



THE
ENVIRONMENT
PARTNERSHIP



WREXHAM INDUSTRIAL DESK BASED ECOLOGICAL ASSESSMENT

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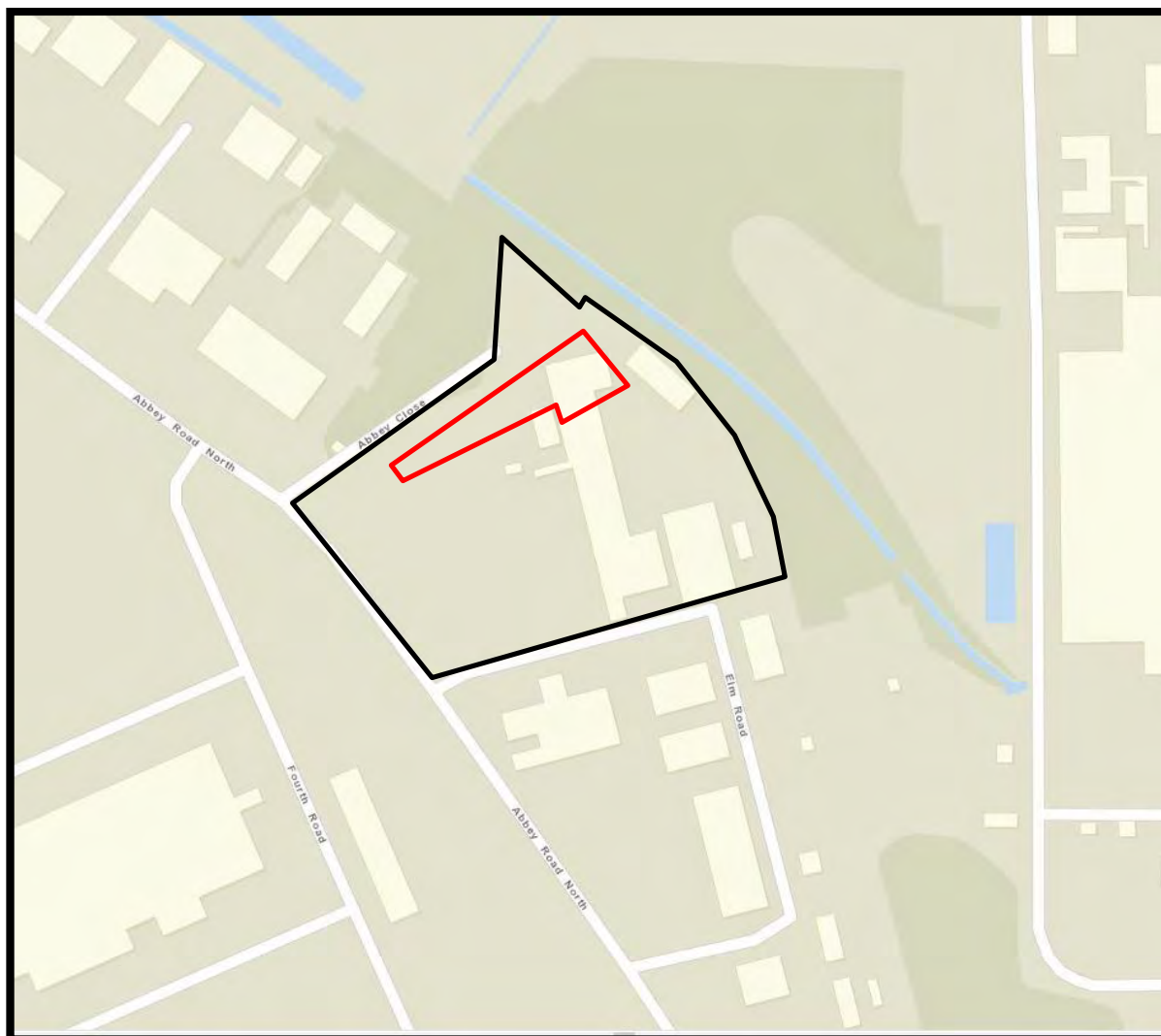
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Site Location Plan

Approximate Central Grid Reference: SJ 38512 50488

Site Location Plan



Contains Ordnance Survey data © Crown copyright and database right 2017

Key

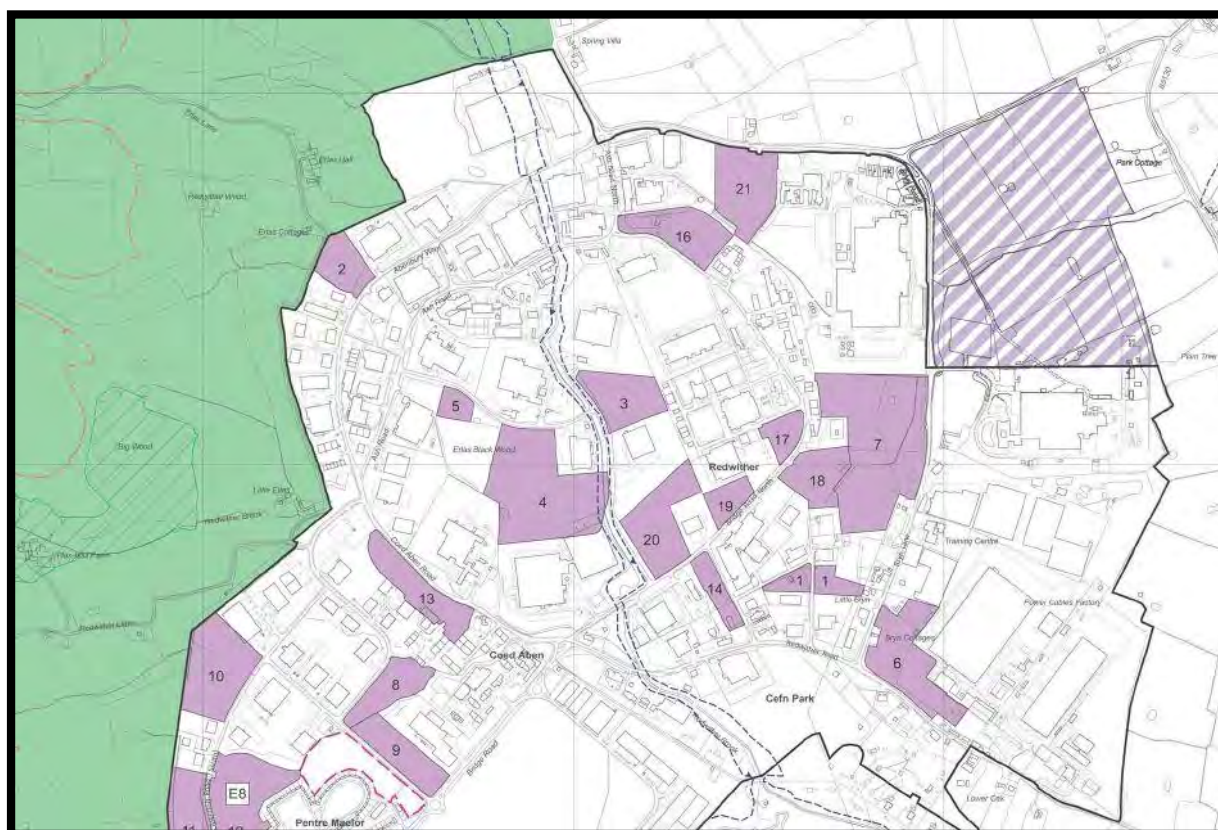
-  Survey boundary
-  Development boundary

