



THE
ENVIRONMENT
PARTNERSHIP



Land off Abbey Road Wrexham Industrial Estate Ecological Assessment

TEP Ref 7218.014

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G7128.019	Phase 1 habitat plan

1.0 INTRODUCTION

- 1.1 TEP was commissioned in November 2020 by M & L Investment Partners to carry out an ecological assessment of a parcel of land within Wrexham Industrial Estate, off Abbey Road, Wrexham.
- 1.2 This assessment has been requested to inform a planning application for a proposed service yard extension to the service yard in the south of site. Proposed site plans are included in Appendix A of this report.

Site Location

- 1.3 The site is located east of Wrexham, approximately 4.5km from the city centre. The previously consented development, remains within the amphibian exclusion fencing. The service yard extension extends outside of the currently excluded footprint into the Elm Point ecological mitigation area. The approximate central grid reference is SJ 3851 5051. The extent of the proposed extension to the service yard is shown in Figure 1.

Figure 1: Site Location



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- 1.4 The proposed extension to the service yard measures approximately 0.1ha. The site containing the existing building is bounded to the west by Abbey Road, to the south by Elm Road and to the east and north by a small area of woodland. The site is surrounded by industrial developments, within the industrial estate. The wider area is predominantly agricultural land.

Background

- 1.5 Planning consent for the existing building in the northern area of the wider site (hereafter referred to as “the site”) was granted, subject to conditions, in January 2018 (Ref P/2017/1013). Marches Ecology produced an Ecological Statement in support of the planning application that summarised the existing ecological condition of the site, historic and ongoing ecological mitigation measures, monitoring and management applicable to the ecological mitigation area and recommendations in respect of the proposed industrial warehouse and service area.
- 1.6 The footprint and construction working areas for the previously consented for the existing building, service yard and access remains excluded by amphibian exclusion fence, implemented under the new great crested newt licence (Ref 76782:OTH:EPS:2017).
- 1.7 A badger mitigation licence (Ref 78926:OTH:BD:2018) was acquired in 2018 by Marches Ecology on behalf of M & L Investment Partners to permit disturbance of the badger sett located within 30 metres of the site during construction for the existing building.
- 1.8 The GCN licence (Ref 76782: OTH: EPS: 2017) was modified in May 2020 for an extension to the existing building. The new GCN licence number is (Ref S085533/4).

Pre-Existing Ecological Measures

- 1.9 The approximate extent of the ecological mitigation area within the M & L Investment Partners site is illustrated in Drawing G7128.003G. This drawing also illustrates the ecological mitigation and enhancement measures currently implemented within the mitigation area. The establishment of the mitigation area has included:
- (i) Exclusion and translocation of eight great crested newts and 127 other amphibians from the development footprint for the existing building into the mitigation area. These works were undertaken under licence (Ref 76782:OTH:EPS:2017);
 - (ii) The extension to the existing building was trapped out under licence (Ref S085533/4). No great crested newts were found during these exclusion works;
 - (iii) Maintenance of the amphibian exclusion fence;
 - (iv) Creation of hibernacula for great crested newts;
 - (v) Formation of low nutrient input substrate and landform suitable for grizzled skipper and dingy skipper;
 - (vi) Natural recolonisation across the new landform with some localised translocation of suitable vegetative material;

- (vii) Installation of two bird boxes (one Schwegler 1B and one Schwegler 1N-robin box) and three bat boxes (two Schwegler 2FN and one Schwegler 2F-DFP);
- (viii) Implementation of the EMP

1.10 The EMP was produced by Marches Ecology in 2012 on behalf of WCBC and sets out a ten year management and monitoring strategy for the ecological mitigation area. Four annual monitoring reports have to date been produced by Marches Ecology (Year 1 report dated December 2016, Year 2 report dated November 2017, Year 3 dated January 2019, Year 4 report dated November 2019). TEP will be taking on the monitoring and reporting going forward.

2.0 Methods

Desk Based Assessment

- 2.1 Information regarding historic species records and protected sites within a 1km radius of the site was requested and gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale.
- 2.2 An absence of pre-existing records does not indicate the absence of protected species from the search area. Field assessment seeks to verify the potential for any protected species to be present.

Table 1: Sources of Ecological Information

Source of Information	Nature of Information
Magic Map	Maps showing legally protected sites and habitats of value to biodiversity within 1km and international sites within 5km
COFNOD	Protected species records and locally designated sites
Wrexham County Borough Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping
Planning Application Ref P/2015/0886 Clwyd Ianan site)	Marches Ecology (December 2016) Elm Point Mitigation Area – Annual Monitoring and Management Report (Ref C261/1.1) Marches Ecology (November 2017) Elm Point Mitigation Area – Annual Monitoring and Management Report Year 2 (Ref C261/Y2/1.1) Cube Architecture and Design (July 2015) Design and Access Statement for the Proposed Industrial Building Abbey Road, Wrexham Industrial Estate
Planning Application Ref P/2016/0186 – discharge of conditions imposed under P2015/0886	Marches Ecology (August 2012) Proposed Demolition of Various Buildings, Redwith Central, Abbey Road, Wrexham Industrial Estate – Ecological Management Plan for Mitigation Area
Planning Application Ref P/2017/1013 (Proposal site)	Marches Ecology (October 2017) Elm Point, Abbey Road, Wrexham Industrial Estate – Ecological Statement (Ref C348) C4 Consulting Design and Access Statement for Proposed Warehouse Building, Land Adjoining Clwydian Site, Abby Road, Wrexham Industrial Estate
Planning Application Ref P/2018/0110 – discharge of Condition 11 (Proposal site)	Copy of Great Crested Newt Licence granted by Natural Resources Wales (Ref 76782:OTH:EPS:2017) (licence only; method statement not attached)
Planning Application Ref P/2018/0110 – discharge of Condition 12 (Proposal site)	Shields Arboricultural Consultancy (February 2018) Tree Protection Plan and Arboricultural Method Statement: Land at Abbey Road, Wrexham Industrial Estate

Source of Information	Nature of Information
M & L Investment Partners	Marches Ecology (March 2018) Proposed Development at Elm Point, Abbey Road, Wrexham Industrial Estate – Badger Licence Application Method Statement (Ref C348/Badger MS/1.0)
North Wales Wildlife Trust	Wrexham Industrial Estate Towards a Living Landscape
Marches Ecology	Site knowledge including EMP works, monitoring and protected species licensing.

Site Assessment

- 2.3 A walkover and habitat survey was carried out by Principal Ecologist John Crowder on 19th November 2020. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²).
- 2.4 Habitat types were recorded using the JNCC habitat categories. Plant species were identified in accordance with Stace (2010) and recorded as target notes using the DAFOR scale. Weather conditions during the survey visit were dry and bright.
- 2.5 The walkover survey included an assessment of the site and surrounding habitats for their potential to support species of conservation concern. Particularly statutorily protected species or species identified through Section 7 of the Environment (Wales) Act 2016, and recorded any signs indicating the presence of these species.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

3.0 Results

Desk Based Assessment

Planning Context

- 3.1 A summary of the results of the desktop study are set out below. Further details, including maps, are provided in Appendix B.

Relevant Planning Policies and Guidance

- 3.2 Chapter 5 of Planning Policy for Wales Edition 9 (November 2016) outlines the Welsh Governments strategy of the country's natural heritage in the planning system. Some relevant extracts are provided in the following paragraphs:

5.1.2 The Welsh Government's objectives for the conservation and improvement of the natural heritage are to:

- promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats;*
- ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment;*
- ensure that statutorily designated sites are properly protected and managed;*
- safeguard protected species, and to*
- promote the functions and benefits of soils, and in particular their function as a carbon store.*

5.2.8 The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

5.5.2 When considering any development proposal (including on land allocated for development in a development plan) local planning authorities should consider environmental impact, so as to avoid, wherever possible, adverse effects on the environment. Where other material considerations outweigh the potential adverse environmental effects, authorities should seek to minimise those effects and should, where possible, retain and, where practicable, enhance features of conservation importance.

- 3.3 The National planning policy is supplemented by a series of Technical Advice Notes (TANs). TAN 5, Nature Conservation and Planning (2009) includes guidance on how the planning system should contribute to enhancing biodiversity. Section 4 of the Tan details considerations for development control, Section 4 considers designated sites and habitats and Section 6 protected and priority habitats and species.
- 3.4 The site is unallocated within Wrexham County Borough Council's Unitary Development Plan (UDP). The UDP was adopted in February 14th 2005 and will be replaced by the Local Development Plan (LDP) currently being prepared by WCBC. The UDP currently remaining in force sets out specific policies for the use of land and buildings providing a framework for local decision making and reconciling the need for development and conservation interests

3.5 The following policies are most relevant to this assessment:

- Policy GDP1;
- Policy EC4;
- Policy EC6 and;
- Policy EC7.

3.6 Wrexham Industrial Estate is one of the largest in Europe, covering 550ha. The estate contains vacant plots of land which have re-vegetated and form a network of habitats that can support a diverse range of species. The industrial estate is specifically referenced within the Wrexham UDP and planning guidance within the Wrexham Local Biodiversity Action Plan (2002). Local Guidance Note 29 'Wrexham Industrial Estate: Employment Development and Nature Conservation' was adopted by WCBC in April 2009.

Designated Sites

3.7 There are no internationally or nationally designated sites for nature conservation within 1km of the development boundary. The closest statutorily protected site is River Dee and Bala Lake SAC site, approximately 3.4km east.

3.8 The site falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ) for the River Dee SSSI and Dee Cliffs Farndon SSSI which are located approximately 2.8km to the east and 3.8km north east of the site boundary respectively. The proposed development is not listed as a likely risk for the designated sites associated with this IRZ's.

3.9 Wrexham Industrial Estate Wildlife Site is located within 1km. The closest parcel is approximately 982m south east of the site and includes a mosaic of scrub, grassland and tall herb.

Mitigation Area

3.10 The mitigation area that surrounds the site containing the proposed extension to the service yard to the northwest, north and east is subject to a great crested newt mitigation licence (current ref S085533-4).

3.11 Although not statutorily designated or locally allocated, the inclusion of this mitigation site under licence requires due consideration under the terms of the licence. No activity that would impact great crested newts or the mitigation approved and delivered under licence would be permissible without appropriate and justifiable modification to the licence.

