

Ecological Appraisal and Impact Assessment at
Coed y Glyn Isaf, Llanarmon Road,
Glyn Ceiriog, Llangollen,
Wrexham
LL20 7NP
Grid Ref. SJ 2010 3714

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1. Summary

The purpose of the report is to assess the potential ecological impacts of a proposed development at Coed y Glyn Isaf, Glyn Ceiriog and advise on any mitigation measures to comply with local planning policy and government legislation.

The proposed scheme entails the construction of an agricultural building on an area of pasture..

The site and adjacent land were examined to establish the presence of or evidence of use by protected species of animals.

Impacts during the development should be low provided that no bird nests are constructed or occupied while work is taking place. If birds are building nests or any are occupied at any stage of the development work in that area must stop until the young have left the nest. Lighting should not be directed at the nearby trees.

There is not considered to be any threat to the conservation status of bats. If bats are found at any stage of the development then work in that area must stop and a licensed bat worker contacted for advice.

Since the site may be used by foraging and commuting bats a lighting plan should be designed in accordance with Bat Conservation Trust guidelines:<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

There should not be any significant impact on any protected species or habitat as long as the recommended mitigation and enhancement measures are followed.

2. Introduction

Susan Worsfold BSc (Hons) ACIEEM is an experienced wildlife surveyor, licensed bat worker and voluntary bat roost visitor. Registration number CLS0895 2015-12555-CLS-CLS (CL15 Bat Roost Visitor Level 1) and registration number CLS 0895 2015-12556-CLS-CLS (CL18 Bat Survey Level 2) (Natural England) and S086005/1 (Natural Resources Wales);

Licensed great crested newt worker, registration number 2016-19947-CLS-CLS (NE) and S086057/1 (NRW)

This report was commissioned by Tim Pulford, the owner of the site.

The site, at Coed y Glyn Isaf, Glyn Ceiriog, is a 0.1 ha area of grazing land.

The proposed scheme involves the construction of an agricultural barn for storage of machinery and animal feed.

The purpose of the report is to identify and address any significant ecological effects which are likely to occur as a result of the proposed development. This is necessary to comply with local planning policy and government legislation and avoid any offence being committed. Also, to describe any compensation, mitigation and enhancement measures which should be taken.

3. Methodology

3.1. Scope of the Assessment

The report incorporates an extended phase 1 habitat survey, searching for use or potential use by any rare, threatened, endemic and non-native invasive species which might be associated with such a site in accordance with:

The Conservation of Habitats and Species Regulations 2017 and listed in:

Schedule 2. European protected species of animals

Schedule 5. European protected species of plants

The protection of Badgers Act 1992

Protected species which might be associated with such a site include bats, owls and other breeding birds.

The area around the site might be used by badgers, dormice, amphibians and reptiles, and might contain protected plant species.

3.2. Desk Study

Wrexham Planning Portal was consulted for a review of previous ecological surveys carried out in the area. A small roost of soprano pipistrelle and lesser horseshoe bats was identified 800 m north in 2020. Roosts of lesser horseshoe and common pipistrelle bats were identified 4.5 km west in 2018. Magic Maps was consulted for the presence of designated sites and protected habitats.

3.3. Field Survey

The site was examined to establish the presence of any protected species or habitats, and for evidence of use by protected species of animals. Trees were assessed for suitability for use by bats. The site and surrounding habitat was examined for signs of use by other protected species. Maps of the site and surrounding environment were examined to identify any nearby waterbodies suitable for use by great crested newts within an influencing distance of the site. The variety of plant species was mapped according to the convention of Phase 1 habitat surveys as described by the JNCC (2010). Photographs were taken of all relevant areas.

The visual assessment of the site was carried out in accordance with CIEEM guidelines (CIEEM 2017) on 24th January 2021 by Susan Worsfold BSc (Hons) ACIEEM.

