

ADDENDUM PLANNING APPLICATION ASSESSMENT

WRENBURY WAY, CEFN MAWR, WREXHAM.

Site: Land off Wrenbury Way
Cefn Mawr
Wrexham

Clients: Anwyl Construction
Anwyl House
Clos Dewi Sant
St Davids Park
Ewloe
Flintshire
CH5 3DT

Job Ref.: 0978-Wrenbury Way Addendum Report-V1

1.0 INTRODUCTION

The proposed planning application is for a variation to an existing full plans implemented approval at the site. The works which have been undertaken under the approval consist of the roadway infrastructure, a completed dwelling, which is not part of this amended application and two foundations of two other plots.

Following comments from the initial ecological impact assessment and the subsequent consultation with Emma Broad, Wrexham County Borough Council Ecologist, the following variation to the methodologies and reasonable avoidance measures have been agreed. The addendum is to be read in conjunction with the original report 0978-Wrenbury Way Report-v1.

2.0 COFNOD – Data Request

A COFNOD data request has been obtained set at a radius of 1km from the center of the development site. The findings of the data are as previously recorded for the site no protected or biodiversity species have been recorded on site other than the survey findings for Badger. Following consultation, a potential presence for slow worm is to be required to be negated for, this is due to a translocation undertaken from a previous local development to the Ty Mawr Country Park, it has been agreed that the potential presence is likely to be low but a precautionary approach is to be undertaken, therefore a RAM's statement has been developed.

Presence of bat has been noted however the COFNOD data has no specific records for bats adjacent to the site, however as stated within the original report and as agreed during consultation, based on the general distribution of bats within North East Wales, it is highly likely that bats will have transected the site seasonally. The RAM's statement has been enhanced and noted on the attached drawing ref: - 0978-Mitigation Plan – MIT-03C

3.0 REPTILE – RAM's Statement

- 3.1 Prior to development works, reptile surveys will be undertaken during the active season for the species. The proposed survey methodology is the placement of artificial refugia in the form of corrugated steel sheeting and bitumen felt tiles. The optimum period for survey and trapping using this methodology is either, March, April, May and August, September. The survey periods may be extended either way to ensure the optimum seasonal conditions apply for the survey year 2021 i.e., air temperatures between 10 and 17 degrees Centigrade, intermittent or hazy sunshine little or no wind.

The traps will be placed in suitable positions around the site, where solar gain can be achieved, in this case it will be the eastern half of the site as the western side of the site is heavily shaded by the boundary tree line. The positions chosen will be within and adjacent to suitable habitats. The traps will be so positioned to be in direct sunlight to allow the traps to warm to allow for thermoregulation of the reptiles either underneath the traps or on the traps.

The immediate ground where the traps are to be placed will be strimmed back to a short sward to allow the traps to be in contact with the ground. The traps will be left to bed in for a two-week period before surveying/trapping commences.

The traps will be checked twice between the period 0900 to 1100 and checked twice again between the period 1600 to 1900 per day. The exact times and the no of times the traps are checked will be based on the weather conditions for the day, and sunrise, sunset seasonal variation.

A minimum 14-day trapping period will be undertaken in suitable weather conditions.

- 3.2 If any reptiles are identified during the survey, the methodology will change from survey to trapping and translocation.

A full working methodology based on the species identified will be agreed in full with NRW prior to the works proceeding. However, the standard generic methodology is being offered at this stage.

On encountering reptiles, exclusion fencing will be erected around the identified habitat on site as agreed with NRW.

The area will be protected with temporary reptile fence (TRF). The fencing will be installed similarly to amphibian fencing, i.e., 500 mm high with an anti-scale fold overhang at the top, fixed to posts at 1.2 m c/c's. The fencing will be dug into the ground by 200 mm with a return.

On agreement with NRW the trapping will continue in suitable weather conditions. All captured reptiles will be translocated to suitable artificial refugia within the newly created mitigation area.

The temporary reptile fencing will remain in place until the earth works adjacent to the mitigation area have been completed and in agreement with NRW

- 3.3 As a consideration to bio-diversity enhancement, enhancement to the eastern boundary is to be undertaken. The ground make up to rear of the new rear garden retaining walls is to be selected open structure back fill with a sod turf and earth material, between the wall and the

existing boundary fence line. This raised ground elevation will reduce shading to this area from the housing. The earth bank will be turfed with selected turfs which offer suitable plant and grass stock.

