooted forestry size transplants of native shrub species of local provenance will be used. Suitable species include <i>Crataegus monogyna</i> (Hawthorn), <i>Prunus spinosa</i> (Blackthorn), <i>Rosa canina</i> agg. (Dog-rose) and <i>Corylus avellana</i> (Hazel). The following approximate proportions for the scrub would be appropriate respectively 45%, 25%, 15% and 15%. Once the shrubs have been planted, an area of at least 1 m² around them should be kept weed-free through appropriate application of glyphosate-based herbicide such as Roundup (although use of herbicide will be kept to a minimum). This will control competition with grasses/ other plants. This maintenance operation should be undertaken once a year for the first three years during the growing season. Any losses should be replaced in the first five years after planting during November.
Scrub Management
The planted scrub within the mitigation area should be inspected every 15 years – shrubs that require removal at this time (for health and safety reasons) will be cleared and replaced. The work should not be undertaken in cold weather to avoid disturbing hibernating newts. Cut logs can be stacked in the mitigation area to provide refuges for newts. These logs may need to be wired together. Bramble and other scrub are likely to spread into areas of grassland. Spread of woody species into grassland/ ephemeral vegetation should be controlled as required using hand-tools only. This would be at the discretion of the managing organisation in order to achieve the required conditions for the target species.

Hibernaculum

- 3.5.5 Two amphibian hibernacula are to be created near the eastern site boundary, in areas where there is no existing valuable vegetation. Details concerning construction of hibernacula are provided in the table below.

Rationale
Two hibernacula are to be provided principally as compensation for the loss of any potential refugia/hibernacula from the site due to the proposed demolition works. The hibernacula will be constructed at the same time as the grassland creation and will be supervised by a suitably qualified ecologist as required.
Creation of Hibernacula
As Great Crested Newts are known to spend a considerable proportion of their terrestrial phase either underground or just above ground under refuge sites, it is of great benefit to provide artificial sites, known as hibernacula, which they can utilise. Suitable rubble and soil (and/or other materials, refer below) from the site will be used to create the hibernacula. Dimensions of the hibernacula should not be below 2 m length x 1 m width x 1m height. The construction is straightforward – a mixture of hardcore, brick rubble, logs, sleepers <i>etc</i>, and loose topsoil is piled into a mound which is then covered with a topsoil cap and, ideally, a turf covering. The lower margins of the mound should be exposed to facilitate access. The following diagram is from page 31 of Langton <i>et al</i> (2001).  Split logs, dead wood, rocks, and bricks, loosely filled with topsoil Topsoil, turf or moss covering 1m Constructed on gentle slope to prevent flooding
Management
None required.

Bird-boxes

- 3.5.6 The table below provides information concerning the installation and subsequent management of bird-boxes.

Rationale
A small number of bird-boxes are to be provided largely to compensate for the loss of potential nesting sites due to the proposed demolition/ clearance works (predominantly associated with buildings and trees/ shrubs). It is assumed that these bird-boxes would be installed after the demolition/ remediation works have been completed.
Installation
Five bird-boxes of appropriate design (e.g. Schwegler 1B) should be erected on large trees and or similar within the mitigation area. Boxes should be sited out of reach, 3m or more off the ground ideally on large tree trunks. All of the nest-boxes should be located somewhere between (facing) north through east to southeast; avoiding prevailing winds and direct sunlight where possible. The nest-box should generally be sited near shrubs/ other vegetation that will provide good cover for young birds. To facilitate easy maintenance the nest-boxes should be attached to the trees with wire or similar (and not nails). If attached to buildings the use of nails/ screws is appropriate. If there are no trees/ structures available the bat-boxes will be erected when such features become available.
Maintenance
All maintenance should be carried out when the last bird has left the nest-box; at least October. As such all boxes should be cleaned annually in the autumn (October) as they can be heavily infested with parasites. Allow at least 2 to 3 weeks after fledging before cleaning. <i>The Wildlife and Countryside Act 1981</i> states that cleaning should only be carried out between 1st August and 31st January and that any eggs present at this time should be destroyed immediately. All nest material should be completely removed and disposed of safely. To ensure that parasite build-up is controlled the inside of the nest-box should be cleansed with boiling water. For safety, this should be undertaken with the nest-box located on the ground. Care should be taken when opening nest-boxes as it is possible that they could be inhabited by bees, wasps or even bats.

Bat-boxes

- 3.5.7 The table below provides information concerning the installation and subsequent management of bat-boxes.