3.12 The primary focus of the mitigation area is to deliver terrestrial refuge and foraging habitat for great crested newts. Secondary objectives relate to dingy skipper *Erynnis tages* and grizzled skipper *Pyrgus malvae*, species rich grassland (pre-existing within the mitigation area and translocated swards) and historically³ locally scarce flora

³ At the time of establishing the EMP several plant species on site were listed as locally scarce, in May 2014 the County Rare Plants Register was updated, the species listed here are no longer locally scarce.

including species such as hoary ragwort *Senecio erucifolius*, sticky groundsel *Senecio viscosus*, bristly ox-tongue *Helminthotheca echioides* and hairy St. John's-wort *Hypericum hirsutum*.

Great Crested Newt

- 3.13 Over 50 records of great-crested newts were identified by Cofnod, primarily located to the north, south and east of site. The closest record was approximately 0.3km from the site boundary.
- 3.14 Previous mitigation work to address ecological impacts of the demolition and remediation of the former Elm Point site, implemented by WCBC, included the exclusion, capture and translocation of great crested newts from within the remediation area to the mitigation area. A total of eight great crested newts and 127 other amphibians (smooth newt *Lissotriton vulgaris*, common frog *Rana temporaria* and common toad *Bufo bufo*) were released into the mitigation area.

Badger

- 3.15 Two badger sett records and one live sighting of badger were identified by Cofnod within the 1km search area between 2007 and 2018. These records are located approximately 0.9km from site, however exact location of the setts is confidential.
- 3.16 A badger sett is located within 30 metres of the proposed yard extension and is the subject of a badger licence (Ref 78926: OTH:BD:2018). The sett comprised up to three entrances that are partially used and the sett was classified by Marches Ecology in 2017 to be an outlier. The wider site of Elm Point was assessed to be of negligible value for badgers; badgers access the site via the eastern boundary but otherwise do not use the site extensively and it was considered by Marches Ecology that the badgers did not use the site for foraging. Land immediately north of the sett was inaccessible to Marches Ecology but was described as dense scrub/woodland of likely value for badgers.

Butterflies

- 3.17 The desktop search identified records of 9 dingy skipper and 11 grizzled skipper both on site and within 1km. Monitoring by Marches Ecology of the mitigation site and the proposed development area for the existing building, prior to commencement of construction, in 2016 and 2017 confirmed presence of both species, although neither were present within any of the habitat creation areas (butterfly banks). In May 2018 Marches Ecology recorded four grizzled skipper within the mitigation area, two within the retained grassland and 2 within the created habitat (within the footprint of the proposed extension to the service yard). These species are listed through Section 7 of the Environment (Wales) Act 2016 as species of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.
- 3.18 Monitoring by Marches Ecology in 2017 also recorded common blue *Polyommatus icarus*, small copper *Lycaena phlaeas* and Mother Shipton *Callistege mi* within the northern extent of the mitigation area, including the grassland area retained in the northwest corner. In 2018 monitoring by Marches Ecology identified common blue

as frequent in the created habitats. TEP ecologists John Crowder and Damian Young undertook butterfly surveys on 29th May and 18th August 2020 respectively.

Birds

- 3.19 Several species of birds were identified by Cofnod within the 1km search radius:
- Goshawk *Accipiter gentilis* (WCA1⁴)
 - Barn owl *Tyto Alba* (WCA1⁵)
 - Grasshopper warbler *Locustella naevia* (WCA1, S7⁶, BRd⁷)
 - Great black-backed gull *Larus marinus* (WCA1, BAm⁸)
 - Green woodpecker *Picus viridis* (WCA1)
 - Little ringed plover *Charadrius dubius* (WCA1)
 - Peregrine *Falco peregrinus* (WCA1)
 - Swift *Apus apus* (WCA1, BAm)
 - Willow warbler *Phylloscopus trochilus* (WCA1, BAm)
 - Woodcock *Scolopax rusticola* (WCA1, BRd)
- 3.20 Two little ringed plover were observed by Marches Ecology on two occasions during monitoring visits in April and early May 2016 in potentially suitable nesting habitat within the mitigation area. However, the birds were not recorded later in May 2016 and were not detected during monitoring visits completed by Marches Ecology in 2017.
- 3.21 One record for woodcock provided by Cofnod dated to the 13/02/2018 and was located within the site ownership boundary.
- 3.22 Five bird boxes were installed into the mitigation area; two of these boxes (one Schwegler 1N and one Schwegler 1B) are located in the mitigation area surrounding the proposed extension to the existing building. Both were found to be occupied by nesting birds during monitoring undertaken by Marches Ecology during 2016 and 2017. Three bat boxes located in the mitigation area surrounding the proposed extension to the existing building were found during monitoring by Marches Ecology to have been occupied by nesting birds.

Bats

- 3.23 Multiple records for bats were identified by Cofnod within the 1km search area:
- Common pipistrelle *Pipistrellus pipistrellus* (EPS⁹, WCA5¹⁰, S7⁷);
 - Soprano pipistrelle *Pipistrellus pygmaeus* (EPS, WCA5, S7, LBAP);

⁴ Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended

⁵ Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended

⁶ Species of principal importance under Section 7 of the Environment (Wales) Act 2016

⁷ Species on the Red list of Birds of Conservation Concern, of high concern

⁸ Species on the Amber list of Birds of Conservation Concern, of moderate concern

⁹ European Protected Species

¹⁰ Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended

- Myotis bat species *Myotis* (EPS, WCA5, S7);
 - Whiskered bat *Myotis mystacinus* (EPS, WCA5, S7);
 - Brandts *Myotis brandtii* (EPS, WCA5, LBAP);
 - Brown long eared *Plecotus auritus* (EPS, WCA5, S7, LBAP);
 - Daubentons *Myotis daubentonii* (EPS, WCA5, LBAP);
 - Lesser Horseshoe *Rhinolophus hipposideros* (EPS, WCA5, S7, LBAP);
 - Noctule *Nyctalus noctula* (EPS, WCA5, S7, LBAP);
- 3.24 Marches Ecology also identified a record of one brown long eared bat (EPS, WCA5, S7) found within the Clwydian building on 02/11/2017.
- 3.25 A secondary objective of the EMP is to deliver a corridor of suitable commuting and foraging habitats for bats along the north and east of the site (continuing southwards through the Clwydian site).
- 3.26 Six bat boxes were installed into the mitigation area, three of which are located within the mitigation area surrounding the proposed extension to the existing building. Monitoring by Marches Ecology in 2016 and 2017 has not, to date, confirmed occupation by bats in the M & L site (droppings of *Myotis* sp. were identified in one of the bat boxes in the Clwydian mitigation area).

Field Survey

- 3.27 Habitats currently present are illustrated in Drawing G7128.019 and described in the following paragraphs and photos.

Tall Ruderal

- 3.28 Tall ruderal herb dominates the south and west of the proposed yard extension to the service yard. Species that occur within the tall ruderal include knapweed, yarrow *Achillea millefolium*, teasel *Dipsacus fullonum*, willowherb sp *Epilobium* sp, nettle *Urtica dioica* and bramble *Rubus fruticosus* (Target Note TN2 Appendix C).



Figure 2: Earth bund with tree planting

- 3.29 Bunds were also created as part of the establishment of a mitigation area. These bunds border the south and west boundaries of the proposed extension to the service yard. The vegetation has been recently strimmed. A number of trees have been planted along the bund on the northern boundary including holly *Ilex aquifolium*, alder *Alnus glutinosa* and hawthorn *Crataegus monogyna*. *Rosa* sp *Rosaceae* sp is also present.

Unimproved Neutral Grassland

- 3.30 A small area of unimproved neutral grassland exists within the northwest corner of the proposed extension to the service yard. The area comprises retained habitat and grassland translocated in May 2018 from elsewhere on site.
- 3.31 Species present during the survey visits included hoary ragwort *Senecio erucifolius*, teasel *Dipsacus fullonum*, field horsetail *Equisetum arvense*, oxeye daisy *Leucanthemum vulgare*, red fescue *Festuca rubra*, common knapweed *Centaurea nigra*, dog rose *Rosa canina* agg., bramble *Rubus fruticosus* agg., nettle *Urtica dioica*, agrimony *Agrimonia eupatoria*, red clover *Trifolium pratense*, willow *Salix* sp. Soft rush *Juncus effusus*, oak sapling *Quercus* sp and cocksfoot *Dactylis glomerata* also occur (Target Note TN2 Appendix C).



Figure 3: Unimproved neutral grassland adjacent to parking area north of the site



Figure 4: Unimproved neutral grassland adjacent to bund south of the site

Dense and scattered scrub

- 3.32 Scattered bramble is throughout a small area of the north of the proposed extension to the service yard. An area of dense scrub is in the north west of the proposed extension to the service yard. The dense scrub is dominated by bramble with teasel, rosa sp and field horsetail frequently occurring (Target Note TN4 Appendix C).

Hardstanding

- 3.33 Hardstanding that is part of the current yard of M & L Investment Partners.

Invasive Species

- 3.34 Cotoneaster was recorded in the south and west of the proposed extension to the service yard.

Habitat Connectivity

- 3.35 The site of the proposed extension to the service yard is immediately surrounded to the north by the existing building, the south and west by industrial developments and large, busy roads that run through the Industrial Estate. However pockets of woodland and stepping stone habitats of hedgerows and scrub are present in the land to the northeast and southeast of the site and these link into other green or as yet undeveloped areas in the estate.
- 3.36 Of particular note the mitigation area established for this site forms a linear corridor which extends southwards down the east edge of the Clwydian site, connects with other land established for another managed mitigation site, west of Bryn Lane. Part of this mitigation land is locally designated as a Wildlife Site "Bryn Lane", located approximately 400m from the site.
- 3.37 Wrexham Industrial Estate supports a number of other Wildlife Sites. The largest is "The Oaks" which lies an estimated 1km south of the site boundary and which provides unmanaged grassland habitat, ancient broadleaf woodland and a mosaic of scrub, grassland and tall herb.

Fauna

Great Crested Newt

- 3.38 A great crested newt exclusion fence has been installed that excludes the consented development site for the existing building from the adjacent mitigation area. The fence has been maintained in good condition.
- 3.39 The area surveyed is outside of the exclusion fencing. There is no aquatic habitat on site. Terrestrial habitats within the proposed extension to the service yard will offer foraging potential for amphibians.

Badger

- 3.40 At the time of writing this report no evidence of recent badger use was recorded although the holes were inhabited by fox and rabbit at various times. In September 2018 TEP identified a total of four mammal holes, although there were no obvious signs of recent activity and there was a strong smell of fox in the area. Due to the confidential nature of this information, the location of the sett is not provided within this report.
- 3.41 A badger sett is located over 30m from the proposed extension to the service yard at its closest point. Monitoring reports and the badger licence application method

statement for the existing building 1 produced by Marches Ecology indicate the site is unlikely to be of significant value for badgers, however the sett is accessed along the east of the site.

