

DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN
CONJUNCTION WITH STRUCTURAL
ENGINEER'S DRAWINGS &
INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependent on where existing measurements are taken.

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All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

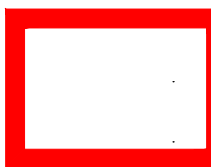
The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing records drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.

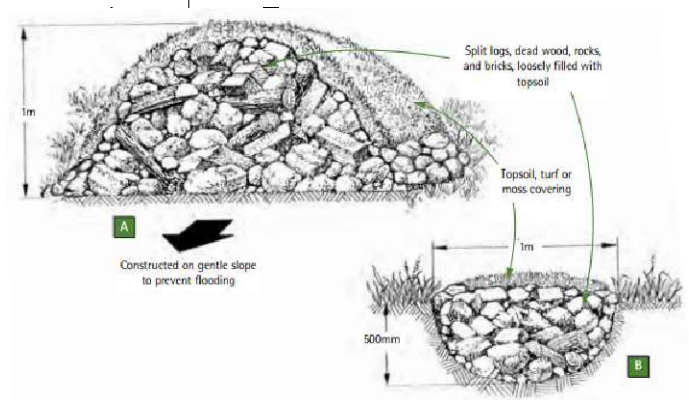
 SITE AREA 3519sqm
(Please note existing site not all grassland)

 RETAINED GRASSLAND/
GCN HABITAT 1678sqm (48%)

Green corridor along the eastern boundary linking the SAC site to the south and the area of green land to the north. This functioning as a stepping stone or corridor between SAC compartments that will be maintained for migration, dispersal, foraging and genetic exchange purposes

Creation of new pond to provide extra breeding capacity for great crested newts on the site. The new pond to be created between the SAC site to the south and the area of green land to the north. The exact location of the pond will be decided when onsite and overseen by the ecologist. Surplus soil from the excavation of the ponds could be utilised to cover the hibernacula.

Hibernacula to be created in the retained habitat following the design recommended in the Great Crested Newt Mitigation Guidelines. A wildflower grassland seed mix will be sown over the hibernacula and, once established, this grassland will be cut annually in June/July and the arisings will not be removed from the site.



Site Area 3520qm (0.87acres)

1:200 0 2m 4m 6m 8m 10m 12m 14m 16m
Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

D	Planning Applications Submitted	12/07/20	GE	GE
C	Updated following comments from NRW & WCBC Ecologist - eastern boundary building omitted and area of retained grassland/GCN habitat increased	28/01/20	GE	GE
B	Updated following comments from NRW	14/11/19	GE	GE
A	Planning Application	12/07/19	GE	GE
rev	description	date	author	checked

PLANNING

client
J C DYKE /KEF PROPERTIES

project
**LAND AT GUTTER HILL,
RHOSLLANERCHRUGOG, WREXHAM**

drawing
BLOCK PLAN SHOWING ECOLOGY MITIGATION

project no.
19045

date
07/19

scale
**1/200 @A1
1/400 @A3**

drawing no.
P-05

revision
D

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SKETCH/FEASIBILITY
P=PLANNING
P=DESIGN
B=BUILDING REGULATION
AB=AS BUILT

6 Impacts and Mitigation Measures

To reduce or minimise negative impact on biodiversity, the following recommendations have been made.

6.1 Bats

Work can be conducted immediately once planning permission has been granted.

6.1.1 Enhancements for Bats

1. It is recommended that provision will be made for roosting opportunities for bats with the erection of at least one Schwegler 1FF bat box in the nearby trees or the new building. This will be erected at a height of 3-4m and in a southerly, westerly or easterly facing direction.



Figure 6.1: Schwegler 1FF bat box

6.1.2 Lighting

1. A lighting scheme will be drawn up in line with ILP and BCT Guidance Note 08/18.
2. All of the newly proposed external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats across the site.
3. There will be no direct illumination of the ash containing the hazard beam to the north of site.
4. All external lighting will be below 10 lux, orientated towards the ground and set on a short timer, controlled by PIR (Passive Infra-Red).

6.2 Birds

6.2.1 Reasonable Avoidance Measures

1. Though none is anticipated, any further tree or hedge removal will occur out of the bird nesting season, which is February to August inclusive. If this is not possible, a suitably experienced ecologist will conduct a check within the 24 hours prior to work commencement to ensure no nesting birds will be affected.
2. All nesting birds will be left undisturbed until young have fledged. A 4m buffer will be left.

6.2.2 Enhancements for Birds

1. It is recommended that a range of artificial woodcrete boxes are erected around the site to provide an enhancement for passerine birds. A selection of the following nest boxes is recommended.



Figure 6.2: Example bird boxes

Existing brick boundary walls retained and infilled/made good with brick to match existing

Existing brick boundary walls retained and infilled/made good with brick to match existing

Proposed external lighting fixed to face of building

Proposed post & rail fence

Proposed post & rail fence

Existing brick boundary walls retained and infilled/made good with brick to match existing

HGV's to be restricted from entering site as consultation comments received from WCBC Highways on planning application refs: P/2019/0758 and 0759

Proposed external lighting fixed to face of building

2.0m footway into site

2.0m footway into site

New highway access

Existing brick boundary walls retained and infilled/made good with brick to match existing

Soft landscaping

/ ALLT Y GWTER

Green corridor along the eastern boundary linking the SAC site to the south and the area of green land to the north. This functioning as a stepping stone or corridor between SAC compartments that will be maintained for migration, dispersal, foraging and genetic exchange purposes

Sycamore House

Fire Sta

14a

27

26

25

19

15

GUTTER HILL

Block Plan
1:200@A1

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BLOCK PLAN SHOWING ECOLOGY MITIGATION