

LANDSCAPE AND ECOLOGY MANAGEMENT FRAMEWORK

LAND AT BRYN LANE, WREXHAM INDUSTRIAL ESTATE

SEPTEMBER 2008

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APPENDICES

Appendix 1: Context Plan (TEP, September 2008)

Appendix 2: Landscape and Ecological Mitigation Plan (TEP: D1792.001B)

1 INTRODUCTION

- 1.1 This document provides an ecological and landscape Management Plan Framework for a development on land at Bryn Lane, Wrexham Industrial Estate, including indicative management prescriptions. It is anticipated that the commitments set out in this framework would be further developed through discussions with the County Ecologist, Countryside Council for Wales (CCW) and any other interested parties prior to its finalisation.
- 1.2 The background to the site is given in the Supporting Planning Statement which also describes the project in detail. As part of the application submission a wide range of technical surveys have been undertaken which have identified key constraints on site. The results of the surveys have informed the design process to ensure that any potential negative effects of the development are reduced.
- 1.3 It should be noted that all technical survey work took account of potential development on Plot 1, the most southerly area, located to the west of the existing TDG site. This has enabled a comprehensive and strategic mitigation and management strategy be developed for the overall area taking into account all potential constraints.

2 WILDLIFE CONSERVATION OBJECTIVES

- 2.1 The aim of the framework is to increase the biodiversity of the site by maintaining a range of habitats in a favourable condition and to enhance existing habitats on site to increase the site's overall biodiversity interest.

3 LEGISLATION AND POLICY BACKGROUND

3.1 This section provides a brief summary of the key relevant legislation pertaining to nature conservation. Legally protected species represent one of the key issues with any project of this nature and have formed the basis of a number of specialist survey requirements. Nature conservation policy is implemented by environmental law; at international, national and local level.

3.2 The central pieces of legislation and policy pertaining to nature conservation and relevant to the proposed development are listed below;

European Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC)

3.3 In terms of International Legislation, the *European Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC)* (the Habitats Directive) was instigated to schedule important wildlife sites through the European Union as Special Areas of Conservation (SAC's) and to give protection to habitats and species listed in the Directive as being threatened or of community interest. Annex I of the Directive lists habitats types which are regarded as being of European importance included within which are a number of 'priority habitat types' which are habitats regarded as being in danger of disappearance and whose natural range falls broadly within the European Union. Annex II lists individual species that are considered to be of European Interest in need of strict protection. This European Legislation has been translated into UK law under the *Conservation (Natural Habitats &c) Regulations 1994 (as amended)*.

European Directive on the Conservation of Wild Birds (70/409/EEC)

3.4 With regard to wild birds, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EU Directive 79/409/EEC: Conservation of Wild Birds, also known as the Birds Directive. SPAs are part of the Natura 2000 Network of protected sites created by the Habitat and Birds European Directives. The main aim of the Habitats Directive is to promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. SPAs are

classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory birds.

Wildlife and Countryside Act, 1981 (as amended)

- 3.5 This Act provides protection for Britain's flora and fauna. Particular protection is afforded to certain sites and species listed in Schedules to the Act although the degree and nature of the protection varies. Schedules 1, 5 and 8 of the Act list birds, animals and plants which are afforded special protection. The majority of the specialist survey requirements have been included on the basis of the actual or potential presence of a legally protected species. In terms of individual species, great crested newts are fully protected under Schedule 5 of the *Wildlife and Countryside Act, 1981 (as amended)* and under Annexes II and IV(a) of the Habitats Directive. All bat species are likewise afforded similar levels of protection. Recent changes in legislation have increased the level of protection to Water Voles to the protection of the animal itself. With regard to reptiles, all native reptiles are listed on Schedule 5 of the *Wildlife and Countryside Act, 1981 (as amended)* and are afforded different levels of protection. Other species which are not mentioned here also are afforded different levels of protection.

