Glandŵr Cymru
Canal & River Trust in Wales

Trevor Basin Car Parking
Green Infrastructure and Net Biodiversity Benefit Plan

14 August 2025

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Version Control Table

Version	Purpose/Change	Author/Reviewed By	Date
1.0	Draft, for comment	Jenny Spelling, Ecologist, Canal & River Trust	04/08/2025
1.1	Final, for issue	Jenny Spelling, Ecologist, Canal & River Trust	14/08/2025

Project Introduction and Description of Proposed Works

About Canal & River Trust

We are the charity responsible for looking after and bringing to life 2,000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation.

In addition to the statutory functions of navigation, the Trust is also required to:

- Conserve waterway heritage;
- Promote and enable rural and urban regeneration;
- Maintain and enhance leisure, recreation, tourism and education opportunities for the public; and
- Facilitate waterway transport.

Introduction

Trevor Basin is located in Wrexham, North Wales at the World Heritage Site within the Scheduled Ancient Monument boundary of the Pontcysyllte Aqueduct and within the Pontcysyllte Aqueduct Conservation Area. As a UNESCO landmark attraction, the site has high visitor numbers for the aqueduct, tourism, leisure, education and recreational purposes.

The location of the proposed development is shown in Figure 1 below and photographs of the site can be found overleaf. The application site is located in Trevor Basin, Wrexham, LL20 7TT. The Ordnance Survey grid references are SJ 2726 4254 and SJ 2721 4247. The application site is within Wrexham County Borough Council.

Figure 1 - Map showing the site location

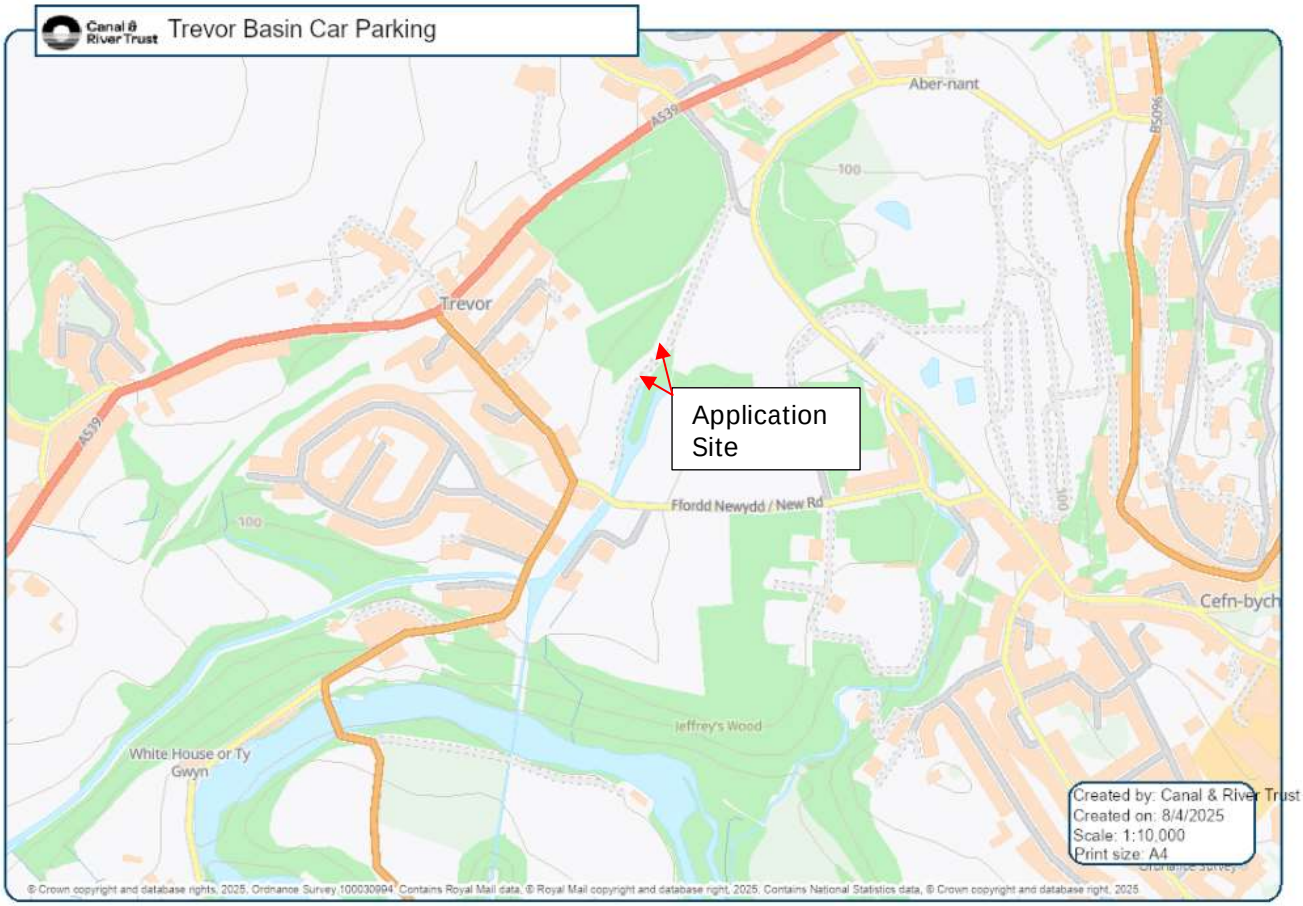


Photo 1: Area 1 view north 2025



Photo 2: Area 1 view south 2025



Photo 3: Area 2 view north 2022



Photo 4: Area 2 view north 2025



The proposals are for the change of use, minor alterations and associated landscaping to create 17 new car parking spaces to replace 17 existing car parking spaces located nearby. The proposals are associated with Wrexham County Borough Council planning consent P/2021/0560, for redevelopment of the canal basin for use as a boat hire business, including erection of 2 buildings and a storage enclosure. Further detail on the scope of works can be found within the following documents submitted with the application:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Sections
- Soft Landscape Plan (drawing ref. 2025 38 103 dated July 2025).
- Site Plan: Supplementary Planting Plan (drawing ref. 2025 38 104 V1 dated 23 July 2025)
- Swept Path Drawings
- Ecological Assessment, Canal & River Trust, 14 August 2025.
- Habitats Regulations Assessment Screening, Canal & River Trust, 04 August 2025.