A new hibernacula/compost area is to be located within the wildlife corridor on the northern boundary. The area is to be planted with scrub and the existing hedge stock managed, as noted on the attached drawing ref:- 0978-Mitigation Plan – MIT-03C

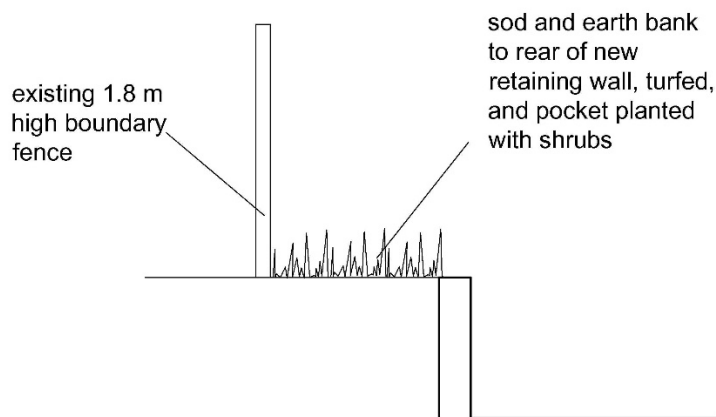


Fig 1: Section through eastern boundary/garden retaining wall

4.0 BADGER – Updated Survey Results

A check survey of the site was undertaken 17 August 2020 to establish any variation to survey identified in the original report. No variation to activity, sett or foraging behaviour was identified. A revised planning layout has been forwarded by the client; it was found that once the new layout was overlaid on the mitigation plan it was found that the new position of the western garden retaining wall did not directly impact with the existing sett. The RAM's therefore will take this into consideration. A new artificial sett will be constructed under license as identified on drawing ref:- 0978-Mitigation Plan – MIT-03C, the existing sett will be closed down for the duration of the formation works of the new retaining wall position and completion of the works in this area, the existing sett will then be opened up again and retained on site.

An extra access point is also to be formed through the retaining wall approximately 450 mm wide by 300 mm high, with a ramped approach to accommodate the height variation into the wildlife corridor. The new access point is positioned adjacent to the turning head and parking bays. This new access point will benefit Badger, Fox, Hedgehog, etc.

As previously noted, the corridor between the western and northern retaining walls will be enhanced with tree and scrub planting, to include blackthorn, Blackberry and some individual crab apple tree stock.

5.0 BATS – Screening

The CONOD data did not show any further records for this species and as previously stated transect surveys are season limited and offer little extra information when forming a mitigation strategy. As discussed, a worst-case scenario approach will assume bats transect across the site to gain access to the greater diverse habitats of the Dee Valley and in Ty Mawr Country Park. As per the original recommendations, a dark corridor is to be created and protected between the western boundary and the western retaining wall. The retaining wall sits at a height of approximately 1m, a 1.8 m high close board fencing is to be erected on top of the retaining wall to the rear of the gardens. The strip of land between the two will be enhanced and planted to form a dark corridor. A similar approach is to be undertaken to the northern boundary as set out on drawing ref:- 0978-Mitigation Plan – MIT-03C

The street lighting is not to be placed at the abutments with the connecting wildlife corridors, but placed in board along the road ways to reduce light pollution, where L.A. highway lighting approvals allow. The lighting has to be designed to be directional and to have a low ultra violet signature where feasible.

Security lighting is likely to be fitted by the householders to the rear plots; this is to be discouraged where feasible to reduce the light pollution over the boundary trees and hedgerows

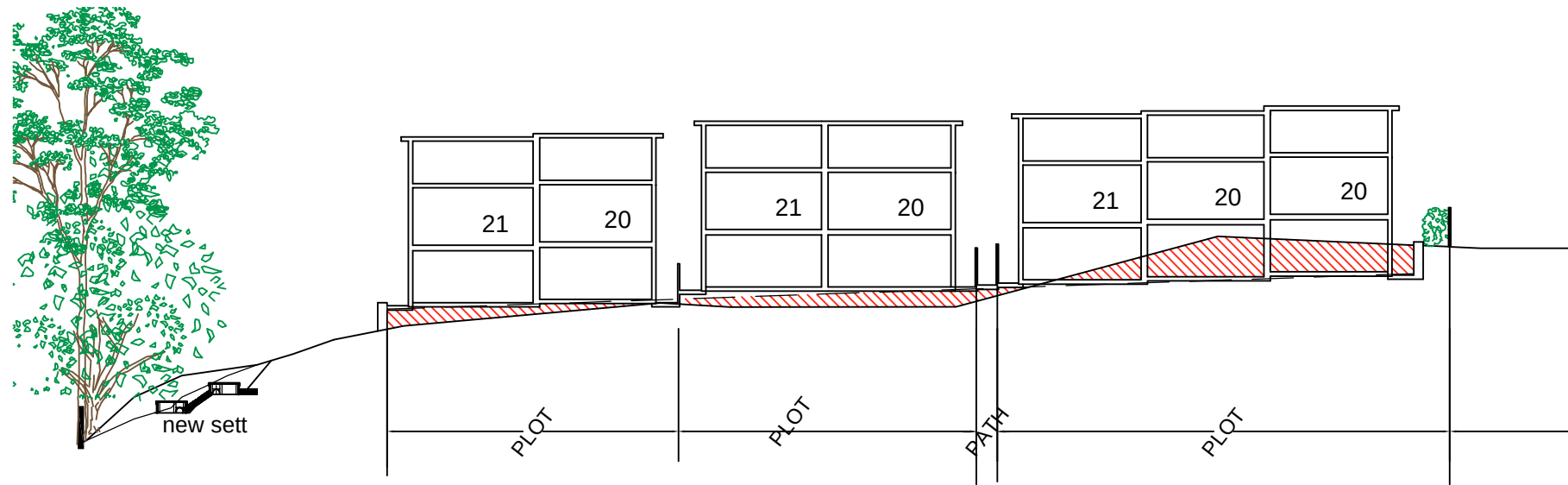
As and enhancement, concrete bat boxes are to be integrated into the elevations facing on to the western, eastern, northern, and southern boundaries. The boxes/bricks/tubes are to be positioned at soffit height, but not to be positioned adjacent to bedrooms or over doorways and windows. A total of 4 winter boxes and 4 summer boxes are recommended.

