ETIVE ECOLOGY

Ecological Services & Solutions

Proposed Industrial Development

Land off Rackery Lane, Llay Industrial Estate

Ecological Mitigation Strategy

Produced for:

RA & CE Platt Ltd

July 2025

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APPENDIX A
Development Footprint
Indicative Mitigation Plan

Prepared by: Russell Grey
Date: 6th July 2025
Version: 1.0

1 INTRODUCTION

1.1 The Scheme

1.1.1 Etive Ecology was commissioned by RA & CE Platt Ltd to prepare an Ecological Mitigation Strategy document in relation to the plot of land off Rackery Lane, Llay Industrial Estate, Wrexham. The application site is centred on National Grid Reference SJ 3262 5675.

1.1.2 The site is proposed for industrial development comprising a new access of Davy Way to the northwest, a number of industrial units in the main body of the site and areas of parking, turning and yard/storage. There will be at least two new water-bodies created and the retention of existing trees under TPO and an ecological mitigation corridor along the southeast boundary. Full details of the proposed scheme have not yet been prepared, due to the fact that this is an Outline Planning Application. Full details will be provided in the Reserved Matters Application.

1.1.3 The site has previously been subject to a Preliminary Ecological Appraisal (e3p October 2024; 81-960-R1-3) which identified the potential for GCN, foraging/commuting bats, reptiles and nesting birds on site. NRW responded to the application with concerns regarding GCN (CAS-271475-S3X4) and the proposed approach given by e3p. Consultation with Wrexham's County Ecologist also identified concerns relating to the potential impacts on grassland, trees, invertebrates (butterflies), reptiles and bats.

1.2 Scope of this Report

1.2.1 This report provides a summary of the ecological baseline (taken from e3p, 2024), taking into consideration the responses provided by NRW and Wrexham CC. A precautionary approach has been taken here, assuming the presence of species identified by NRW/WCC and providing an appropriate mitigation strategy.

2 ECOLOGICAL BASELINE

2.1 Previous Study

Extended Phase 1 Habitat Survey (June 2013, Capita)

2.1.1 This survey effort was undertaken in relation to the site and the adjacent land (Police Station) as part of a feasibility study). The conclusion of this report was that the whole site was of significant biodiversity interest, with habitats and species listed on the Local Biodiversity Action Plan (LBAP) specifically for the counties of Denbighshire and Flintshire. These included:

- Grassland equivalent to hay-meadow (National Vegetation Classification of Mesotrophic Grassland MG51).
- Dry calcareous grassland (National Vegetation Classification of Calcareous Grassland CG2).
- Ponds and temporary pools.
- Hedgerows.

2.1.2 Other habitats and species also subject to Biodiversity Action Plan (but not included in the Denbighshire & Flintshire LBAP) and which were also observed during this survey included:

- Open Mosaic Habitats on Previously Developed Land.
- Dingy Skipper butterfly (42% decline since 1970).
- Small Heath butterfly (62% decline since 1970).
- Reed Bunting.
- Orchids (Northern Marsh, Common Spotted & Bee Orchids).

2.1.3 The potential of the habitat to support species protected by National legislation (listed in the schedules of the Wildlife & Countryside Act 1981 as amended) and International legislation (listed on Annex I/II of the EU Habitats Directive) was also assessed. These included:

- Great crested newt.
- Reptiles (the four so-called 'common species').
- Bats.
- Badgers.
- Breeding birds (including Barn owl).

Protected Species Surveys (2015, Capita)

2.1.4 Survey effort included both the current application site and the adjacent Police Station site. Surveys included GCN presence/absence, reptile presence/absence, bat activity surveys, badger walkover, breeding bird surveys and Phase II vegetation surveys. The findings were as follows:

- Small GCN population in the pond located within the current application site (Pond 1) – peak count of 1 x GCN (non-breeding).
- No reptiles encountered.
- Small numbers of soprano pipistrelle bats recorded on site, indicating low value to bats.
- [redacted]
- Woodcock, grasshopper warbler, reed bunting, song thrush, bullfinch, willow warbler,

starling, mistle thrush, dunnock and whitethroat were identified on site.
- Application site comprised primarily of unimproved neutral grassland with areas of scrub, marshy grassland, standing water and trees/woodland.
- Bee orchid and Cyperus sedge were identified at a density that is of regional significance (Police Station Plot only, i.e. the development footprint).
- Dingy skipper observed in small numbers on the Police Station plot only (although the current application site was recognised to comprise suitable habitat for the species).

