



**F Lloyd (Penley) Development Site,  
Wrexham Industrial Estate  
Great Crested Newt Method Statement  
For Wrexham County Borough Council  
(TEP Report Ref: 4551.001)**

**May 2014**  
Version 1

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**for**

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## **1.0 Background to activity/development**

- 1.1 TEP has been commissioned by F Lloyd (Penley) to assist in the implementation of the great crested newt licence application associated with development of part of the former Firestone site on Wrexham Industrial Estate (WIE).
- 1.2 The former Firestone site is situated to the southeast of Wrexham Industrial Estate, adjacent to Bridge Road, and comprises 44.6ha (110 acres) of brownfield land. The F Lloyd (Penley) site measures 2.8ha and is located within the southwestern part of the 44.6ha Firestone site. The site is bounded by Bridge Road to the northwest, industrial units to the southwest and northeast and by the River Clywedog floodplain to the southeast. The approximate central grid reference is SJ 378 489. The location and F Lloyd (Penley) site boundary are illustrated in Drawing G4551.001.
- 1.3 F Lloyd (Penley) Ltd wish to develop the land with two industrial/warehousing units in order to fulfil their contractual commitments to their clients. A planning application has been submitted to Wrexham County Borough Council (WCBC) for the construction of these units on the land currently owned by WCBC. The decision date for the application is 2<sup>nd</sup> June 2014 and a GCN licence will be applied for which will be submitted to NRW once the planning application is approved.
- 1.4 TEP are applying for an amendment to the existing GCN licence which has been granted to the Ministry of Justice (MoJ) for development of the new Wrexham prison. The amendment to the licence for F Lloyd (Penley) Ltd has been given consent by Ministry of Justice (MoJ) who have asked that TEP make the submission on their behalf to assist in enabling F Lloyd (Penley) Ltd to meet their construction and delivery programme for their client. The proposed licence amendment has also been discussed with Matthew Ellis, Species Protection Officer at NRW.
- 1.5 Great crested newts are known to be present within the former Firestone site and are part of the Wrexham Industrial Estate metapopulation. The site is located within the Wrexham County Borough which has the highest numbers of great crested newt records in the northeast of Wales.

## **2.0 Full details of proposed works on site**

- 2.1 The works involve the construction of two industrial/warehousing units, hardstanding and associated soft landscaping areas which will occupy approximately 2.8ha of the former Firestone site. The development works will involve the loss of unmanaged species-rich modified neutral grassland interspersed with areas of dense and scattered scrub, tall ruderal vegetation and swamp.
- 2.2 Mitigation for the loss of these habitats is already being provided through the creation of an Ecology Area within the remaining 15.7ha of the Firestone site. This area forms an 'L'-shaped block to the south and west of the prison development and surrounds the F Lloyd (Penley) development on 3 sides.

## **3.0 Actions requiring licensing under the MoJ licence amendment**

- 3.1 A licence has already been granted by NRW to capture and translocate great crested newts from the MoJ development site prior to the start of any works. In order to exclude newts from these areas a trapping scheme is in progress using vertical amphibian fencing and pitfall traps.

- 3.2 The amendment to the existing MoJ licence will involve the erection of one-way fencing around 3 sides of the development plot, with upright fencing along the boundary line. This will allow any GCN present in the development area to move out of the fenced area and will prevent GCN from entering. The proposed fence line is shown on the attached drawing no. G4551.002. The area where the fencing will be installed will be subject to a detailed hand search prior to installation. In the event newts are uncovered during fencing operations they will be moved to the existing Firestone receptor area.
- 3.3 All fencing work will be supervised by a suitably experienced ecologist holding a NRW GCN licence. Where possible, fencing will avoid areas where GCN may be sheltering such as areas of scrub. In addition to a detailed hand search for amphibians a nesting bird check will also be undertaken prior to installation. In the event that GCN are uncovered during fencing operations they will be moved to the existing receptor site.
- 3.4 As with the existing method statement, the exclusion fence will be routinely inspected by the supervising ecologist to ensure that the fence remains in a viable condition to prevent recolonisation of the site by amphibians. Any damage will be repaired within 48 hours. A documented record of inspections and repairs shall be kept.
- 3.5 Once the exclusion fencing has been installed it is proposed that scrub clearance to ground level within the development area will be undertaken. Depending on the exact route of the fence line (which may be placed along the route of least vegetation rather than the exact development boundary) scrub clearance will only take place within the proposed development footprint.
- 3.6 There will be no groundworks undertaken at this time only scrub clearance to ground level. The scrub is to be cleared from north to south and during this period the ecologist will undertake detailed hand searches for amphibians.
- 3.7 A series of nesting bird checks will also be carried out and where nesting birds are identified an exclusion zone of 10m will be implemented and the nest will be left in-situ until the young have fledged.
- 3.8 The installation of the one-way fencing and the scrub clearance within the F Lloyd (Penley) site are the only additional works which are to be undertaken under the MoJ licence amendment. Additional works, to include GCN capture and translocation, will be detailed within the full licence application which is to be prepared separately for the F Lloyd (Penley) development plot.
- 4.0 Actions requiring licencing under the new F Lloyd (Penley) licence application**
- 4.1 Once the licence amendment has been granted by NRW, the fencing and scrub clearance can be undertaken. These elements will therefore not form a part of the F Lloyd (Penley) licence application.
- 4.2 Temporary drift fencing made from polythene will be used within the area to be developed. Drift fencing divides the translocation area into compartments to maximize the efficiency of the translocation. The exact location will be finalised within the EPS application, although it is proposed to split the northern and southern parts of the site so that one parcel of land may be able to be released before the