Relevant Local Planning Policies

Wrexham County Borough Council Unitary Development Plan (1996 - 2011)

The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005 and sets out specific policies for the use of land and buildings providing a framework for local decision making and reconciling the need for development and conservation interests with maximum community benefits. The Plan covers the administrative area of the Wrexham County Borough Council. It supersedes previous adopted development plans, namely the Wrexham Maelor Local Plan.

In the future, the current UDP will be replaced by the Wrexham Local Development Plan (2013 – 2028).



Inset Plan Notation / Nodiadau Map Mewnosiadiad

	Settlement Limit / Ffin Anheddiad - PS1		Walking/Cycling Route / Llwybr Cerdded/Beicio - T10
	Employment / Gwalth - E1		Protection of Mineral Resources / Diogelu Adnoddau Mwynau - MW9
	Large Single User Employment Site / Safle Gwalth Unigol - E3		Minerals Buffer Zone / Cylichfeydd Rhagod Mwynau - MW11
	Pentre Maelor Business Use / Defnydd Busnes Pentre Maelor - E8		
	Green Barrier / Ffin Gwyrdd - EC1		
	Special Landscape Area / Ardai Tirun Arbennig - EC5		
	Development and Flood Risk / Datblygiad a Perygl Llif - EC12		
	Pentre Maelor Buffer Zone / Parth Rhagod Pentre Maelor - EC17		

Interactive Policies Map can be viewed by following the link below:

http://www.wrexham.gov.uk/assets/pdfs/planning/udp/map2_inset2_inset3.pdf

The site and adjacent land is unallocated within the UDP policy map.

Policy GDP1

All new development should:-

- a)** Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b)** Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c)** Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d)** Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e)** Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f)** Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g)** Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h)** Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i)** Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j)** Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k)** Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Policy EC4

Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC6

Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Site Designations

SSSI Impact Risk Zones for Site Only

Source: *MAGIC Maps*

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Water Supply

Notes

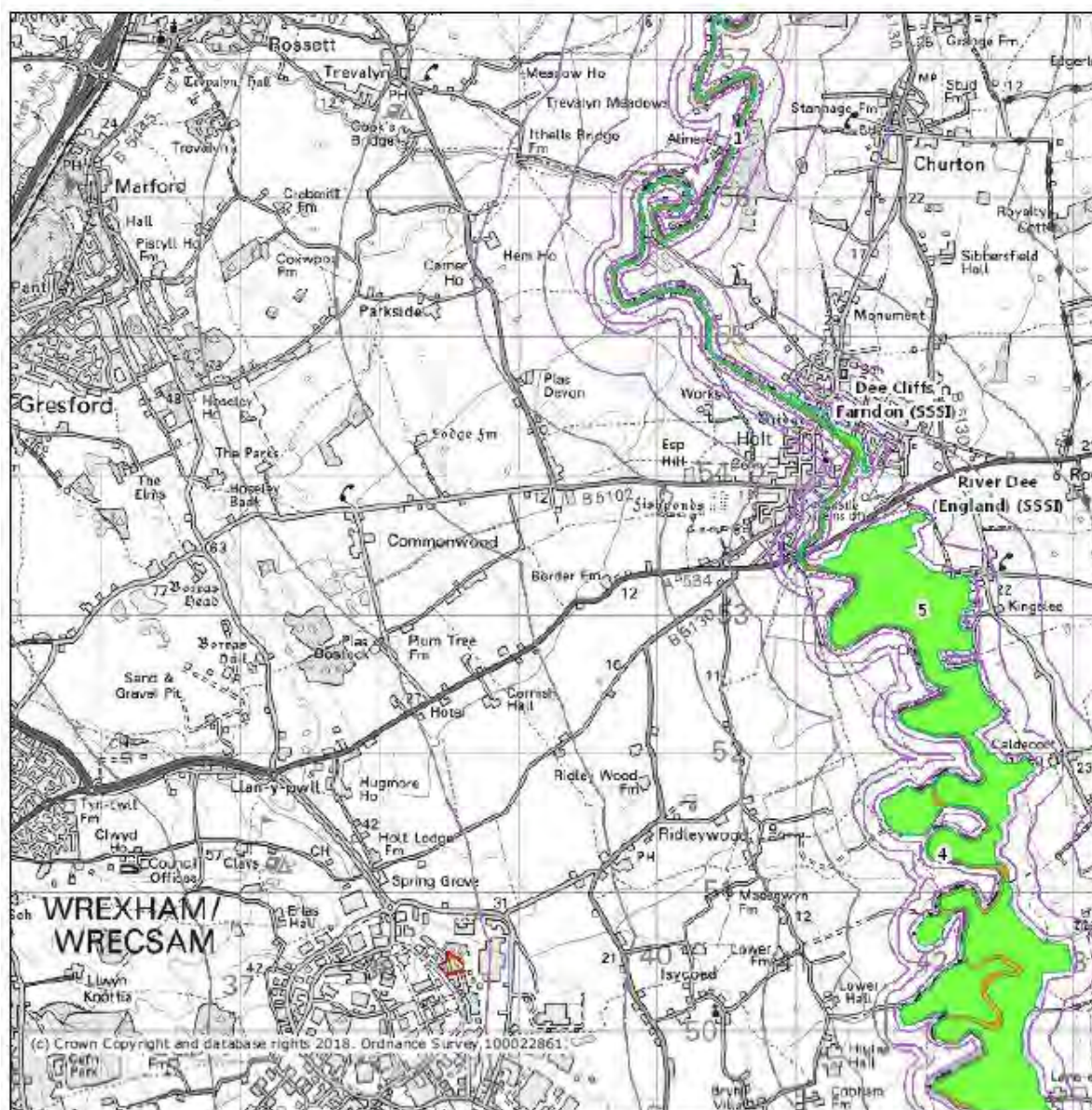
GUIDANCE - How to use the Impact Risk Zones

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

The site is located within the Impact Risk Zone for the River Dee SSSI and Dee Cliffs Famdon SSSI which are located approximately 3.3km to the east and 3.8km north east of the site boundary respectively.

