



3rd March 2021

P/2020/0747: DISCHARGE OF CONDITION 4 (CONSERVATION PLAN FOR GREAT CRESTED NEWTS) AT MOSS HOUSE, FENNS WOOD, WHITCHURCH 2021

Background

Rachel Hacking Ecology Limited was commissioned in 2021 by Dominic Revel to discharge Condition 4 for Moss House, Fenns Wood, Whitchurch. The site was granted planning permission from Wrexham County Borough Council in January 2021 for a first-floor extension to the bungalow (planning reference P/2020/0747). As part of the planning permission, several conditions were attached. This document aims to discharge Condition 4 which relates to Great Crested Newts.

Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).

Condition 4 states: *"No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:*

- *details of protective measures to be taken to minimise the impacts;*
- *details of measures to prevent or reduce incidental capture or killing (Reasonable Avoidance Measures in respect of Great Crested Newt).*

The Conservation Plan shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Conservation Plan (Reasonable Avoidance Measures) is implemented, which protects any Great Crested Newt affected by the development.

This condition is also detailed within a consultation response from Natural Resources Wales dated 18th December 2020.

Conservation Plan

The site is located on Fenns Bank Road in Bronington, Whitchurch (OS Grid Reference: SJ 50393 36620). The existing site comprises a detached bungalow. Two ponds lie within 250m of the site within a small woodland. One lies 150m south of the site and is approximately 25m² and one lies 160m south and is approximately 600m². A series of ditches lie to the west and north of the site. The closest ditch joins the southern site boundary.

Fenns Whixall and Battlefield Mosses National Nature Reserve lies 100m west of the site and Fenns, Whixall, Battlefield, Web and Cadney Mosses Site of Special Scientific Interest and Special Area of Conservation surrounds the site, adjacent to the site to the



east and south and 15-25m from the site to the north and west. The site also lies adjacent to Midland Meres and Mosses Ramsar Site. These sites are important for their lowland raised bog habitat and open water. Great Crested Newt presence is known within the designated sites. The ponds within 250m of the site are outside the designated sites. No ponds within the designated sites lie within 250m of the proposed development site.

Habitats on site surrounding the dwelling comprise mown-amenity grassland, a well-maintained vegetable patch and bare ground used as a driveway. These provide no cover for Great Crested Newt. No groundworks are proposed as part of the development and construction vehicles and materials are proposed to be situated on the driveway. Therefore, it is considered unlikely that Great Crested Newt will be affected by the development.

Due to the proximity to known Great Crested Newt presence a set of Reasonable Avoidance Measures (RAMs) shall be strictly followed during construction.

REASONABLE AVOIDANCE MEASURES

Should any Great Crested Newt, or any other protected species, be found during construction, work will stop, and a licensed ecologist will be contacted immediately.

- Prior to construction work starting on site, a toolbox talk will be given to all construction personnel. The construction team will nominate a lead member of the team to ensure the RAMs are carried out daily.
- An ecologist will be on call throughout the construction work and will visit site if required.
- A copy of this RAMs statement will be available at all times on site.
- Prior to commencement of work each day, a brief site walkover will be undertaken by construction personnel to ensure no GCN have entered the construction site overnight.
- Heavy vehicles will use existing tracks onto and within the construction zone and avoid driving close to the southern boundary and any hedgerows.
- It is advisable that only building products to be used on the day are brought and stored on the site. If building products need to be stored on site (e.g. overnight or for a few days) these products will be stored on pallets or retained in bags on pallets to ensure that refuges are not created that will attract newts. If possible, building products should be placed on existing hardstanding.
- No holes are to be created during the construction period.
- Any spoil resulting from the development will be removed from the construction area on the same day and will be taken off site OR placed on hardstanding or on pallets to be removed at a later date.

