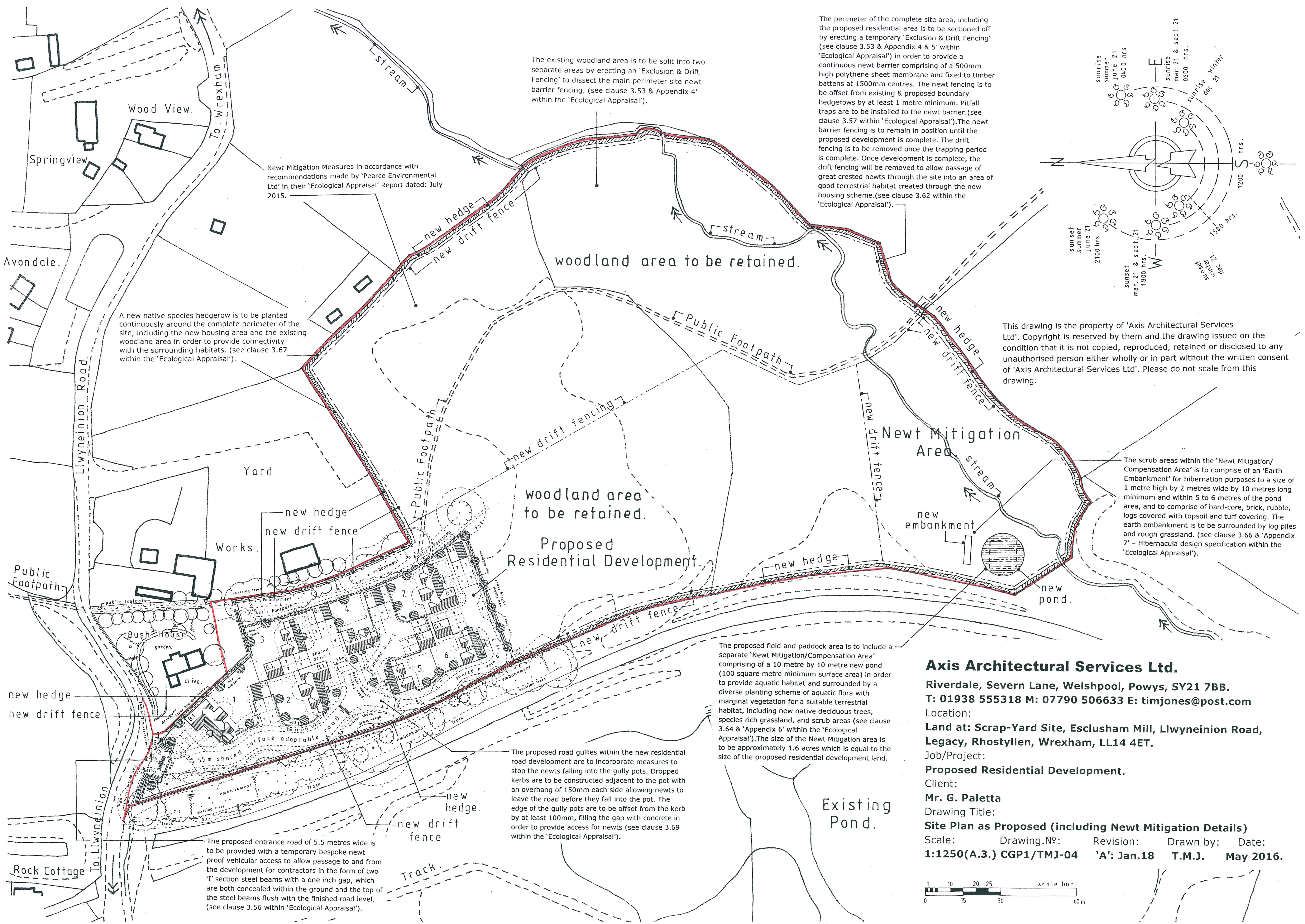
The perimeter of the complete site area, including the proposed residential area is to be sectioned off by erecting a temporary 'Exclusion & Drift Fencing' (see clause 3.53 & Appendix 4 & 5' within 'Ecological Appraisal') in order to provide a continuous newt barrier comprising of a 500mm high polythene sheet membrane and fixed to timber battens at 1500mm centres. The newt fencing is to be offset from existing & proposed boundary hedgerows by at least 1 metre minimum. Pitfall traps are to be installed to the newt barrier.(see clause 3.57 within 'Ecological Appraisal').The newt barrier fencing is to remain in position until the proposed development is complete. The drift fencing is to be removed once the trapping period is complete. Once development is complete, the drift fencing will be removed to allow passage of great crested newts through the site into an area of good terrestrial habitat created through the new housing scheme.(see clause 3.62 within the 'Ecological Appraisal').
