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WREXHAM TECHNOLOGY PARK (PHASE 3) – WESTERN GATEWAY ACCESS ROAD

FINAL COMPLIANCE AUDIT MARCH 2017



**WREXHAM TECHNOLOGY PARK (PHASE 3) – WESTERN
GATEWAY ACCESS ROAD
FINAL COMPLIANCE AUDIT MARCH 2017**

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Appendix 1

Site Compliance Audit

1. INTRODUCTION

1.1 Compliance Audit

An Environmental Compliance Audit, hereafter referred to as 'the audit', is a requirement under Condition 16 of the planning approval¹ for the proposed Wrexham Gateway project. Whilst the scope of the audit principally relates to 'ecological' issues, it also considers the wider environmental remit including nuisance, waste, water and pollution controls covered under other planning conditions.

The audit has been undertaken in accordance with the Construction Environmental Management Plan (CEMP) for the Project (Reference 61034454/CEMP/01) and the environmental checklist summary boxes included in Appendix 5A therein.

This document provides a summary of the environmental observations during the audit, as well as any subsequent recommendations and non-compliances. This document also documents actions remaining from the previous audits. This summary shall be submitted to the Local Planning Authority, Wrexham County Borough Council (WCBC), in accordance with Condition 16 and discussed with WCBC and Alun Griffiths Contractors Ltd (AGC) for action.

The completed site audit questionnaire is included in Appendix 1.

¹ WRO P/2014/0598 – Construction of a new highway (250m long and 7.3m wide carriage way) and combined walking and cycling route (3m wide)

2. ACTIONS

2.1 Audit Details

The audit was undertaken on 9th March 2017 by Heather Nickson, the project Qualified Ecologist. The weather during the survey was sunny, dry and approximately 11°C. The weather prior to the audit was mixed, with some showers and sunny weather.

2.2 Actions Remaining from Previous Audit

Actions from the previous audit May2016 were reviewed on site during the March 2017 audit. The following actions, listed below, are remaining from the previous audit.

	Observation May2016	Action Remaining from Previous Audit	Due*	Closed out by*
Drainage and Hydrology	 Filter bed outfall from the Moneypenny site is clogged with silt (this was reported on previous audits in December 2015 and January 2016). The Project Manager of the Moneypenny site has been informed (January 2016) and action has been taken to mitigate the release of any silt into the watercourse². Water observed running from the outfall to the River Gwenfro was clear.	Observation March 2017 the filter bed outfall remains clogged with silt however water observed running from the outfall to the River Gwenfro was clear.  Sediment release appears to have been controlled and stopped at the source at the adjacent Moneypenny site. Although the sediment does not originate from the AGC Western Gateway site, the location of the outfall is located within the ACG Western Gateway site boundary. Therefore, AGC may be accountable in the event of a pollution incident.	Ongoing by Moneypenny	

² Email Peter Jones 28/01/2016 Subject: Jan Compliance Audit

	Observation May2016	Action Remaining from Previous Audit	Due*	Closed out by*
		There is a slight risk of an acute discharge of silts in the event of heavy rainfall/high volume of discharge in low flow river conditions. It is Moneypenny's responsibility to maintain this outfall and quality of discharge during the operational phase of the Moneypenny development.		
Waste Management	Site generally tidy with the exception of windblown construction materials found in the southern part of the site near the attenuation lagoon and otter proof fencing south of the River Gwenfro. Generally in the form of plastics, polystyrene (likely to be from adjacent site) and wood. 	<u>Observation March 2017:</u> Construction litter still present within the attenuation lagoon and to the east of the attenuation lagoon fence generally in the form of polystyrene (likely to be from adjacent site) and wood. In addition to this there is a Heras fence panel on the otter fence to the south of the existing River Gwenfro culvert. Action required to clear all construction litter form the site. 	28/04/2017	

