



Ecological Assessment
Cherry Court, Borrass Park Road

Ref: JWE/1482

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THIS REPORT REPRESENTS AN INITIAL ECOLOGICAL ASSESSMENT OF THE SITE. FURTHER SURVEYS, AS DESCRIBED IN THE CONCLUSIONS SECTION, MAY NEED TO BE IMPLEMENTED PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION.

ECOLOGICAL ISSUES ARE A MATERIAL CONSIDERATION IN DETERMINING PLANNING APPLICATIONS AND ALL RELEVANT SURVEYS MUST BE COMPLETED PRIOR TO APPLYING FOR PLANNING PERMISSION.

PLEASE NOTE THAT WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE CONTENT OF THIS REPORT IS ACCURATE THE SURVEY REPRESENTS ONLY A SNAPSHOT IN TIME AND THE ECOLOGICAL ISSUES ON SITE MAY CHANGE. THE ADDITIONAL SURVEY WORKS RECOMMENDED IN THIS REPORT ARE WHAT IS THOUGHT TO BE REQUIRED IN THE OPINION OF THE SURVEYOR, THE LOCAL PLANNING AUTHORITY OR NATURAL RESOURCES WALES MAY IN SOME CASES REQUEST ADDITIONAL INFORMATION NOT OUTLINED IN THIS REPORT.



1.0 INTRODUCTION

- 1.1 J W Ecological Limited were commissioned in January 2014 to undertake a baseline ecological assessment of an area of land adjacent to Cherry Hill nursery, off Borrás Park Road, Wrexham (SJ 35232 52106). The survey area is shown on drawing D/JWE/1482/001 (Appendix 1).
- 1.2 The aims of this ecological assessment were to:
- Assess and describe the Valuable Ecological Components (VECs) of the proposed development site and all land within 250 metres (referred to as “the wider survey area”).
 - Assess the likely ecological impacts of the development.
 - Identify further survey and mitigation requirements
 - Identify ecological features of the site that should be protected
 - Provide guidance as to ecological enhancement of the site
- 1.3 To meet the aims of the ecological assessment the following actions were undertaken:
- Desktop study of all land within 500 metres of the development site
 - Extended phase one habitat survey of the development site and adjacent land
- 1.4 The sites ecological value was assessed in context with current UK planning and legislative policy, including:
- Protected sites (statutory and non-statutory)
 - Statutorily protected species
 - UK and local Biodiversity Action Plan (BAP) species
 - Species and habitats of local concern
 - Local wildlife strategies
- 1.5 Prior to any survey work a health and safety risk assessment of the site was undertaken. Risk assessments are undertaken on a site by site basis in order to identify potential risks with the aim to reduce these as far as is practicable.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located on the corner of Borrás Park Road and Daleside Avenue, to the north-east of Wrexham.
- 2.2 The survey area comprises an area of garden to the south of the Cherry Hill day nursery. The site comprises areas of amenity grassland lawn with scattered shrubs and trees. An area of dense scrub/shrubs is located in the western corner of the site.
- 2.3 The site is bordered by the Cherry Hill Nursery to the north, by Borrás Park Road to the south and by Daleside Avenue to the west.



3.0 DESKTOP STUDY

- 3.1 Ecological data and records of protected species were requested/gathered from the following sources (Table 1):

Table 1: Desktop Study Sources

Consultee/Source of Information	Information Supplied
NBN Gateway	Protected species records within 1 kilometre of the proposed development site.
Natural Resources Wales	Online protected sites register.
UK Biodiversity Action Plan	Identification of national priority species and habitats known to occur in the region.
Local Biodiversity Action Plan	Identification of local priority species and habitats known to occur in the area.

Protected Sites

- 3.2 No statutorily designated nature conservation sites are located within 1 kilometre of the survey area.

Protected Species

- 3.3 Records of bat species exist within 1 kilometre of the survey area. Great crested newt records exist to the north and east of the site.
- 3.4 Based on information gathered from the sources listed above and desk based assessment of the site from OS maps and aerial photographs the following protected species were taken into account during the site assessment:
- Bats (all species)
 - Great crested newt (*Triturus cristatus*)
 - Badger (*Meles meles*)
 - Water Vole (*Arvicola terrestris*)
 - Otter (*Lutra lutra*)
 - Reptiles (all species)



UK Biodiversity Action Plan (UKBAP) Priority Species

3.5 The UKBAP priority species which may potentially use the survey area, based on the results of the desktop study are:

- Mammals – Bats*, Badgers*, Hedgehog;
- Birds – Song Thrush, Sky Lark etc.
- Amphibians – Great Crested Newts*, Common Toad.
- Invertebrates – Dingy Skipper, Grizzled Skipper.

** These species and/or their habitats are also statutorily protected*

Local Biodiversity Action Plan (LBAP)

3.6 The Wrexham Biodiversity Action Plan (BAP) lists key local species and habitats considered to be rare or declining in the area. Some of these species and habitats may also be of national concern.