2.1.5 Recommendations were made to:

- Obtain an EPSL for GCN based on a proposed site arrangement that included extensive semi-natural habitat and a retained area dedicated to the long-term conservation of the species.
- Create a series of habitat bunds for dingy skipper.
- Recreation of MG5 Grassland to replace that lost to the scheme.
- A minimum 5-year habitat management plan (extended to 25 years as a result of the GCN EPSL).

2.2 Great Crested Newts

2.2.1 Data from Cofnod confirmed the record from 2015 of a single female GCN in the on-site pond (Pond 2).

2.2.2 GCN Presence/absence surveys were undertaken in 2022 of the two ponds on-site. Pond 1 (northern corner of the site) was found to be dry. Pond 2 (centre of the site) was not found to support any GCN at the time.

2.2.3 GCN eDNA surveys undertaken in 2024. Pond 1 was dry. Pond 2 returned negative results for GCN. Pond 3 located 40m to the east was assessed to be unsuitable for GCN (a fishing lake) and three other ponds within 250m were not accessible.

2.2.4 Terrestrial habitat on site was assessed to be suitable to support a range of amphibians including GCN.

2.2.5 The adjacent Police Station site has been developed in recent years and now comprises a mitigation site that supports a breeding population of GCN. The mitigation area is open along its boundary with the current application site, allowing GCN free access across the site.

2.2.6 In summary, the on-site ponds are of low suitability for GCN and are unlikely to support breeding activity. There is suitable terrestrial habitat present and given the known presence of GCN in immediately adjacent land **it is concluded that GCN are likely present within the application site**. A minimum Small Population is likely present.

2.3 Reptiles

2.3.1 Data from Cofnod identified records of grass snake and common lizard adjacent to the application site to the southeast and southwest respectively.

2.3.2 Although the site does offer some suitable habitat for reptiles, its current management is identified as a likely reason that the overall site suitability is relatively low for reptiles.

2.3.3 In summary, **reptiles are considered to be likely present within the application site**, based on the presence of known records and suitable boundary and 'edge' habitats.

2.4 Butterflies

2.4.1 Data from Cofnod confirmed the presence of dingy skipper in adjacent land and also identified other notable species such as shaded broad-bar, cinnabar and grayling within the search area.

2.4.2 The site was assessed to be unlikely to support any notable invertebrates based on the immature nature of the woodland, the absence of deadwood and the lack of floristic diversity within the grassland (as a result of the current management regime).

2.4.3 However, the site has previously been identified as suitable to support butterfly species such as dingy skipper (although no observations were made within the current application site). Since then, the site has been managed for its agricultural value with regular silage and hay cuts, which are likely to have inadvertently reduced its suitability for butterflies. Taking a precautionary approach, **the site is assessed as being likely to support notable species of butterfly such as dingy skipper**.

2.5 Bats

2.5.1 Data from Cofnod confirmed records of common pipistrelle, soprano pipistrelle, brown long-eared and myotis species of bat within 1km of the site.

2.5.2 None of the trees on site were found to have the potential to support roosting bats and there are also no buildings or structures present that could support roosting. The surrounding land-use suggests that the site is unlikely to be used as a key commuting route, but the combination of grassland, scrub and trees does offer a locally valuable foraging resource.

2.5.3 In summary, **foraging bats are assessed to be likely present within the application site**.

2.6 Grassland

2.6.1 The grassland was found to comprise a managed sward under a regime of frequent cut/collect for agricultural usage. The sward was relatively species-rich but comprised mainly common and widespread species of grasses (rye-grass, Yorkshire fog, creeping bent) and flowering plants (knapweed, birds-foot trefoil, fleabane). The grassland was classified as Other Neutral Grassland, in reflection of the site's current management and its species-composition. This is a reasonable classification given the baseline condition reported in 2015 and the subsequent management regime.