Protection of Badgers Act, 1992

- 3.6 Badgers are protected under the Protection of Badgers Act, 1992. This means that it is unlawful to knowingly kill, capture, disturb or injure and individual or intentionally damage, destroy or obstruct an area used for breeding, resting or sheltering by badgers.

The Countryside Rights of Way Act, 2000 (CRoW Act)

- 3.7 The *Countryside Rights of Way Act, 2000 (CRoW Act)* provides for public access on foot to certain types of land, amends the law relating to Public Rights of Way, increases protection for Sites of Special Scientific Interest (SSSI), strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB). Specific to nature conservation and wildlife protection the Act underpins the Government's commitment to the long term conservation of biodiversity in accordance with the Convention on Biological Diversity. The Section 74 requirements of the Act have now been replaced following the implementation of the *Natural Environment and Rural Communities Act, 2006*.

Natural Environment and Rural Communities Act, 2006

- 3.8 The Act is primarily intended to implement key aspects of the Government's Rural Strategy published in July 2004. In addition, it addresses a wide range of issues broadly relating to the natural environment. Specific to biodiversity conservation, Sections 40, 41 and 42 replace Section 74 of the CRoW Act. Section 40 extends the existing Section 74 duty to all public authorities to have regard to biodiversity as far as it is consistent with the proper exercise of their functions. Section 41 replaces and reflects what is in existing subsections (2) and (5) of Section 74 of the CRoW Act. It places a duty on the Secretary of State to publish, review and revise lists of living organisms and types of habitat in England and Wales, which are of principal importance for the purpose of conserving biodiversity.

The Hedgerows Regulations, 1997 (as amended, 2002)

- 3.9 The Hedgerow Regulations, 1997 were made under Section 97 of the Environment Act, 1995 and require prior notice and consent for the removal of either the whole or parts of a hedgerow identified as being 'Important' under the terms of the Regulations. The Regulations apply if a hedgerow is in or runs alongside agricultural land, common land including town or village greens, land used for forestry or for the breeding or keeping of horses etc, a local nature reserve or SSSI. A hedgerow can be classified as 'Important' due to its wildlife and landscape value or due to its heritage.

The Conservation (Natural Habitats, &c.) Regulations, 1994, as amended 2007

- 3.10 On the 21st August 2007 the *Conservation (Natural Habitats, &c.) (Amendment) Regulations, 2007* came into force, amending the *Conservation (Natural Habitats, &c.) Regulations, 1994*. The amended Regulations included a number of changes that increase the legal protection given to protected species in England and Wales. It has been an offence for many years, under these Regulations, to deliberately to kill or to disturb one of the protected species, or to destroy their eggs. It has also been an offence to 'damage or destroy a breeding site or resting place' used by them (such as a bat roost in a tree or a dormouse nest on the woodland floor). However, until now people have been exempt for these offences if their actions were 'an incidental result of a lawful operation...and could not reasonably have been avoided'. The European Court required the UK to remove this exemption and as a result operators will be

more liable to prosecution. It is also important to note that an offence will have been committed even if damage to a breeding site or resting place was accidental.

National and Local Biodiversity Action Plans

- 3.11 In addition to legislative considerations, the conservation of biodiversity is a fundamental consideration of any project such as this, and the objectives are described in both the CRow Act, 2006. The UK has a National Biodiversity Action Plan (UK BAP) with individual Action Plans for those habitats and species requiring urgent conservation action. In addition, consideration has been given to the Local Biodiversity Action Plan (LBAP), which covers the area of the site.

National, Regional and Local Policy

- 3.12 Additional wildlife considerations are offered through *Technical Advice Note (TAN) 5: Nature Conservation and Planning*, and through the Wrexham BAP and development plans. Further information regarding these policies is given in the Planning Supporting Statement.

Statutory and Non-Statutory Nature Conservation Designations

- 3.13 The River Dee is located due east at approximately 2.5km from the eastern edge of the application site, parts of which are designated as a Site of Special Scientific Interest and forms part of River Dee and Bala Lake Special Area of Conservation. However, both of which are located at a significant distance from the site to have any material impact.
- 3.14 There is one Adopted Wildlife site within 1km, located to the south west of the application area and on the opposite side of Bryn Lane. A further two sites are located between 1km and 2km from the site, both to the south-west of the site, in or on the edge of Wrexham Industrial Estate.