3.7 Although local BAP documents have no legal status the Local Planning Authority (LPA) and Natural Resources Wales will expect the listed species and habitats to be taken into account in the overall layout and landscape strategy for the development.

3.8 The species of local concern which may potentially utilise the survey area based on the results of the desktop study are:

- Mammals – Badger*, Otter*, Lesser Horseshoe bat*, Hedgehog;
- Amphibians – Great Crested Newts*;
- Birds – Barn Owl*;
- Reptiles – All species*;
- Invertebrates – Dingy Skipper, Grizzled Skipper.

** These species and/or their habitats are also statutorily protected*

3.9 Derelict and industrial land is listed as a habitat in the Wrexham Biodiversity Action Plan.



4.0 PLANNING CONTEXT

Planning Policy Wales (Edition 3, July 2010)

- 4.1 This document contains current land use planning policy for Wales. It provides the policy framework for the effective preparation of local planning authorities' development plans. This is supplemented by 21 topic based Technical Advice Notes (TANs). Procedural guidance is given in Welsh Office / National Assembly for Wales / Welsh Assembly Government circulars
- 4.2 Technical Advice Note 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. This guidance note should be read in conjunction with *Planning Policy Wales (2002)*, in particular with Chapter 5 *Conserving and Improving the Natural Heritage and Coast* which sets out the Assembly Government's objectives for the natural heritage and the land use planning policies which support these.
- 4.3 This TAN brings together advice on sources of legislation relevant to various nature conservation topics which may be encountered by local planning authorities. Chapter 2 sets out the key principles of planning for nature conservation. Chapter 3 provides advice about the preparation and review of development plans, including the relevant statutory requirements. Chapter 4 addresses nature conservation in development control procedures. Chapter 5 deals with the conservation of internationally and nationally designated sites and habitats and also covers local sites. Chapter 6 deals with the conservation of protected and priority species.

5.0 LEGISLATIVE CONTEXT

- 5.1 This is a brief summary of the ecological legislative context in Wales. This is general advice only and does not relate specifically to the site being assessed.

Ecological Assessments

- 5.2 Ecological assessments have now become an important part of the planning process. This initial assessment is used as a means of identifying any specific interests of the site in question which are in turn used to assess suitability for protected species and to make recommendations for further survey work and mitigation.

Statutory Designated Sites

- 5.3 Sites with Statutory designations receive varying degrees of legal protection under UK law and European Directives. A number of statutory designations are used for sites of high conservation value in the UK dependent on the importance of the site at a local, regional, national and international level. These designations are:
 - Special Area of Conservation (SACs)
SACs are sites of European importance for nature conservation. These receive legal protection under the EC Habitats Directive (1992) which was incorporated into UK legislation through the Conservation (Natural Habitats, &c) Regulations 1994. In the UK all SACs are also designated as SSSIs.



- **Special Protection Areas (SPAs)**
SPAs are sites of European importance for birdlife as designated under the Birds Directive. As with SACs all SPAs in the UK will also be designated as SSSIs.
- **Ramsar Sites**
These sites are wetlands of international importance designated under the Ramsar Convention 1971. In most cases these sites are also designated as SPAs or Sites of Special Scientific Interest (SSSI) and receive legal protection in the UK through these designations.
- **Sites of Special Scientific Interest (SSSI)**
SSSIs are UK sites of national importance for nature conservation. These sites may be designated as a result of the habitats present or for the presence of rare species or species assemblages. SSSIs receive some legal protection through the Wildlife and Countryside Act 1981. This protection was recently extended through the Countryside and Rights of Way (CROW) Act 2000.
- **National Nature Reserves (NNR)**
NNRs are nationally important nature reserves designated by CCW under the Wildlife and Countryside Act 1981. These sites will either be managed by CCW or an approved body and are often designated as SSSIs.
- **Local Nature Reserves (LNR)**
Local Nature Reserve is a statutory designation made by local authorities under the Section 21 of the National Parks and Access to Countryside Act 1949. These sites may or may not be SSSIs.

Non-Statutory Designated Sites

- 5.4 Non-statutory sites are afforded no statutory legal protection but are in most cases recognised by local planning authorities and statutory agencies as being of local conservation value. The protection of these sites is usually afforded through Local Plan Policies (county, district and Unitary Development Plans) and these sites will in most cases be taken into account as a material consideration by the local authority when deciding planning applications. These sites are designated by the local authority (usually in consultation with the local Wildlife Trust and other agencies).

Protected Species and their Habitats

- 5.5 In the majority of cases relevant to planning applications protected species are those listed in Schedules 1, 5 and 8 of the Wildlife and Countryside Act (as amended), the Protection of Badgers Act 1992 and the Habitats & Species Regulations 2010. The extent of legal protection varies between species, as do the implications for developments where these species are to be affected.