MAGiC

Magic Map



Legend

Sites of Special Scientific Interest Units (England)

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed



Projection = OSG36

xmin = 330500

ymin = 348300

xmax = 348100

ymax = 358400

Map produced by MAGIC on 11 July, 2018.

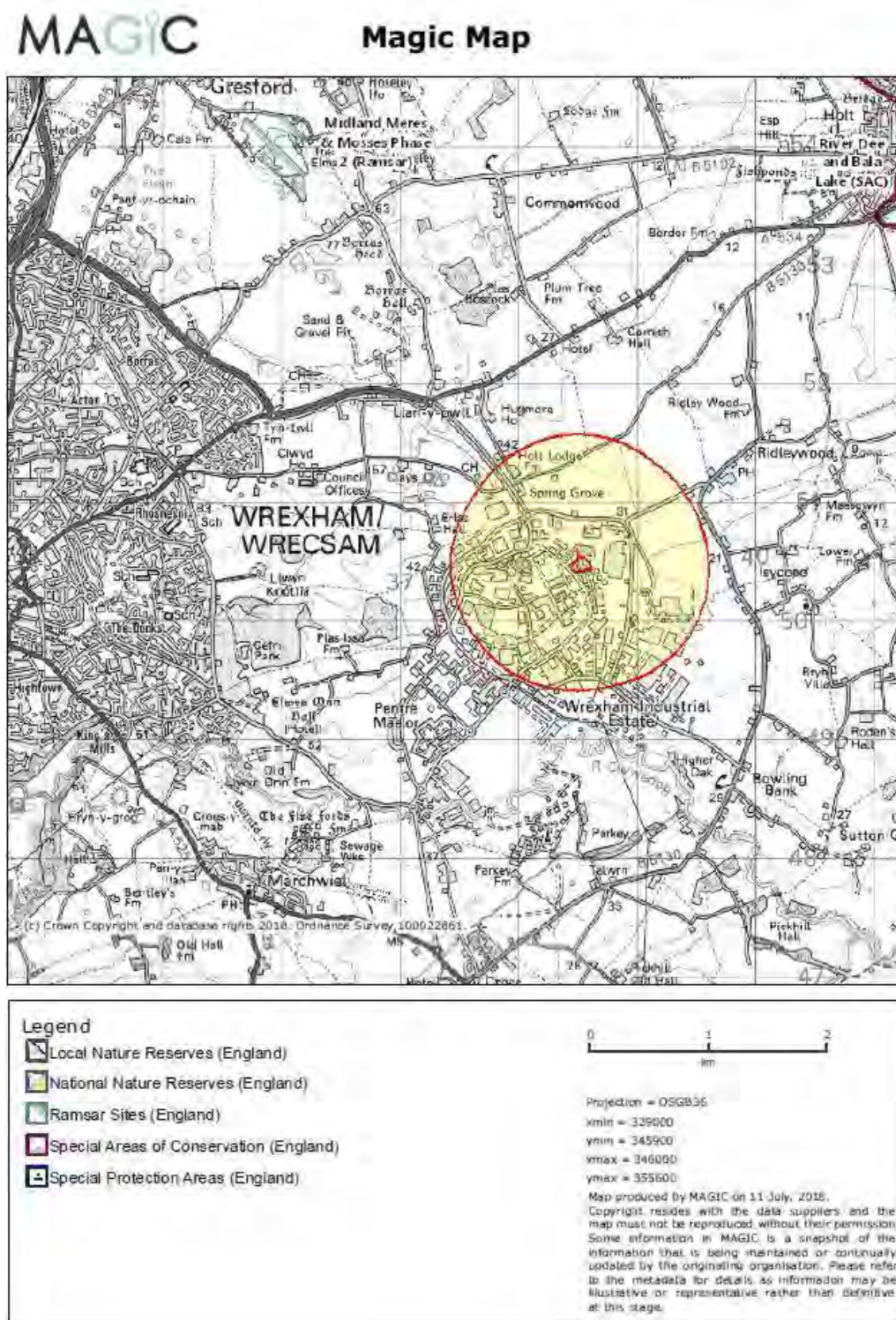
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Statutory Designated Wildlife Sites within 1km of the Site