4 EFFECT OF THE PROPOSED DEVELOPMENT

4.1 A number of technical surveys have been undertaken in support of the planning application, which has identified a number of key constraints on site. Their significance in terms of landscape and ecological value has been assessed and where these have been identified as important, every effort has been made to retain them in all but impractical situations. The key constraints identified include;

- Tree groups, small woodland blocks and hedgerows.
- A dense block of woodland located east-west through the application site. This woodland and a number of other trees generally focussed on the boundary of the site are protected by TPOs.
- Field ponds and ditches.
- A number of Great Crested Newt (*Triturus Critatus*) breeding ponds.
- Pre-application discussions with the Countryside Council for Wales (CCW) highlighted the potential for notable invertebrates to be present on the site. Subsequent surveys highlighted a number of habitats that could be potential habitat for Lesser Silver Water Beetle (*Hydrochara Caraboides*) and two species of butterfly; Grizzled Skipper (*Pyrgus Malvae*) and Dingy Skipper (*Erynnis Tages*).
- Other man-made features such as mounded debris and disturbed ground.
- Potential sensitive receptors such as residential properties surrounding the site.

4.2 The Phase 1 Habitat Survey (MRB Ecology and Environment Report, September 2008) also details the results of the specific species surveys that were undertaken to assess the impact of the project. The existing habitats identified are shown on the Phase 1 Habitat Map (Figure 1 within the MRB Ecology and Environment Report, September 2008). There are currently a variety of phase 1 habitat types present on site, including:

- Scattered Scrub
- Continuous Scrub
- Scattered Broadleaved Trees
- Unimproved Natural Grassland

- Semi-improved/ Poor Semi-improved Neutral Grassland
- Improved Grassland
- Marshy Grassland
- Amenity Grassland
- Tall Ruderals
- Ephemeral/ Short Perennial
- Standing Water
- Swamp
- Water-filled Ditch
- Dry Ditch
- Flowing Stream
- Species-poor hedge
- Bare Ground
- Spoil
- Hardstanding and Roadways
- Buildings

4.3 Approximately two thirds of the site is improved agricultural grassland and amenity grassland; bare concrete/ tarmac hardstanding and roadways occupy the majority of the remainder of the site. There are scattered ponds, ranging in size and water filled drainage ditches within the site.

4.4 The construction of the two large units that occupy Plot 3 (as shown on the site Context Plan – Appendix 1) will result in a permanent loss 15.44 hectares (approx) of principally grass ley crops or grazed improved grassland with species poor clipped hedgerows and 3 ponds, one of which has been identified to have a small population of Great Crested Newts. Some scattered mature trees associated with the lane hedgerows, would also be lost. This would have an impact on the availability of both birds and bats foraging routes. The mature oaks also provide potential bat roost locations. Some areas of the ephemeral and short perennial habitat on the made ground at the south end of the site will be affected by the proposals. However, the majority will be retained. A further two former fishing ponds will be lost. These ponds do not support GCNs and are thought not suitable for Lesser Silver Water Beetle. However, they do support water fowl, and some locally-notable swamp and aquatic vegetation.

- 4.5 A small area of ruderal vegetation will be lost in the development of Plot 1 (as shown on the site Context Plan – Appendix 1). All existing trees and continuous scrub associated with the site boundaries will be retained. All GCN ponds will be retained within this area.
- 4.6 In view of the above habitat loss an indicative mitigation and management prescriptions have been outlined for all habitats found on site but has included not just those that will be impacted upon by the development footprint.