5.6 Great Crested Newts

Great Crested Newts (*Triturus cristatus*) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended), being listed in Schedule 5 of the act. Under the legislation it is an offence to:

- Intentionally kill, take or injure a great crested newt;
- Damage, destroy or obstruct a place a great crested newt uses for breeding, resting, shelter or protection or to disturb a great crested newt in such a place.
- Possess or control a great crested newt alive or dead, or any part of them, or anything derived from them.
- Sell, offer for sale, advertise for sale or offer to buy a great crested newt, or a part of them or anything derived from them.
- Deliberately disturb or deliberately take or destroy the eggs of a great crested newt.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

Licenses can be issued in order to allow activities that would constitute an offence under the legislation. Licenses can be issued for specific purposes including scientific study, photography, conservation management and development.

It is important to identify the presence of great crested newts as early as possible in a development so that the legal obligations regarding this species can be observed. If surveys identify the presence of great crested newts on site a mitigation scheme must be developed in consultation with the local CCW team. This mitigation scheme must minimise direct threats to newts and compensate for any habitat loss. A licence issued by the Welsh Assembly is required before the mitigation scheme can be legally implemented. Mitigation licence applications require full Method Statements and a Reasoned Statement of Application. The method statement contains details of the proposed mitigation works whilst the Reasoned Statement must provide justification as to how the proposed development meets the requirements of the legislation.

5.7 Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended). Under the legislation it is an offence to:

- intentionally kill, injure or handle a bat;
- to possess a bat (whether live or dead)
- disturb a roosting bat;
- sell or offer a bat for sale without a licence;
- damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

The potential fine for each offence is £5,000. If more than one bat is involved, the fine is £5,000 per bat. An offender can also be imprisoned for up to six months.

Where bats are found to occur on a development site, and there is considered to be a reasonable possibility that a roost may be damaged or destroyed or that bats using a roost will be disturbed, a licence must be obtained from Welsh Assembly.



5.8 Badgers

Badgers (*Meles meles*) and their habitat are protected under The Protection of Badgers Act 1992 and are also included on Schedule 6 of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention. The legislation affords badgers protection against deliberate harm or injury making it an offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger (or attempt to do so)
- to interfere with a sett by damaging or destroying it
- to obstruct access to, or entrance of, a badger sett
- to disturb a badger whilst it is occupying a sett

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each illegal sett interference, badger injury or death.

Works that disturb badgers whilst they are occupying a sett are illegal without a licence. Disturbance can occur even without direct interference or damage to the sett in question. In general, the following activities are likely to require a licence:

- Use of heavy machinery or significant earth moving within 30m of a sett
- Use of lighter machinery (usually any wheeled vehicles) within 20m of a sett
- Any digging, chain saw use or scrub clearance within 10m of a sett

5.9 Reptiles

All species of British reptile are protected against intentional killing, injury or sale under the Wildlife and Countryside Act 1981 (as amended). The Sand Lizard and the Smooth Snake are afforded a higher degree of protection under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 making it an offence to:

- Intentionally kill, take or injure these species of reptile;
- Damage, destroy or obstruct a place a these species use for breeding, resting, shelter or protection or to disturb these species in such a place;
- Possess or control these species alive or dead, or any part of them, or anything derived from them;
- Sell, offer for sale, advertise for sale or offer to these species, or a part of them or anything derived from them;
- Deliberately disturb or deliberately take or destroy the eggs of these species.

The distribution of Smooth Snakes and Sand Lizards is limited to heathland habitats in Surrey, Dorset, Hampshire and Sussex. The Sand Lizard is also known to occur on sand dune habitats in Merseyside and has recently been introduced to some areas of North Wales.

Licenses can be issued in order to allow activities that would constitute an offence under the legislation. Licenses can be issued for specific purposes including scientific study, photography, conservation management and development.

In England and Wales a development license must be obtained from Natural England or the Welsh Assembly before undertaking any works that will affect Sand Lizards or Smooth Snakes or their habitat. A license is not required to carry out surveys or mitigation for other reptile species.



5.10 Otters

The Eurasian Otter is protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended), being listed in Schedule 5 of the act. Under the legislation it is an offence to:

- Deliberately, capture, injure or kill an Otter;
- Damage, destroy or obstruct their breeding or resting places;
- Disturb otters in their breeding or resting places.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

There is, however, provision within the legislation to kill, take, disturb or possess otters or to use prohibited methods to kill or take under a licence in certain defined circumstances, if the issue cannot be resolved by any alternative means. Licenses can be granted for a variety of purposes, including development.