2.6.2 It is recognised that the grassland was of a higher conservation value in 2015, comprising lowland meadow / unimproved neutral grassland. The management of the site since that time has been entirely appropriate from an agricultural land-use perspective, and unless the site is approved for development (in accordance with the LDP) the site would continue to be managed in this way as an agricultural resource.

2.6.3 In summary, the condition of the grassland on site has degraded since 2015 and will continue to degrade whilst it is used as an agricultural resource. On a precautionary basis, **it is assessed that the grassland is of local importance**.

2.7 Trees

2.7.1 The Tree Survey of the site (Tree Solutions, April 2024) identified eighteen individual trees, six groups and two hedgerows on site. The individual trees were mainly mature and semi-mature oaks along the boundary of the western portion of the site. The northeast boundary was a well-established but still relatively young species-rich hedgerow. The northwest boundary was a group of field maple, goat willow and oaks of relatively low value. The southeast boundary was a group of semi-mature oak, ash, willow and birch, with ash dieback noticeable. Whilst around the existing pond was willow with occasional hawthorn in poor condition. The main trees of arboricultural value were located along the eastern boundary of the western portion of the site.

2.7.2 It is assessed that the removal of trees undertaken to date constitutes lawful tree removal. No significant or notable trees have been removed according to the Tree Survey Report. No trees of any significance will be removed as part of the scheme.

2.7.3 In summary it is assessed that the existing woodland, trees and boundary corridors are not more than semi-mature in age and are generally lacking in structure as a result of no appropriate management. **The value of the tree/woodland resource on site is of local importance**.

3 MITIGATION

3.1 Scheme Design / Layout

3.1.1 No proposed scheme layout has been prepared as part of this outline application. A masterplan indicating development area and retained habitat areas is provided in **Appendix A**. This outline scheme has been mark-up to indicate how the proposed mitigation measures detailed below could be integrated into a detailed design for the scheme if it were to progress through outline planning.

3.1.2 The proposed outline scheme is likely to result in the following adverse impacts on ecological receptors:

- Loss of Pond 2 and 2.38ha of terrestrial habitat suitable to support GCN.
- Loss of 2.38ha of terrestrial habitat suitable to support reptiles, butterflies and foraging bats.
- Loss of 2.3ha of grassland of Local Value.
- Risk of direct harm to GCN, reptiles, nesting birds and notable species such as hedgehogs.

3.1.3 The proposed outline scheme also provides opportunities for habitat retention, enhancement and creation. These measures are detailed below and are illustrated in **Appendix A**.

3.2 Great Crested Newts

3.2.1 Two new ponds will be created as part of the development of the site. These will be located in the north-western boundary of the site and will each cover a footprint of approximately 0.02ha. The ponds would be lined to ensure they held water all year round and would likely be linked to surface water and grey water drainage as part of a SUDS. The ponds would be subject to planting using native species of local provenance.

3.2.2 Terrestrial habitat for GCN will be provided in the form of 0.35ha of retained grassland along the north-western section of the site. This area will comprise the existing grassland sward, protected during construction works and subject to long-term conservation grassland management targeted at reducing nutrient levels, increasing species-richness and sward structural diversity. Boundary woodland and scrub will be retained and the GCN corridor running along the southeast boundary will also be retained, protected and managed appropriately.

3.2.3 Two hibernacula will be created as part of the pond creation works and located adjacent to each of the ponds. These structures will be created/designed as per the GCN Mitigation Guidelines, each with a footprint of approximately 2m x 2m.

3.2.4 The construction of the proposed scheme will be subject to obtaining a GCN Development License. A licence application would be submitted based on existing GCN data for the site and surrounding area, which is understood to be relatively well recorded. eDNA surveys will be carried out on the two on-site ponds in the survey season immediately prior to submission of the licence application, to further supplement the existing data.

3.2.5 Under the GCN Licence, the site would be subject to perimeter GCN exclusion fencing and trapped out using pitfall traps for a period of at least 30 consecutive days (and possibly up to 60 days if a medium-sized population is confirmed). The retained area of grassland would be

used as the receptor site for any GCN caught during this process.

3.2.6 The works would be subject to regular ecological supervision and an Ecological Compliance Audit. A Biosecurity Risk Assessment would also be prepared for the site, with any appropriate control measures implemented in full.