Rationale
A small number of bat-boxes are to be provided largely to compensate for the loss of potential roosting sites due to the proposed demolition/ clearance works (associated with buildings). It is assumed that these bat-boxes will be installed after the demolition/ remediation works have been completed. Some species of bat (including some of those recorded around Wrexham Industrial Estate) will more readily use bat-boxes than others. Schwegler boxes are made of wood-crete and as such are durable, provide a relatively stable internal temperature regime, have good insulation properties and allow respiration.
Installation
Two clusters of three bat-boxes (e.g. Schwegler 2F-DFP) will be erected. Bat-boxes should be sited no lower than 3 m from the ground and ideally between 3 m and 5 m above the ground on large tree trunks/ buildings. They should be erected in clusters of three generally facing south, southwest and southeast wherever possible (so that they are not overly exposed). There should be no over-hanging branches/ other vegetation and there should be direct and easy access to the entrances. Generally the bat-boxes should be located in the darkest areas, away from artificial light sources. No paint or preservatives should be used on the box or the attachments. To facilitate easy maintenance the bat-boxes should be attached to the trees with wire or similar (and not nails). If attached to buildings the use of nails/ screws is appropriate. If there are no trees/ structures available the bat-boxes will be erected when such features become available.
Maintenance
It is important to remember that once discovered, a bat roost is legally protected and must not be disturbed. If a bat roost is suspected to be present a suitably qualified bat consultant or the Clwyd Bat Group should be contacted and may need to undertake the annual maintenance operations detailed below. To discover whether a bat-box is being used they can be watched at dusk during the summer to see if any bats emerge or a search can be conducted beneath the box entrance for the characteristic crumbly bat droppings. Again should it be necessary to inspect the bat-box an appropriately licensed individual may be required to undertake this work. Occasionally a bat-box may be used by nesting birds. If this is the case it should be cleaned as per the procedure outlined above (for nesting birds). The bat-boxes require annual maintenance. All maintenance should be carried out when bats have left the bat-box to hibernate in winter (late autumn to early spring). At this time the slotted entrance should be carefully brushed to remove any build up of dust, dirt or cobwebs that could block the opening. Any branches or other vegetation that may have grown up around the bat-box should also be pruned/ removed. If any of the bat-boxes is not used after two years they should be re-sited.

4 MONITORING AND REVIEW

- 4.1.1 No particular monitoring of the mitigation area is proposed, however it will be inspected annually by a suitably qualified ecologist and notes made on the success or otherwise of habitat creation/ management and any other issues arising. In the first three years after creation two inspections should be undertaken in May (in suitable weather conditions) to coincide with the flight period of Grizzled and Dingy Skippers and a second inspection should be undertaken in July/ August following grass cutting. Dependent on the success of the grassland creation and management monitoring visits to count Grizzled and Dingy Skippers may be justifiable in the future. Otherwise in the fourth year onwards there should be a single visit in May and one in July/ August.
- 4.1.2 A brief annual report covering the results of this site inspections and management undertaken in that year will be prepared and submitted for review by the WCBC ecologist in August of each year. This report will form the main component of the review process. The main purpose of this review will be to ensure that the site is being managed in accordance with the approved management plan and that the proposed habitat creation has been successful. Compilation of the report may require records to be maintained throughout the year. The management plan will be reviewed every five years or as deemed appropriate.

5 ACTION PLAN

5.1.1 The table below provides a summary of the tasks to be completed as part of the EMP and the year (or years) that the task is to be completed. It details all management tasks required following creation of the new habitats.

Task	Year										Timing of management/ notes
	1	2	3	4	5	6	7	8	9	10	
Grassland											
Cut created grassland											Annually in July in hot conditions. Sward to be cut no lower than 10 cm height. An additional cut in March and or May will be required in the first year. All cuttings to be removed.
Spot treat/ hand-pull weed species from areas of created grassland											Specialist contractor required. Growing season. Glyphosate-based herbicide only.
Cut (50% of) retained grassland											Annually in July in hot conditions. Sward to be cut no lower than 10 cm height. All cuttings to be removed.
Ephemeral vegetation											Non-intervention.
Scrub											
Herbicide application around planted shrubs											Specialist contractor required. Growing season. Glyphosate-based herbicide only.
Replace losses											Replace all dead plants in November.
Control scrub in grassland areas											Remove scrub including Bramble from areas of created and retained grassland with hand-tools only.
Inspect and replace											Every 15 years.
Bird-boxes											
Erect and maintain											Erect ideally in December/ January. Cleaning should only be carried out between 1 st August and 31 st January.
Bat-boxes											
Erect and maintain											All maintenance should be carried out when bats have left the bat-box to hibernate in winter (late autumn to early spring).