5 HABITAT CREATION AND ENHANCEMENT

5.1 The technical surveys and impact assessments have all been undertaken in the early stages of design evolution. Therefore, site constraints as discussed above have informed the overall site layout to guide the scheme and the overall site layout. As a result, a number of changes to the scheme have been incorporated through the design evolution stages resulting in the proposed site layout, which is considered to be the best optimal solution for both operational requirements and from an ecological and landscape perspective.

5.2 It is acknowledged that the development footprints will have some slight effects on existing ecological and landscape features identified on site, due to its predominately greenfield characteristic. However, in developing the site, which is allocated for a major employment developer within the UDP, it would be extremely difficult to retain all of the existing features whilst providing a viable development and therefore some impact must be accepted. It is important to stress that the proposed scheme has aimed to reduce impacts on all important features. Where impacts have been identified, which could not have been avoided, mitigation measures have been identified to ensure replacement and enhancement of existing features. This has also ensured continuity with features, such as linkages with adjoining hedgerows and trees to encourage the movement of wildlife on site. The schematic representation of the habitat creation and enhancement is shown on the Landscape and Ecology Mitigation Plan (Appendix 2). The aim of the framework is to:

- Protect and retain existing TPO trees;
- Protect and retain existing hedgerows and mature trees around the site perimeters;
- Protect and retain mature trees, hedgerow and scrub habitat within the development site as far as practicable;
- Replace any hedgerows removed as part of the development in suitable locations and enhance perimeter hedges by planting new trees;
- Use primarily native tree and hedgerow species within new planting mixes;
- Plant new groups of trees at key locations within the application site, where possible linked with existing planting to create wildlife corridors;

- As far as possible protect and retain existing ponds and watercourses;
 - Create a dedicated mitigation area which provides a range of landscape features as compensation for losses incurred within the development site and provides the required level of mitigation in relation to protected species.
- 5.3 Throughout the scheme opportunities have been taken to increase tree cover particularly and where appropriate new mixed hedges. These will be incorporated to link with existing similar habitats and to visually enclose built features such as yards and car parking areas. New hedgerows will comprise a mixture of at least 3 native species and will usually contain individual trees. Native tree and hedgerow species will be used within planting mixes throughout the development and will take precedence over ornamental species. The use of ornamental species around site perimeters is considered inappropriate and will be avoided. However at focal points and key locations small areas of ornamental planting may be included for seasonal interest, attractive appearance and other attributes such as berries which might be beneficial to wildlife.
- 5.4 There are various existing ponds, ditches and watercourses within the development site. These are a particular feature of the local landscape and some have special interest providing breeding sites for GCN, a protected species. As protected species are known to be present it has been vital to the development of the mitigation framework that appropriate measures are taken to safeguard the species and their habitat. Each of these are taken in turn below, however full details of mitigation strategies is provided within the technical survey reports.

Landscape Features

- 5.5 The layout has been developed so that the majority of existing landscape features would be retained and visual impacts are reduced. For instance, the buildings are situated fronting Bryn Lane to ensure continuity with the wider industrial estate, reducing impacts to the open landscape further east of the development site. This is beneficial in both landscaping and visual terms. In addition, through the process of design evolution, the central woodland belt was identified as a significant feature in landscape, visual and ecological terms and thus every effort was made to avoid any impact on this feature. Other examples of layout amendments include, avoiding

ponds and other ecological features wherever possible and the new northern access being realigned to avoid impacts to trees and designated TPOs.

- 5.6 Trees and hedgerows to be retained within the development would be protected following the guidance contained within BS5837 (2005) and recognised as good practice.
- 5.7 There are a number of TPOs located within and around the site which will be retained as part of the development. Importantly, the central wooded tree belt, designated as a group TPO will be retained. This is not just an important feature in landscaping and ecological terms but also provides a significant visual barrier.
- 5.8 A scheme of new soft landscaping and ecological mitigation is outlined on the mitigation framework (Proposed Landscape and Ecology Mitigation Plan – Appendix 2) which highlights where key new planting has occurred to enhance the site overall landscape and to provide beneficial visual screens.