3.2.7 As part of the scheme design, surface water management would need to consider the potential risks on GCN during the operational phase of the scheme. This would require gulley-pots to be made amphibian-friendly either with dropped kerbs or recessed kerbs. Measures to reduce the likelihood of amphibians entering the site may also be considered such as permanent one-way fencing. The SUDS will also ensure that any water entering the two GCN ponds is of a suitable water quality.

3.2.8 Following completion of the scheme, all areas of habitat retention, creation and enhancement will be transferred to a suitable conservation organisation and subject to long-term habitat management and monitoring (as described in Section 4).

3.3 Reptiles

3.3.1 To mitigate the risk of harm to reptiles during construction of the proposed scheme, the GCN trapping effort and associated supervised habitat clearance will be effective in ensuring that reptiles can be safely trapped and translocated out of the construction zone. The retained grassland in the northwest section will provide a suitable receptor site.

3.3.2 Post-development, the site will provide high quality species-rich grassland, two ponds, two hibernacula, three butterfly banks and corridors of woodland and scrub. This habitat arrangement will provide a variety of basking opportunities, foraging areas and excellent connectivity. There will also be numerous features that could be used for over-wintering / hibernation.

3.3.3 All habitats retained, created and enhanced as part of the proposed scheme will be subject to long-term habitat management, with defined condition target relating to reptiles.

3.4 Butterflies

3.4.1 Butterflies, including dingy skipper, will be accommodated on site through the protection and enhancement of 0.35ha of grassland. This habitat will be managed specifically for conservation and will have condition target specifically aimed at butterflies.

3.4.2 Provision is also made for butterflies in the proposed creation of three butterfly banks. These are to be 10m x 2m in footprint and 1-2m in height. These banks will provide sunny south-facing slopes and a sparse vegetation sward comprising almost entirely of food plants for target butterflies, e.g. bird's-foot-trefoil and horseshoe vetch. These bunds will also be subject to targeted management to keep them in optimal condition to support butterflies.

3.4.3 Post construction, monitoring of butterfly activity within the retained habitats will be undertaken as part of the long-term site management regime.

3.5 Bats

3.5.1 To mitigate the loss of habitat that is likely to support foraging bats, all retained habitat will be subject to a conservation management plan aimed at enhancing the foraging value for bats.

The proposed habitat arrangement of open water, species-rich grassland, scrub and woodland has the potential to be of high value to foraging bats.

3.5.2 To minimise the impacts of the development on foraging activity, a 5m wide dark corridor will be implemented around the development area. Within this 5m wide zone, there will be no artificial lighting columns and no lighting 'spill' from nearby columns or security lights. A carefully designed Lighting Pan will be prepared to demonstrate this.

3.5.3 To enhance the roosting potential on site, a total of five bat boxes (Schwegler 2F or similar) will be installed on suitable trees within the site boundaries.

3.5.4 Prior to the submission of any reserved matters application, bat activity surveys (transects and statics) will be undertaken across the site, in accordance with the most recent survey guidance. Post construction, monitoring of bat foraging activity within the retained habitats will be undertaken as part of the long-term site management regime.

3.6 Grassland

3.6.1 The proposed area of retained grassland will be demarcated and protected during the course of construction activity, to ensure that there are no direct adverse impacts. Management of the retained grassland should take place immediately upon completion commencement of development works, in accordance with the measures detailed in Section 4.

3.6.2 The grassland will be subject to frequent cut and collect during the first year of management to reduce nutrient levels. No fertilizer or other enrichment products will be applied. The area will then be subject to a single annual cut with targeted treatment of undesirable species. If necessary, over-seeding using a pure wildflower mix may be undertaken.

3.6.3 A full record of grassland composition will be made as part of any reserved matters application, with subsequent monitoring undertaken as part of the agreed long-term management and monitoring regime.

3.7 Trees

3.7.1 All trees currently subject to a TPO will be retained as part of the proposed scheme. Trees and scrub around the existing site boundaries will be retained. To further supplement the number of trees on site, the new site access will be lined with three native trees on either side and a portion of new woodland will be created and managed at the northern corner of the site.

3.7.2 All retained and newly planted trees will be subject to long-term conservation management as detailed in Section 4 below.