Butterflies

- 3.42 During the targeted butterfly surveys in May/August 2020, ten species of butterfly including common blue *Polyommatus icarus*, dingy skipper *Erynnis tages*, large white *Pieris brassicae*, small white *Pieris rapae*, meadow brown *Maniola jurtina*, small heath *Coenonympha pamphilus*, gatekeeper *Pyronia tithonus*, small tortoiseshell *Aglais urticae*, speckled wood *Pararge aegeria*, peacock *Inachis io*, painted lady *Vanessa cardui* and silver Y moths *Autographa gamma* were also recorded within the mitigation area. No sign of grizzled skippers were observed.

Birds

- 3.43 The footprint of the proposed extension to the service yard is small and narrow and comprises a grassland sward with areas of tall ruderal and dense and scattered scrub. The tall ruderal and dense scrub provide some potential for nesting birds.

Bats

- 3.44 The proposed yard extension to the service yard footprint has negligible opportunities for bats; there are no potential roosting habitats present and the footprint is small, comprising a newly establishing grassland sward.

4.0 Impact Assessment

Designated sites

- 4.1 There are no internationally or nationally designated wildlife sites within the proposed development or within 2km of the site. The site falls within the IRZ of River Dee SSSI and Dee Cliffs Farnham SSSI but the proposed development does not meet any of the risk criteria identified for the IRZ. There are no pathways by which development at the site would result in adverse impacts, direct or indirect, upon the SSSIs.
- 4.2 Wrexham Industrial Estate Wildlife Site (Ref: W337) is composed of several distinct land parcels, the closest is the Bryn Lane component, located approximately 400m southeast of site. This site will not be directly impacted by the development. The scheme (including the consented scheme and the application site for the proposed extension to the service yard) are connected to the Bryn Lane component by the wider Elm Point mitigation area which connects to another mitigation site which is itself adjacent to the wildlife site. Where the Elm Point mitigation runs along the east boundary of the application site it will be widened therefore no adverse impacts on the Wildlife Site are predicted.

Habitats and Flora

- 4.3 The proposed extension to the service yard would result in the loss of approximately 0.1ha, primarily comprising unimproved neutral grassland, dense and scattered scrub and tall ruderal. The habitats surrounding this location may potentially qualify as “open mosaic on previously developed land”, incorporating areas of tall herb, patchy bare ground and short ephemeral/short perennial and a small area of previously retained species rich unimproved neutral grassland. However as the habitats within the proposed extension to the service yard do not qualify as open mosaic habitats. There are no implications for development works and open mosaic habitats.

Invasive Species

- 4.4 Cotoneaster is present on site. Measures will need to be taken to remove cotoneaster from site prior to site clearance works. These measures are detailed in section 5.0 of this report.

Great Crested Newt

- 4.5 The footprint of the proposed service yard extension lies almost entirely outside the currently GCN excluded development area for the existing building (Drawing G7128.019). Construction of the proposed service yard extension would therefore put great crested newts at risk of killing or injury without appropriate mitigation measures.

Badger

- 4.6 The proposed service yard extension area habitat does offer suitable habitat for sett excavation and the site generally is assessed by TEP to offer low value to badgers for foraging. However, the sett is accessed by badgers along the eastern edge of the site.
- 4.7 Given the distance the badger sett is from the proposed works there will be no direct or in-direct impacts upon badgers.

Butterflies

- 4.8 The proposed service yard extension will result in the loss of approximately 0.1ha of grassland created and managed under the EMP which contains locally abundant important food plants for dingy and grizzled skippers which use the area. To minimise loss of butterfly habitat, recommendations are set out in Section 5 of this report.

Birds

- 4.9 The proposed service yard extension could result in loss of bird nesting habitat. There will be no significant losses of valued foraging habitat for bird species likely to be utilising the adjacent or nearby habitats. If site clearance works take place during the nesting bird season between March and August then further survey will be required prior to removal of vegetation. Measures are set out in section 5 of this report.

Bats

- 4.10 The proposed service yard extension will not result in the loss of roosting habitats nor the loss or physical fragmentation of nearby foraging or commuting impacts.
- 4.11 The proposed lighting will be hooded and directed into the site to prevent light spillage from spreading beyond the proposed service yard extension and into the habitats in the west of the site. During the months of April to September when bats are active during the night period, lighting on site will be switched off from dusk to dawn and therefore will not impact upon bat foraging and commuting. Therefore the impacts upon bats from lighting of the proposed service yard extension will be negligible.

5.0 Recommendations

- 5.1 Part 1 of the Environment (Wales) Act 2016 covers sustainable management of natural resources and Section 6 (1) states that ‘A *public Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.*’ Public authorities should take of (amongst others) ecosystem diversity, connectivity and condition and have regard to the list of species and habitats published under Section 7 of the Act and Area Statements¹¹ published in response to Section 11 of the Act.
- 5.2 Furthermore, the proposed service yard extension will need to ensure compliance with extant protected species licences in respect of great crested newt and badger and will need to deliver ongoing (and additional) commitments for monitoring and management of the mitigation area to deliver the long-term objectives of the EMP.
- 5.3 The measures below outline the mitigation, compensation and enhancement measures recommended to ensure the proposed service yard extension does not result in any long term adverse effects upon protected species or the overall biodiversity value or function of the site, specifically the pre-existing mitigation area. The recommended measures are not identified as replacements or substitutes for the existing mitigation framework or ongoing management or monitoring (as currently implemented by Ecological Land Management and TEP) of the mitigation area and its component features. Rather, the recommended measures are identified as additional measures required to address the anticipated ecological impacts that would otherwise result from the proposed service yard extension.
- 5.4 Fundamentally, the provision, purpose and long term management of the mitigation area is unchanged by these proposals, simply they reposition the location and layout of the mitigation area.

Invasive Species

- 5.5 A method statement outlining the approach to avoid construction activities resulting in the spreading of cotoneaster will be produced and can be secured by a suitably worded planning condition.
- 5.6 Alternatively, as a Biosecurity Risk Assessment is already included within the GCN licence documentation, and it would be a requirement of NRW to review and update this document at the point of submitting an amended or new GCN licence application to include the proposed service extension, the LPA may deem a separate document is not necessary. If necessary updates to the EMP can also be made to include methods to control the long term (natural) spread of invasive plants, although it is noted that ELM also addresses this issue in their annual review of management activities.

¹¹ NRW's North East Wales Area Statement is still under production

Great Crested Newt

- 5.7 Under licence, the footprint and construction working area of the proposed service yard extension will need to be fenced out with amphibian exclusion fencing and the habitats within the new exclusion area will need to be cleared of any amphibians that may be present. Although no hibernacula are present within the proposed service yard extension footprint, any other feature present that may offer temporary shelter or refuge for amphibians will need to be searched and relocated to undisturbed locations within the mitigation site. On satisfactory clearance of amphibians and habitat features from the excluded footprint the fence line between the existing excluded area and the new excluded footprint should be removed.
- 5.8 Drainage proposals for the scheme will need to incorporate measures to mitigate the risk of amphibians becoming trapped. This can include consideration of the location of gully pots and the use of dropped or amphibian curb stones. The existing scheme was approved and licensed with a slot drain in the centre of the yard and minimal gully pots at the entrance. The approved and licensed Clwydian site used Aco Wildlife Kerbs.
- 5.9 Works would require a modification to the existing great crested newt mitigation licence. The above proposals are therefore subject to consultation with the Licence Ecologist named on the great crested newt mitigation licence (TEP) and approval of any amended or new licence application by Natural Resources Wales as the licensing authority.
- 5.10 All licensable works will require supervision by the Licence Ecologist or their authorised assistants.
- 5.11 Ultimately in respect of GCN favourable conservation status, the scheme is designed to maintain GCN populations, maintain habitat connectivity within the site and within the wider landscape, increase habitat diversity and maintain security of conservation management.
- 5.12 Following works to extend the yard of the existing building. The habitat surrounding the extended yard will be subject to habitat creation and enhancement to provide on-going habitat for great crested newts. The habitat creation and enhancement are set out at G7128.003H, this includes three new ponds, two new hibernacula.

Butterflies

- 5.13 There will be a net loss of mitigation area, down to removal of habitat in the south will result in a reduction in terrestrial habitat but this is unlikely to reduce the carrying capacity for butterflies at this site. Consultation with Wrexham Council will be required to determine the desired approach.

Birds

- 5.14 Should any works (including great crested newt mitigation measures) be proposed for implementation within the bird nesting season, a walkover of the proposed service

yard extension area and surrounding habitats should be undertaken by a suitably experienced and qualified ecologist to ensure no nesting birds are present.

- 5.15 In the event nesting birds are present, subject to nest location and species, an exclusion zone may be practicable to protect the nest from disturbance while works continue elsewhere; the attending ecologist would advise of the area for any such exclusion zone. However, considering the narrow shape of the footprint, it is more likely that works would need to be delayed until nesting is completed.

Bats

- 5.16 New guidance for artificial lighting has been published by the Institute of Lighting Professionals and the Bat Conservation Trust¹². This new guidance, in addition to updates to relevant British Standards, should be consulted in the design of the lighting scheme for the proposed service yard extension. It is recognised that lighting will be required to ensure a safe working environment is provided for the operation of the site. The proposed lighting will be hooded and directed into the site to prevent light spillage from spreading beyond the proposed service yard extension and into the habitats in the west of the site.
- 5.17 During the months of April to September when bats are active during the night period, lighting on site will be switched off from dusk to dawn and therefore will not impact upon bat foraging and commuting.

Construction Management Plan

- 5.18 A construction management plan will be required to detail measures to be implemented to protect the retained mitigation area and new compensation area from the proposed construction of the yard extension and ongoing construction of the main site. Protection measures should include prevention of encroachment into protected areas and prevention of run off, dust or debris or other potential contaminants entering the mitigation or compensation areas.

Ecological Compliance

- 5.19 As detailed throughout this report, the implementation of recommended mitigation, compensation and enhancement measures will require ecological compliance with legislation, policy and existing consents and mitigation licences. As recommended by NRW, Key Performance Indicators (KPI's) will be approved by the LPA for the purpose of assessing and evidencing compliance. The details of the KPIs and reporting schedule can be secured through a suitably worded planning condition.

