

SITE DEVELOPMENT and GCN CONSERVATION PLAN

Construction of Stables block and floodlit Manège at:
Caretaker House, Hafod Road, Wrexham. LL14 6HF.

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1: INTRODUCTION

1. Pearce Environment Ltd. Were appointed to conduct a survey and produce a Habitat Suitability Index (HSI) Report to accompany a Planning Application for the proposed construction of a Stables block to include 3No. Individual stables, tack room and solarium/wash box and outdoor floodlit riding arena all for the personal use of the applicant. The applicant is Ms. Nicola Selvey who resides in the adjacent property, Caretaker House.
2. The Report concluded that the land forming the development footprint is considered to have 'LOW' potential for Great Crested Newts to be present and that no direct impact upon the neighbouring Johnstown Newt Sites / Bonc-Yr-Hafod Country Park SSSI habitats which are outside of the development site.
3. The Report concluded that no further Great Crested Newt surveys are necessary. No evidence of other protected / notable species was noted during the survey and no adverse impact upon species or habitats of ecological importance is envisaged.
4. With regard to Biosecurity the Report concluded that no Invasive Non-Native Species (INNS) were identified on or adjacent to the site.
5. Given the above it is considered reasonably unlikely that an offence would be committed under the relevant conservation legislation in undertaking these works and therefore an EPS Licence is not necessary. Nevertheless in the unlikely event that Great Crested Newts are encountered on the site all works will cease and further advice will be sought from a suitably qualified ecologist.

2: REASONABLE AVOIDANCE MEASURES

1. The grassland predominating the site shall be retained at a short sward height during the works to ensure the site remains unfavourable for Great Crested Newts / amphibians.
2. No standing water is to be allowed to persist on the site.
3. An induction talk will be given to all personnel who will be working on the site to make them aware of the potential presence of Great Crested Newts on the site and their status as a protected species.
4. If any building material has to be stored on the site it must be raised from the ground on pallets, trailers or the like.

5. Any trenches or holes should not be left open overnight but should be backfilled or covered and sealed. They should be inspected in the morning prior to commencement of work.
6. In the event Great Crested Newts are discovered at any time during the development, all works will immediately cease and an ecological expert consulted for advice.
7. All vehicles and machinery must remain within the concrete hardstanding and gravelled area to the north of the site when not in use.
8. Under no circumstances should waste materials be left on site at the end of each working day.

3: TIMING OF THE WORKS

1. As development work is to take place within an unsuitable Great Crested Newt habitat, there are no timing restrictions for the works.
2. Work will be carried out between 07.30 and 18.00 hrs. Monday to Friday and 08.30 to 14.00 hrs. on Saturdays. No work is to be carried out on a Sunday or Bank Holiday.

4: COMPENSATION / MITIGATION

1. The proposal is in an area where there is a 'low' potential for Great Crested Newts to be present and the development will not result in the loss of any water bodies. Therefore there is no requirement to provide any enhancement above what exists.

5: LANDSCAPING

1. Planting for screening will be provided where shown on the site plan comprising generally of *Phormium Tenax* (*New Zealand flax*) and *Astelia Chathamica* (*silver bush*).

6: ARENA LIGHTING

1. Lighting of the arena will be by asymmetric flood lights mounted on hinged columns positioned as shown on the site plan.
2. Lighting will not be used before 7am. Or after 11pm. In accordance with anti social hours.

7: SITE PLAN