3.7.3 Prior to any reserved matters application, all existing trees on site will be subject to a repeat of the ground assessment for bat roosting potential. Where further surveys or inspections are required, these will also be undertaken to inform that stage of the process.

4 MANAGEMENT & MONITORING

4.1 Management Plan

4.1.1 The following management actions are recommended to ensure all habitat retained and/or created on site is maintained in good ecological condition. These measures are draft or outline measures at this time, given the uncertainty over the precise details of the proposed site layout. A more detailed management plan would be submitted as part of any subsequent reserved matters application.

Habitat	Month	Action	Responsibility
Year 1			
Grassland	March to October inclusive	Cut and collect every 4 weeks to a sward height of 100mm.	Landscape Contractor
Trees	March to October inclusive	Water and clear weeds from 1m radius of newly planted trees.	Landscape Contractor
Ponds	April, July, September.	Remove litter. Check for and control any INNS. Remove any filamentous algae.	Landscape Contractor
Butterfly Banks	July	Hand-pull or spot-treat undesirables.	Landscape Contractor
Scrub / Boundaries	October	Trim/strim boundaries to prevent encroachment.	Landscape Contractor
All	June/July	Habitat Condition Monitoring	Ecologist
Year 2			
Grassland	July	Traditional hay cut to 100mm sward height. Leave cuttings where they lay for 7 days then collect and remove.	Landscape Contractor
	September	Undertake a second cut to 150mm if required.	Landscape Contractor
Trees	July	Inspect tree condition. Re-firm tree and tighten supports. Hand-pull or spot-treat undesirables in 1m radius.	Landscape Contractor
Ponds	April, July, September.	Remove litter. Check for and control any INNS. Remove any filamentous algae. Control aquatic vegetation (<50% cover).	Landscape Contractor

Habitat	Month	Action	Responsibility
Butterfly Banks	July	Hand-pull or spot-treat undesirables. Rake both banks to achieve 50% bare ground.	Landscape Contractor
Scrub / Boundaries	October	Trim/strim boundaries to prevent encroachment. Create clearings accounting for 20% of total scrub area.	Landscape Contractor
All	June/July	Habitat Condition Monitoring	Ecologist
Year 3 onwards			
As per Year 2			

4.2 Monitoring

4.2.1 The following monitoring programme would be implemented across the site to track the efficacy of habitat creation and management actions for different species and species groups.

Great Crested Newts

4.2.2 Two torch surveys would be undertaken by a GCN-licensed ecologist during the peak breeding season (mid-April to mid-May). All amphibians found would be recorded and records submitted to the GCN online monitoring platform. Surveys would commence in Year 1 and take place every other year thereafter.

4.2.3 Habitat Suitability Index would be undertaken for each pond at the same time as GCN monitoring surveys. Data would also be submitted to the GCN online monitoring platform.

4.2.4 The target is for GCN presence in both ponds and for HSI scores to be Good for both ponds.

Reptiles

4.2.5 Reptiles would be monitored via incidental records. During each survey visit the ecologist would undertake a transect walkover looking for reptiles. All observations would be recorded and reported.

Butterflies

4.2.6 An annual butterfly transect surveys to be undertaken during the peak flight season for dingy skipper. All butterflies recorded during the walkover, as well as any from any other time of year, to be recorded and reported.

4.2.7 The target is for dingy skipper to be present on site.

Bats

4.2.8 Undertake 5 nights of automated monitoring during the period May to August inclusive on an annual basis. Monitoring to coincide with suitable weather conditions. Variation in timing to be at the discretion of a bat-licensed ecologist.

4.2.9 Bat boxes to be inspected by a bat-licensed ecologist every other year, starting with Year 1.

4.2.10 The target is for at least four species of foraging bats to be recorded on site and for at least one bat box to be used by roosting bats.

Grassland

4.2.11 Annual monitoring of the grassland to be undertaken in June/July by a suitably experienced field ecologist. Grassland to be assessed for its species-richness, its extent, the % cover of undesirables and the absence of INNS.

4.2.12 The target is for at least 30 species of grasses and wildflowers (excluding any undesirables), no loss in grassland area, <5% undesirables and absence of INNS.

Trees

4.2.13 Trees are to be checked annually for their growth form, health and present of naturally forming niches.

4.2.14 The target is for natural form, >75% canopy cover, <5% tree stock in poor health and the presence of niches on all trees.