Biosecurity

- 5.20 The presence of cotoneaster has been identified within the proposed service yard extension. The cotoneaster should be completely removed from within the proposed

¹² Institute of Lighting Professionals and Bat Conservation Trust (2018) Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the Built Environment Series.

service yard extension area, applying appropriate biosecurity control measures. Invasive plant species are already subject to ongoing control measure by ELM, and extension of the EMP would include extension of this management aspect.

- 5.21 All works, including ecological mitigation, compensation and enhancement measures construction activities and subsequent operation of the site should be subject to a Biosecurity Risk Assessment. Appropriate control measures should be identified to prevent the introduction of invasive species or plant or animal pathogens into the site, specifically the mitigation area. In addition the measures detailed above regarding control of invasive plant species already on site, the assessment will include risks associated with bringing earth moving machines onto site, importing soil or other substrate, source of seed and plant stock and the method for filling new aquatic habitats. A Biosecurity Risk Assessment is already included within the GCN licence documentation, it would be a requirement of NRW to review and update this document at the point of submitting an amended or new GCN licence application to include the proposed service yard extension. This could also be secured by an appropriately worded planning condition if deemed necessary.



Appendix A: Proposed Site Plan

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Hazard Identification		
ref	hazard	date

NOTE: Awaiting Topographical information to confirm location of existing services and new access route into service yard extension.

- Site Ownership Boundary
- Proposed extension to Newt mitigation fence.
- Existing Newt Mitigation Fence
- Omitted Newt Mitigation Fence
- Area of proposed works



1 Proposed extension to service yard and new access road.
Scale: 1 : 500

P04	New service yard extension amended and Newt mitigation fence adjusted. HGV bays removed.	MK	26.10.20	JP
P03	Proposed new service yard amended	AR	23.10.20	JP
P02	HGV parking amended, bin store removed, cycle store and smoking shelter added and minor amendments to plan	AR	05.10.20	JP
P01	Sketch to show extension to service yard and proposed new access.	AR	30.09.20	JP

Rev	Revision Details	Drawn	Date	Checked
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C4 Projects

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M&L Investment Partners LLP

Project
Proposed Distribution Warehouse Redwither, Wrexham - Phase 2

Drawing Title
Proposed Extension to Service Yard and New Entrance

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by	AR	Created	Sep 20
C4 Job no.	17-049	Scale	1 : 500 @ A1

Drg no.	Rev
17049-C4C-BB-00-DR-A-(00)500	P04



Appendix B: Desk Based Assessment

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THE
ENVIRONMENT
PARTNERSHIP



WREXHAM INDUSTRIAL ESTATE

WREXHAM

ECOLOGY DESK STUDY

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Prepared for	McCarthy Haulage Ltd
Prepared by	TEP - Warrington
Document Ref	7128.013

Author	Jenny Gibson
Date	December 2020
Checked	John Crowder
Approved	John Crowder

[illegible]

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APPENDICES

- APPENDIX A: Citations for Statutory Designated Wildlife Sites of International Importance
- APPENDIX B: Citations for Statutory Designated Wildlife Sites of National Importance
- APPENDIX C: Citations for Non-statutory Designated Wildlife Sites of Local Importance
- APPENDIX D: Species Records within 2km of the Site

1.0 Introduction

- 1.1 The Environment Partnership (TEP) were commissioned, by McCarthy Haulage Ltd. In 2020, to complete an ecology desk based assessment of land known as Wrexham Industrial Estate in Wrexham (hereafter referred to as 'the site'). This assessment is required to inform redevelopment of the site.
- 1.2 The central grid reference of the site is SJ 38450 50452 and the location of the site is shown in Figure 1 below.



Figure 1 Site Location Plan

2.0 Method

- 2.1 Information regarding historic species records and protected sites was requested/gathered from the sources listed in Table 1. This collated data gives a useful indication of the distribution and abundance of ecological receptors at a given locale. An absence of records does not indicate the absence of protected species from the search area.

Table 1: Sources of Ecological Information

Source of Information	Nature of Information
Natural Resources Wales (NRW)	Statutory designated wildlife sites of international importance within 10km Statutory designated wildlife sites of national importance within 5km Statutory designated wildlife sites of local importance within 2km
LANDMAP	Notable habitats within and adjacent to the site
COFNOD North Wales Environment Information Service	Protected species records within 2km Non-statutory designated wildlife sites of local importance within 2km
Wrexham County Borough Council	Land allocations and relevant policies
ArcMap10	Ordnance & Aerial survey mapping

- 2.2 Statutory designated wildlife sites of international importance may include:
- Ramsar sites;
 - Special Areas of Conservation (SAC); and
 - Special Protection Areas (SPA).
- 2.3 Statutory designated wildlife sites of national importance may include:
- Site of Special Scientific Interest (SSSI);
 - National Nature Reserve (NNR);
 - Marine Nature Reserve (MNR); and
 - Area of Outstanding National Beauty (AONB).
- 2.4 Statutory designated wildlife sites of local importance refers to Local Nature Reserves (LNR).
- 2.5 Non-statutory designated wildlife sites of local importance may include:
- Local Wildlife Site (LWS);
 - Site of Biological Importance (SBI); and

- Biological Heritage Site (BHS).

2.6 Habitats of value may include those listed under any of the following:

- Ancient woodland;
- Main rivers¹;
- Habitats of principal importance under Section 7 of the Environment (Wales) Act 2016 (S7); and
- Local Biodiversity Action Plan Habitats (LBAP).

2.7 Protected species records may include those listed under any of the following:

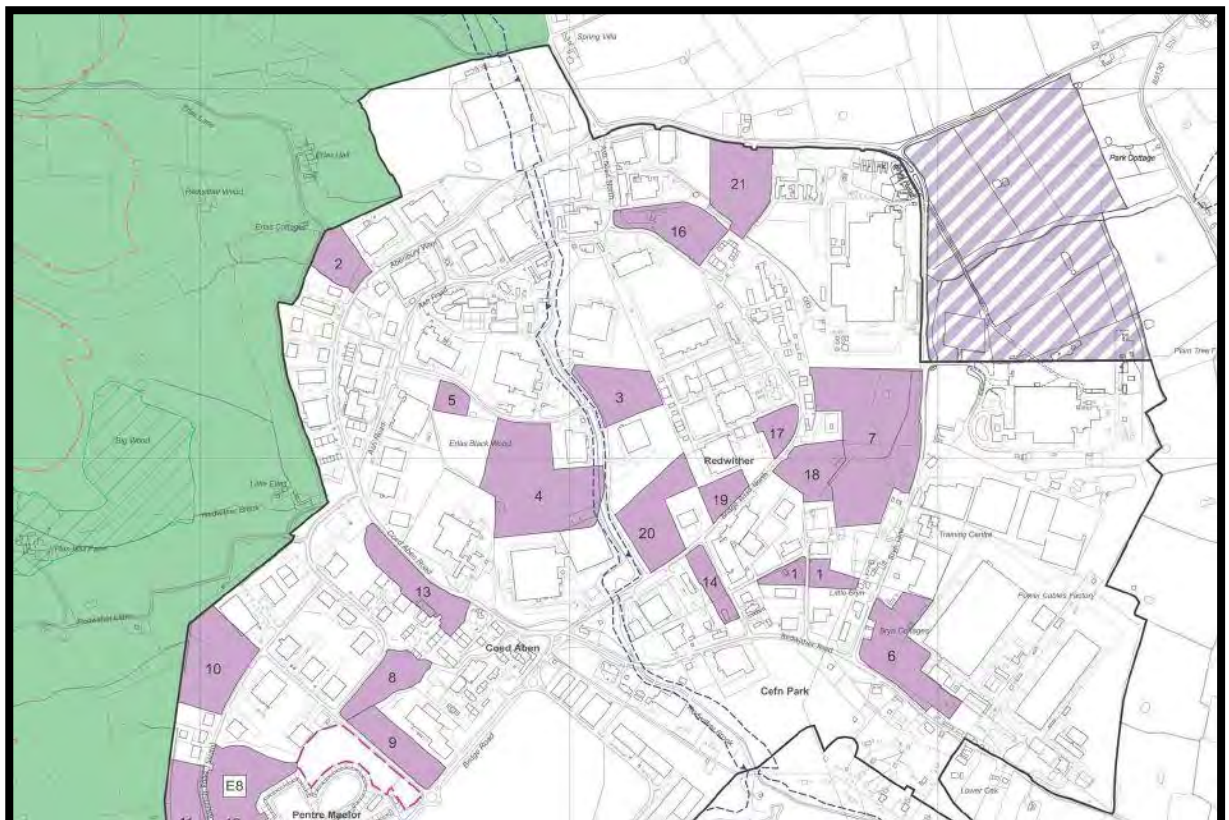
- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Protection of Badgers Act 1992 (PBA);
- Species of principal importance under Section 7 of the Environment (Wales) Act 2016 (S7);
- Red and Amber listed Birds of Conservation Concern (BRd/BAm); and
- Local Biodiversity Action Plan Species (LBAP).

¹ Main rivers are statutory watercourses designated by the Environment Agency (in England). 'Main rivers' are usually larger streams and rivers, but some of them are small watercourses of significance. Works within 8m of main rivers are generally prohibited or require permission as there could be flood risk implications.

3.0 Legislation and Planning Policy

Wrexham County Borough Council Unitary Development Plan (1996 - 2011)

- 3.1 The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005 and sets out specific policies for the use of land and buildings providing a framework for local decision making and reconciling the need for development and conservation interests with maximum community benefits. The Plan covers the administrative area of the Wrexham County Borough Council. It supersedes previous adopted development plans, namely the Wrexham Maelor Local Plan.
- 3.2 In the future, the current UDP will be replaced by the Wrexham Local Development Plan (2013 – 2028).



Inset Plan Notation / Nodiadau Map Mewnrosodiad

	Settlement Limit / Ffin Anheddiad - PS1		Walking/Cycling Route / Llwybr Cerdded/Beicio - T10
	Employment / Gwaith - E1		Protection of Mineral Resources / Diogelu Adnoddau Mwynau - MW9
	Large Single User Employment Site / Safle Gwaith Unigol - E3		Minerals Buffer Zone / Cylchfeydd Rhagod Mwynau - MW11
	Pentre Maelor Business Use / Defnydd Busnes Pentre Maelor - E8		
	Green Barrier / Ffin Gwyrdd - EC1		
	Special Landscape Area / Ardal Tirun Arbennig - EC5		
	Development and Flood Risk / Datblygiad a Perygl Llif - EC12		
	Pentre Maelor Buffer Zone / Parth Rhagod Pentre Maelor - EC17		

Interactive Policies Map can be viewed by following the link below:

http://www.wrexham.gov.uk/assets/pdfs/planning/udp/map2_inset2_inset3.pdf

3.3 The site and adjacent land is unallocated within the UDP policy map.

Policy GDP1

All new development should:-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- 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.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Policy EC4

Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape.

Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC6

Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

- 3.4 This section details legislation and planning policy which may have relevance to the site. Only legislation and policy relevant to biodiversity are included.

International Planning Policy

Conservation of Habitats and Species Regulations 2017

Protected Species

- 3.5 European Protected Species (EPS) and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 (and as amended), which makes it illegal to:
- Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs;
 - Deliberately disturb such an animal; and
 - Damage or destroy a breeding site or resting place of such an animal.
- 3.6 European Protected Species (EPS) licenses can be granted by NRW in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:
- The development is for reasons of overriding public interest;
 - There is no satisfactory alternative; and
 - The favourable conservation status of the species concerned will be maintained and/or enhanced.

- 3.7 Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.

Protected Sites

- 3.8 The Regulations also deal with the assessment of potential impacts on sites of European nature conservation importance, in this case, the Midlands Mere and Mosses SAC. Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process.
- 3.9 All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration should take into account the potential effects both of the plan/project itself and in combination with other plans or projects. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.

National Planning Policy

Planning Policy Wales 2018

- 3.10 Planning Policy Wales delivers land use planning policy for Wales and provides a framework for the effective preparation of local planning authorities' development plans. This is supplemented by 21 topic based Technical Advice Notes (TANs). Technical Advice Note 5- Nature Conservation and Planning is a key TAN in relation to nature conservation and biodiversity.
- 3.11 TAN 5 states that the town and country planning system in Wales should:
- work to achieve nature conservation objectives through a partnership between local planning authorities, NRW, the Environment Agency Wales, voluntary organisations, developers, landowners and other key stakeholders;
 - integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time;
 - ensure that the UK's international and national obligations for site, species and habitat protection are fully met in all planning decisions;
 - look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally;

- help to ensure that development does not damage, or restrict access to, or the study of, geological sites and features or impede the evolution of natural processes and systems especially on rivers and the coast;
- forge and strengthen links between the town and country planning system and biodiversity action planning particularly through policies in local development plans and the preparation of supplementary planning guidance that adds value to Local Biodiversity Action Plans (LBAPs) by highlighting the ways in which the planning system can help to deliver the objectives of LBAPs in practical ways; and
- plan to accommodate and reduce the effects of climate change by encouraging development that will reduce damaging emissions and energy consumption and that help habitats and species to respond to climate change.

Wildlife and Countryside Act 1981

- 3.12 Animal species listed under Schedule 5 of the Wildlife and Countryside Act 1981 (and as amended) receive full protection which makes it illegal (subject to certain exceptions) to:
- Intentionally kill, injure or take any such animal;
 - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and
 - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
- 3.13 Some species receive partial protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which provide protection against intentional killing or injury of any such animal.
- 3.14 All wild birds (as defined by the act) are protected under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to exceptions) to:
- Intentionally kill, injure or take any wild bird;
 - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
- 3.15 Additional protection is provided to birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to:
- Intentionally or recklessly disturb any bird listed on Schedule 1, or their dependent young while nesting.
- 3.16 Plant species listed under Schedule 8 of the Wildlife and Countryside Act 1981 (and as amended) are protected from unauthorised intentional picking, uprooting and destruction.

Environment (Wales) Act 2016

- 3.17 Section 6 of the Environment Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.
- 3.18 Section 7 of the Environment Act requires The Welsh Ministers to publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales. This is known as the S7 list.

Protection of Badgers Act 1992

- 3.19 The Protection of Badgers Act 1992 makes it an offence to kill, injure or take a badger from the wild. It is also an offence to disturb, damage or interfere with a sett unless a licence is obtained from a statutory authority.

Local Planning Policy

Natural Resources Wales Area Statements

- 3.20 Natural Resources Wales have developed seven Area Statements covering different areas of Wales. These statements are seen as a collaborative response to the Natural Resources Policy, published by the Welsh Government in 2017.
- 3.21 The Area Statement for North East Wales can be viewed by following the link: <https://naturalresources.wales/about-us/area-statements/north-east-wales-area-statement/?lang=en>
- 3.22 The following sections of the Area Statement relate to biodiversity and nature conservation:
- Climate emergency
 - Develop and improve urban and rural green infrastructure
 - Increasing woodlands
 - Promoting the resilience of ecosystems in maintaining and enhancing biodiversity
 - Farming and sustainable land management

Local Biodiversity Action Plans (LBAP)

- 3.23 The LBAP document for Wrexham can be viewed by following the link: <https://webarchive.nationalarchives.gov.uk/20110303154000/http://www.ukbap.org.uk/lbap.aspx?id=499#6>
- 3.24 The following habitats are identified within LBAPs by Wrexham County Borough Council:
- Derelict and Industrial Land
 - Garden
 - Linear aquatic habitats (rivers, streams, canals)
 - Ponds
 - Upland Moorland

- Woodland
- Lowland raised bog
- Lowland wood-pasture and parkland
- Wet Woodland

3.25 The following species are identified within LBAPs by Wrexham County Borough Council:

- Great Crested Newt (*Triturus cristatus*)
- Barn Owl (*Tyto alba*)
- Song Thrush (*Turdus philomelos*)
- Badger (*Meles meles*)
- Otter (*Lutra lutra*)
- Lesser Horseshoe Bat (*Rhinolophus hipposideros*)
- Black Poplar (*Populus nigra*)

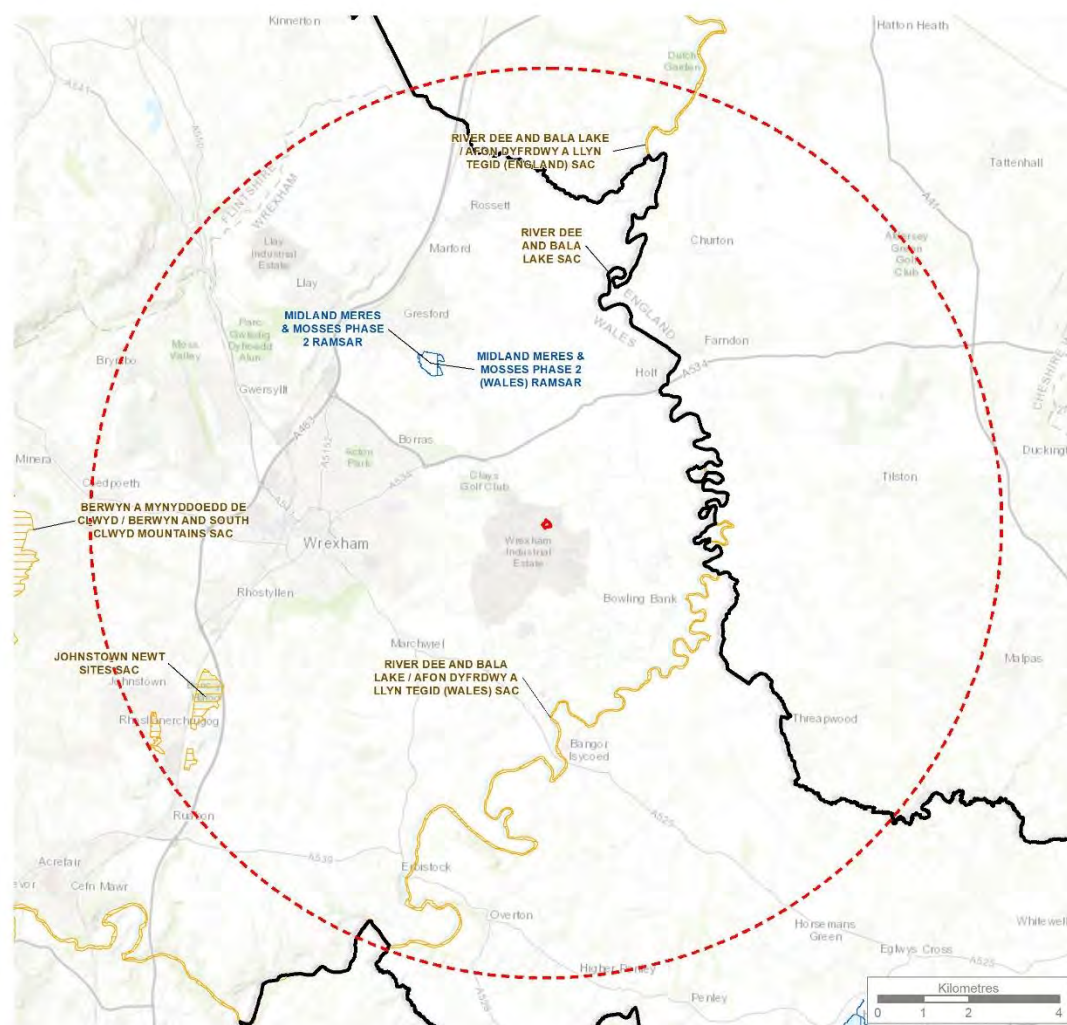
4.0 Site Designations

Statutory Designated Wildlife Sites of International Importance

- 4.1 There are two internationally designated wildlife sites within 10km of the site (Figure 2). These are detailed in Table 2 below. Citations are included in Appendix A.

