

Overall Ownership of Mitigation land

FI-REM wish to retain ownership of the adjacent areas of mitigation land to avoid future conflicts with site management and potential security issues.

However, FI-REM would enter into an agreement with an appropriate conservation orientated management organisation to oversee the implementation of future detailed management plans for the sites.

A draft Heads of terms for a S106 agreement has been drafted which demonstrates FI-REMs commitment to see the appropriate management of the sites.

Site 2, Clywedog Road North, LL13 9XN

The outline management plan for this site has already been modified following comments from Butterfly Conservation. Please see latest version "*Land at Clywedog Rd North (Site 2); Wrexham Industrial Estate; Outline Habitat Management Plan, Document Ref: KE1849.01, Version 4*".

As stated in the introduction of the 'Outline Management Plan'- "*The outline recommendations within this document should be used to inform the preparation of detailed management prescriptions and method statements to support any future development of the site.*". The document is not intended to be a full and detailed management plan rather it is intended to provide assurances during the planning process and to act as a guide for a future detailed management plan. As the LPA ecologist states a detailed management plan for this site (and others) should be conditioned.

Site 3, Unit 72, Clywedog Road East, LL13 9XE

A species-rich hedgerow/band of scrub can be included along the southern boundary of the site, immediately to the south of the proposed parking spaces. The hedgerow/scrub habitats would comprise principally of hawthorn and blackthorn with hazel, holly, oak and elder included in the species mix.

Site 4, Clywedog Road North, LL13 9XN

The woodland is considered to be of relatively low botanical interest, however owing to its function as one of the main wildlife corridors through the Industrial Estate, the woodland is considered to be a feature of locally important biodiversity value.

Targeted protected species surveys were completed at Site 4 during the 2018 field season. Moderate numbers of common bird species were recorded within the woodland and along the woodland edge habitats. Bat activity surveys identified the site as supporting relatively low numbers of common bat species. Bats were generally encountered individually either commuting along or foraging over the woodland habitats.

As stated by the LPA ecologist, the proposed buildings will be located within close proximity to the woodland and will likely result in increased light spill (e.g. if the rear of the buildings are fitted with security lighting) and increased noise disturbance (during daytime operation of the units). The proposed development will also result in the loss of scrub habitats along the woodland edge.

These impacts are likely to result in a reduction in the overall quality of habitats along the northern edge of the woodland, including for bats and breeding/foraging birds, however the impacts should not significantly affect the woodland's overall function as a wildlife corridor and the woodland is still likely to be used by low numbers of foraging/commuting bats and similar bird assemblages.

Mitigation proposals aim to offset these impacts through management of the woodland and additional woodland habitats elsewhere at the site along with the provision of a bat and bird box scheme.

The requirement for a conditioned approved lighting plan should reduce the impacts of light disturbance on the woodland.

Site 5a, Wilkinson Business Park, Clywedog Road South, LL13 9AE

As stated in the introduction of the 'Outline Management Plan' - *"The outline recommendations within this document should be used to inform the preparation of detailed management prescriptions and method statements to support any future development of Site 5b."* The document is not intended to be a full and detailed management plan rather it is intended to provide assurances during the planning process and to act as a guide for a future detailed management plan. As the LPA ecologist states a detailed management plan for this site (and others) should be conditioned.

It may be prudent to have the future management plans produced by the Nature Conservation Body who will be contracted to undertake the management works.

With regards to the SUDS pond, it is my understanding that FI-REM wish to retain overall ownership of the mitigation areas and therefore the SUDS pond. So, wildlife management prescriptions for the SUDS ponds could be carried out by the appointed Habitat Management Contractors.

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