The existing woodland area is to be split into two separate areas by erecting an 'Exclusion & Drift Fencing' to dissect the main perimeter site newt barrier fencing. (see clause 3.53 & Appendix 4' within the 'Ecological Appraisal').
Newt Mitigation Measures in accordance with recommendations made by 'Pearce Environmental Ltd' in their 'Ecological Appraisal' Report dated: July 2015.
A new native species hedgerow is to be planted continuously around the complete perimeter of the site, including the new housing area and the existing woodland area in order to provide connectivity with the surrounding habitats. (see clause 3.67 within the 'Ecological Appraisal').
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The scrub areas within the 'Newt Mitigation/ Compensation Area' is to comprise of an 'Earth Embankment' for hibernation purposes to a size of 1 metre high by 2 metres wide by 10 metres long minimum and within 5 to 6 metres of the pond area, and to comprise of hard-core, brick, rubble, logs covered with topsoil and turf covering. The earth embankment is to be surrounded by log piles and rough grassland. (see clause 3.66 & 'Appendix 7' – Hibernacula design specification within the 'Ecological Appraisal').
The proposed field and paddock area is to include a separate 'Newt Mitigation/Compensation Area' comprising of a 10 metre by 10 metre new pond (100 square metre minimum surface area) in order to provide aquatic habitat and surrounded by a diverse planting scheme of aquatic flora with marginal vegetation for a suitable terrestrial habitat, including new native deciduous trees, species rich grassland, and scrub areas (see clause 3.64 & 'Appendix 6' within the 'Ecological Appraisal').The size of the Newt Mitigation area is to be approximately 1.6 acres which is equal to the size of the proposed residential development land.
The proposed road gullies within the new residential road development are to incorporate measures to stop the newts falling into the gully pots. Dropped kerbs are to be constructed adjacent to the pot with an overhang of 150mm each side allowing newts to leave the road before they fall into the pot. The edge of the gully pots are to be offset from the kerb by at least 100mm, filling the gap with concrete in order to provide access for newts (see clause 3.69 within the 'Ecological Appraisal').
The proposed entrance road of 5.5 metres wide is to be provided with a temporary bespoke newt proof vehicular access to allow passage to and from the development for contractors in the form of two 'I' section steel beams with a one inch gap, which are both concealed within the ground and the top of the steel beams flush with the finished road level. (see clause 3.56 within 'Ecological Appraisal').
Wood View.
To: Wrexham
Springview
Avondale.
Llwyneinion Road.
stream
new hedge
new drift fence
woodland area to be retained.
Public Footpath
new drift fencing
Yard
Public Footpath
woodland area to be retained.
Proposed Residential Development.
Newt Mitigation Area.
new drift fence
new embankment
new pond.
Works.
Public Footpath
Bush House
drive.
Rock Cottage
To: Llwyneinion
5.5m shared surface adoptable road
embankment
existing trees
Track
Existing Pond.
Track.
sunrise summer june 21 0400 hrs
sunrise mar. 21 & sept. 21 0600 hrs.
sunrise winter dec 21
1200 hrs.
1500 hrs.
sunset summer june 21 2100 hrs.
sunset mar. 21 & sept. 21 1800 hrs.
sunset winter dec 21
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T: 01938 555318 M: 07790 506633 E: timjones@post.com
Location:
Land at: Scrap-Yard Site, Esclusham Mill, Llwyneinion Road, Legacy, Rhostyllen, Wrexham, LL14 4ET.
Job/Project:
Proposed Residential Development.
Client:
Mr. G. Paletta
Drawing Title:
Site Plan as Proposed (including Newt Mitigation Details)
Scale: 1:1250(A.3.)
Drawing.№: CGP1/TMJ-04
Revision: 'A': Jan.18
Drawn by: T.M.J.
Date: May 2016.
scale bar.