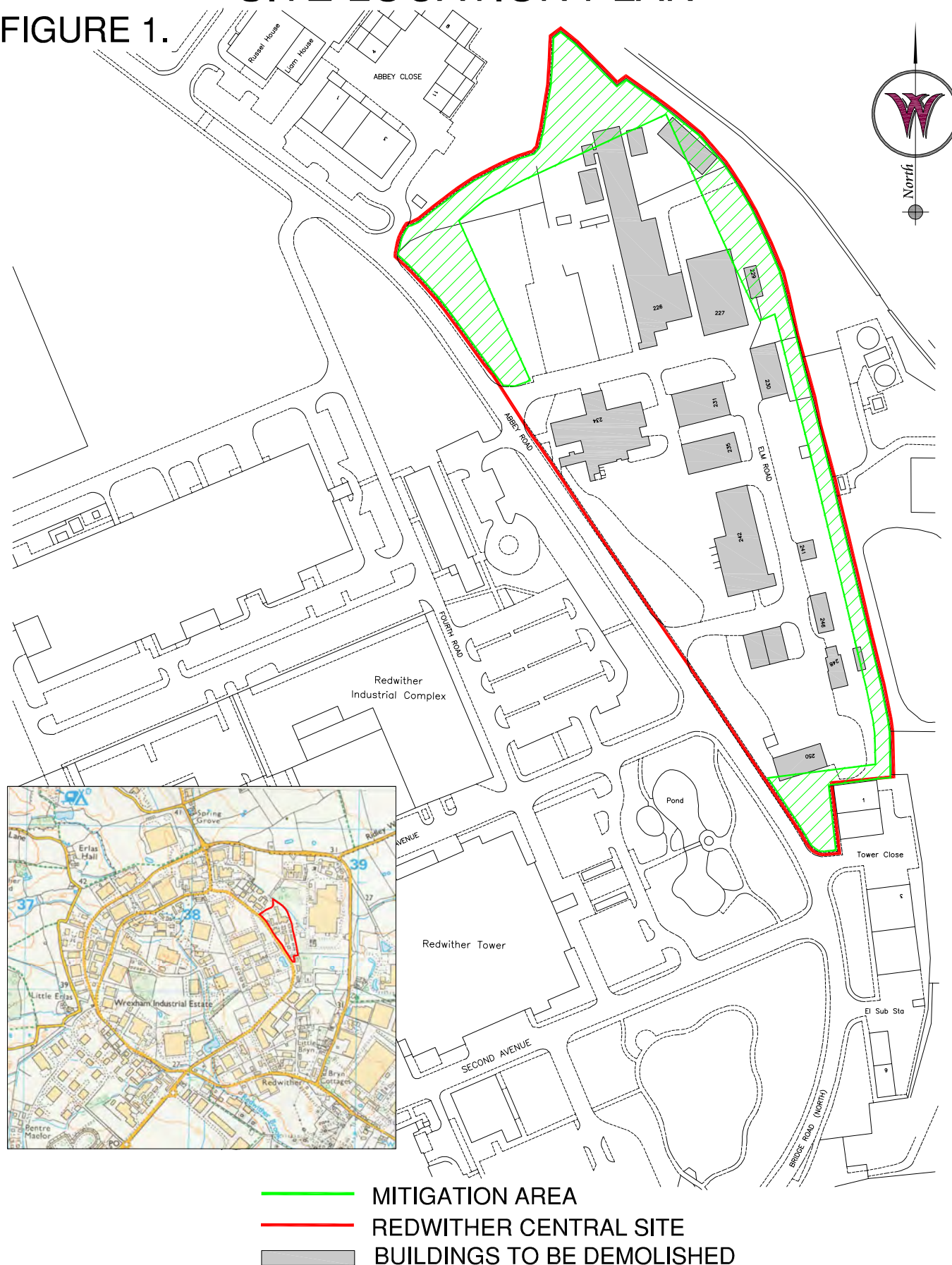
Task	Year										Timing of management/ notes
	1	2	3	4	5	6	7	8	9	10	
Site Inspection											
Site inspection											Site inspections in May and in July/ August following grass cut. Brief annual report.
Remove litter											Remove all litter from all parts of the mitigation area once a year.
Review											
Review Management Plan every 5 years											Managing organisation to convene review meeting every 5 years or as required.

6 REFERENCES

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MANAGEMENT PLAN SITE LOCATION PLAN

FIGURE 1.