Source: MAGIC Maps

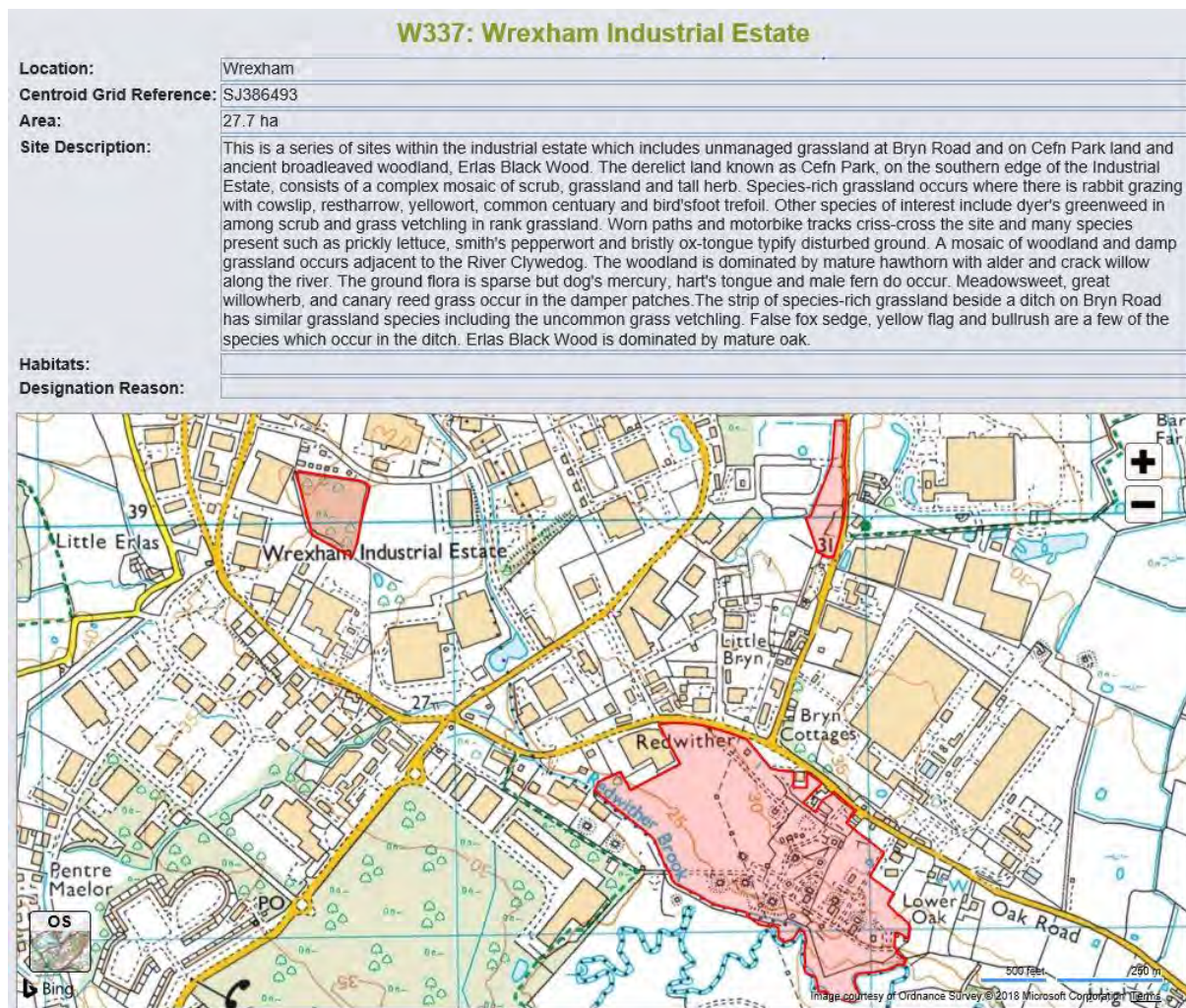
No statutorily protected sites were found within the 1km data search.

The closest site was Midland Meres and Mosses RAMSAR site, approximately 4km northwest.



Non-Statutory Site Designations within 1km of the Site

Wildlife Site citations provided from COFNOD.



Notable Habitats

Habitat Inventory Data within or Adjacent to the Site

Source: MAGIC Maps

No Priority Habitats were found within the site boundary or adjacent to site.

Notable Species

Extract of Species Data within 1km of the Site

Source: COFNOD

Species records which are listed under the following have been included:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (S41); and
- Red and Amber listed Birds of Conservation Concern (BRd/BAm).