	Observation May2016	Action Remaining from Previous Audit	Due*	Closed out by*
Wildlife and Natural Features	Japanese Knotweed was identified in two locations as previously recorded on the site: - To the north of the new access road outside the highway boundary fence; and - Within the ecological buffer zone within the otter fence to the south of the River Gwenfro. 	<u>Observation March 2017:</u> The area of Japanese knotweed within the ecological buffer was unable to be inspected due to access restrictions. That the area of Japanese Knotweed to the north of the new access road outside the highway boundary fence had been disturbed by adjacent construction works, however no Japanese Knotweed was seen due to the time of the audit. Treatment and management of Japanese Knotweed and other non-native invasive species should be included in the 20 year landscape maintenance and management plan and these areas reviewed as part of the landscape maintenance and management plan Ongoing vigilance for invasive weed species to be maintained throughout the landscape and maintenance period, particularly Japanese knotweed. 	28/04/2017 and ongoing throughout the landscape and maintenance period	

* Note the final two columns are for site use and shall be reviewed by WCBC.

2.3 Observations and Actions Identified Following Audit

Following the audit the actions listed below were identified and have been raised with Andrew Ford and Peter Jones of WCBC and will be followed up by Peter Jones and Andrew Ford with the relevant people accordingly.

	Observation	Action Required	Due*	Closed out by*
Wildlife and Natural Features	Landscape planting has been undertaken in December 2017 however the landscape design and 20 year maintenance and management plan (Condition No. 13) has not been made available for review by Ramboll. Although a large area have been planted between the attenuation lagoon and the River Gwenfro within the otter fence and will provide good cover when this develops there is not sufficient planting at the entrance and surrounding area to the otter pass, particularly to the north of the road. These areas are currently very open and this is likely to discourage otter from using the pass. 	Mature/semi-mature planting should be included in this area and planted at the earliest opportunity to ensure the otter pass is viable. The entrance and surrounding area to the mammal underpass pass is currently very open and this is likely to discourage otter from using the pass. Currently there is a risk that the otter pass will not be used and otter may try to find an alternative way through which could result in fatalities. The landscape proposals are required to be reviewed by a suitably qualified ecologist to ensure appropriate cover along the River Gwenfro is included as part of the otter mitigation proposals. 	28/04/2017	

	Observation	Action Required	Due*	Closed out by*
Drainage and Hydrology / Wildlife and Natural Features	Bare soil is located in localised areas of the site, predominately at the junction with Croesnewydd Road, surrounding the mammal underpass and the outfalls to the River Gwenfro on the south bank of the river. Soil is at risk of washing away and resulting in increased sediment runoff into River Gwenfro. Potential for Invasive Non Native Species such as Himalayan Balsam and other injurious weeds to colonise these areas.	All bare soil to be seeded to stabilise soil.	28/04/2017	

* Note the final two columns are for site use and shall be reviewed on next audit.

3. SUMMARY

Since the last audit (12/05/2016) all construction works have now been completed and landscape planting has been undertaken. This report represents the summary of the final audit for the Wrexham Gateway project. ACG was found to be compliant with the CEMP, planning conditions and environmental good practice and legislation, throughout the project, however planning conditions are still to be discharged and points discussed below need to be addressed.

As previously reported the otter fence and installation of two otter proof gates have been completed and inspected by Emma Broad (WCBC Biodiversity Officer) and associated conditions No. 19 and 20 discharged. Marches Ecology have installed remote cameras on underpasses, have undertaken three otter monitoring visits and will continue to undertake post construction Otter monitoring³, this will be reported to NRW from December 2016 to December 2020. Six Bat boxes have been installed. The only remaining works outstanding comprise the actions discussed in this audit and additional landscape planting surrounding the mammal underpass.

The entrance and surrounding area to the mammal underpass pass is currently very open and this is likely to discourage otter from using the pass. Mature/semi-mature planting should be included in this area and planted at the earliest opportunity to ensure the otter pass is viable. Currently there is a risk that the otter pass will not be used and otter may try to find an alternative way through which could result in fatalities.

Bare soils were observed in localised areas of the site, predominately at the junction with Croesnewydd Road, surrounding the mammal underpass and the outfalls to the River Gwenfro, these areas should be seeded to stabilise soil.