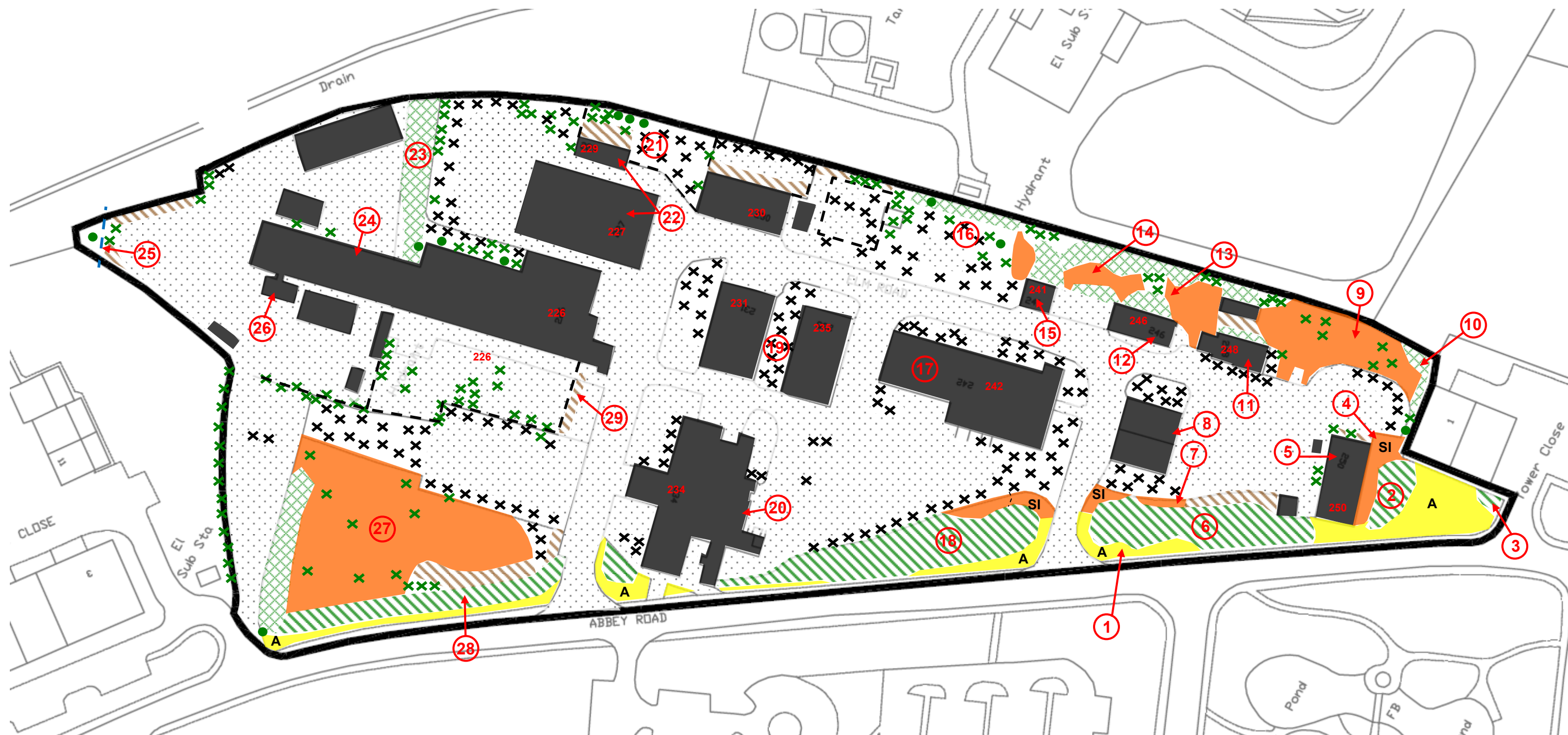


STEPHEN T BAYLEY
HEAD OF ASSETS AND ECONOMIC DEVELOPMENT
WREXHAM COUNTY BOROUGH COUNCIL

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PLAN No. 16/61/10
O.S.S. No. S.J.3849
SCALE. 1:2500

19/07/12 MD



← N

Not to scale.

Base mapping provided by Wrexham County Borough Council



C171 Proposed Demolition of Various Buildings, Redwith Central, Abbey Road, Wrexham Industrial Estate – Ecological Management Plan for Mitigation Area

Figure 2 – Extended Phase 1 Habitat Survey

Drawn by: ME
Checked by: TK
Date: 06.07.12

Key

- Broad-leaved plantation woodland
- Continuous scrub
- Scattered scrub
- Broad-leaved tree (indicative only)
- Unimproved neutral grassland
- Semi-improved neutral grassland
- Amenity grassland

- Tall-ruderal
- Ephemeral/ short-perennial
- Ditch
- Hard-standing / bare ground
- Building
- Fence-line

- Survey boundary
- Target Note
- Building Number

Requirement for an Amendment

At the time of submission of the licence application WCBC were in preliminary discussions with a prospective purchaser/ developer of part of the site. The company involved later backed out of the negotiations and no planning application was submitted. WCBC have since been looking for an alternative purchaser/ developer. The site was sold (on a 999-year lease arrangement) in its entirety in October 2014 to Clwydian Group Ltd following protracted negotiations.

Due to the uncertainties surrounding the future disposal of the site (prior to its recent sale) and a significant reduction in financial resourcing WCBC has been somewhat reluctant to commit unnecessary expenditure to the site. As such while the requirements of the licence have been adhered to, many of the mitigation measures including habitat creation within the mitigation area and realignment of the amphibian exclusion fencing have not been progressed.