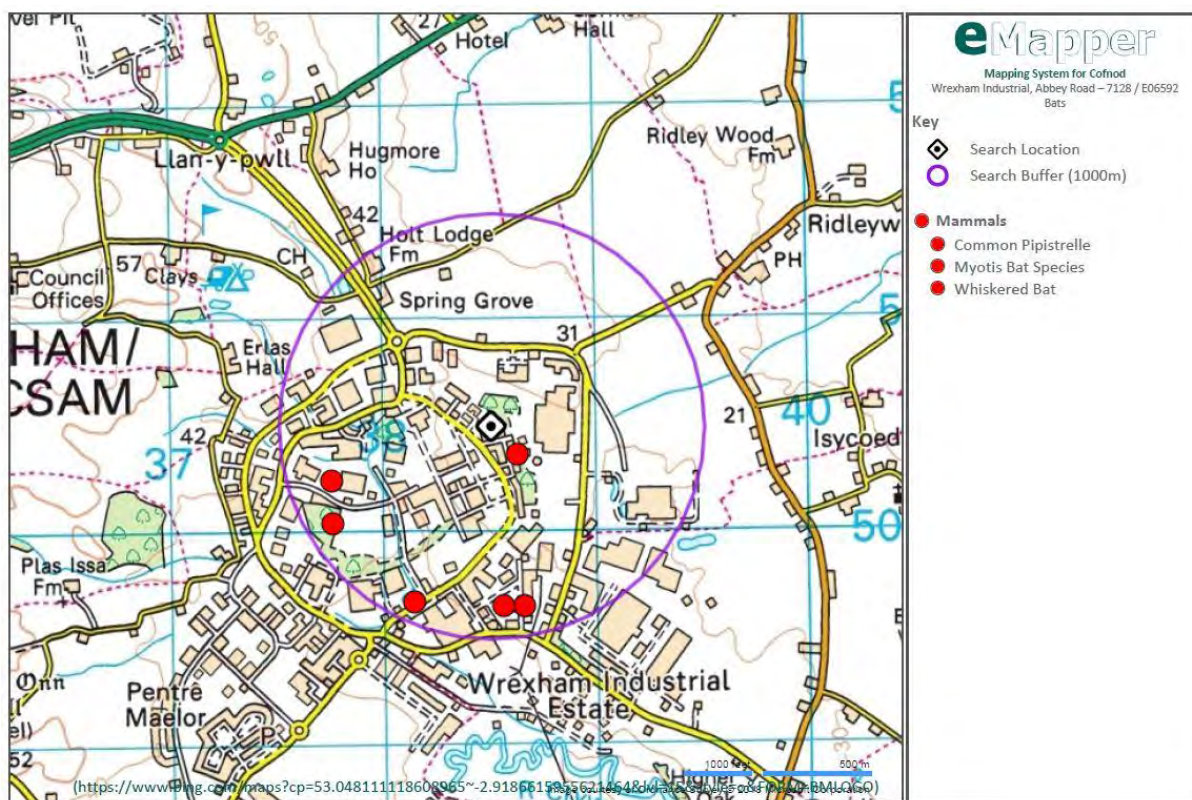


Figure 1: Bat map

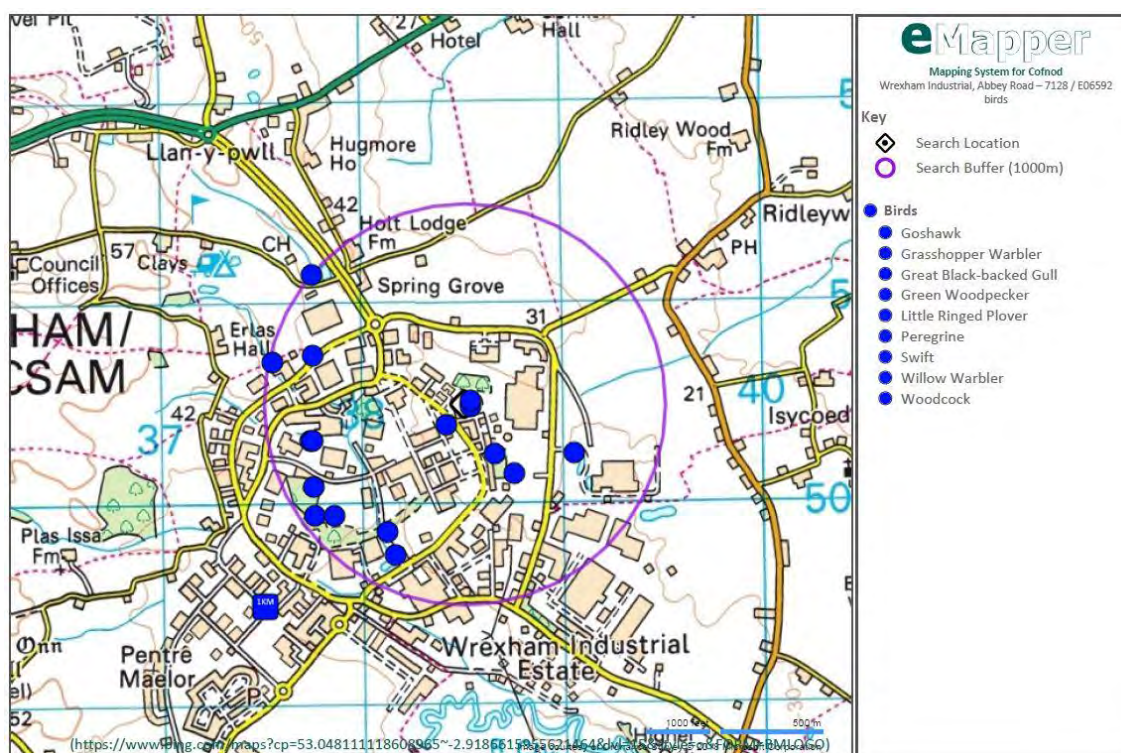


Figure 2: Bird map

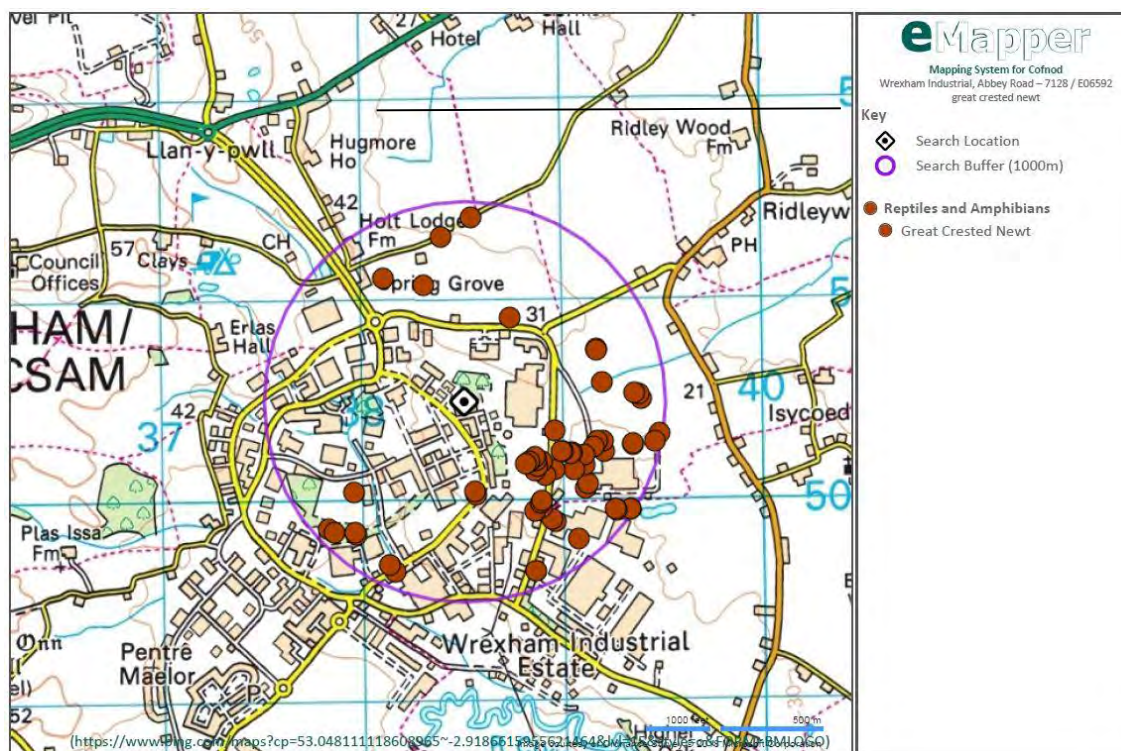


Figure 3: Great-crested Newt map

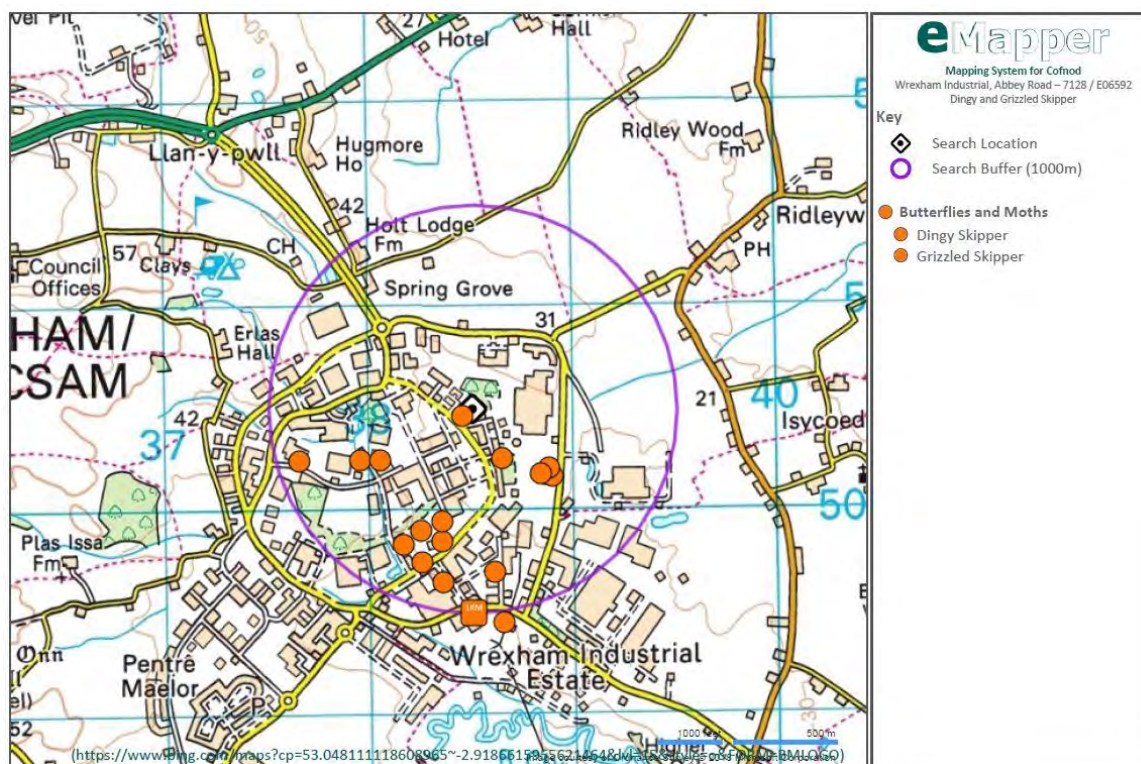


Figure 4: Grizzled skipper and Dingy skipper map

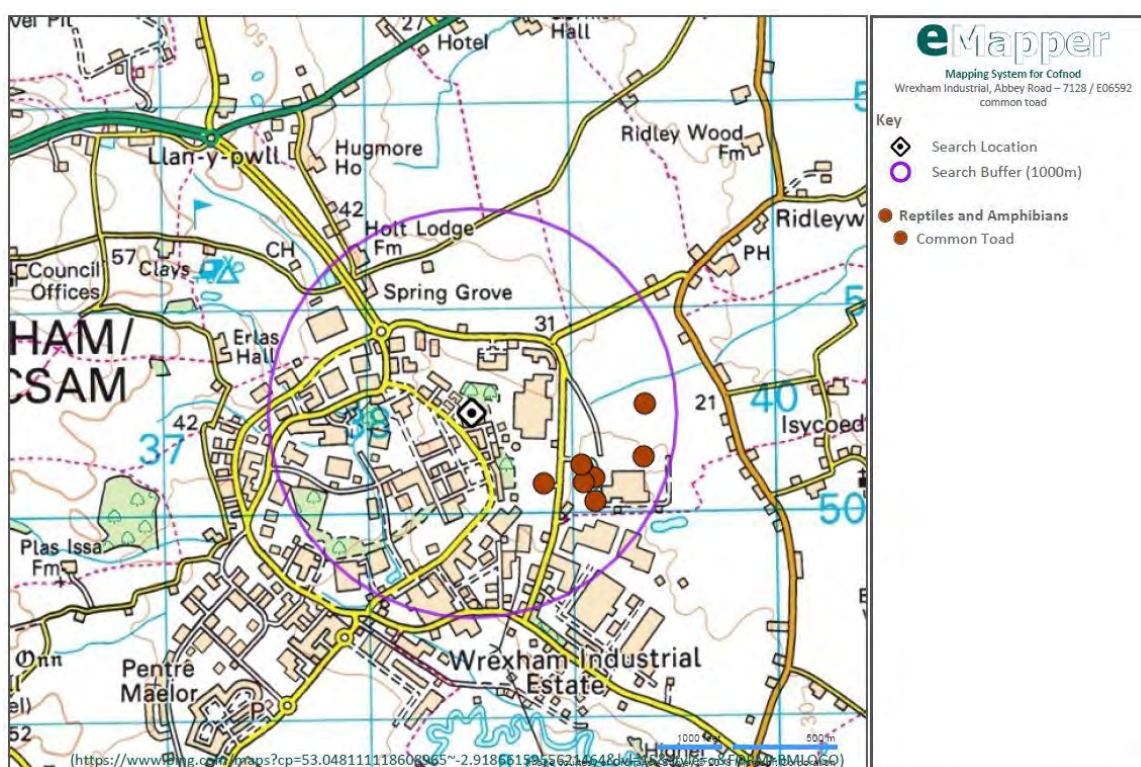


Figure 5: Common toad map

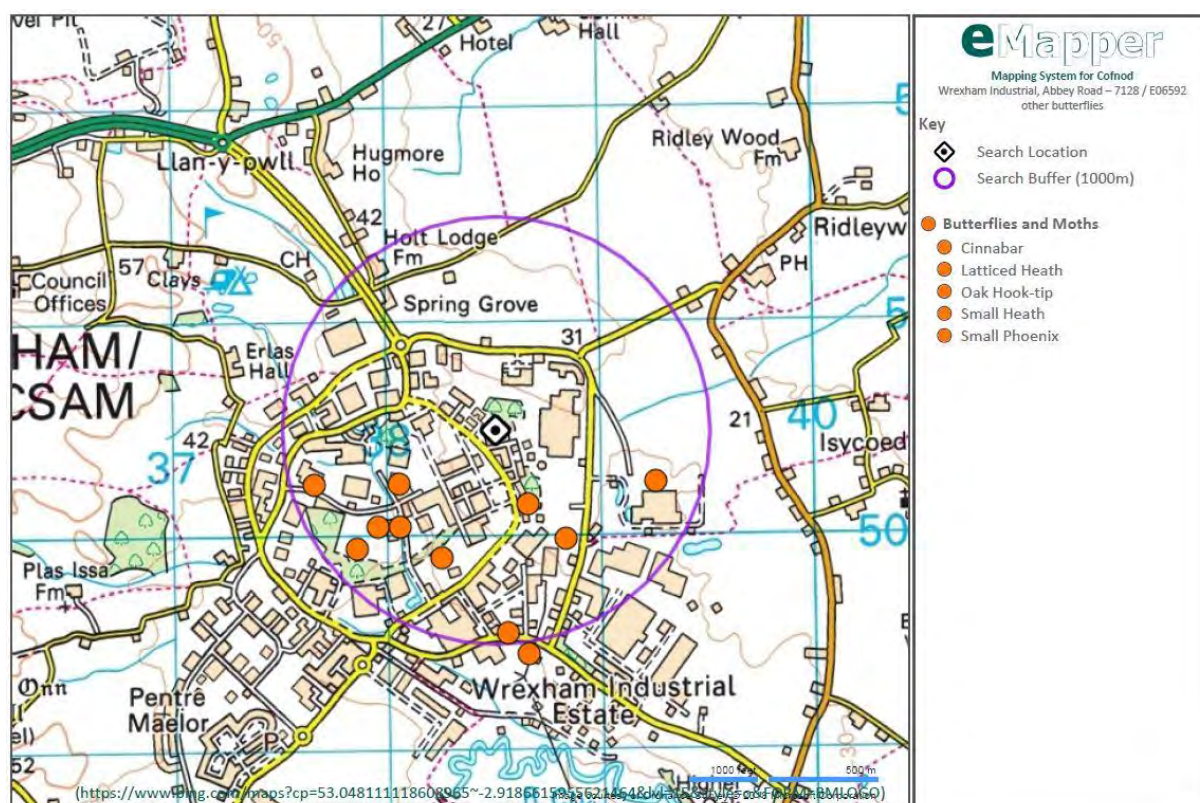


Figure 8: other butterfly map

Two badger sett records and one live sighting has been identified within 1km of the site between 2007 and 2018. They are located approximately 0.9km from site, however exact location of setts is confidential.

Raw Species Data:

Species Group	Scientific Name	English Name	Welsh Name	Earliest Year	Latest Year	Total Record
Bees, Wasps, Ants and Sawflies	<i>Andrena (Poecilandrena) labiata</i>	Red-girdled Mining Bee		1993	1999	4
Birds	<i>Accipiter gentilis</i>	Goshawk	Gwalch Marthin	2015	2015	1
Birds	<i>Aegithalos caudatus</i>	Long-tailed Tit	Titw Cynffon-Hir	2009	2016	3
Birds	<i>Aix galericulata</i>	Mandarin Duck	Hwyaden Gribog	2016	2016	1