Habitats

- 5.9 The principle of mitigation with respect to the habitats present along the route is that, whilst accepting a minimal loss that will be experienced due to the development footprint, in the long-term successful restoration and enhancement of habitats is achieved, resulting in significant biodiversity gain. The Phase 1 habitat survey has informed the footprint of the development ensuring that important habitats are avoided wherever practically possible.

Great Crested Newts

- 5.10 Through the process of design evolution all ponds known to contain a population of GCNs have been avoided where practically possible. As a result the proposed site layout will only affect one pond known to contain a small population of GCNs, located within the northern section of the site. This is identified within the GCN survey report (Derek A Whitcher Ltd, Great Crested Newt Mitigation Strategy, August 2008). This same pond has the potential to be suitable habitat for Lesser Silver Water Beetle. Therefore, in order to mitigate the loss of this pond it is proposed to create

replacement habitat and enhancement of existing ponds to make them suitable habitat for protected species. During the development of the site an additional 5 ponds will be created, each of which will be planted with suitable egg laying plants to encourage GCNs to use the ponds during their breeding period. An additional pond will be created in the north east corner of the site specifically for GCNs.

- 5.11 Although terrestrial habitat will be lost as part of the development, this is considered to be a minor impact as new replacement terrestrial habitat will be provided with suitable GCN hibernacula. Therefore, in combination with the new ponds, it is considered that the proposed mitigation will have a significant benefit for the long term conservation of the species. It is also worthy to note that due to the positioning of the ponds on the eastern side of the site provides continuity of habitat with the open fields further east and north, avoiding severance of suitable GCN habitat.

Lesser Silver Water Beetle

- 5.12 Although the survey report for Lesser Silver Water Beetle has not determined presence at this time, for robustness presence is assumed for now and mitigation measures have been outlined accordingly. The survey report presents two mitigation options for the loss of this pond. This is the management and enhancement of an ex situ pond identified or the creation of a new pond. For the benefits of the ecological mitigation strategy, it is proposed to create a new pond as close as reasonably possible to the existing one. This is a provisional location and the exact location will be confirmed and detailed mitigation proposals discussed and agreed with WCBC Ecologist and CCW, should Lesser Silver Water Beetle be present. It is proposed that the breeding pond include the following:

- Bio-security measures must be in place to prevent ingress by fish (or remove them if they colonise) and colonisation by non-native plant species. Such measures will be required at all GCN mitigation ponds.
- The pond should be maintained so that is unattractive to large numbers of wildfowl (e.g .little open water or only at the margins).
- Pond management should be undertaken gradually over a number of years – large scale dredging/ vegetation clearance must not be undertaken. However small-scale vegetation removal to create open water patches at the margins may be beneficial.
- Do not fence the pond margin or it could be partially fenced if required.

- The new pond should be saucer-shaped, e.g. it is relatively shallow, has gently sloping banks and extensive shallow margins.
- Water for any created pond should be from an unpolluted source.

Grizzled Skipper and Dingy Skipper

- 5.13 The proposal has avoided where possible the significant areas of suitable habitat for two protected butterflies surveyed. Suitable rough grassland will be retained. In addition, an area of mixed grassland will be created (around car parks and area of hard-standing to be broken up). This ideally will be appropriately seeded with locally native species but as a minimum British native. Several commercial seed mixes are available that would provide a base to which key species (e.g. Agrimony, Common Bird'sfoot-trefoil) should be added.
- 5.14 Following construction of the access road into the TDG expansion area (as indicated on the Context Plan– Appendix 1), the road 'verges' will ideally be left un-seeded to facilitate natural colonisation. No top soil should be spread on this area.

Bats and Breeding Birds

- 5.15 Mitigation in respect of Bats and Breeding Birds is essentially avoidance of the risk of impact wherever realistically possible. It is considered that this has been achieved in the ecological mitigation scheme layout. Trees have been avoided wherever possible. A number of trees will be removed as part of the proposed development, however this has been restricted to those trees which would impose severe restrictions on the site for any future development. Their removal and replacement within the overall scheme is considered acceptable. New trees are proposed in the area to the western end of the linear woodland, which would essentially extend this woodland habitat linking it with the hedgerows and trees along Bryn Lane. This would be significantly beneficial for the movement and foraging for a number of species, notably bats and birds. The inclusion of trees in this location would be very beneficial in providing screening to the development and enhancing views from Bryn Lane. It also reinforces the central woodland as a visual barrier between the northern and southern sections of the site.

