

6.6.1 Impacts
Populations of great crested newts are known to be present throughout Wrexham Industrial Estate. Pond 2 tested positive for great crested newts in 2019.

The potential impact from the development has been assessed based on the quality of land to be impacted and the distance from nearby ponds. The site is approximately 500m² in total, which is 0.082 ha. The nearest corner of the site is ~115m away from both ponds 1 and 2.

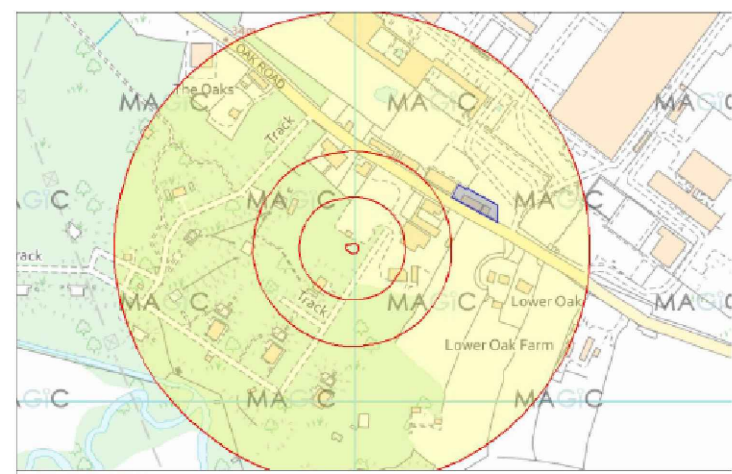


Figure 6.3. 50m, 100m and 250m around pond 1

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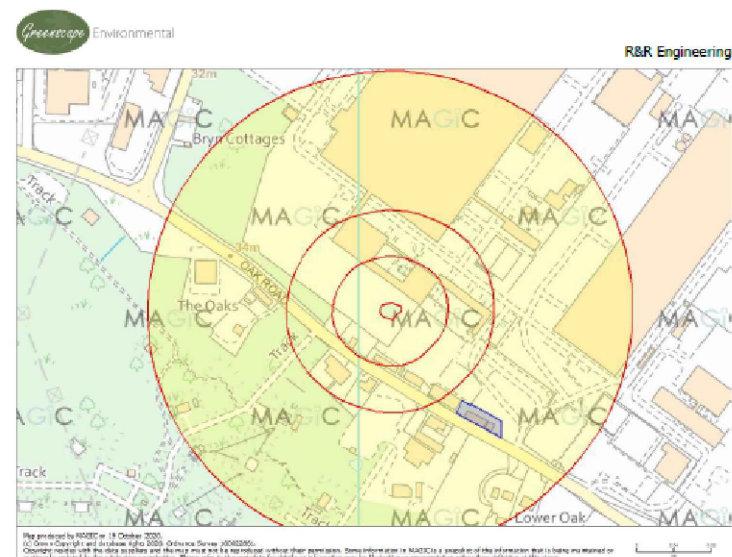


Figure 6.4. 50m, 100m and 250m around pond 2

The risk of an offence is highly unlikely, as the land to be lost is of no value and the ponds are over 100m away. This does not preclude the presence of newts on site, however, and so a precautionary method statement will be followed to ensure the safety of any newts or other amphibians found on site.

6.6.2 Mitigation

Working Method Statement

Pre-Construction

1. The site will be managed and maintained to the same level as currently, allowing no plants to grow on site. No rubble or material piles will be permitted on site unless raised on a pallet, as is currently the practise on site. This will prevent the potential shelter value of site from increasing.

Site Setup

2. A consultant will be retained as the Ecological Clerk of Works (ECOW) to oversee the work in areas sensitive to great crested newts on site.
3. The ECOW will provide contractors with a toolbox talk prior to work commencing. This will include information about the legal status of newts and responsibilities of the construction company to ensure no offence is committed. A document to assist with the identification of newts will be left on site.

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4. The site will be checked thoroughly by the ECOW prior to construction commencing. This will confirm there are no newts present and that there are no potential places of shelter.
5. Soil and vegetation will be stripped prior to setting up the site compound to ensure the compound contains no vegetation which could potentially attract great crested newts.
6. All cabins and equipment will be located on firm compacted ground, preferably a stone or concrete base.
7. Contractors are advised not to handle newts at any time.

