

Greenscape Environmental Ltd

MR BRERETON

**COMPLIANCE FOR
PLANNING CONDITIONS 4 AND 5
INCLUDING METHOD STATEMENTS**

**LONG MEADOW
HUGMORE LANE
LLANYPWLL
WREXHAM
LL13 9Y**

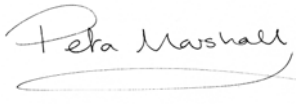
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Report by Paul Roberts UCert

Long Acres, Lyth Bank, Shrewsbury, SY3 0BW

01743 872900
info@greenscapeenvironmental.co.uk

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Report by:	P. Roberts UCert Lead Consultant		October 2015
Reviewed by:	P. Marshall BSc(Hons) MCIEEM AIEMA Principal Consultant		October 2015

Greenscape Environmental Ltd: Registered Office Long Acres, Lyth Bank, Shrewsbury, Shropshire SY3 0BW. Company Reg no 5364283

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The report should be read in its entirety.

Questions arising from the survey report should be directed to the author of this report who will be pleased to clarify any technical issues raised.

Whilst the surveyors make every reasonable effort, Greenscape Environmental Ltd cannot guarantee that all protected species have been identified and survey results are definitive.

Reports are considered valid for 2 years for planning purposes after which time further survey information may be required.

Greenscape Environmental Ltd can provide advice and support for recommendations and planning conditions.

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1 Background information

Greenscape Environmental Ltd was commissioned by Mr Brereton to provide a method statement for the compliance with planning conditions for the development of a site at Long Meadow, Hugmore Lane, Llanypwll, Wrexham. LL13 9YE.

A survey for protected species was conducted in 2014 by CES Ecology and the following habitat and compensation was recommended from the Great crested Newt appraisal and mitigation measures by CES Ecology dated November 2014:

Paragraph 7.3

To compensate for the predicted low development impacts, a total of three amphibian hibernacula will be constructed at suitable locations along the base of the hedgerow that is to be retained along the development sites western boundary. The hibernacula works will be carried out by the appointed ecologist or their accredited agent and will provide GCN, invertebrates and small mammals such as hedgehogs and voles with additional shelter and foraging habitat.

As such Condition 04 of the planning permission requires the details of the location of the hibernacula's and timescales for implementation of the measures.

A site visit was conducted on the 22nd October by P Roberts of Greenscape Environmental. This assisted with the information necessary to support the method statement.

Outcome

In order to discharge planning condition 4 and 5 this report outlines:

- The specification of the hibernaculas
- The timing for implementation
- A plan detailing the locations for the hibernacula's
- Recommendations for future management

2 Site Description

2.1 Site Location

The development site is located adjacent to Hugmore Lane near to the industrial area of Wrexham Town.

2.2 Site Description

The development site consists of 1 field that which is categorised as semi-improved grassland and has previously been used for grazing. Stock proof fencing, hedgerows and an ornamental hedgerow provide the boundaries to the site.



Figure 1: An aerial view courtesy of Magic Maps

2.3 Surrounds

The surrounds consists of a garden centre, arable cropped fields along with residential properties and a major roadway.

2.4 Development Proposals

It is understood that proposed site is to support two properties with associated landscaping.

3 Hibernacula Specifications and Placement

3.1 Rationale

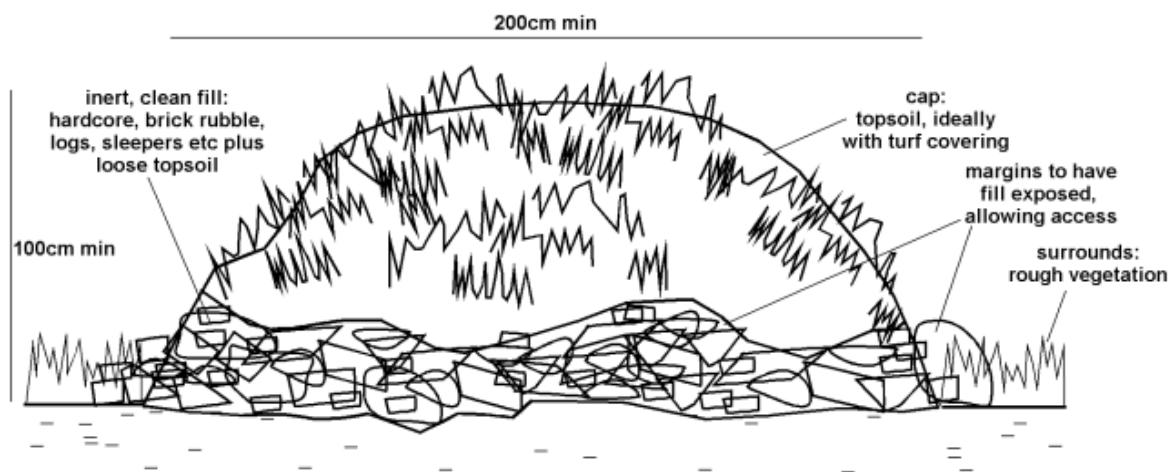
Great crested newt, amphibians, voles and other small mammals are the target species for the site is based on habitats in its surroundings and data from other surveys undertaken within the area.

3.2 Hibernacula Specifications

The hibernacula will be constructed in accordance with the EN GCN MG design (2m x 1m x 1m).

Recommended hibernaculum design

This design mimics artificial and natural conditions in which great crested newts have frequently been found overwintering. Dimensions should not be below 2m length x 1m width x 1m height. The illustrated design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned across a site, both close to and distant from breeding ponds, always in suitable terrestrial habitat and above the flood-line.



3.3 Considerations for Placement

The Great crested Newt appraisal and mitigation measures by CES Ecology dated November 2014 reports that the hibernacula's are to be installed and placed adjacent to the western boundary. It is recommended that one is placed within the corner of the northern and western boundary, another within the corner of the south and western boundary and last is installed central to the western boundary.



Figure 2: Showing the proposed position of the hibernaculas.



Figure 3: On the site

3.4 Timings for Implementation

It is recommended that the three hibernacula's are to be installed once all the hardstanding within the development area has been constructed. This is to ensure no newts, other amphibians, reptiles or small mammals will be caught within any of the work trenches within the proposed site.

3.5 Method statement

The method statement provided by CES will be followed where applicable.