other. Exclusion fencing will be installed in accordance with the manufacturers recommended approach.

- 4.3 It is considered that the F Lloyd (Penley) development site is likely to have only a small population of GCN, if any at all. It would be considered likely that any newts would by now have moved towards the ponds located towards the north-eastern corner of the Firestone site. The installation of the one-way fencing around the F Lloyd (Penley) site will also prevent any newts returning into the development site.
- 4.4 The numbers of GCN which have been found so far during the pitfall trapping exercise at the MoJ site after 14 days trapping are 45, with an additional 20 found during the scrub clearance. Drawing G4551.003 shows the compartments within the trapping area where GCN have been found. It can be seen that the numbers captured get progressively lower from northeast to southwest, towards the F Lloyd (Penley) site.
- 4.5 In order to maximise capture rates, when installed, the pitfall traps will be at 7m intervals within the one-way perimeter fencing and along the upright exclusion fencing at the boundary. Pitfalls will also be installed at 7m intervals either side of the drift fencing, dividing the trapping area into two sub-compartments. It is estimated that pitfall traps will be used at a density of approximately 50 per ha as recommended by the Natural England Mitigation Guidelines.
- 4.6 It is proposed to use plastic buckets, or containers of a similar depth/capacity. The rims of the pitfall traps will be at ground level in order to maximise capture rate.
- 4.7 Pitfall traps will be inspected daily before 11:00am (earlier in periods of hot weather) and trapping operations will cease, with pitfalls closed by a close fitting lid, if weather conditions are unsuitable.
- 4.8 A mammal ladder will be provided for small mammals and the floor of the traps provisioned with appropriate materials to protect any captured animals.
- 4.9 Pitfall traps will be removed upon completion of the capture programme and the holes filled in.
- 4.10 Capture works will take place during suitable weather (night time temperature above 5°C). The works will continue at a constant capture effort until the licence holder is satisfied that the licence application area is free of great crested newts.
- 4.11 The capture programme will be for a minimum period of 30 capture days, after which the programme will be continued until there has been 5 days without a capture. This is considered to be the most sensible approach i.e. where there are clearly no great crested newts, the capture programme will be deemed completed after 30 days. Alternatively, in instances where captures continue to be made, the capture programme will remain on-going until the five clear days have been achieved i.e. the newt population will determine the length of capture period.
- 4.12 Destructive searching i.e. dismantling by hand of remaining refugia and roots of cleared scrub will take place during the second half of the trapping period.
- 4.13 As vehicular access will be required into the development area through the perimeter exclusion fencing once development commences newt proof access points will be installed as required to allow construction traffic into the site during the

day. A channel will be installed to allow vehicle access but prevent newt access. Access will be from the existing F Lloyd (Penley) operation, ensuring no unnecessary access across the Ecology Area is undertaken.

- 4.14 The amphibian proof perimeter fencing will be retained until development is complete. If development works are completed during the winter, the amphibian proof fencing will need to remain in place until the onset of warmer weather in spring to avoid disturbing any newts that may be hibernating underground against the fence membrane.
- 4.15 The two existing breeding ponds on the Firestone site are forming the basis of the receptor area during the trapping period for the MoJ licence. Any amphibians captured during the F Lloyd (Penley) trapping period will also be released at this location into the appropriate terrestrial habitat which includes dense patches of greater reedmace, common spike-rush and false foxsedge swamp adjacent to the main pond.
- 4.16 Resting places within the site will be destroyed as a result of the exclusion of the development area. However there are 25 new hibernacula being constructed within the Ecology Area as part of the MoJ development so that a wider range of resting places will be available to the GCN population.