Construction Phase

8. The site foreman will be responsible for ensuring all contractors are aware of the potential to find newts, and that they are familiar with the appearance of newts. If in doubt the ECOW will be contacted.
9. Contractors are advised to avoid handle newts at any time.
10. All groundwork will be conducted during daylight hours as newts are least likely to move during this time.
11. Trenches will be dug and filled in on the day created or will be covered over with close-fitting boards at the end of each working day, and then checked the following morning. This is particularly important when newts are most active, between March and November.
12. If necessary, a ramp will be placed in trenches to allow newts and small mammals to escape.
13. Any heavy machinery will be stored on an area of handstanding to avoid refugia being created.
14. Stored material will be raised on pallets to reduce the potential they might act as a temporary refugia. This reduces the potential for damage or destruction of individual newts.
15. All waste will be placed straight into skips to reduce the potential of creating refugia.
16. If a newt is found, then work will stop immediately and the ECOW contacted for advice.
17. Great crested newts will not be handled or moved without express permission from Natural Resources Wales as this would constitute an offence.
18. It is recommended that regular site visits are carried out by the ECOW to ensure compliance with the legislation and the Method Statement. A record of these visits will be made as part of the audit trail.

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6.7 Reptiles

No negative impact on reptiles would be expected from the development due to the lack of suitable habitat on site. The method statement provided for great crested newts will also protect any reptiles that do happen to be in the area.

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6 Impacts, Enhancements and Mitigation

6.1 Nearby Features of Importance

Figure 4.1 shows that the nearest SSSI is over 1km away, no negative impact is expected.

6.2 Habitats on Site

The development as proposed will not see the loss of any habitats of inherent value. Any mitigation or enhancement will be delivered on a species level.

6.3 Bats

6.3.1 Impacts

There is unlikely to be any negative impact on any bats in the area as the buildings to be demolished are of no value to roosting bats. Any bats in the area may visit for foraging purposes only, which will be possible throughout and after development. The site will be enhanced by erecting an artificial bat box on the exterior of the building when complete.

6.3.2 Mitigation / Enhancements

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

Artificial Invertebrates

It is recommended that provision be made for roosting opportunities for bats with the erection of one woodcrete bat box suitable for a day roost on the site of the new building. These will be erected at a minimum height of 3-4 m and in a southerly, westerly or easterly facing direction.



Figure 6.1. Example woodcrete bat box. Schwegler 19F

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Lighting

Lighting needs to be designed to have minimal impact on bats and their commuting and foraging areas. This results in the recommended use of downlights and the horizontal spread of lighting to be kept to a minimum.

1. A lighting scheme will be drawn up in line with ILP and ECT Guidance Note 08/16.
2. All newly proposed external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats.
3. There will be no direct illumination of any enhancement features erected for bats.
4. All domestic lighting will be below 10 lux, orientated towards the ground and controlled by PIR (Passive Infra-red), set on a short timer.

6.4 Other Mammals

No negative impact on any non bat mammals is expected from the development as proposed. No evidence or habitat was found of value.

6.5 Birds

6.5.1 Impacts

Work at this site will include the demolition of buildings on site, at least one of which contains a swallow nest. This means the demolition work could affect nesting birds if conducted during the nesting season.

6.5.2 Mitigation / Enhancements

1. The demolition of the buildings will be done outside 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. Should an actively nesting bird be found, a 4m buffer will be left around the nest, and no further disturbance conducted until the young have fledged.
3. It is recommended that a range of woodcrete boxes are erected around the site to provide an enhancement for passerine birds, and a selection of the following would be appropriate.



Figure 6.2. Bird boxes

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.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA.

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 record 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.

NOTE:

Works to be carried out in accordance with Greenscape Ecology Ecological Appraisal dated 20 October 2020. Extract of conclusions and recommendations of ecological appraisal referred to on this drawing

1:500
Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

R&R Engineering Ltd

rev	description	date	author	checked
A	Planning Application	21/10/20	GE	

PLANNING

client
R&R ENGINEERING

project
**LAND NORTH OF OAK ROAD,
WREXHAM INDUSTRIAL ESTATE**

drawing
BLOCK PLAN SHOWING ECOLOGY MITIGATION

project no.	date	scale
20069	10/20	1/500 @A1 1/1000 @A3

drawing no.
P-04

revision
A

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SK=SKETCH/FEASIBILITY
P=PLANNING
T=TECHNICAL
B=BUILDING REGULATION
A=AS BUILT

BLOCK PLAN SHOWING ECOLOGY MITIGATION