Birds	<i>Alauda arvensis</i>	Skylark	Ehedydd	2004	2009	5
Birds	<i>Anas crecca</i>	Teal	Corhwyaden	2004	2004	2
Birds	<i>Anas platyrhynchos</i>	Mallard	Hwyaden Wyllt	2013	2013	1
Birds	<i>Anthus pratensis</i>	Meadow Pipit	Corhedydd y Waun	2006	2006	1
Birds	<i>Apus apus</i>	Swift	Gwennol Ddu	2012	2016	4
Birds	<i>Branta canadensis</i>	Canada Goose	Gwydd Canada	2004	2016	8
Birds	<i>Charadrius dubius</i>	Little Ringed Plover	Cwtiad Torchog Bach	2016	2016	1
Birds	<i>Chroicocephalus ridibundus</i>	Black-headed Gull	Gwylan Benddu	2007	2016	3
Birds	<i>Cuculus canorus</i>	Cuckoo	Cog	2013	2013	2
Birds	<i>Cygnus olor</i>	Mute Swan	Alarch Dof	2004	2008	4
Birds	<i>Delichon urbicum</i>	House Martin	Gwennol y Bondo	2009	2016	3
Birds	<i>Emberiza citrinella</i>	Yellowhammer	Bras Melyn	2004	2006	7
Birds	<i>Emberiza schoeniclus</i>	Reed Bunting	Bras y Cyrs	2004	2009	3
Birds	<i>Falco peregrinus</i>	Peregrine	Hebog Tramor	2016	2016	1
Birds	<i>Falco tinnunculus</i>	Kestrel	Cudyll Coch	2005	2016	17
Birds	<i>Gallinago gallinago</i>	Snipe	Giach Cyffredin	2005	2005	1
Birds	<i>Hirundo rustica</i>	Swallow	Gwennol	2007	2016	20