- 5.16 All vegetation clearance will be carried out outside the nesting bird season, which extends from March to September each year. Any vegetation clearance that becomes necessary during the nesting bird season will be immediately preceded by a nesting bird survey, carried out by an experienced ecologist. Any nest found, plus a stand off area around the nest will be left undisturbed until the young have fledged.

Summary of proposed habitat creation and enhancement

- 5.17 The provision of the ecological mitigation area to the east of the development site proposes to provide significant habitat creation and enhancement, which will ensure that over 21 hectares of habitat creation will be provided. In summary the proposed features will include;

- A network of native hedgerows with trees linking existing corridors;
- A series of natural and man-made ponds, all of which will be designed or enhanced to maximise benefits for protected species;
- Creation of areas suitable for wildlife shelter and hibernating, particularly for GCN. These will include log piles using material felled on site and rock / rubble mounds. These mounds will be covered and be suitable to promote establishment of areas of new grassland.
- New native trees and woodland. Predominately oak, other species will be introduced for their specific attributes.
- Open ditches. Incorporated into the drainage strategy for the site to increase this type of habitat and to allow escape routes for animals.
- Corridors of rough grassland to promote wildlife movement. Management regime will incorporate a low maintenance approach to encourage species diversity and to establish grassland corridors between habitats favoured by particular species such as butterflies.
- By taking account of Plot 1 ensures that the long term maintenance of habitats has been considered in a strategic manner in conjunction with both developments. Therefore, this ensures that adequate mitigation has been proposed to ensure no net loss of biodiversity and the continuity of habitat and wildlife corridors is maintained.

- 5.18 The resultant location of the mitigation area to the east of the development site ensures the continuity of habitat to the open agricultural fields further to the east and

north of the development site. The central woodland belt and the triangular retained habitat which fronts Bryn Lane, ensures that a significant corridor is maintained, encouraging the movement of wildlife around the site and the wider industrial area. This limits the fragmentation of habitat whilst providing functionality in operational terms.

- 5.19 It is considered that the creation of a dedicated mitigation area which provides opportunities for a range of landscaping and ecological features will ensure no net loss of biodiversity resulting in a significant long term benefit for the site and surrounding area. This mitigation area has evolved through a process of design evolution to ensure that constraints have been identified, avoided wherever possible and subsequent mitigation measures outlined. This has ensured that various opportunities for the site have evolved carefully and which have been sensitive to the local landscape and site ecology. This will ensure the long term conservation objectives for the site, which will encourage biodiversity to increase over time.