## **5.0 Independent Auditing**

- 5.1 The mitigation scheme will be subject to auditing by an independent third party to ensure compliance in respect of ecological mitigation. The purpose will be to assess whether ecological avoidance, mitigation and compensation schemes, that have been prepared to inform the implementation of ecological projects, have been implemented in accordance with planning conditions, licences and this Method Statement.
- 5.2 Regular reports will be produced by TEP that provide a review of the implementation of the works prescribed by the method statement and habitat management plan and to identify what works are planned in the forthcoming months. Initially these will be timetabled every three months, with the frequency to be reviewed on an annual basis. The following will be provided with a copy of the Ecological Mitigation Monitoring Report:
- the principal site contractor;
  - the ecological works contractor;
  - WCBC biodiversity officer;
  - NRW; and
  - Ecological compliance auditor.
- 5.3 A directory of contacts relevant to the mitigation strategy will be circulated with each report and will be updated as necessary to facilitate any discussions that may be necessary and arise from the monitoring reports.

## **6.0 Mitigation contingencies**

- 6.1 If fence lines suffer major vandalism and are in need of major repairs then TEP shall be contacted immediately and the fence shall be repaired the same day during the summer months (March to October) and within a 24 hour period during the winter months (November to February).

6.2 Any pollution incidents which occur on site should also be reported to TEP immediately and an assessment will be made as to whether this has affected any ponds within the adjacent Ecology Area and steps will be taken to ensure clean up operations are instigated where required.

## 7.0 Biosecurity risk assessment

7.1 Bio-security measures will be implemented throughout the trapping period and during construction works. These will include:

- Amphibian species to be transported in separate compartments;
- Surveyors to disinfect footwear and equipment on entering and leaving the site.
- Machinery will be cleaned and disinfected on entering and leaving the site.