Birds	<i>Larus argentatus</i>	Herring Gull	Gwylan y Penwaig	2012	2016	10
Birds	<i>Larus canus</i>	Common Gull	Gwylan y Gweunydd	2009	2009	1
Birds	<i>Larus fuscus</i>	Lesser Black-backed Gull	Gwylan Gefnddu Leiaf	2014	2016	4
Birds	<i>Larus marinus</i>	Great Black-backed Gull	Gwylan Gefnddu Fwyaf	2016	2016	1
Birds	<i>Linaria cannabina</i>	Linnet	Llinos	2004	2013	7
Birds	<i>Locustella naevia</i>	Grasshopper Warbler	Troellwr Bach	2007	2011	2
Birds	<i>Motacilla flava</i>	Yellow Wagtail	Siglen Felen	2006	2006	1
Birds	<i>Muscicapa striata</i>	Spotted Flycatcher	Gwybedog Mannog	2006	2008	2
Birds	<i>Numenius arquata</i>	Curlew	Gylfinir	2004	2005	3
Birds	<i>Oenanthe oenanthe</i>	Wheatear	Tinwen y Garn	2004	2004	2
Birds	<i>Passer domesticus</i>	House Sparrow	Aderyn y To	2004	2016	14
Birds	<i>Passer montanus</i>	Tree Sparrow	Golfan y Mynydd	2005	2007	3
Birds	<i>Parus ater</i>	Coal Tit	Titw Penddu	2009	2009	1
Birds	<i>Phylloscopus trochilus</i>	Willow Warbler	Telwr yr Helyg	2005	2016	10
Birds	<i>Picus viridis</i>	Green Woodpecker	Cnocell Werdd	2007	2016	7