6 PROPOSED MONITORING AND WORK SCHEDULE

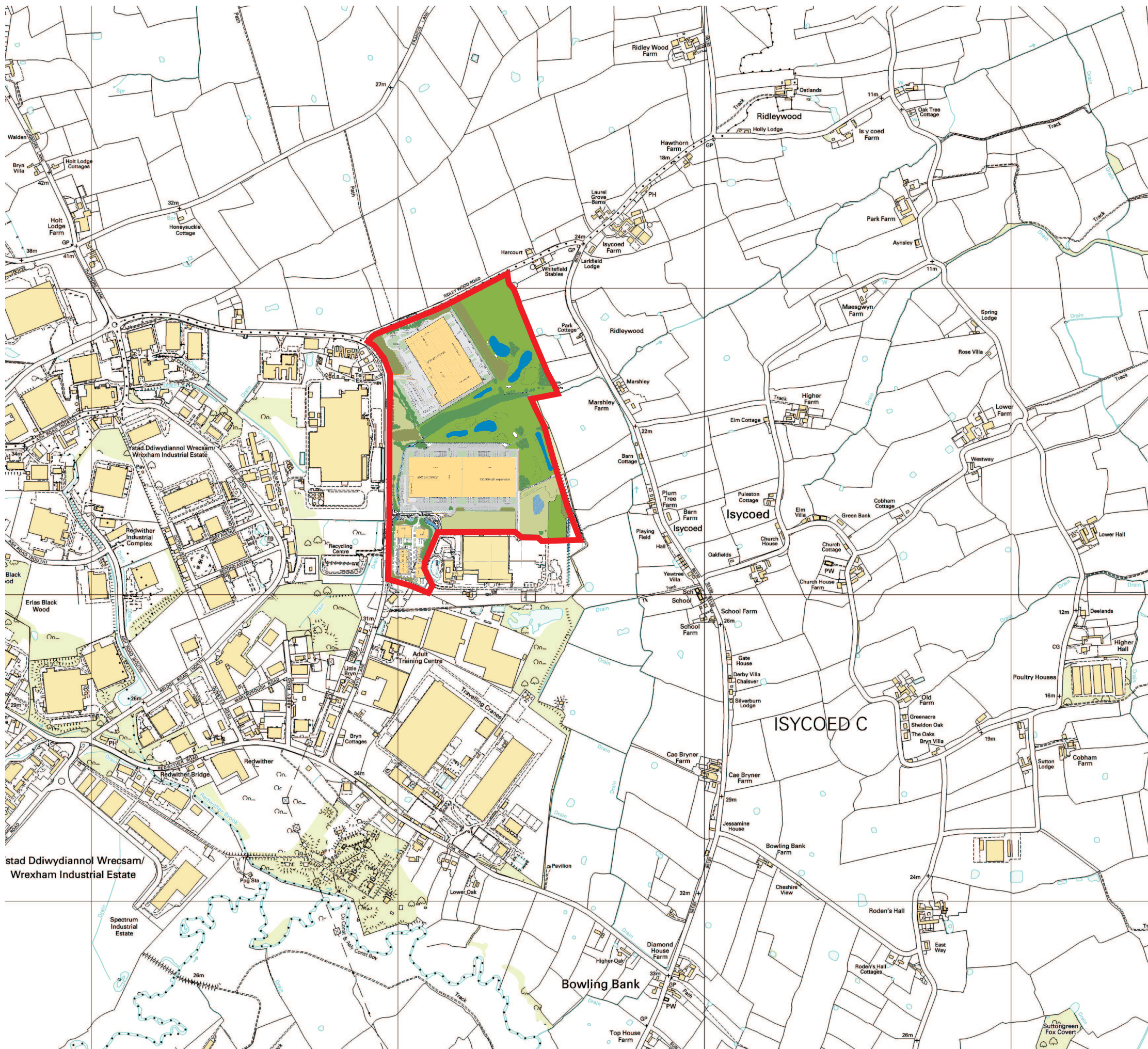
- 6.1 It is anticipated that the site will be managed during the construction period and for a period after construction has been completed to ensure the long term integrity of the site's biodiversity. It is anticipated that regular monitoring of the site will be undertaken and the management regime adjusted to maintain conservation objectives.
- 6.2 The schematic representation of the proposed mitigation shown in the Landscape and Ecology Mitigation Plan (Appendix 2) should not be regarded as an exhaustive list. It is anticipated that this document would be developed and agreed through discussions with the County Ecologist, CCW and a Local Wildlife Trust. It should be noted that positive pre-application discussions have been undertaken with CCW who have given their approval in principal. These discussions have taken place to ensure that the proposed mitigation measures and the proposed future management of the site be developed in the best possible manner in the early stages of the design process.
- 6.3 Both CCW and the County Ecologist have highlighted the need to secure the long term management of the site. Subject to agreement by them, this is proposed to be in conjunction with either North Wales Wildlife Trust or North West Wales Wildlife Trust, or a combination of both bodies. Discussions with these bodies is in the early stages, however it is proposed that discussion and negotiation continues with the principle objective of conserving the nature conservation interest of the site in the long term assuming planning permission is forthcoming. It is anticipated that the long term management of the site will be successfully transferred over to either or both Local Wildlife Trusts. The final management and mitigation framework, including its financial commitments will become a legally binding part of detailed planning approval. As stated, the framework outlined within this report will be subject to some refinement as part of the development of the S106 planning contribution process.
- 6.4 It is anticipated that the long term management of the site includes some of the following management practices and regimes;