Tim Hodnett
February 2021

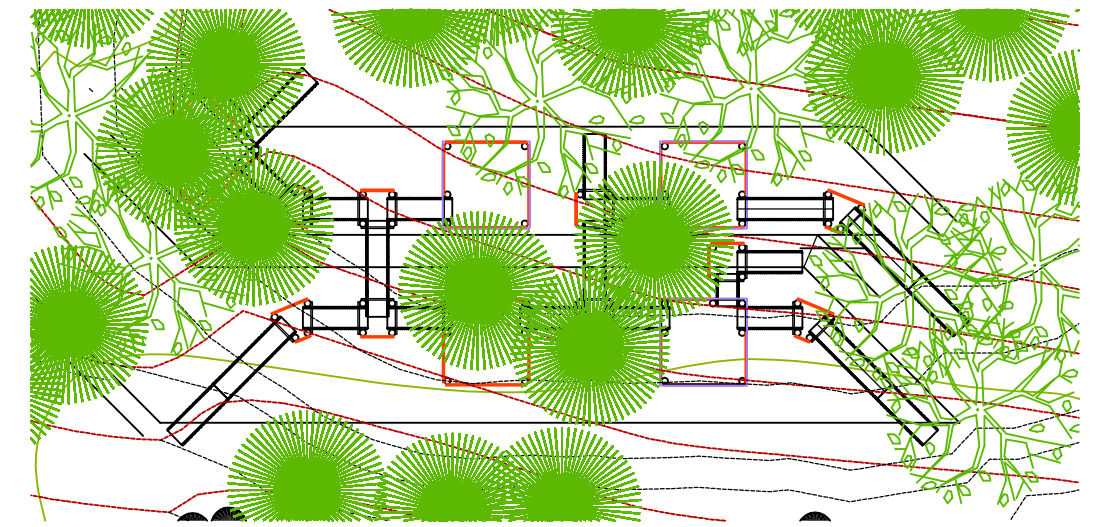
6.0 APPENDICES

Plans – Drawing Ref:- 0978-Mitigation Plan MIT-03

COFNOD – data set - <https://emapper.cofnod.org.uk/?id=8676&key=a5469d0b3d2f4c38>



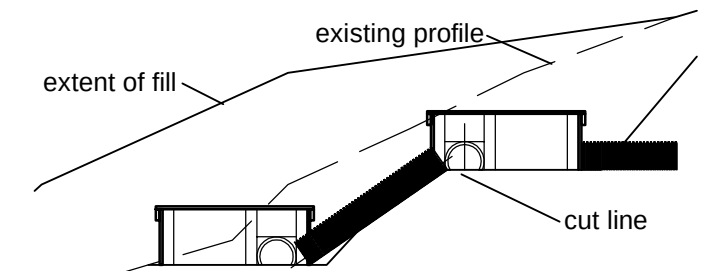
section A' A'



enlarged plan of artificial sett



section A' A'



section A' A' enlarged through artificial sett

client

ANWYL

project title

PROPOSED HOUSING DEVELOPMENT, WRENBURY WAY, CEFN MAWR

drw. title

BADGER MITIGATION PLAN

scale
1:500 @ A3
rev.

date
Oct '20
chkd.

drawn
TJH

C
project ref.

drawing no.

0978

MIT-01

edc

ecological design consultants

NOTES:
To be read in conjunction with Engineers, Services drawings etc. All dimensions to be checked prior to construction on site. All works to be carried out to the satisfaction of LA and relevant B.S. All discrepancies to be reported immediately.

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