The following are the key reasons why a licence amendment is now required:

- Under the original licence the intention had been that WCBC would retain ownership/ responsibility for long-term management of the mitigation area and simply sell the 'development land'. Clwydian Group Ltd has purchased the site including the mitigation area and will therefore retain responsibility for the long-term security and management of the mitigation area. The proposed **s106 agreement** (further discussed below) would now be provided by Clwydian Group Ltd. A copy of the 999-year lease documentation is attached to this letter to confirm site 'ownership'.
- As WCBC are no longer involved with the site the licensee will need to be changed to a representative of Clwydian Group Ltd: Sarah Haywood, Director. A completed 'Change of Licensee form' is appended to this letter.
- Due to the change in purchaser/ developer the layout for any future development of the site has changed. As such the configuration and timing of the realignment of the amphibian exclusion fencing (to allow 'release' of the mitigation area) has changed. Once the habitat creation work has been completed (scheduled for February 2015) the exclusion fencing would be realigned around the edge of the development land as shown on **Figure 1** as a red line. The internal fence shown would be installed immediately after completion of the construction phase (scheduled for December 2016). At this time the site would incorporate two compartments divided by the stretch of internal fencing. One compartment (Compartment 1) would surround the area proposed for initial development; the second compartment (Compartment 2) would surround an area that has been set aside for future expansion/ development. Once construction is completed in Compartment 1 (as mentioned above currently scheduled for December 2016) and the internal fencing has been installed, the external fence around Compartment 1 would be removed. At this time (2017 onwards) there would be amphibian exclusion fencing encircling Compartment 2 only. The proposed amendment to the alignment of the amphibian exclusion fencing is shown on **Figure 1** attached to this letter. The current alignment of the amphibian exclusion fencing is shown on **Figure 2** attached to this letter.

The fencing around Compartment 2 would remain in place for a currently unspecified length of time. The location/ alignment of the internal fence between the two compartments is shown on **Figure 1** but should be considered as indicative only.

The amphibian exclusion fencing will be of a type similar to that described in the Licence Application Method Statement. In places, such as around Compartment 2 where the fence will remain in place for a longer period of time, the exclusion fencing may be a semi-permanent rigid plastic or metal type fence again as described in the Licence Application Method Statement.

- To allow for a different proposed layout as well as a more logical configuration for the proposed amended mitigation area a small number of minor alterations to the boundary of the mitigation area are proposed as illustrated on **Figure 2** attached to this letter. The total surface area of the new mitigation area would be 0.834 hectares (it was previously 0.9313 hectares). The Redwither Central site was 3.8665 hectares at the time of the original licence application. The area of land purchased by Clwydian Group Ltd extends to approximately 3.838 hectares. The slight change in the size of the site is essentially due to the removal from the lease agreement of a small triangular parcel of land at the south-eastern end of the site. This has also resulted in a slight reduction in the size of the mitigation area from approximately 24% of the site area to 22%. The broad layout of the mitigation area would remain similar as would the habitats proposed for creation.

The main proposed changes in the mitigation area allow for a larger contiguous patch of habitat at the north-western end of the site as well as a slightly larger area at the south-eastern corner. The latter in particular includes a further area of existing vegetation. The re-alignment of the mitigation area along the eastern boundary provides a more logical layout and improves access for the proposed long-term management. It removes a potential pinch-point towards the north-east corner. As such the very small reduction in the surface area of the mitigation area will not affect the integrity of the habitat but will facilitate successful long-term management as well as providing more logical areas for habitat creation.

The proposed amended habitat to be created/ retained is presented on **Figure 3** attached to this letter. The main change is that the proposed area of scrub will now be planted in the northwest corner of the site rather than at the southern end (as the latter is no longer within the mitigation area). The created/ retained habitat would still be managed in the long-term in accordance with the Ecological Management Plan (EMP).

Blackthorn was previously included in the proposed scrub planting mix. This is to be removed (due to its capacity for spread to adjacent areas of grassland) at the behest of the organisation that is likely to be employed for the long-term management operations. The scrub mix would therefore include Hawthorn, Dog-rose and Hazel. It is suggested that Holly 'replace' Blackthorn in this mix although it should only constitute 10%; the other approximate proportions should be Hawthorn (50%), Hazel (25%) and Dog-rose (15%).

- Construction work is scheduled for commencement in January 2016 and the current licence expires on 31/07/15. As such a licence extension is required so that the amphibian exclusion fencing can be retained around the future development site. An extension to February 2018 is requested in the first instance, although it is likely that this will need to be extended to cover Compartment 2 (**Figure 1**) at this time.