Table 2: Details of Internationally Designated Wildlife Sites within 10km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Midland Meres & Mosses Phase 2	Ramsar	3.9km north west of the site boundary	Lowland open water and peatland wetlands
River Dee and Bala Lake	SAC	3.4km east of the site boundary	Water courses and vegetation
Johnstown Newt Sites	SAC	7.8km south west of the site boundary	Great crested newt



Key

- Survey boundary
- Survey boundary - 10km buffer
- Wales and England Border
- Ramsar
- Special Areas of Conservation (SAC)

Sites searched for were as follows:

- Ramsar
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)

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Project
Wrexham Industrial Estate, Wrexham

Title
Internationally Designated Sites Within 10km Buffer

Drawing Number
G7128.013

Scale
1:115,000 @ A4

Date
01/12/2020

Drawn CW	Checked MK	Approved JG
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Natural England Data
Contains public sector information licensed under the Open Government Licence v3.0.
Scottish Natural Heritage
Contains public sector information licensed under the Open Government Licence v3.0.
Natural Resources Wales
Contains public sector information licensed under the Open Government Licence v2.0. Licence number 100019741.
Ordnance Survey Data
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Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo



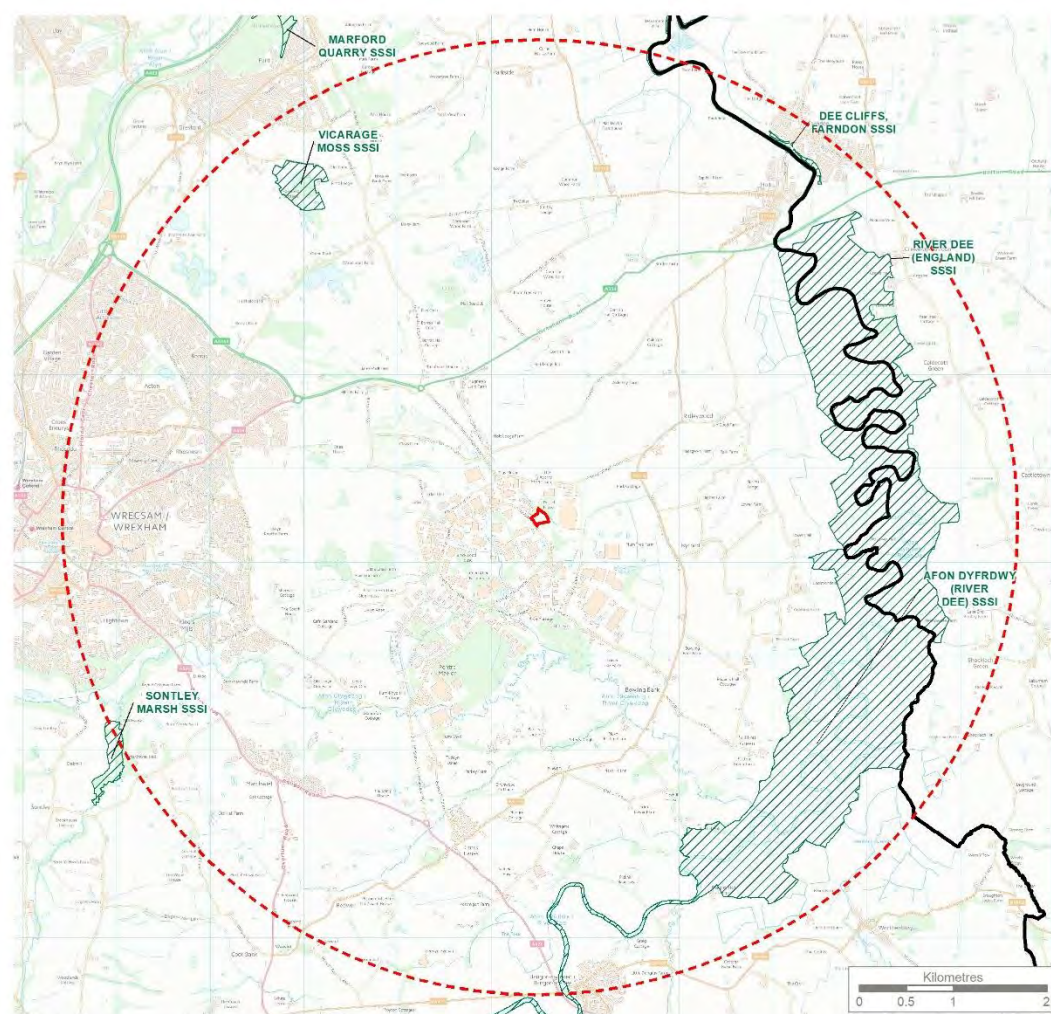
Figure 2: Internationally Designated Wildlife Sites within 10km of the Site

Statutory Designated Wildlife Sites of National Importance

- 4.3 There are four nationally designated wildlife sites within 5km of the site (Figure 3). These are detailed in Table 3 below. Citations are included in Appendix B.

Table 3: Details of Nationally Designated Wildlife Sites within 5km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
River Dee (England) SSSI	SSSI	2.8km east of the site boundary	Mesotrophic to eutrophic river habitat Atlantic salmon <i>Salmo salar</i> , otter <i>Lutra lutra</i> , club-tailed dragonfly <i>Gomphus vulgatissimus</i>
Dee Cliffs, Farndon SSSI	SSSI	3.8km north east of the site boundary	Geological importance
SONTLEY MARSH	SSSI	3.9km north west of the site boundary	Wetland habitat and botanical importance
VICARAGE MOSS	SSSI	4.9km south west of the site boundary	Geological importance



Key

- Survey boundary
- Survey boundary - 5km buffer
- Wales and England Border
- Sites of Special Scientific Interest (SSSI)

Sites searched for were as follows:

- Sites of Special Scientific Interest (SSSI)
- National Nature Reserve (NNR)
- Area of Outstanding Natural Beauty (AONB)

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Project
Wrexham Industrial Estate, Wrexham

Title
Nationally Designated Sites Within 5km Buffer
Drawing Number
G7128.014

Scale 1:55,000 @ A4	Date 01/12/2020
Drawn CW	Checked MK
	Approved JG

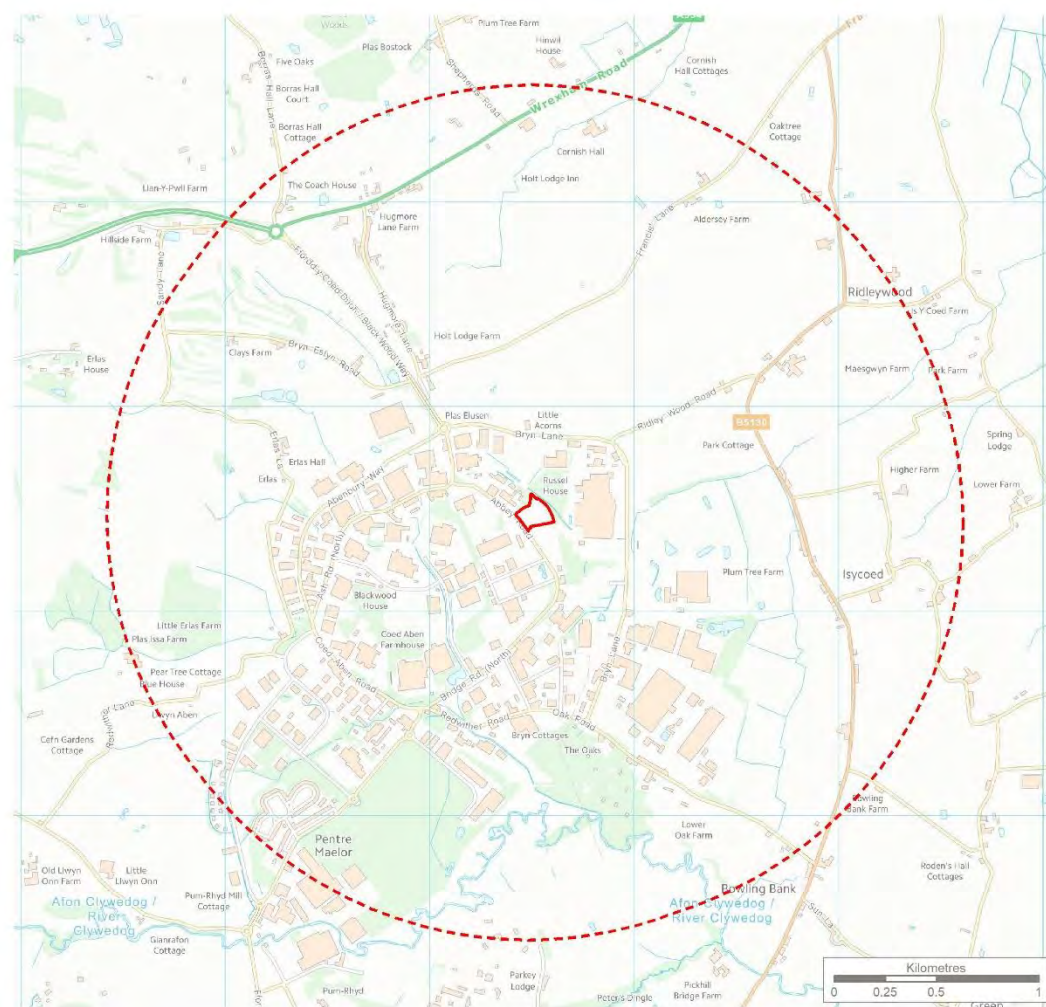
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Figure 3: Nationally Designated Wildlife Sites within 5km of the Site

Statutory Designated Wildlife Sites of Local Importance

- 4.5 There are no statutory locally designated wildlife sites within 2km of the site (Figure 4).



Key
 Survey boundary
 Survey boundary - 2km buffer

Sites searched for were as follows:
 - Local Nature Reserves

No records found

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 Statutory Locally Designated Sites Within
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Figure 4: Statutory Locally Designated Wildlife Sites within 2km of the Site

Non-statutory Designated Wildlife Sites of Local Importance

- 4.6 There are two non-statutory locally designated wildlife sites within 2km of the site (Figure 5). These are detailed in Table 4 below. Citations for each are provided in the links in Table 4.

