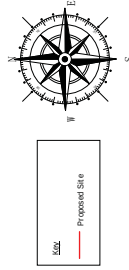
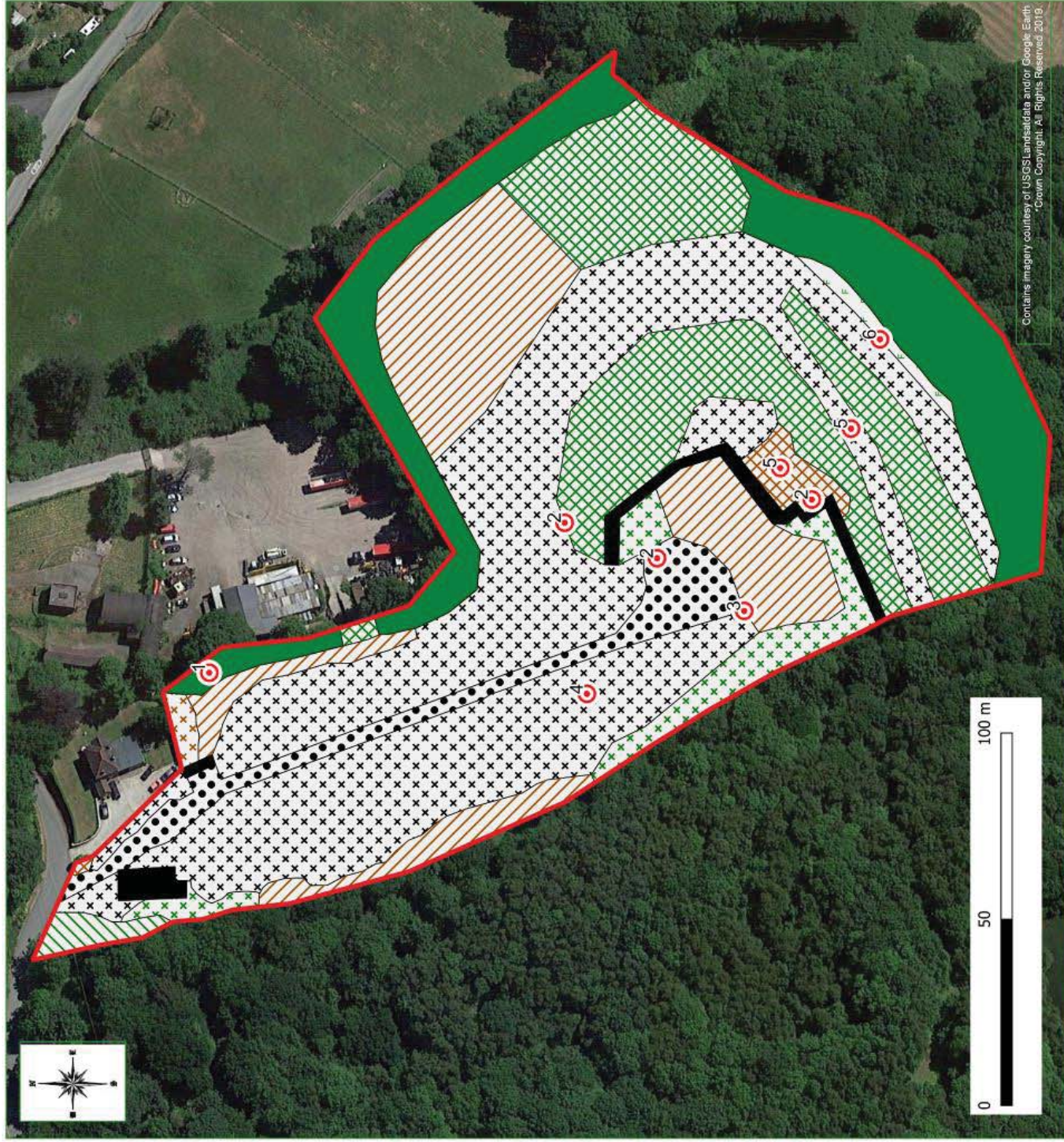


Appendix 1 – Copy of Blueprint Architectural Services plan, drawing no. P1_15/003_RevH



Appendix 2 – Copy of Tyrer Ecological Consultants (2019) 'Phase 1 Habitat Map'