Amended Timetable of Works

The habitat creation work is currently scheduled for February 2015 and it is anticipated that it will be completed within approximately 2-2.5 weeks. As stated above the newt exclusion fencing would be re-aligned around the development site as shown on **Figure 1** once the habitat creation is complete. Should any sowing of grassland be required this would be undertaken in spring 2015 or 2016 although none is currently planned (grassland/ vegetation will be allowed to naturally regenerate wherever possible). Scrub planting is likely to be completed in October/ November 2015.

With regards the proposed development within Compartment 1 the following is a provisional timetable.

- Finalise factory layout - March 2015.
- Planning application - June 2015.
- Engage contractor - October 2015.
- Commence build - January 2016.

- Complete build - December 2016.
- Factory fit-out April 2017.
- Partial transfer of operations - September 2017.
- Transfer all operations - December 2017.
- Fully operational - January 2018.

It should be noted that this timetable is indicative only and as such must remain subject to change.

As stated above once the construction phase is complete (currently December 2016) the internal fence between Compartments 1 and 2 will be installed and subsequently the external exclusion fence around Compartment 1 will be removed. This fencing will only be removed once all external physical development-related works have been completed.

From 2017 onwards the only amphibian exclusion fencing remaining in place would be that around Compartment 2. There is currently no timetable for development in this area.

Licensed Works Completed

Works to be Undertaken by an Ecologist

The following works have been completed:

- Translocation of amphibians to the receptor site ahead of the start of demolition (including terrestrial/ destructive searches). A total of 8 Great Crested Newts were translocated along with 127 other amphibians (Smooth Newts, Common Frog and Common Toad). The temporary amphibian exclusion fencing remains in place around the perimeter of the site while the internal compartment fences were removed to allow for demolition.
- A toolbox talk was provided by the ecologist to the demolition contractors.
- The amphibian exclusion fencing is being maintained and is subject to a once monthly check by the ecologist.
- Small-scale works undertaken outside the exclusion fencing have been, and will be, subject to RAMs in accordance with **Appendix 1** of the Method Statement.
- Demolition of buildings located directly adjacent to/ partly within the mitigation area was supervised by the ecologist.

Works to be Undertaken by the Developer

The following works have been completed:

- All buildings/ other structures on the site have been demolished in accordance with the Demolition Notice.
- The demolition contractors were responsible for implementing the biosecurity risk assessment in accordance with **Appendix 2** of the Method Statement.
- An ecologist has been, and will be, retained for the duration of the licensed work, and is responsible for the implementation of the licensed mitigation/ compensation measures.
- The remediation work required in the mitigation area was completed in November 2014. This included work outside the exclusion fencing which was supervised by the ecologist and was subject to RAMs in accordance with **Appendix 1** of the Method Statement.

Remaining Licensed Works to be Completed

The following works have not been undertaken but will now be implemented by Clwydian Group Ltd:

- Reasonable Avoidance Measures (RAMs) will be implemented for any small-scale works undertaken outside the amphibian exclusion fence (in accordance with **Appendix 1** of the Licence Application-Method Statement¹).
- The boundary of the mitigation area is to be delineated with fencing/ similar.
- All habitat creation work including creation of rough grassland and scrub planting. Movement of soil and aggregate to create the substrate for the habitat is scheduled for February 2015. Habitat creation would generally be in accordance with the previously provided licence application documents other than where the configuration of the habitats has been amended (see **Figure 3**).
- Creation of two hibernacula within the mitigation area (scheduled for February 2015).
- Realignment of the amphibian exclusion fencing once the habitat creation work has been completed to allow 'release' of the mitigation area. The exclusion fencing would be realigned around the development land. The proposed amendment to the alignment of the amphibian exclusion fencing is shown on **Figure 1**. An internal fence, creating two compartments, would be installed near the end of the construction phase and the external fence around Compartment 1 would subsequently be removed (December 2016). The exclusion fence around Compartment 2 would remain in place after that.

The amphibian exclusion fencing currently encloses both the mitigation area and development land as the habitat creation work has as yet to be undertaken.

- Long-term management (with appropriate funding mechanism) of the mitigation area in accordance with the EMP (**Appendix 4** of the submitted licence application Method Statement). The services of a suitable third party nature conservation organisation (to be sub-contracted for a period of 25 years) for this purpose remain to be secured. It was previously proposed to utilise North Wales Wildlife Trust (NWWT). Clwydian Group Ltd is currently investigating potential third party nature organisations and as such NWWT may not be employed for this work. Clwydian Group Ltd has confirmed that they will commission a suitable organisation as soon as possible.

The EMP will be reviewed every five years or as deemed appropriate. NRW will be given the opportunity to provide comments at this stage and subsequently agree the ongoing management.

- Long-term security of the mitigation area is to be secured through a Unilateral Undertaking (**s106 agreement**) which would be registered as a local land charge. This is most likely to be produced as part of the planning application in 2015.
- Provision of a suitable GIS plan to Natural Resources Wales showing the boundary of the proposed mitigation area.
- Annual monitoring/ inspection of the created habitat in accordance with the EMP. Marches Ecology has been commissioned to undertake this work.
- The amphibian exclusion fencing will continue to be checked on a monthly basis by the ecologist up to and during any future construction period.