4.3 Reporting

4.3.1 Reports will be prepared following every monitoring visit, i.e. annually, for the duration of the agreed management period.

4.3.2 Reports will be submitted to Wrexham Planning Authority. GCN specific reports will be submitted to NRW and copied to Wrexham Planning Authority.

4.4 Site Wardening

4.4.1 The responsibility for the implementation of site management and monitoring (i.e. Site Wardening) will be granted to a conservation body that accords with the definition of a “responsible” body under part 7 of the Environment Act 2021. It is expected that the conservation body will be granted a lease over the habitat management area for a defined period, to be agreed with the landowner/developer upon grant of any planning consent.

4.4.2 It will be the responsibility of the landowner/developer to ensure that the conservation body is provide with the necessary resources in order to implement the approved management and monitoring requirements.

4.5 Funding

4.5.1 The funding of ongoing management and monitoring of the site will be covered by the landowner/developer and the future management company. It is expected that funds will be drawn from annual rent associated with the proposed development.

4.5.2 Details of the funding arrangement will be finalised upon grant of any planning consent, with a legal arrangement between the landowner and the chosen conservation body.

5 RECOMMENDATIONS

5.1 It is recommended that, upon grant of any outline consent, the following further survey work will be required to inform a reserved matters application:

- eDNA surveys of all ponds located on site and/or obtaining GCN data from the adjacent Police Station Mitigation Site.
- Suite of butterfly transect surveys across the red line application site.
- Bat activity surveys comprising 2 x walked transects and seasonal automated monitoring.
- Preliminary Roost Appraisals of all existing trees within the application site boundary.
- Full botanical survey of the existing grassland.

5.2 Following completion of these surveys, revisions will be made to this MS taking into account the survey findings. This MS will also be updated to reflect the detailed scheme.

5.3 A GCN Development Licence will be required in order to develop the site. No works to he site, other than the ongoing agricultural use, should be undertaken without an assessment of potential impacts on GCN.

Appendix A - Figures

1. Development Footprint
2. Indicative Mitigation Plan

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NOTES AEWTP033B

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **CDM_PD_Date_A0**

Principal Designer: **Name**

Unless noted below, all known hazards have been highlighted on the drawing:

N

0 5 10 15 20 25m

Scale 1:500 @ A1

Title CYM589598 boundary: 3.23ha / 7.98 acres

Red line site boundary: 3.31ha / 8.19 acres (including NWP mitigation corridor)

5m wide North Wales Police ecological mitigation corridor

Proposed landscape buffers, ecological mitigation and corridors, site re-profiling, surface water drainage (and as appropriate access roads and associated infrastructure).

27.91% OF RED LINE BOUNDARY

Development zone use class Class B1, B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works).

Buildings to be a maximum height to ridge of 20m AFFL.

72.08% of RED LINE BOUNDARY

Access Location Options

MAXIMUM QUANTUM 125,000SQFT GROSS EXTERNAL AREA OF B2/B8 FLOORSPACE.

Existing tree canopies and RPAs overlaid as Tree Solutions drawing ref: 23/AAI/WXM/314-01

REV	Date	Drawn by: -	Checked by: -
P7	19/06/25	TF	DOH
Tree Solutions Arboricultural Plan overlaid.			
P6	17/04/25	TF	DOH
Red line boundary amended to include the NWP ecological corridor as requested by the EA. Development coverage updated accordingly.			
P5	16/04/25	TF	DOH
Drawing title amended. Percentage split shown.			
P4	23/10/24	TF	DOH
Updated to Client comments			
P3	06/06/24	TF	DOH
Ecological corridor shown			
P2	10/04/24	TF	DOH
Updated to Llynfield and Oak Moss comments			
P1	03/04/24	TS	DOH
Initial issue			