- A mowing regime would be appropriate for grassland management; however it would need to be restricted in areas identified for the areas where butterflies may be present. Suitable management of this area will be agreed following the butterfly survey in 2009 which will confirm presence or absence from these areas.
- Retention of some unmanaged areas close to amphibian populations.
- Grassland areas included within the landscaping of the development should be a grass mix suitable for low-fertility open sward. A 'low fertility' mix would require less maintenance.
- Appropriate management of hedgerows and scrub along the centre woodland belt and the central stream.
- Landscaping within the development area should use high proportion of locally-native trees and scrub.
- Periodic management of ponds and ditches guided by the habitat requirements for protected species.
- Where existing vegetation is to be retained, care should be taken not to damage existing vegetation.
- Monitoring regime for protected species.

7 CONCLUSIONS

- 7.1 This document provides an ecological and landscape management framework that has been developed with the principal aim of increasing the biodiversity on site by creating, maintaining and enhancing the range of habitats in a favourable condition. A strategic approach has been taken in the development of this framework in order to take account of future developments on both Plots 1 and Plots 3 (as shown on the site Context Plan – Appendix 1). It should be emphasised that this Framework will be finalised in discussions with CCW, the County Ecologist and a Local Wildlife Trust if planning approval is forthcoming.
- 7.2 It is considered that both the landscaping and ecological mitigation proposals are sympathetic to the local landscape. All key landscape and ecological features have been maintained wherever possible. This includes the central woodland belt, which is a significant feature for landscape amenity, ecological value and in providing a beneficial visual barrier. In addition, every effort has been made to retain key ecological habitats and wildlife corridors to ensure linkages with the surrounding areas are maintained. Opportunities have also been sought to create new habitats for wildlife and enhance those to be retained wherever possible. This includes the creation of new ponds suitable for protected species and appropriate landscaping proposals which are sympathetic to both the surrounding landscape and beneficial for wildlife.
- 7.3 It is strongly considered that the proposed habitat enhancement and creation will provide significant benefit to the site's overall biodiversity to ensure no net loss. The proposed on-site mitigation and proposed management seeks to ensure long term conservation objectives are met.

APPENDIX 1



KEY



Site boundary



Genesis Centre
Birchwood Science Park Warrington
WA3 7BH
Tel 01925 844004
Fax 01925 844002
e-mail tep@tep.uk.com

Project:

Land at Bryn Lane
Wrexham Industrial Estate

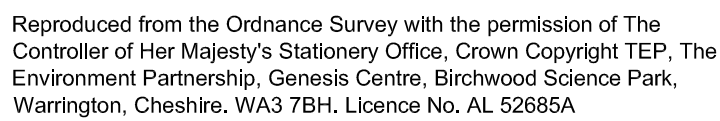
Figure No:

Drawing Title:

Context Plan

Scale: 0 100 300 500m

APPENDIX 2



B	Amendments as per client	SW	CG	03/09/08
A	New Base Plan as per Client	SW	CG	29/08/08
Rev	Description	Drawn	Approved	Date

 Genesis Centre
Birchwood Science Park Warrington
WA3 7BH
Tel 01925 844004
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e-mail tep@tep.uk.com

Project

Wrexham Industrial Estate LVA

Title

Landscape and Ecology Mitigation Plan

Drwg No D1792.001B

Scale 1:1500 @ A1

Date
18/08/08

Drawn
SW

Checked
CG

Approved
CG

HOW Planning LLP
September 2008

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