¹ Marches Ecology (2012). **Proposed Demolition of Various Buildings, Redwither Central, Abbey Road, Wrexham Industrial Estate - Great Crested Newt Licence Application, Method Statement**. August 2012. Produced on behalf of WCBC.

This letter provides a summary of work completed to date under the licence; should you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "TKnight". The "T" is a simple vertical line, and "Knight" is written in a cursive style.

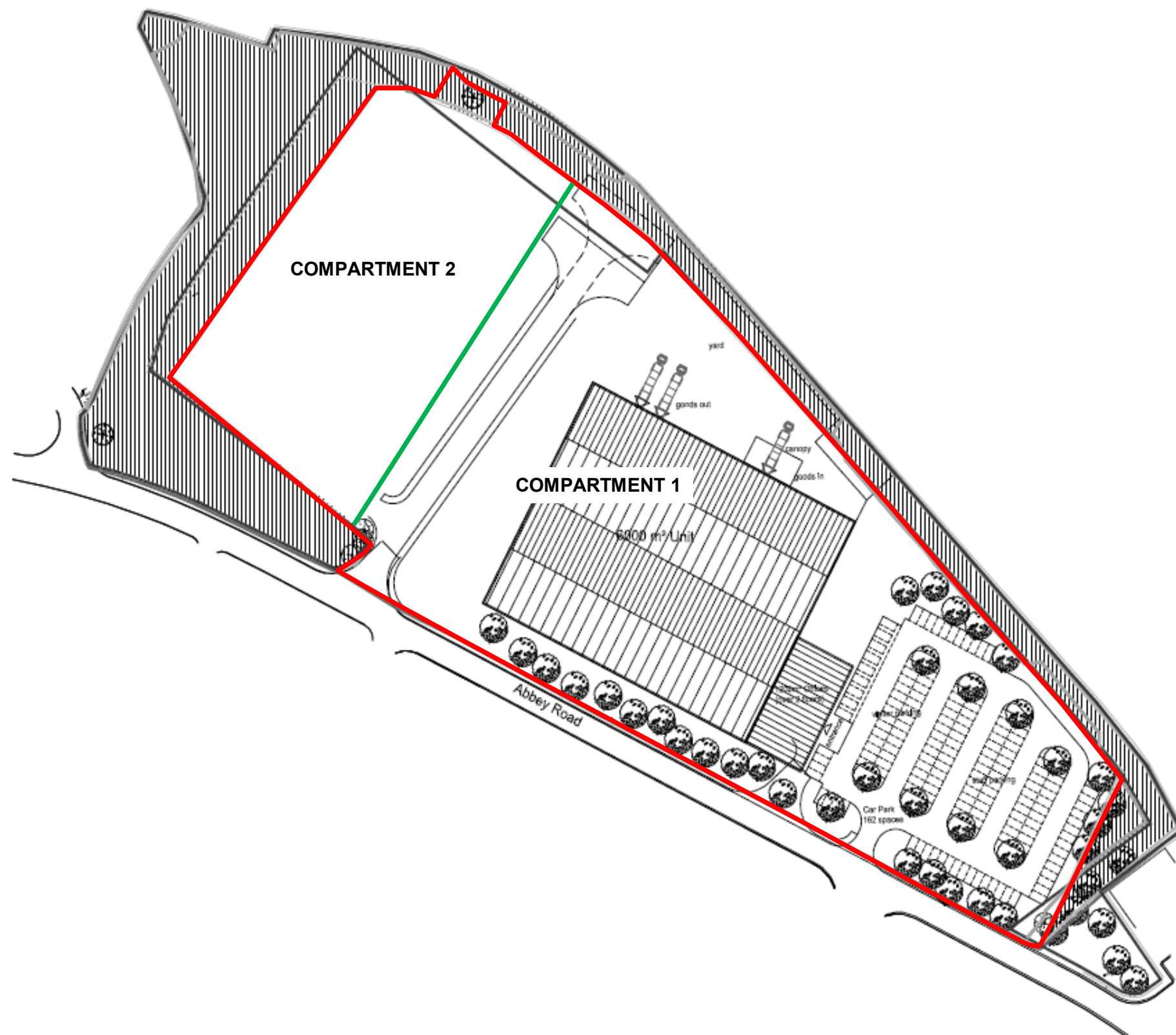
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Base mapping provided by a C4 Consulting plan entitled 'Elm Point Wrexham – Proposed Site Plan', drawing no. 13-003/ SK-011, Rev. H, dated 10.02.14.