Status: S2 — Purpose of Issue: For Approval

drawing stage: **Stage 3**

client: **RA & CE Platt Ltd**

project: **Rackery Lane**
Llay Industrial Park
Wrexham

drawing title: **Ecological Mitigation Plan**

date: 03/04/24 drawn: TS

scale@A0: 1:500 checked: DOH

Rev: **P7**

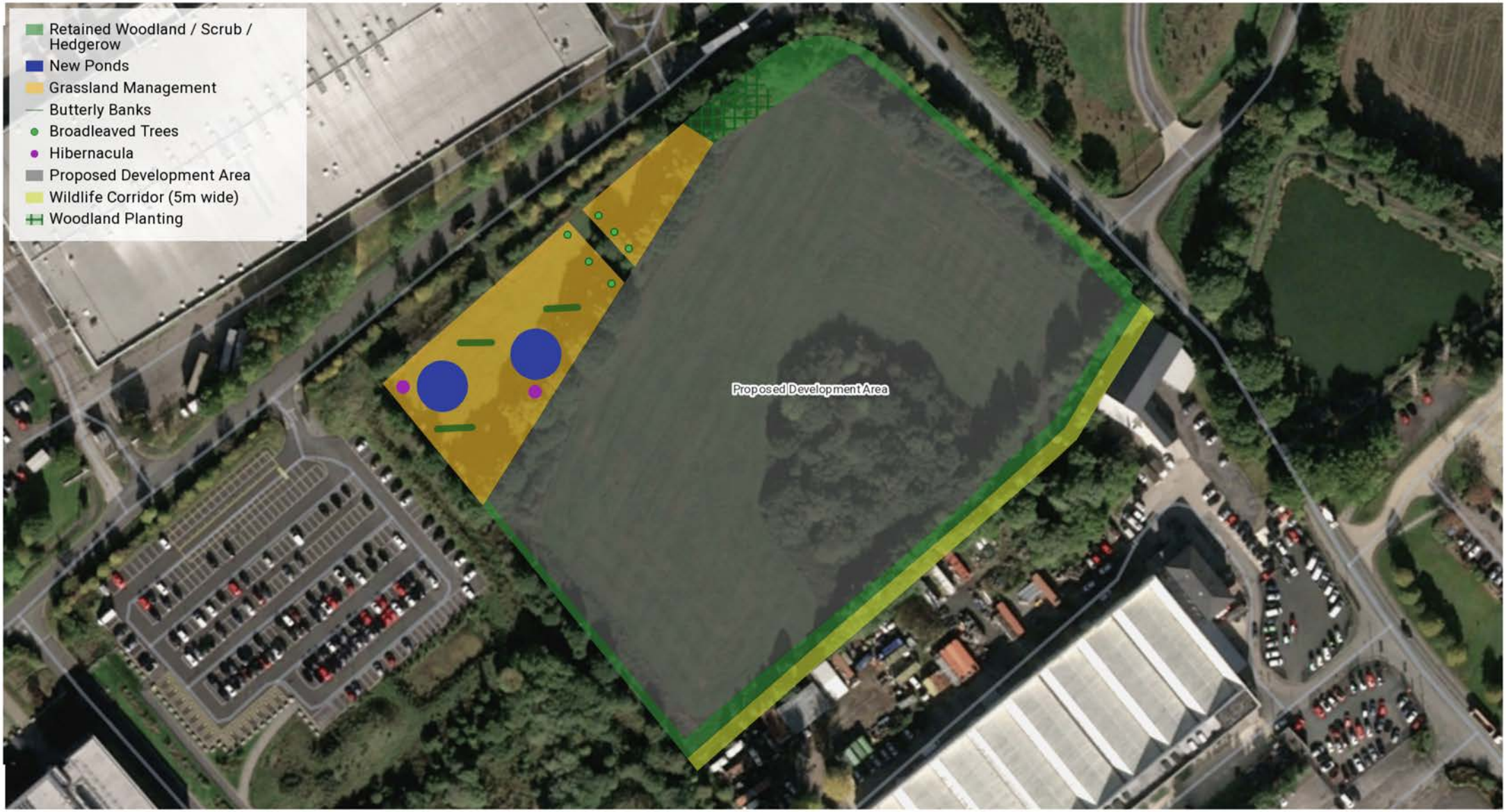
job no: **13361-AEW-SI-XX-DR-A-0502**

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AEW Reference Number 13361

Land off Rackery lane, Llay - Indicative Ecological Mitigation Plan

Land App



Produced on Land App, Jul 6, 2025.

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ETIVE ECOLOGY
Ecological Services & Solutions

50 m
Scale 1:1695 (at A4)

N