The landscape design and 20 year maintenance and management plan (Condition No. 13) has not been made available for review by Ramboll. The landscape proposals are required to be reviewed by a suitably qualified ecologist to ensure appropriate cover along the River Gwenfro is included (as part of the otter mitigation proposals). In addition to this the proposals for management and treatment of Japanese Knotweed and other invasive species is to be included within the 20 year maintenance and management plan to minimise its spread.

Construction litter is still present predominately within the attenuation lagoon, construction litter is to be cleared as part of the ongoing maintenance of the project.

Actions listed within this final audit will be followed up by Peter Jones and Andrew Ford at WCBC.

³ Post construction otter monitoring is a condition of the licence 62559a:OTH:EPS2015

APPENDIX 1

SITE COMPLIANCE AUDIT

**WREXHAM TECHNOLOGY PARK (PHASE 3) - WESTERN GATEWAY ACCESS ROAD
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

ENVIRONMENTAL SITE COMPLIANCE AUDIT REFERENCE: 61034454/AUDIT/09 Final Audit

DATE OF AUDIT: 09/03/2017

AUDITOR: Heather Nickson.

The Environmental Site Compliance Audit is to be undertaken in accordance with the Construction Environmental Management Plan (CEMP) for the Project (Reference 61034454/CEMP/01) and the environmental checklist summary boxes included in Appendix 5A of the CEMP.

WEATHER ON DAY OF AUDIT (INCLUDING WEATHER SINCE PREVIOUS AUDIT)

Sunny, dry approximately 11°C.

ACTIONS UNDERTAKEN FROM PREVIOUS AUDIT

- landscape planting
 - repairs to soil surrounding the attenuation lagoon outfall
 - some litter has been removed but not all
- See Audit summary report March 2017 (09)

ACTIONS REMAINING FROM PREVIOUS AUDIT

See Audit summary report March 2017 (09).

1. DRAINAGE AND HYDROLOGY**COMPLIANCE** ☒ Y / ☐ N

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

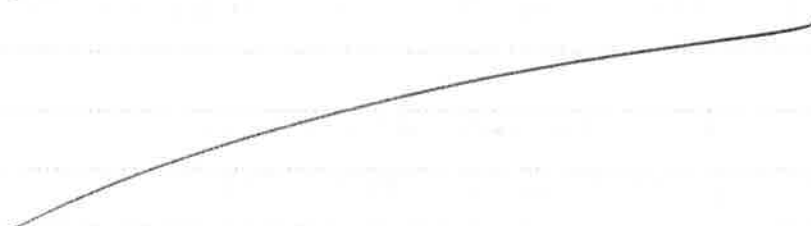
River Gwent is clear with medium flow.
Filter bed at fall from money penny site remains clogged with silt - medium-low flow from outfall.

CONTINUATION SHEET? Y / ☒ N**2. DUST, EMISSIONS AND ODOURS****COMPLIANCE** ☒ Y / ☐ N

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A

**CONTINUATION SHEET?** Y / ☐ N**3. WILDLIFE AND NATURAL FEATURES****COMPLIANCE** ☒ Y / ☐ N

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

Additional planting required around mammal underpass
this area is very open & could deter others from using
the underpass. Some bare soils at entrance to site &
surrounding the outfalls.

CONTINUATION SHEET? Y / ☒ N

4. NOISE AND VIBRATION**COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A

CONTINUATION SHEET? Y / N**5. HEALTH AND SAFETY/SITE MANAGEMENT****COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A

CONTINUATION SHEET? Y / N**6. CONTAMINATED LAND AND GEOLOGY****COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A

CONTINUATION SHEET? Y / N

7. WASTE MANAGEMENT**COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

Construction litter on site — within attenuation lagoon
— south of attenuation lagoon
by fence
— marks fence panel south of
existing culvert.

CONTINUATION SHEET? Y / N**8. CULTURAL HERITAGE****COMPLIANCE Y / N**

If any of the responses to questions on environmental checklist summary boxes are 'no', details are given below:

REMARKS

N/A

**CONTINUATION SHEET? Y / N****9. ANY OTHER ISSUES / GENERAL COMMENTS****REMARKS**

N/A.

CONTINUATION SHEET? Y / N