## 8.0 Timetable Of Works

8.1 Table 1 summarises the proposed timescales for the works requiring licensing from NRW.

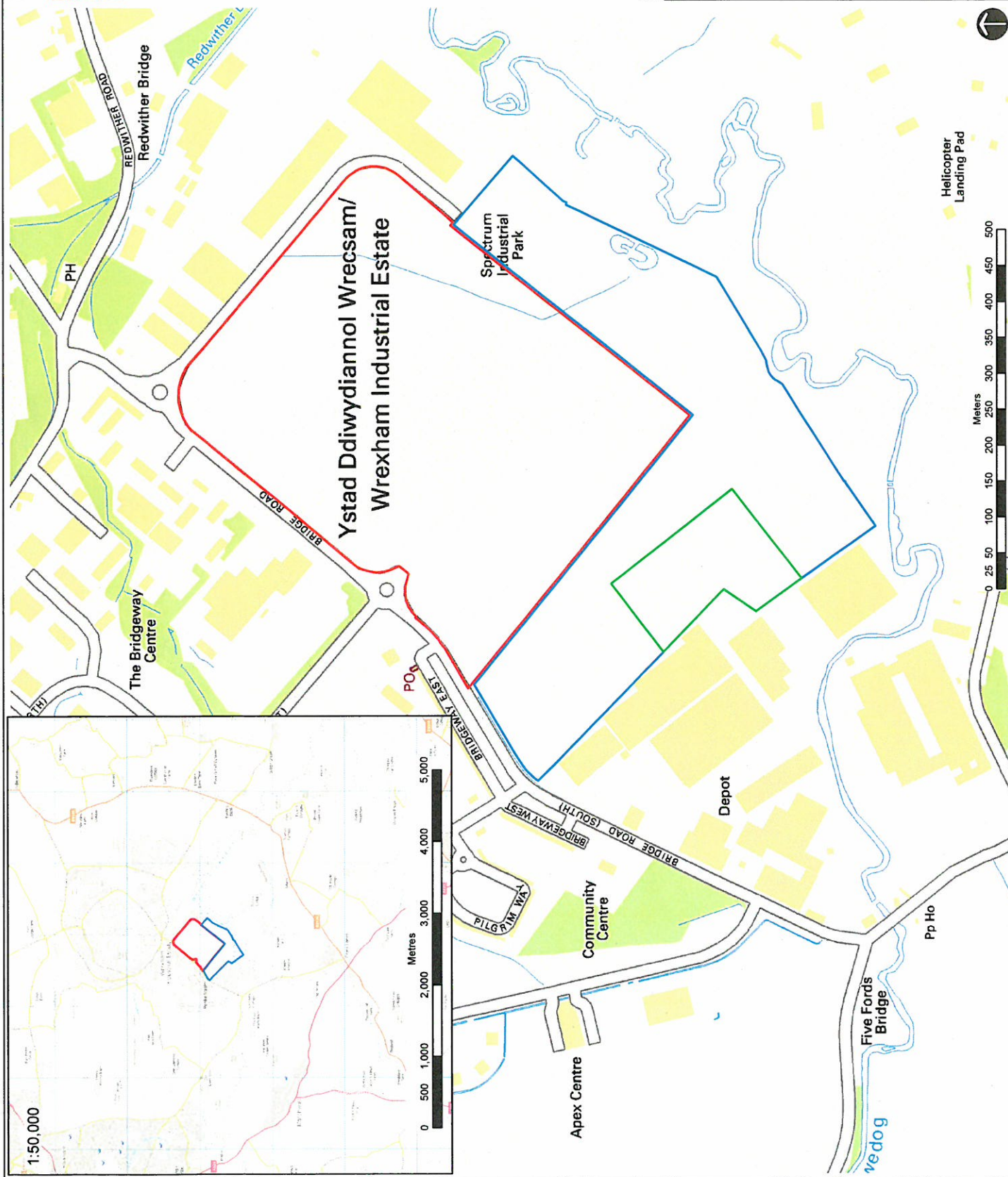
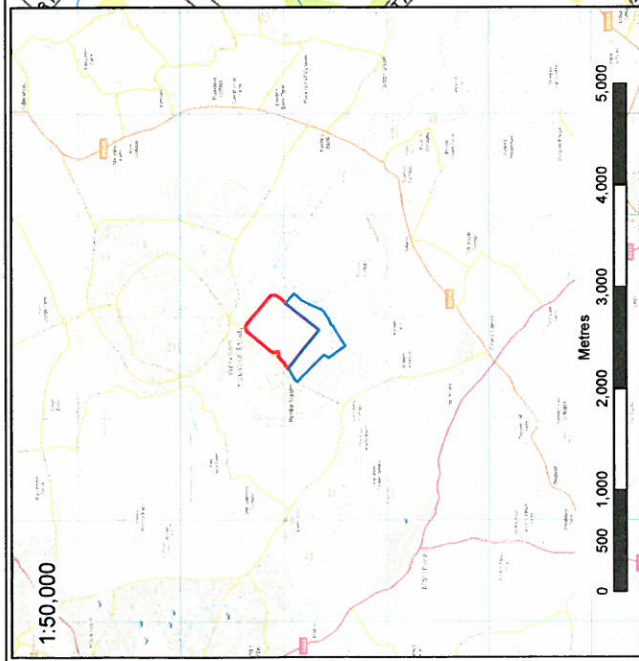
**Table 1: Timescales**

| MITIGATION AND HABITAT CREATION ACTIVITIES                              | TIME OF YEAR                                                                            |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>F Lloyd (Penley) area</b>                                            |                                                                                         |
| Installation of exclusion fencing for F Lloyd (Penley) development plot | Late-May 2014                                                                           |
| Scrub clearance in F Lloyd (Penley) development plot                    | Late-May – Mid-June 2014 (a 3 week period)                                              |
| Installation of drift fencing and pitfall traps                         | Mid-Late June 2014                                                                      |
| GCN trapping and translocation (30 days trapping or until 5 days clear) | June – July 2014                                                                        |
| Drift fencing and pitfall trap removal                                  | Late-July – Early August 2014                                                           |
| Development can commence                                                | August 2014                                                                             |
| Exclusion fencing removed                                               | Once development is complete, or if this occurs in Winter, then in the following Spring |

## 9.0 References

ENGLISH NATURE (2001) *Great crested newt mitigation guidelines*. English Nature, Peterborough

## **DRAWINGS**



# Key

- Ministry of Justice Boundary
- F Lloyd (Penley) Boundary
- Ecology Area

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| Rev                                                                                                                                                                                                                             | Description | Drawn | App'd | Date |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|-------|------|
|                                                                                                                                                                                                                                 |             |       |       |      |
| <div> <p>Genesis Centre<br/>Spectrum Industrial Park<br/>Warrington WA5 7SH<br/>Tel 01925 844004<br/>Fax 01925 844002<br/>email tep@tep.co.uk</p> </div>                                                                        |             |       |       |      |
| <div> <p>Project: Firestone Site, Wrexham</p> <p>Title: Scaled Plan of Survey Area</p> <p>Map No. G4551.001</p> <p>Scale: 1:5,000 @ A3</p> <p>Drawn: CM</p> <p>Checked: KG</p> <p>Approved: AP</p> <p>Date: 13/05/14</p> </div> |             |       |       |      |