Phase 1 Habitat Key

Survey Site Boundary

Target Note

A1.1.1 - Broadleaved woodland - semi-natural

A1.1.2 - Broadleaved woodland - plantation

A2.1 - Scrub - dense/continuous

A2.2 - Scrub - scattered

A4.1 - Broadleaved woodland - recently felled

C1.2 - Bracken - scattered

C3.1 - Other tall herb and fern - ruderal

J1.3 - Cultivated/disturbed land - ephemeral/short perennial

J1.4 - Introduced shrub

J3.6 - Buildings

J4 - Bare ground

Former Legacy Scrapyard, Wrexham

Survey Date: 21/03/2019

Drawn: MJP

Date Drawn: 24/03/2019

Checked & Approved: KW

Size: A3

To Approximate Scale

Tyrer Ecological Consultants Ltd

Formby Business Centre

42 Duke Street

Formby

L37 4AT

Tel: 01704 875781

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Building Together Over 20 Years of
 Ecological Excellence



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8

Refer to Figure 2 for photo locations.



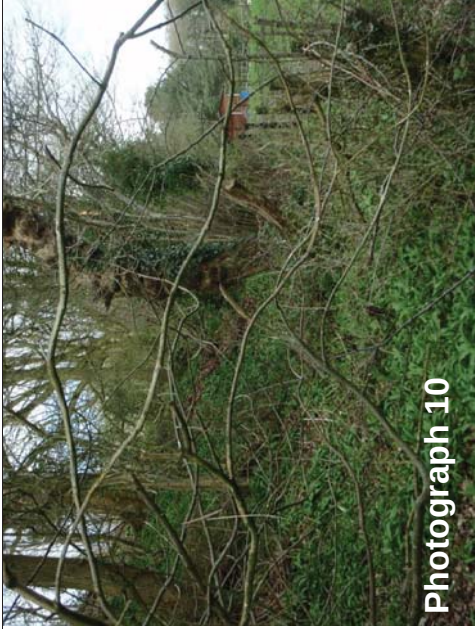
C391 Proposed Residential Development at Former Legacy Scrap Yard,
Esclusham Mill, Llwynneinion, Wrexham, LL14 4ET – Great Crested Newt
Mitigation Strategy

Appendix 3 – Photographs to Show Habitats on/ Adjacent to the Application Site
– PAGE 1 of 2

Date: 08/10/2019



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16

Refer to Figure 2 for photo locations.

marches ecology

C391 Proposed Residential Development at Former Legacy Scrap Yard,
Esclusham Mill, Llwynneinion, Wrexham, LL14 4ET – Great Crested Newt
Mitigation Strategy

Appendix 3 – Photographs to Show Habitats on/ Adjacent to the Application Site
– PAGE 2 of 2

Date: 08/10/2019

Appendix 4 – Copy of emails to/ from Holding Habitats

From: Phil Pearce [<mailto:mail@elm.uk.net>]
Sent: 25 September 2019 12:55
To: 'Dafydd Edwards'
Subject: RE: Proposed Residential Development Legacy

Dafydd

Thanks for the below. In principle Holding Habitats would be interested in taking on the site for long term management. I note that there are some areas of what appear to be non deeded land and therefore I assume that there will be a ground rent charged to each property for the management of these areas. This ground rent would also need to take in to consideration a sum for the long term management of the wildlife area. What this sum will be, would need to be established after site visits and habitat management plans have been written.

The only upfront payments required by the developer would be to bring the area in to a favourable condition for conservation purposes, as well as any enhancement works e.g. the pond, that are required as part of the planning/newt licence conditions.

I hope that is of help, and if you require any additional information, please do not hesitate to get in touch.

Regards PHIL

Director

For and on behalf of:

Ecological Land Management Ltd
01978 800193

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 23 September 2019 07:50
To: mail@elm.uk.net
Cc: ginopaletta@tiscali.co.uk; 'Mark Showell' <mark@cgpproperty.co.uk>
Subject: Proposed Residential Development Legacy

Good Morning Phil,

Many thanks for taking the time to advise me on the implications of land management/ownership for GCN.

Following up on our conversation I attach a plan illustrating an area closed off to the public for GCN, the proposal will include the formation of a pond together with the area being finished to the specifications of the ecologist completing our mitigation strategy.

I trust together with the information attached and above you can also confirm the management of this land would be secured by means of a S106 agreement whereby owner occupiers of the proposed properties would make monthly payments to secure funding to manage the GCN are with no up-front payment required by the developer.

I look forward to hearing from you, with your agreement in principle you will be happy to take ownership/management of the land.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com