4. Baseline Ecological Conditions/Results

4.1 Designated Sites

The nearest designated site is the river Ceiriog, 120 m east, which is designated as Afon Dyfrydwy (River Dee) (SSSI) and River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid (SAC)

4.2 Habitats

Site: Rural, pastoral. The approximate area of the site is 0.1 ha. There were no hedgerows, the boundaries comprising wood or wire fence apart from the west boundary which was formed by a stone wall with dense bramble. There were five mature pines at the extreme south west boundary which are to remain and are several metres from the proposed new barn.

Adjacent land: There is a road adjacent, to the east. There are no ponds within 500 m. The river Ceiriog is 120 m east. There are large areas of mixed woodland to the east and west, within 200 m. There is a good network of hedgerows beyond those.

4.3 Species and Species Groups

Plants

The only ground flora vegetation to be affected is almost entirely short grazing land, i.e. grasses (*Lolium perenne*) with some creeping thistle (*Cirsium arvense*), dock (*Rumex* sp.), mosses, bramble (*Rubus fruticosus*) and creeping buttercup (*Ranunculus repens*)

Amphibians and Reptiles

None seen during the survey. There were no ponds apparent on maps within 500 m. There is little shelter or foraging potential on site for use by reptiles and amphibians, apart from the pile of rocks at the eastern end.

Birds

There were trees on site which were suitable for use by nesting birds. No nests were seen at the time of the visit but it was early in the year for nesting birds. A house sparrow (*Passer domesticus*) was seen foraging at the north boundary of the site.

Bats

The site is suitable for use by foraging and commuting bats. No evidence of use of the trees as roosts or resting place by bats was found

Badgers

There were no badger setts, tracks or latrines found on the site or within 30 m of the site.

Dormice

No hazelnuts were found which indicated gnawing by dormice and the site was not favourable for use by them.

5. Description of the Development

The proposed scheme involves the construction of an agricultural barn with the existing track to allow access. No vegetation is to be affected apart from short pasture.

6. Assessment of Effects and Mitigation Measures

Designated Sites:

It is not considered that the development will have any significant impact on the river due to the small scale of the development and distance from the site.

Habitats:

No priority habitat is affected by the proposal and no loss of potential roosting or nesting sites will occur. The pile of stones should be removed carefully as it may be used as shelter for small animals.

Species:

Birds

The impacts which the proposed work might have on birds will be small, providing that no nests are occupied or being built in the new barn at the time the work is done. If birds should gain access to the building and begin building nests during the work, then the work in that area must stop until the young have left the nests. Lighting should not be directed at the nearby trees.

Bats

There is not considered to be any threat to the conservation status of bats. The pine trees did not appear suitable for use by bats, however lighting should not be directed at the trees and since the site may be used by foraging and commuting bats a lighting plan should be designed in accordance with the Bat Conservation Trust guidelines: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

If bats are found at any stage of the development then work in that area must stop and a licensed bat worker contacted for advice.

Reptiles and amphibians

It is considered highly unlikely that the development would harm any individual GCN, or affect their conservation status, but the pile of stones should be removed carefully as it may potentially be used as shelter by reptiles and amphibians.

Residual Effects

No significant residual effects anticipated.

7. Compensation

None considered appropriate.

8. Enhancement Recommendations

A woodcrete bat box to be fitted externally to the building. Further information is given in the bat box information pack available at <http://www.bats.org.uk/index.php>. Bat boxes should be placed in a south east to south west facing position if possible.

One woodcrete nest suitable for small birds such as robin, blackbird, tit species and sparrow to be incorporated into the building. To be placed in a north to north east position if possible.

9. Ecological Constraints

Surveys of this type should ideally be carried out during the spring, summer or autumn to give the best chance of identifying all species present on site. However, it appeared clear that no significant vegetation, places of shelter or habitat would be affected and no animals should be harmed if all mitigation measures are taken.

10. Monitoring

None considered appropriate.

11. Conclusions

If the recommended mitigation and enhancement measures are taken the overall ecological impacts of the proposed development will be low due to its small scale and lack of evidence of any rare or threatened species or priority habitat.