5.11 Water Vole

Water Voles and their habitats are afforded protection under Section 9 of the Wildlife & Countryside Act 1981 (as amended). Under the legislation it is an offence to:

- Intentionally kill, injure or take (capture) a water vole;
- Possess or control a live or dead water vole, or any part of a water vole or anything derived from a water vole;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place which a water vole uses for shelter or protection
- Intentionally or recklessly disturb a water vole while it is occupying a structure or place which it uses for shelter or protection;
- Sell, offer or expose for sale, or have in one's possession or transport for the purpose of sale, any live or dead water voles, or any part of a water vole or anything derived from a water vole;
- Publish any advertisement, or cause any advertisement to be published, which is likely to be understood as conveying that a person buys or sells, or intends to buy or sell, any of the above things.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

There is no provision under the Wildlife and Countryside Act 1981 for licences to be issued for the purpose of development



5.12 Birds

Section 1 of the Wildlife and Countryside act 1981 makes it an offence to intentionally kill, injure, handle or remove any wild bird (with the exception of some pest species), to take or damage a nest whilst it is in use or being built and to take or destroy eggs.

Species listed in Schedule 1 of the Act (see Table 1), including the Little Ringed Plover, Barn Owl and Kingfisher, are afforded an even higher level of protection. In addition to the offence of taking, damaging or destroying nests or eggs it is also an offence to disturb Schedule 1 species whilst they are building or sitting on nests.

Whilst it is not an offence to disturb non-Schedule 1 species whilst they are building or sitting on a nest an offence may occur if the bird is permanently driven away from its nesting site by prolonged disturbance which leads to the failure of eggs or the death of young.

Surveys for the presence of breeding birds are required if any nesting habitat is to be removed during the breeding season (March to August inclusive).

Invasive Plant Species

- 5.13 Under Section 14 (2) of the Wildlife and Countryside Act (1981) it is illegal to spread the invasive non-native plants Japanese Knotweed (*Fallopia japonica*), Himalayan Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*). At present no requirement exists to eradicate these plants from sites where they are already established
- 5.14 Environment Agency guidance also exists for the aquatic weeds Australian swap stonecrop (*Crassula helmsii*), Floating pennywort (*Hydrocotyle ranunculoides*) and Parrot's feather (*Myriophyllum aquaticum*). Although no legal obligation exists it is considered good practice to avoid spreading these invasive plants when working in infested areas.



6.0 HABITAT SURVEY

Extended Phase One Methods

- 6.1 An extended phase one habitat survey of the site was undertaken by Joe Whittick BSc (Hons.) on the 17th January 2014. Joe Whittick has over ten years experience as an ecological consultant and is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).
- 6.2 The survey was undertaken prior to the start of any construction or site preparation works.
- 6.3 The extended phase one habitat survey is a standard method of survey widely used as the basis of ecological assessments (JNCC, 1993). The phase one survey covers the footprint of the proposed development and descriptions of the immediate surrounding area (up to 100 metres). A habitat map is prepared to show the locations and extent of habitats. Detailed descriptions of important plant communities, other valuable ecological components (e.g. protected species potential) and invasive plant species are provided as target notes.
- 6.4 The phase one habitat survey is not intended to provide a comprehensive list of species. Plant species lists have been compiled with the aim of characterising habitats in order to assess their importance for nature conservation.
- 6.5 Incidental observations of birds and mammals were also made during the phase one habitat survey.

Results

- 6.6 The habitat survey is illustrated on Drawing D/JWE/1482/002 (Appendix 1). Target Notes are presented in Appendix 2.
- 6.7 The following habitats were recorded within the survey area and adjacent land:
 - Amenity grassland
 - Dense/continuous scrub/shrubs
 - Scattered broad-leaved trees
 - Scattered coniferous trees
 - Introduced shrubs
 - Hedgerows
 - Buildings
 - Bare ground



6.8 Habitats within the proposed development site and wider survey area:

- Amenity grassland
The majority of the survey area comprises mown amenity grassland lawn (see photographs 1 and 2, Appendix 3).
- Dense/continuous scrub/shrubs
An area of dense scrub and shrubs with bramble (*Rubus fruticosus agg.*), bamboo, rhododendron, elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*) and willow (*Salix spp.*) is located in the western corner of the site (see photograph 3, Appendix 3).
- Scattered broad-leaved trees
Occasional mature broad-leaved trees including ash (*Fraxinus excelsior*) and beech (*Fagus sylvatica*) are located adjacent to the south-western site boundary (see photograph 4, Appendix 3). Scattered small trees, predominantly apple (*Malus spp.*), are located in the scrub area to the west of the site (see photograph 5, Appendix 3).
- Scattered coniferous trees
A number of mature pine (*Pinus spp.*) trees are located to the south of the site (see photograph 6, Appendix 3).
- Scattered shrubs
Scattered planted shrubs including lavender and rhododendron are located throughout the site.
- Hedgerows
A hawthorn (*Crataegus monogyna*) hedgerow is located on the southern site boundary adjacent to Borrás Park Road (see photograph 7, Appendix 3). A section of planted beech (*Fagus sylvatica*) hedgerow is located on the north-eastern site boundary (see photograph 8, Appendix 3).
- Buildings
The existing nursery building is located outside of the northern boundary of the site.
- Bare ground
A car park area is located outside of the northern site boundary.