Table 4: Details of Non-statutory Locally Designated Wildlife Sites within 2km of the Site

Name of Designation	Type of Designation	Location of Designation in Relation to Site	Reason for Site Designation
Wrexham Industrial Estate	LWS	982m south east of the site (closest parcel of land within the LSW group)	Grassland, ancient broadleaved woodland and mosaic habitats http://safleol.lercwales.org.uk/Public?ID=3159
Cefn Park	LWS	1484m west of the site boundary	Broad-leaved woodland http://safleol.lercwales.org.uk/Public?ID=3138

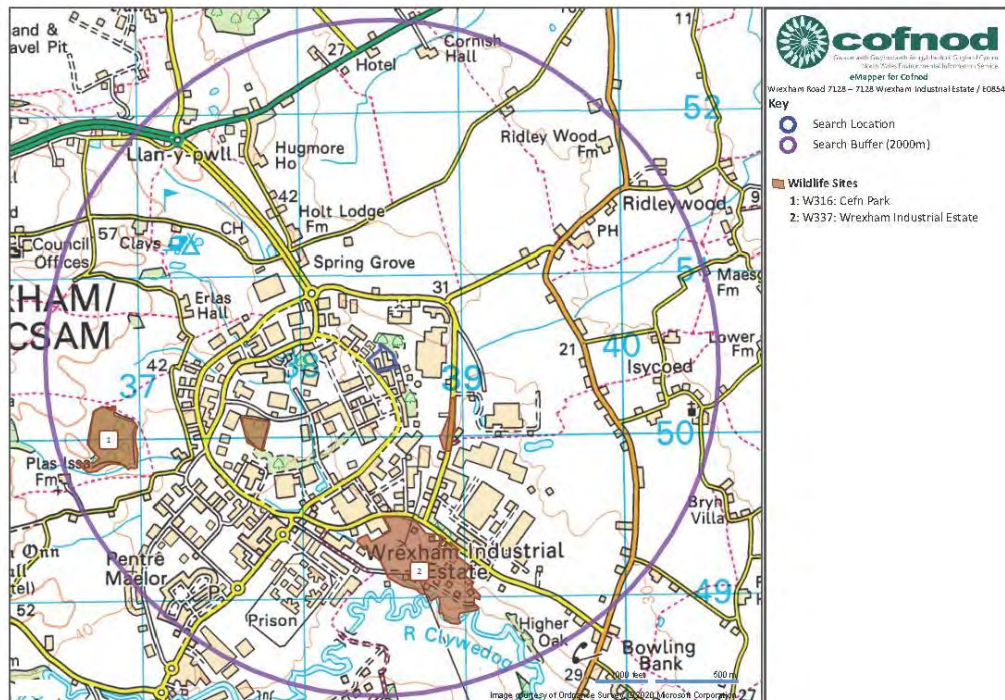
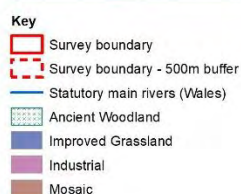
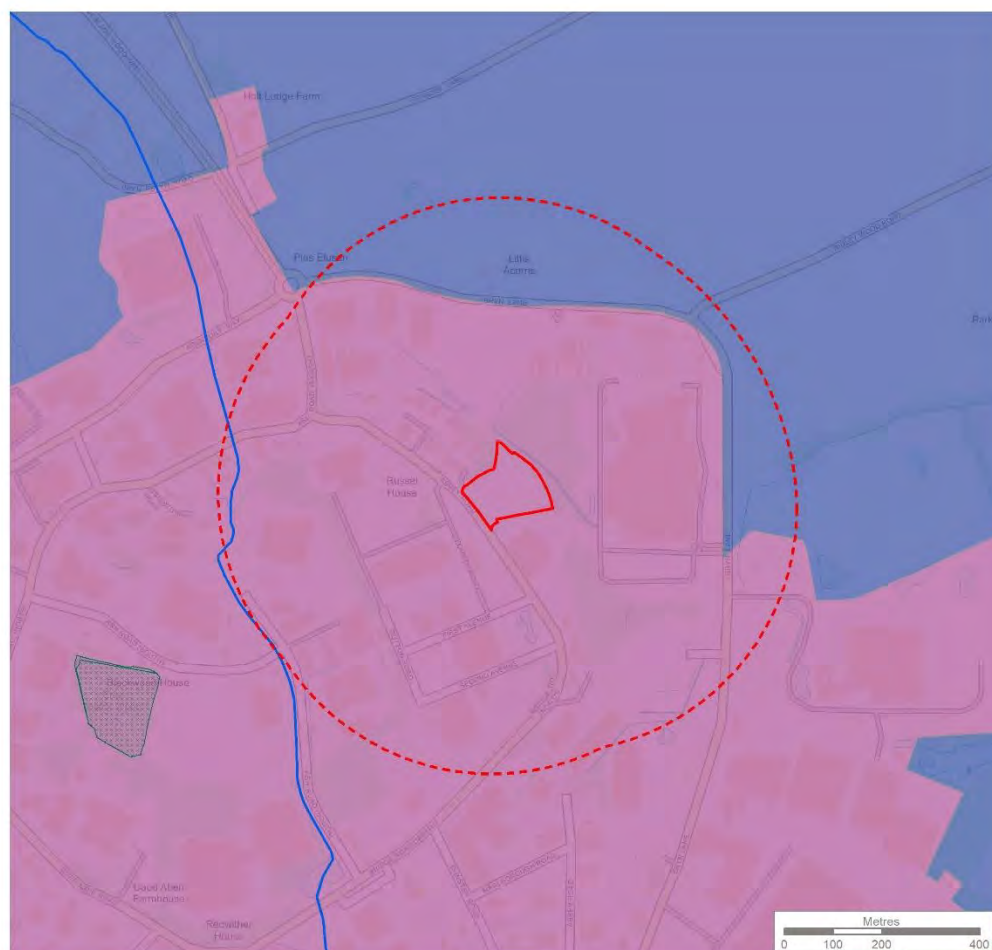


Figure 5: Non-statutory Locally Designated Wildlife Sites within 2km of the Site

5.0 Habitats

5.1 There are no notable habitats within or adjacent to the site (Figure 6):

- Ancient woodland
- Main river
- Habitat type (S7, LBAP)



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Project
Wrexham Industrial Estate, Wrexham

Title
Notable Habitats Within and Adjacent to the Site

Drawing Number
G7128.016

Scale
1:10,000 @ A4

Date
02/12/2020

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CW

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Figure 6: Notable Habitats within and Adjacent to the Site

6.0 Species

- 6.1 103 species records were returned from COFNOD for within 2km of the site. These are shown in Table 6. Full species records are provided in Appendix D.
- 6.2 A review of Magic Maps did not return any pond survey data for great crested newts between 2017 and 2019 within 2km of the site.

Table 4: Notable Species Records within 2km of the Site

Name of Species	Legislation	Closest Record to Site
<i>Amphibians</i>		
Common Frog	WCA5, LBAP	Within the site boundary
Common Toad	WCA5, LBAP, S7	363m from the site boundary
Great Crested Newt	WCA5, LBAP, S7, EPS	322m from the site boundary
Palmate Newt	WCA5, LBAP	762m from the site boundary
Smooth Newt	WCA5, LBAP	322m from the site boundary
<i>Birds</i>		
Barn Owl	WCA1	Within the site boundary
Bullfinch	S42, S7, BRd	2m from the site boundary
Canada Goose	WCA9	Within the site boundary
Cetti's Warbler	WCA1	1140m from the site boundary
Cuckoo	S42, S7, BRd	1325m from the site boundary
Curlew	S42, S7, BRd	923m from the site boundary
Dunnock	S42, S7	Within the site boundary

Name of Species	Legislation	Closest Record to Site
Fieldfare	WCA1, BAm	903m from the site boundary
Goshawk	WCA1	190m from the site boundary
Grasshopper Warbler	S42, S7, BRd	321m from the site boundary
Green Sandpiper	WCA1, BAm	1357m from the site boundary
Green Woodpecker	BAm	27m from the site boundary
Herring Gull	S42, S7, BRd	722m from the site boundary
Hobby	WCA1	1917m from the site boundary
House Sparrow	S42, S7, BAm	890m from the site boundary
Jack Snipe	BAm	1477m from the site boundary
Kestrel	S42, S7, BRd	Within the site boundary
Lapwing	S42, S7, BRd	917m from the site boundary
Lesser Black-backed Gull	BAm	722m from the site boundary
Lesser Redpoll	S42, S7, BAm	1923m from the site boundary
Linnet	S42, S7, BRd	923m from the site boundary
Little Ringed Plover	WCA1	Within the site boundary
Mallard	BAm	1100m from the site boundary

Name of Species	Legislation	Closest Record to Site
Mandarin Duck	WCA9	1297m from the site boundary
Meadow Pipit	BAm	923m from the site boundary
Peregrine	WCA1	Within the site boundary
Redshank	BRd	2167m from the site boundary
Redwing	WCA1, BRd	917m from the site boundary
Reed Bunting	S42, S7, BAm	923m from the site boundary
Shelduck	BAm	2167m from the site boundary
Skylark	S42, S7, BAm	923m from the site boundary
Snipe	BAm	1325m from the site boundary
Song Thrush	S42, S7, BAm	768m from the site boundary
Spotted Flycatcher	S42, S7, BRd	Within the site boundary
Starling	S42, S7, BRd	722m from the site boundary
Teal	BAm	923m from the site boundary
Tree Sparrow	S42, S7, BRd	923m from the site boundary
Whitethroat	BRd	923m from the site boundary
Whooper Swan	WCA1	2167m from the site boundary

Name of Species	Legislation	Closest Record to Site
Wigeon	BAm	2167m from the site boundary
Willow Warbler	BRd	940m from the site boundary
Woodcock	BRd	Within the site boundary
Yellow Wagtail	S42, S7, BRd	923m from the site boundary
Yellowhammer	S42, S7, BRd	923m from the site boundary
<i>Invertebrates</i>		
Dingy Skipper	S7, LBAP	Within the site boundary
Grizzled Skipper	S7, LBAP	Within the site boundary
Small Heath	S7, LBAP	Within the site boundary
Wall	S7, LBAP	1575m from the site boundary
White-letter Hairstreak	S7, LBAP, WCA5	1945m from the site boundary
Emerald Damselfly	LBAP	1033m from the site boundary from the site boundary
Ruddy Darter	LBAP	378m from the site boundary
Blood-vein	LBAP, S7	1629m from the site boundary
Cinnabar	LBAP, S7	768m from the site boundary
Latticed Heath	LBAP, S7	169m from the site boundary

Name of Species	Legislation	Closest Record to Site
Shaded Broad-bar	LBAP, S7	580m from the site boundary
Small Phoenix	LBAP, S7	287m from the site boundary
<i>Mammals</i>		
American Mink	WCA9	1451m from the site boundary
Badger	LBAP	Within the site boundary
Hare	S7, LBAP	1074m from the site boundary
Hedgehog	S7	631m from the site boundary
Otter	S7, WCA5, LBAP	826m from the site boundary
Polecat	S7, LBAP	434m from the site boundary
Stoat	LBAP	515m from the site boundary
Weasel	LBAP	169m from the site boundary
Brandt's Bat	EPS, WCA5, LBAP	703m from the site boundary
Brown Long-eared Bat	EPS, WCA5, LBAP, S7	41m from the site boundary
Common Pipistrelle	EPS, WCA5, LBAP, S7	703m from the site boundary
Daubenton's Bat	EPS, WCA5, LBAP	794m from the site boundary
Lesser Horseshoe Bat	EPS, WCA5, LBAP, S7	890m from the site boundary
Myotis Bat Species	EPS, WCA5, LBAP	73m from the site boundary