12. Bibliography

Bat Conservation Trust available at: <http://www.bats.org.uk>

BCT and ILP Guidance Note 8 Bats and Artificial Lighting available at:
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Collins J. (Ed) (2016) *Bat surveys for professional ecologists: Good Practice Guidelines (3rd Edn)*. The Bat Conservation Trust, London

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora available at: jncc.defra.gov.uk

Google Maps available at: <https://maps.google.com/maps>

Magic Maps available at: <http://magic.defra.gov.uk>

Natural Resources Wales available at: <https://naturalresources.wales/?lang=en>

UK BAP Priority Habitats available at: jncc.defra.gov.uk

Wildlife and Habitat Conservation available at: <https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

Wrexham Council Planning Portal available at:
<http://planning.wrexham.gov.uk/Planning/lg/GFPlanningSearch.page>

Appendix 13.1: Location Plan

Location Plan - Agricultural Building at Coed y Glyn Isaf



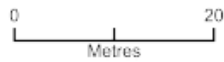
0 50
Metres



Plan Produced for: Tim Pulford
Date Produced: 25 Jan 2021
Plan Reference Number: TQRQM21022165317923
Scale: 1:1250 @ A4

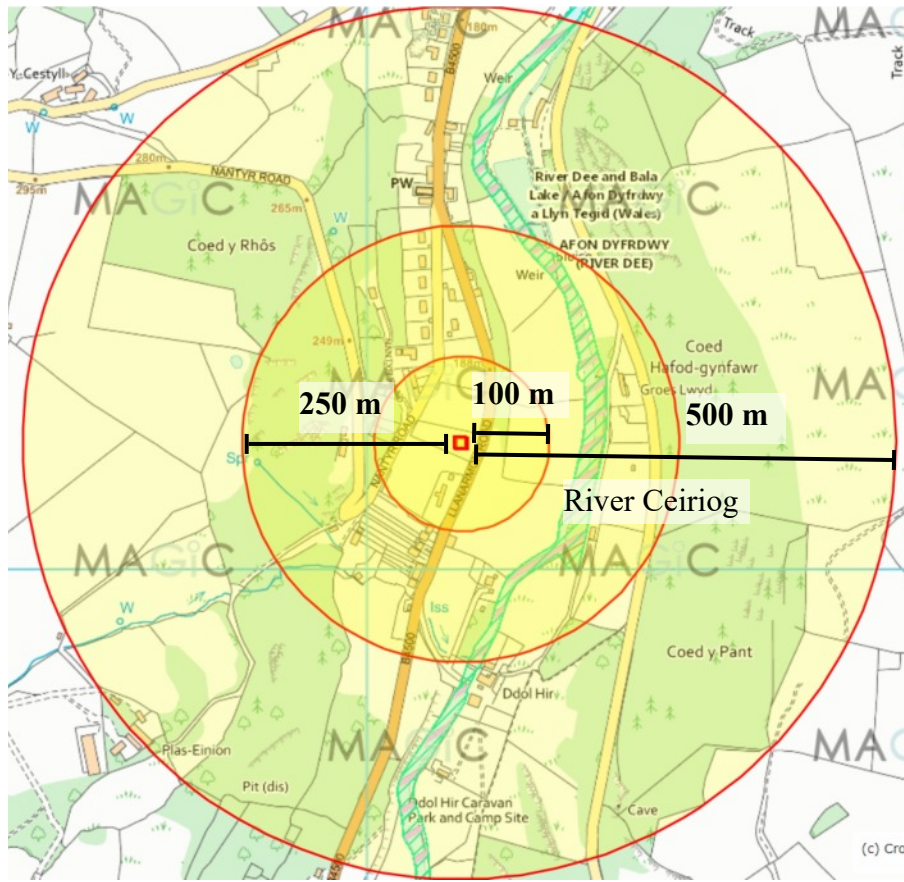
Appendix 13.1: Plan as Proposed

Site Plan - Agricultural Building at Coed Y Glyn Isaf



Plan Produced for: Tim Pulford
Date Produced: 05 Feb 2021
Plan Reference Number: TQRQM21025174155366
Scale: 1:500 @ A4