6.9 Extended Phase One Habitat Survey Overview

- Great crested newts – No ponds or other suitable amphibian breeding habitat were identified on site. A single pond is shown on OS maps within 250 metres of the site boundary. This pond is located approximately 150 metres north of the site on the opposite side of the A5156.
- Bats – No buildings are located within the survey area.

All trees on site were assessed for their potential to support roosting bats including:

- o Features suitable as roosting sites (natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, dense ivy, hollows, bird and bat boxes);
- o Signs indicating possible use by bats (scratches around entry points, staining around entry points, bat droppings, smell of bats, smoothing of surfaces around cavity).

Trees were categorised for their potential to support roosting bats using the Bat Conservation Trust (BCT, 2012) survey guidelines (see Appendix 4 for the definition of the categories used).

The majority of the trees were classed as Category 3 in terms of their roosting potential (i.e. no/negligible potential). Three small pine trees located to the south of the site have a covering of dense ivy which offers some limited roosting opportunities for single bats. These trees were classed as Category 2 in terms of their roosting potential and are marked as C2 on drawing number D/JWE/1482/002 (Appendix 1).

Bats may forage over the site, particularly around the mature trees to the south.

- Badgers – No badger setts, or other evidence of badger activity, were identified within the site boundary.
- Reptiles – The majority of the survey area comprises mown amenity grassland with limited value to reptile species. The site is also relatively isolated from areas of open land reducing the likelihood of significant numbers of common reptiles being present. The scrub area to the west of the site does however represent suitable refuge habitat for small numbers of reptiles, for example slow worm.
- Water Voles – No potential water vole habitat was identified in close proximity to the survey area.
- Otters – No potential otter habitat was identified in close proximity to the survey area.



- Birds – Birds are likely to nest in the trees, hedgerows and scrub/shrubs located on and adjacent to the site.
- Invasive Species – No invasive plant species were identified on site during the phase one survey, however the survey was undertaken at a sub-optimum time of year for the identification of some species (eg. Himalayan balsam).

6.10 **Other Observations**

No other issues were identified on site.



7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Protected Sites

No statutorily designated nature conservation sites are located within 1 kilometre of the survey area.

7.2 Habitats

The majority of the site comprises mown amenity grassland with limited conservation value.

Any proposals for the site should aim to protect, and where possible enhance, existing biodiversity interest in line with local planning guidelines. In this instance the features of the site with the greatest biodiversity interest are thought to be the mature trees to the south of the site and the hedgerows at the site boundaries. These features of the site should be retained wherever possible with retained trees being protected during any site works in accordance with BS5837 (Trees in relation to construction).

7.3 Great Crested Newts

No ponds or other suitable amphibian breeding habitat were identified on site. A single pond is shown on OS maps within 250 metres of the site boundary. This pond is located approximately 150 metres north of the site on the opposite side of the A5156. The A5156 is a main dual carriageway and is thought to act as a significant barrier to dispersal of amphibians from this pond onto the site. No further surveys for great crested newts are thought to be required and no issues are thought to exist for the proposals with regard to this species.

7.4 Bats

No buildings will be impacted by the proposals and the majority of the trees on site were found to not have features which could support roosting bats. The exceptions are a number of ivy clad pine trees to the south of the site which have some limited potential to be used as occasional roosting sites by small numbers of bats. At present it is proposed to retain these trees. If this were to change then works to these trees should be undertaken using Reasonable Avoidance Measures (RAMs) for bats. These measure should include inspections immediately prior to tree works and soft felling where necessary.

Bats may forage over the site, particularly around the trees to the south. It is proposed to retain these trees which should serve to minimise impacts on foraging and commuting bats. New external lighting as part of the proposals should also be kept to a minimum and should be directed away from these trees in order to further reduce impacts on bat species.

7.5 Badgers

No badger setts were identified on site and the site is largely isolated from open countryside. No badger issues are thought to exist for the proposals.



7.6 Reptiles

The majority of the survey area comprises mown amenity grassland with limited value to reptile species. The site is also relatively isolated from areas of open land reducing the likelihood of significant numbers of common reptiles being present. The scrub area to the west of the site does however represent suitable refuge habitat for small numbers of reptiles, for example slow worm, and clearance of this area should therefore be undertaken with care, using hand tools only, in order to allow any reptiles that may be present to disperse.

7.7 Water Voles

No potential water vole habitat was identified in close proximity to the survey area. No water vole issues are thought to exist for the proposals.

7.8 Otters

No potential otter habitat was identified in close proximity to the survey area. No otter issues are thought to exist for the proposals.