Name of Species	Legislation	Closest Record to Site
Noctule Bat	EPS, WCA5, LBAP, S7	703m from the site boundary
Pipistrellus Bat Species	EPS, WCA5, LBAP	1034m from the site boundary
Soprano Pipistrelle	EPS, WCA5, LBAP, S7	703m from the site boundary
Unknown Bat	EPS, WCA5, LBAP	1102m from the site boundary
Whiskered Bat	EPS, WCA5, LBAP	1982m from the site boundary
<i>Plants</i>		
Black-poplar	LBAP	1768m from the site boundary
Bluebell	WCA8, LBAP	790m from the site boundary
Corn Marigold	LBAP	1357m from the site boundary
Cornflower	S7	1357m from the site boundary
Giant Hogweed	WCA9	1080m from the site boundary
Himalayan Balsam	WCA9	890m from the site boundary
Himalayan Cotoneaster	WCA9	1873m from the site boundary
Horned Pondweed	LBAP	876m from the site boundary
Jacob's-ladder	LBAP	890m from the site boundary
Japanese Knotweed	WCA9	1144m from the site boundary
Large-leaved Lime	LBAP	1873m from the site boundary

Name of Species	Legislation	Closest Record to Site
Lesser Pondweed	LBAP	1256m from the site boundary
Montbretia	WCA9	Within the site boundary
New Zealand Pigmyweed	WCA9	1769m from the site boundary
Pennyroyal	S7, WCA8, LBAP	147m from the site boundary
Rhododendron ponticum	WCA9	2166m from the site boundary
Rough Hawk's-beard	LBAP	890m from the site boundary
Spotted Medick	LBAP	1325m from the site boundary
Wood Small-reed	LBAP	890m from the site boundary
<i>Reptiles</i>		
Adder	WCA5, S7, LBAP	1408m from the site boundary
Common Lizard	WCA5, S7, LBAP	169m from the site boundary
Grass Snake	WCA5, S7, LBAP	830m from the site boundary
Slow-worm	WCA5, S7, LBAP	1408m from the site boundary

APPENDIX A: Citations for Statutory Designated Wildlife Sites of International Importance

Add appendix content here.

APPENDIX B: Citations for Statutory Designated Wildlife Sites of National Importance

Add appendix content here.

APPENDIX C: Citations for Non-statutory Designated Wildlife Sites of Local Importance

Add appendix content here.

APPENDIX D: Species Records within 2km of the Site



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Appendix C: Target Notes

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Target Notes Report

Survey 7128-1

P001

Target Note P001T001

A grassland bank on the southern boundary of the site. A number of trees have been planted on this bank.

<i>Alnus glutinosa</i>	Alder
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Rosa</i> sp.	Rose species

Target Note P001T002

Area of tall ruderal along the southern boundary of the site.

<i>Achillea millefolium</i>	Yarrow
<i>Calystegia</i> sp.	Bindweed species
<i>Centaurea nigra</i>	Knapweed
<i>Crataegus monogyna</i>	Hawthorn
<i>Dipsacus fullonum</i>	Teasel
<i>Heracleum sphondylium</i>	Hogweed
<i>Leucanthemum vulgare</i>	Oxeye daisy
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Potentilla reptans</i>	Creeping Cinquefoil
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Rosa</i> sp.	Rose species
<i>Rubus fruticosus</i> agg.	Bramble
<i>Rumex obtusifolius</i>	Broad-leaved Dock
<i>Urtica dioica</i>	Nettle

Target Note P001T003

<i>Agrimonia eupatoria</i>	Agrimony
<i>Arrhenatherum elatius</i>	False Oat-grass
<i>Centaurea nigra</i>	Knapweed
<i>Dactylis glomerata</i>	Cock's-foot
<i>Dipsacus fullonum</i>	Teasel
<i>Equisetum arvense</i>	Field Horsetail
<i>Festuca rubra</i>	Red Fescue
<i>Jacobaea erucifolius</i>	Hoary Ragwort
<i>Juncus effusus</i>	Soft Rush
<i>Leucanthemum vulgare</i>	Oxeye daisy
<i>Potentilla reptans</i>	Creeping Cinquefoil
<i>Quercus</i> sp.	Oak species
<i>Rosa canina</i> agg.	Dog Rose
<i>Rubus fruticosus</i> agg.	Bramble
<i>Salix</i> species	Willow species
<i>Trifolium pratense</i>	Red Clover
<i>Urtica dioica</i>	Nettle
<i>Vicia</i> sp.	Vetch species

Target Note P001T004

Area of dense bramble in the north of the site.

<i>Dipsacus fullonum</i>	Teasel
<i>Equisetum arvense</i>	Field Horsetail
<i>Rosa</i> sp.	Rose species
<i>Rubus fruticosus</i> agg.	Bramble

Target Note P001T005

Grass bank along the east boundary of the site.

Arrhenatherum elatius

Dipsacus fullonum

Potentilla reptans

Rumex obtusifolius

Vicia sp.

False Oat-grass

Teasel

Creeping Cinquefoil

Broad-leaved Dock

Vetch species



DRAWINGS

Drawing G7128.003G Habitat Enhancement Plan for Current Habitats on
Site

Drawing G7128.003H Habitat Enhancement Plan Including Proposed
Habitats on Site

Drawing G7128.019: Phase 1 Habitat Plan Including Proposed Habitats
on Site

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KEY

Site boundary

Proposed Yard Extension

Current Development (P/2017/1013)

Proposed Development

Proposed Habitat Translocation

Unimproved Neutral Grassland

Wildflower Seed Mix

Proposed Habitat Enhancements

Area for Plug Planting/Seeding

Bunds to be regraded and planted with wildflower planting mix for Butterflies

New Butterfly Bank

New Pond

New GCN Hibernacula

Shale embankment to be created

Existing Habitats

GCN Hibernacula

Butterfly Bank Location - to be removed

Bat Box Location

1 no. 2F-DFB Box

2 Schwegler 2FN Boxes

Bird Box Location

1 Schwegler 1B Box

1 no. 1N - Robin Box

Existing Habitats

Species-poor Intact Hedge

Semi-natural Broad-leaved Woodland

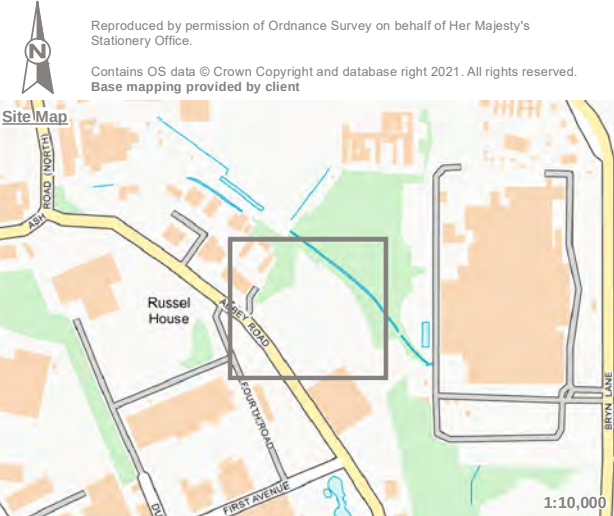
Dense/Continuous Scrub

Unimproved Neutral Grassland

Tall Ruderal

Bare Ground/Ephemeral Mix

Note
The locations of habitats and habitat features are indicative



G	Site boundary, development and enhancement updates.	CW	JC	08/01/2021
F	Updates following comments	CR	EJS	18/01/2019
Rev	Description	Drawn	Approved	Date

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Wrexham Industrial Estate

Title
Habitat Enhancement Plan

Drawing Number
G7128.003G

Drawn	Checked	Approved	Scale	Date
CR	JS	EJS	1:800 @ A3	08/01/2021



KEY

- Site Boundary

Proposed Yard Extension

Current Development (P/2017/1013)

Proposed Development

New Pond

Area for Plug Planting/Seeding

Bunds to be regraded and planted with wildflower planting mix for Butterflies

New Butterfly Bank

Proposed Habitat Translocation

Unimproved Neutral Grassland

Wildflower Seed Mix

New GCN Hibernacula

Shale embankment to be created

Existing Habitats

Species-poor Intact Hedge

Semi-natural Broad-leaved Woodland

Dense/Continuous Scrub

Unimproved Neutral Grassland

Tall Ruderal

Bare Ground/Ephemeral Mix
- Existing Habitats

GCN Hibernacula

Butterfly Bank Location - to be removed
- Bat Box Location

1 no. 2F-DFB Box

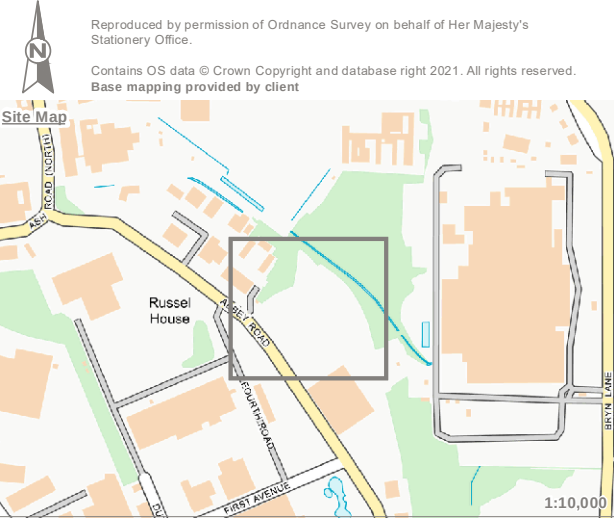
2 Schwegler 2FN Boxes
- Bird Box Location

1 Schwegler 1B Box

1 no. 1N - Robin Box

Note

The locations of habitats and habitat features are indicative



H	Additional ponds, hibernacula and bunds area extended.	MK	JC	08/01/2021
G	Site boundary, development and enhancement updates.	CW	JC	18/01/2019
Rev	Description	Drawn	Approved	Date

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Wrexham Industrial Estate

Title
Habitat Enhancement Plan

Drawing Number
G7128.003H

Drawn	Checked	Approved	Scale	Date
CR	JS	EJS	1:800 @ A3	28/05/2021



KEY

- Proposed service yard extension
- Site boundary
- Target notes
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Dense/continuous scrub
- Unimproved neutral grassland
- Tall ruderal
- Hardstanding

Invasive Species

- Cotoneaster

Species Codes

- Cm Hawthorn
- Ros Rose species

Note:

The locations of habitats and habitat features are indicative.



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Rev	Description	Drawn	Approved	Date



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Project
Wrexham Industrial Estate

Title
Phase 1 Habitat Survey

Drawing Number
G7128.019

Drawn	Checked	Approved	Scale	Date
AP	MK	LG	1:500 @ A3	21/12/2020