Appendix 13.2: Location Map, Designated Sites and Zones of Influence



Appendix 13.3: Aerial Photograph



Appendix 13.4: Photographs of the Site



Eastern boundary



Site and access from the south west



Site and access from the south east

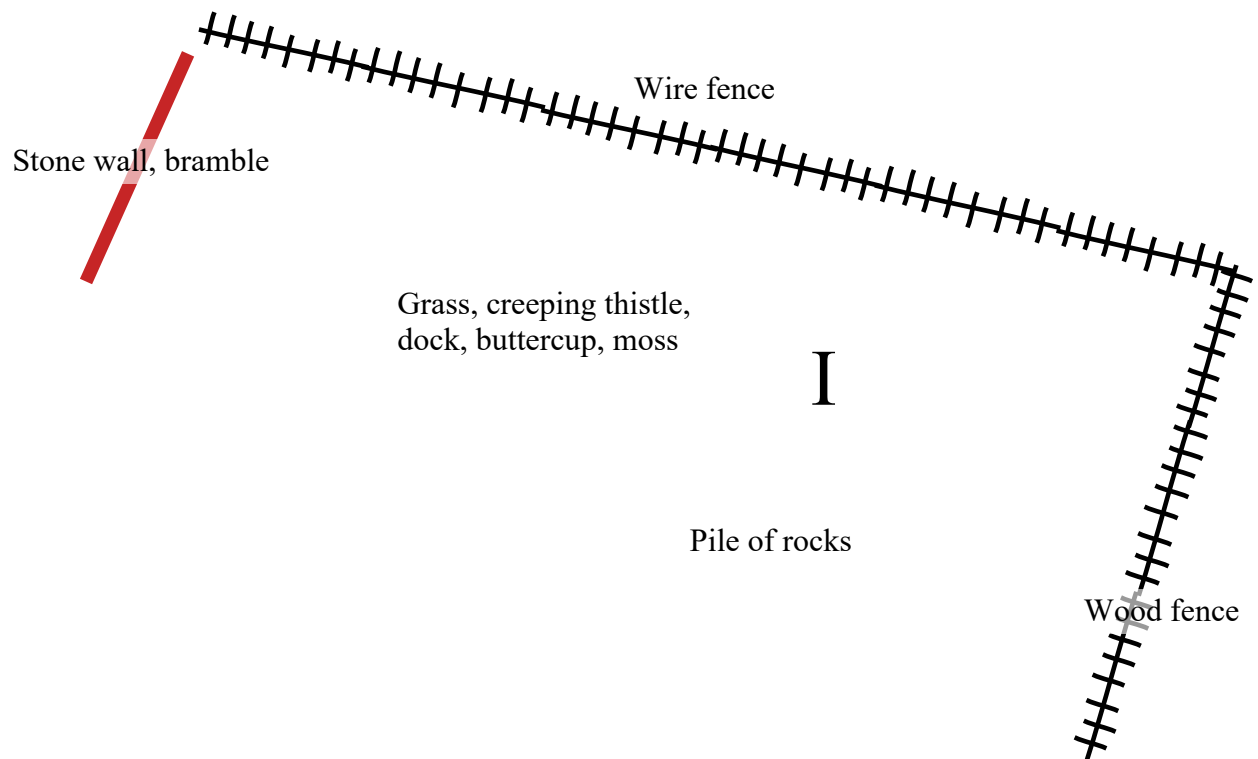


View from the north



View from the north west

Appendix 13.5: Survey Diagram



Appendix 13.6: Legislation Relating to Birds

All wild birds, their nests and eggs are protected. It is an offence to intentionally:

kill, injure or take any wild bird,
take, damage or destroy the nest of a Golden Eagle, White-tailed Eagle or Osprey (even if disused),
take, damage or destroy the nest of any wild bird whilst it is in use or being built,
take, damage or destroy an egg or any wild bird,
possess any live or dead wild bird or the egg of any wild bird, or any derivative
Many rare birds are listed on Schedule 1, which makes it an offence to intentionally or recklessly:

disturb a Schedule 1 bird while it is building a nest or is in, on or near a nest containing eggs or young; or
disturb dependent young of such a bird

Natural Resources Wales (NRW) issues licences for specific purposes, so that you can undertake legitimate work without breaking the law. See 'Bird licensing' for more information.