Birds	<i>Scolopax rusticola</i>	Woodcock	Cyffyllog	2015	2018	6
Birds	<i>Sturnus vulgaris</i>	Starling	Drudwen	2005	2016	12
Birds	<i>Sylvia communis</i>	Whitethroat	Llwydfron	2004	2016	16
Birds	<i>Turdus iliacus</i>	Redwing	Coch Dan Adain	2008	2016	6
Birds	<i>Turdus philomelos</i>	Song Thrush	Bronfraith	2007	2016	10
Birds	<i>Turdus pilaris</i>	Fieldfare	Socan Eira	2006	2016	10
Birds	<i>Tyto alba</i>	Barn Owl	Tylluan Wen	2006	2012	4
Birds	<i>Vanellus vanellus</i>	Lapwing	Cornchwiglen	2004	2009	10
Butterflies and Moths	<i>Chiasmia clathrata</i>	Latticed Heath	Seffyr Delltog	1999	2004	3
Butterflies and Moths	<i>Coenonympha pamphilus</i>	Small Heath	Gweirlöyn Bach y Waun	1999	2018	10
Butterflies and Moths	<i>Diloba caeruleocephala</i>	Figure of Eight	Crwbach Ffigwr Wyth	1999	1999	2
Butterflies and Moths	<i>Ecliptopera silaceata</i>	Small Phoenix	Ffenics Bach	1973	2009	2
Butterflies and Moths	<i>Erynnis tages</i>	Dingy Skipper	Gwibiwr Llwyd	2000	2018	13
Butterflies and Moths	<i>Hemistola chrysoprasaria</i>	Small Emerald	Emrallt Barf yr Hen Wr	1973	1973	1
Butterflies and Moths	<i>Lasiommata megera</i>	Wall	Gweirlöyn y Cloddiau	1999	1999	1
Butterflies and Moths	<i>Pyrgus malvae</i>	Grizzled Skipper	Gwibiwr Brith	1993	2018	15
Butterflies and Moths	<i>Scotopteryx chenopodiata</i>	Shaded Broad-bar	Rhesen Lydan Dywyll	1999	2010	4
Butterflies and Moths	<i>Tyria jacobaeae</i>	Cinnabar	Teigr y Benfelen	1999	2016	3
Butterflies and Moths	<i>Watsonalla binaria</i>	Oak Hook-tip	Bachadain y Deri	1973	1973	1
Mammals	<i>Erinaceus europaeus</i>	Hedgehog	Draenog	2017	2017	1
Mammals	<i>Lutra lutra</i>	Otter	Dyfrgi	2016	2018	6
Mammals	<i>Meles meles</i>	Badger	Mochyn Daeaf	2003	2018	8
Mammals	<i>Mustela erminea</i>	Stoat	Carlwm	2016	2016	1
Mammals	<i>Mustela putorius</i>	Polecat	Ffwlbart	2004	2014	4
Mammals	<i>Myotis</i>	Myotis Bat Species		2016	2016	2
Mammals	<i>Myotis mystacinus</i>	Whiskered Bat	Ystlum Barfog	1999	1999	1
Mammals	<i>Nyctalus noctula</i>	Noctule Bat	Ystlum Mawr	2016	2016	5
Mammals	<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	Ystlum Lleiaf Cyffredin	2016	2016	5
Mammals	<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	Ystlum Lleiaf Uchelsain	2016	2016	2
Other Invertebrates	<i>Acanthiophilus helianthi</i>			2000	2000	1
Other Invertebrates	<i>Diplapion stolidum</i>			2000	2000	1
Other Invertebrates	<i>Grypus equestris</i>	Horsetail Weevil		2008	2008	1
Other Invertebrates	<i>Neophytobius quadridorsus</i>			2000	2000	1

Other Invertebrates	Oxycera morrisii	White-barred Soldier		1999	1999	2
Other Invertebrates	Phaonia atriceps			1999	1999	1
Other Invertebrates	Pseudorchestes pratensis			2000	2000	1
Plants	Azolla filiculoides	Water Fern	Rhedynen y Dwr	2013	2013	2
Plants	Calamagrostis epigejos	Wood Small-reed	Corsen Fach y Coed	2011	2011	1
Plants	Centaurea cyanus	Cornflower	Glas yr Yd	2012	2012	1
Plants	Cichorium intybus	Chicory	Ysgelllog	2015	2015	1
Plants	Crepis biennis	Rough Hawk's-beard	Gwalchlys Garw	2011	2011	2
Plants	Crocsmia pottsii x aurea = C. x crocosmiiflora	Montbretia	Crib-y-Ceiliog	2014	2014	1
Plants	Dactylorhiza praetermissa	Southern Marsh-orchid	Tegeirian-y-Gors Deheuol	2016	2016	1
Plants	Genista tinctoria	Dyer's Greenweed	Melynog y Waun	2007	2007	1
Plants	Glebionis segetum	Corn Marigold	Melyn yr Yd	2012	2012	1
Plants	Hyacinthoides non-scripta	Bluebell	Clychau'r Gog	2012	2012	1
Plants	Impatiens glandulifera	Himalayan Balsam	Jac y Neidiwr	2011	2011	1
Plants	Lathyrus nissolia	Grass Vetchling	Ytbsen Feinddail	2011	2016	2
Plants	Lepidium campestre	Field Pepperwort	Pupurlys y Maes	2012	2012	1
Plants	Medicago arabica	Spotted Medick	Maglys Brith	2016	2016	1
Plants	Mentha pulegium	Pennyroyal	Brymlys	2014	2014	1
Plants	Ononis spinosa	Spiny Restharrow	Tagaradr Pigog	2014	2016	3
Plants	Ophioglossum vulgatum	Adder's-tongue	Tafod y Neidr	2010	2010	1
Plants	Polemonium caeruleum	Jacob's-ladder	Ysgol Jacob	2011	2011	1
Plants	Rorippa amphibia	Great Yellow-cress	Berwr Melyn Mawr	2016	2016	1
Plants	Salix viminalis x cinerea = S. x holosericea	Silky-leaved Osier		2011	2011	1
Plants	Sinapis arvensis	Charlock	Mwstard Gwyllt	2011	2014	3
Plants	Zannichellia palustris	Horned Pondweed	Llynwlyddyn Corniog	2014	2014	1
Reptiles and Amphibians	Anguis fragilis	Slow-worm	Neidr Ddefaid	1999	1999	2
Reptiles and Amphibians	Bufo bufo	Common Toad	Llyffant Dafadenngog	1992	2015	12
Reptiles and Amphibians	Lissotriton helveticus	Palmate Newt	Madfall Ddwr Balfog	2018	2018	1
Reptiles and Amphibians	Lissotriton vulgaris	Smooth Newt	Madfall Ddwr Gyffredin	1992	2017	173
Reptiles and Amphibians	Rana temporaria	Common Frog	Llyffant Melyn	2005	2017	15
Reptiles and Amphibians	Triturus cristatus	Great Crested Newt	Madfall Ddwr Gribog	1992	2018	408
Reptiles and Amphibians	Vipera berus	Adder	Gwiber	1999	1999	2