7.9 Birds

Birds are likely to nest in the trees, hedgerows and scrub/shrubs located on and adjacent to the site. Existing areas of trees and scrub should wherever possible be retained as part of any proposals for the site. Where removals are unavoidable, where possible clearance of potential nesting habitat should be undertaken outside of the nesting season (the nesting season runs from March to August inclusive). If clearance works are to take place during the nesting season the site should be checked for nesting birds by an experienced surveyor immediately prior to the start of works. If breeding birds are found during the survey the nest should not be disturbed and works in the area of the nest should be delayed until nesting is complete and young birds have fledged (as confirmed by a suitably qualified ecologist).

7.10 Invasive Species

No invasive plant species were identified on site during the phase one survey, however the survey was undertaken at a sub-optimum time of year for the identification of some species (eg. Himalayan balsam). Any clearance of dense vegetation from the site should be undertaken with caution in case invasive species are concealed in these areas.

THESE SURVEY RESULTS ARE VALID FOR UP TO 1 YEAR AFTER WHICH RE-SURVEYS ARE RECOMMENDED



8.0 REFERENCES

Wrexham Biodiversity Action Plan (BAP)

WCBC Local Planning Guidance Note No. 29 – *Wrexham Industrial Estate – Employment, Development and Nature Conservation*

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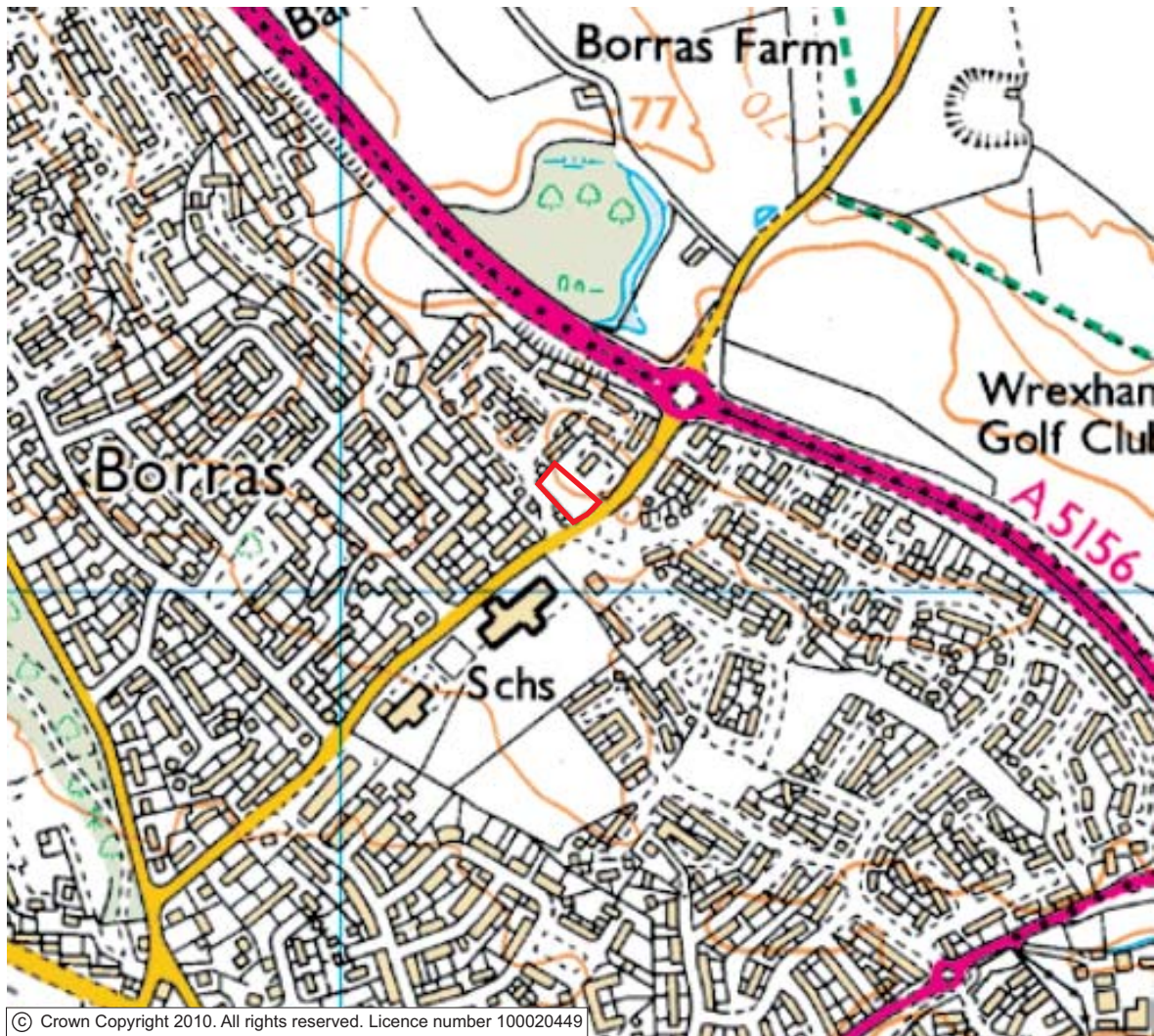
APPENDIX 1