marches ecology

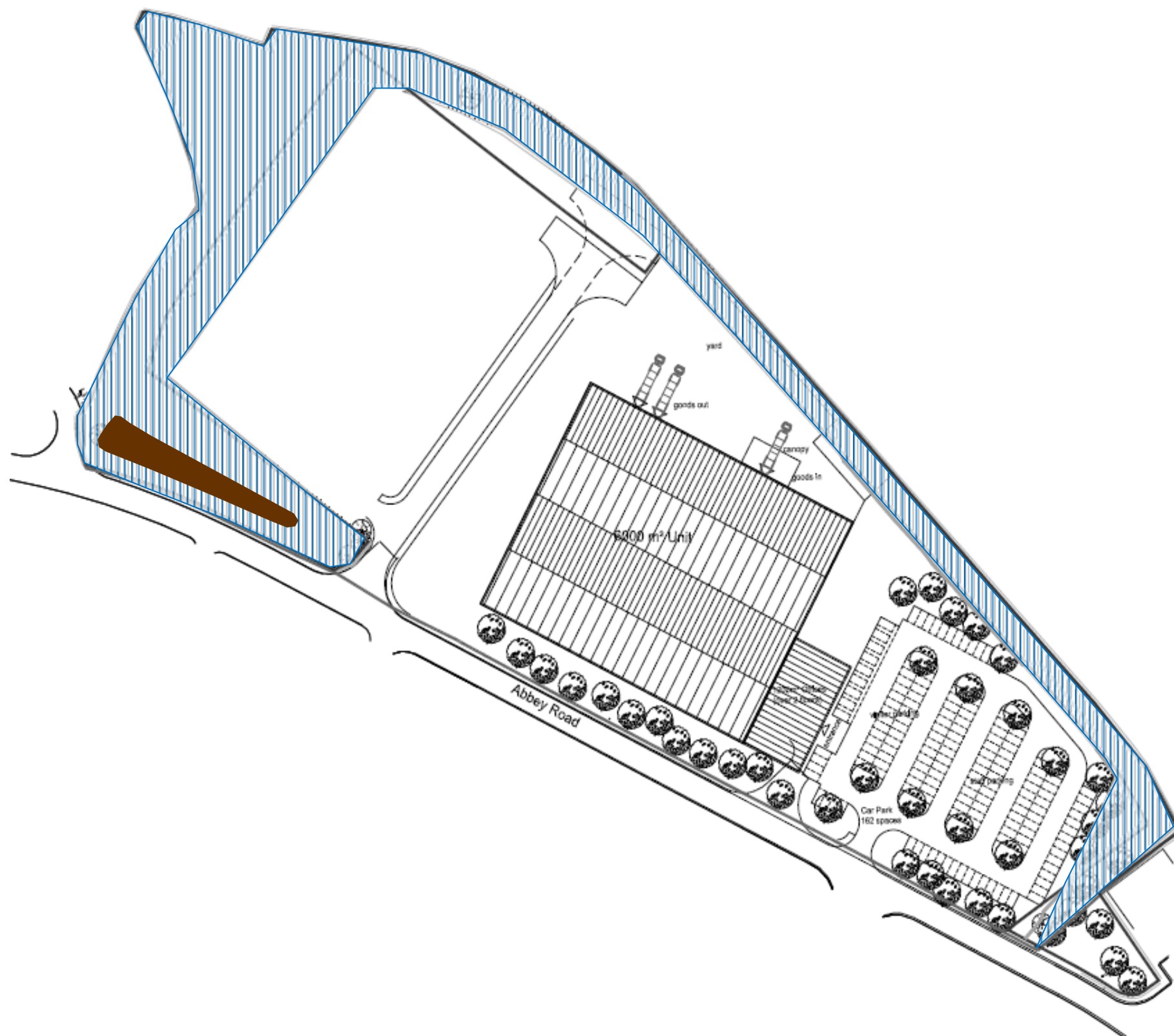
C261 Great Crested Newt Licence (No. GCN/2658/WG/IND) – Request for Amendment

Figure 1 – Amended Alignment of Amphibian Exclusion Fence

Drawn by: ME
Checked by: TK
Date: 02.02.15

Key

-  Proposed Great Crested Newt Mitigation Area
-  Approximate Alignment of External Amphibian Exclusion Fence
-  Approximate Alignment of Internal Amphibian Exclusion Fence



Base mapping provided by a C4 Consulting plan entitled 'Elm Point Wrexham – Proposed Site Plan', drawing no. 13-003/ SK-011, Rev. H, dated 10.02.14.

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C261 Great Crested Newt Licence (No. GCN/2658/WG/IND) – Request for Amendment

Figure 3 – Amended Habitat To Be Created/ Retained

Drawn by: ME
Checked by: TK
Date: 02.02.15

Key



Approximate Proposed Scrub Planting



Existing Habitats To Be Retained/ Grassland To Be Created As Appropriate