Drawings:

Site Location Plan - D/JWE/1482/001

Extended Phase One Habitat Plan - D/JWE/1482/002





 = Site Location

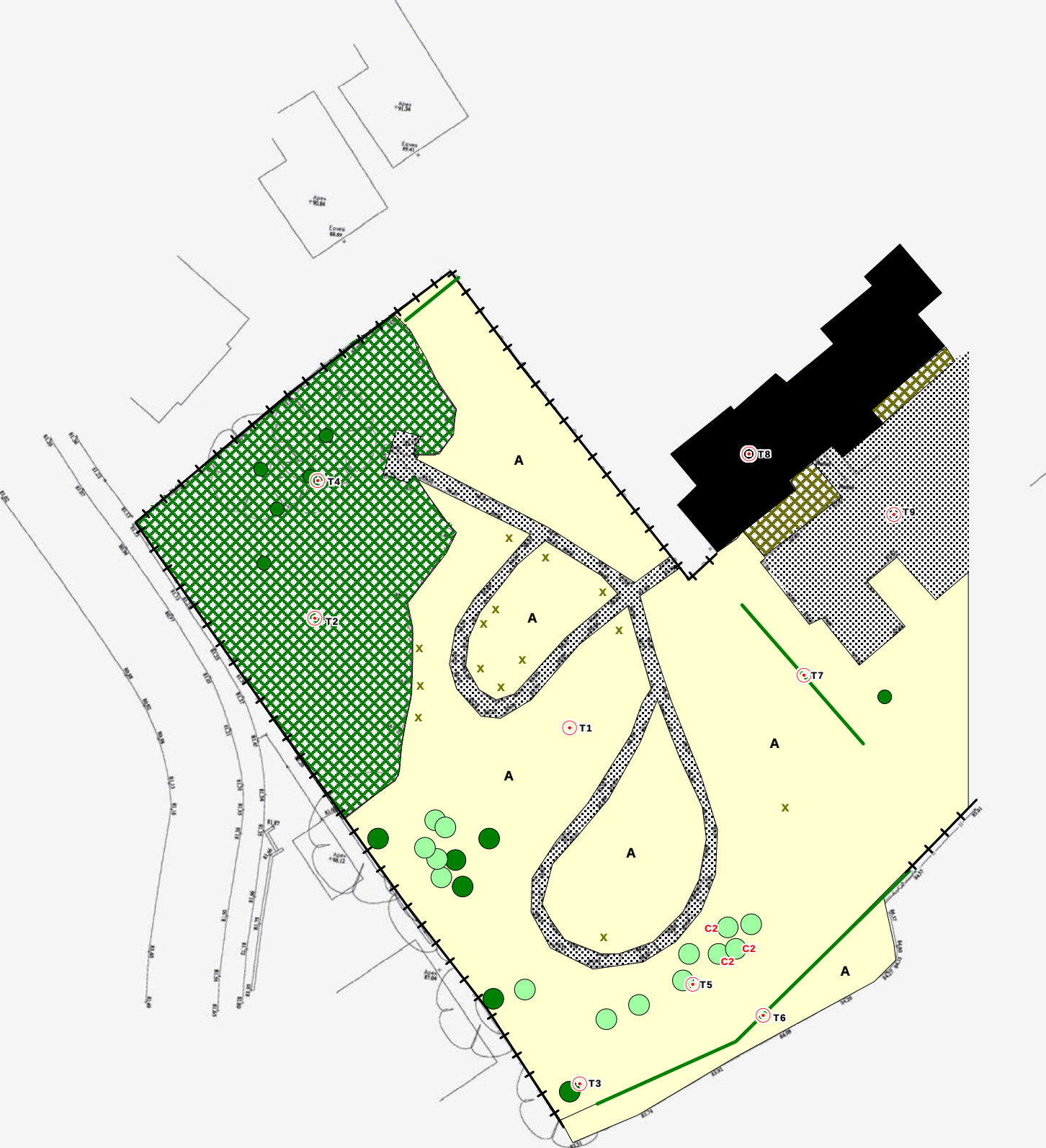
 J W ECOLOGICAL LTD

TITLE: Site Location Plan

SITE: Cherry Court, Borrás Park Road

NGR: SJ 35232 52106

DRAWING NUMBER: D/JWE/1482/001



Site: Cherry Court, Borrass Park Road

Title: Phase One Habitat Map

KEY:

- Buildings
- Bare ground
- Amenity grassland
- Dense/continuous scrub/shrubs
- Scattered broad-leaved trees
- Scattered coniferous trees
- Scattered shrubs
- Introduced shrubs
- Hedgerows
- Fence
- Target Notes (See Appendix 2 of report)

Bat Survey of Trees:

C2 Category 2 bat trees

GRID REFERENCE:

SJ 35232 52106

SCALE:

1:250

DRAWN BY:

JW

CHECKED BY:

JM

DATE:

21/01/14

DRAWING NUMBER:

D/JWE/1482/002

ISSUE:

A

THIS PLAN IS ISSUED BY J W ECOLOGICAL LIMITED SUBJECT TO THE
CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART
OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN
AUTHORISATION IS GIVEN.

APPENDIX 2

Target Notes



The target notes listed below relate to drawing number D/JWE/1482/002 (Appendix 1):

Target Note 1 (T1)

Mown amenity grassland lawn.

Target Note 2 (T2)

Area of dense scrub and shrubs with bramble (*Rubus fruticosus agg.*), bamboo, rhododendron, elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*) and willow (*Salix spp.*) located in the western corner of the site.

Target Note 3 (T3)

Broad-leaved trees including ash (*Fraxinus excelsior*) and beech (*Fagus sylvatica*) located adjacent to the south-western site boundary.

Target Note 4 (T4)

Scattered small trees, predominantly apple (*Malus spp.*), located in the scrub area to the west of the site.

Target Note 5 (T5)

Mature pine (*Pinus spp.*) trees located to the south of the site.

Target Note 6 (T6)

Hawthorn (*Crataegus monogyna*) hedgerow located on the southern site boundary adjacent to Borras Park Road.

Target Note 7 (T7)

Section of planted beech (*Fagus sylvatica*) hedgerow located on the north-eastern site boundary.

Target Note 8 (T8)

Cherry Hill nursery building.

Target Note 9 (T9)

Cherry Hill nursery car park area.



APPENDIX 3

Photographs





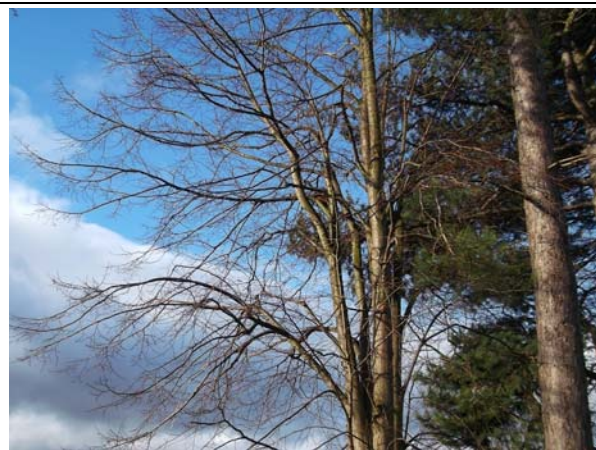
Photograph 1 – Amenity grassland lawn



Photograph 2 – Amenity grassland lawn



Photograph 3 – Scrub/shrub area to west of site



Photograph 4 – Broad-leaved trees to south of site



 A photograph showing a dense area of broad-leaved trees and shrubs. The trees are mostly bare, with some green foliage visible at the base. A brick building is partially visible in the background.	Photograph 5 – Broad-leaved trees within scrub area
 A photograph showing several tall, slender pine trees in the foreground. In the background, there are residential houses and a cloudy sky.	Photograph 6 – Pine trees to south of site
 A photograph showing a well-maintained hedgerow running along a grassy area. In the background, there is a road with a car and some buildings.	Photograph 7 – Hedgerow on southern site boundary
 A photograph showing a dense beech hedgerow with many yellowing leaves. A grassy area is visible in the foreground.	Photograph 8 – Beech hedgerow on the north-eastern site boundary



APPENDIX 4

Categorisation of trees for their potential to support roosting bats



Categorisation of trees for their potential to support roosting bats as per the Bat Conservation Trust Bat Surveys - Good Practice Guidelines (2012):

Tree Category and Description	Likely Mitigation Requirements
Known or confirmed roost	The tree can only be felled under EPS license following the installation of appropriate habitat as a replacement.
Category 1* Trees with multiple highly suitable features capable of supporting larger roosts	Further dusk/dawn bat activity surveys required to confirm the presence/absence of bats (May to September only). If bats are found refer to "Known or confirmed roost" above. If no bats are found roosting then the tree should be treated as Category 2 and felled using Reasonable Avoidance Measures (RAMs).
Category 1 Trees with definite bat potential, supporting fewer suitable features than category 1* trees or with potential to be used by single bats	Further dusk/dawn bat activity surveys required to confirm the presence/absence of bats (May to September only). If bats are found refer to "Known or confirmed roost" above. If no bats are found roosting then the tree should be treated as Category 2 and felled using Reasonable Avoidance Measures (RAMs).
Category 2 Trees with no obvious potential, although the tree is of an age and size that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have some limited potential to support roosting bats.	Trees may be felled using Reasonable Avoidance Measures (RAMs). All works should cease and appropriate advice should be sought if any bats are found.
Category 3 Trees with no potential to support roosting bats.	No mitigation for bats required.