Relevant Legislation and Planning Policy

This section sets out the legislative and planning policy requirements for the development.

Environment (Wales) Act 2016

As a statutory undertaker, under the Environment (Wales) Act 2016, the Trust is classed as a Public Authority. Section 6 Biodiversity and resilience of ecosystems duty, of the Act states:

"(1) A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

(2) In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects—

(a) diversity between and within ecosystems;

(b) the connections between and within ecosystems;

(c) the scale of ecosystems;

(d) the condition of ecosystems (including their structure and functioning);

(e) the adaptability of ecosystems."

Planning Policy Wales (Edition 12)

Chapter 6 of Planning Policy Wales (PPW) 12[1] requires that a Green Infrastructure (GI) Statement, proportionate to the scale and nature of the proposals, must be submitted with all applications, in order to demonstrate the delivery of "positive multi-functional outcomes which are appropriate to the site in question". It also states that GI can be delivered through individual design measures and by wider landscape measures. The GI Statement must highlight relevant baseline data collected for the site, such as ecological or arboriculltural surveys. Figure 12 in PPW 12 identifies the step-wise approach to "maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity". PPW 12 specifies that "Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact." A copy of the step-wise approach is provided below for reference:



Figure 2 - PPW Figure 12 showing the Step-wise Approach

[1] Welsh Government (2024) Planning Policy Wales, Edition 12. Available from: Planning Policy Wales - Edition 12 (gov.wales) [Accessed: 04/06/2024]

Paragraph 6.4.5 of PPW 12 sets out that "development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally…[and] provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems."

The concept of net biodiversity benefit (NBB) is defined as: "development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site".

Future Wales: The National Plan 2040

Future Wales – the National Plan 2040[2] provides a national development framework to 2040, incorporating elements of climate resilience and developing strong ecosystems. Policy 9 – Resilient Ecological Networks and Green Infrastructure describes how Welsh Government will work with key partners to identify, protect and create ecological networks, as well as identifying opportunities where green infrastructure can be maximised.

Planning authorities are required to secure the "maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets…as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment".

Nature Recovery Action Plan for Wales 2020-21

The Nature Recovery Action Plan for Wales[3] includes the Welsh Government's commitment to reversing the decline of biodiversity in Wales and the action required to meet this commitment.

Natural Resources Wales Area Statements

Area Statements are produced by Natural Resources Wales (NRW) to assist "planners to understand environmental issues, priorities and opportunities in their particular area and, based on that information, help them identify strategic actions and policies to address through the planning system". The county of Wrexham is included in the North East Wales Area Statement[4], which includes the following five themes:

- Climate emergency: resilience and adaptation
- Develop and improve urban/rural green infrastructure
- Increasing woodland cover for social, environmental and economic benefits
- Promoting the resilience of ecosystems in maintaining and enhancing biodiversity
- Protecting water and soil through farming and sustainable land management

Local Planning Policy

Wrexham County Borough Local Development Plan 2013-2028[5] includes the following objectives and policies relevant to the proposals:

- Objectives SO09 and SO10, which relate to the protection and sustainable management of natural resources, and the promotion of green infrastructure.
- Policy SP14: Natural Environment, where natural resources will be protected, conserved and enhanced by development proposals.
- Policy SP19: Green Infrastructure, which requires development to create new connectivity of green and blue infrastructure, or improve existing connections.

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[2] Welsh Government (2021) Future Wales The National Plan 2040. Available from: Update to Future Wales - The National Plan 2040 (gov.wales) [Accessed: 04/06/2024]

[3] Welsh Government (2020) The Nature Recovery Action Plan for Wales 2020 – 21. Available from: The Nature Recovery Action Plan for Wales 2020 to 2021 (gov.wales) [Accessed: 04/06/2024]

[4] Natural Resources Wales (unknown) North East Wales Area Statement. Available from: Natural Resources Wales / North East Wales Area Statement [Accessed: 04/06/2024]

[5] Wrexham County Borough Local Development Plan 2013-2028 (adopted 20 December 2023) available from Wrexham County Borough Council

- Policy NE1: International and National Nature Conservation Designations, and Policy NE2: Local Designations for Nature Conservation and Geological Importance, which protect the nature conservation value of designated nature conservation sites, habitats and species.
- Policy NE3: Trees, Woodlands and Hedgerows, requiring the conservation and management of hedgerows, trees and woodland, with development that significantly negatively affects such features not permitted. Development affecting all existing and new proposed woodlands must also “Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges”.

Summary of Relevant Baseline Conditions

Details of the results of the surveys can be found in the Ecology Assessment report prepared by the Canal & River Trust and submitted with the application. The report findings are summarised below:

Statutory and Non-statutory Designated Sites

- The Application Site is situated 0.5 km from the River Dee and Bala Lake/Afon Dyfrdwy a Llyn Tegid (Wales) Special Area of Conservation (SAC). It is also designated as Afon Dyfrdwy (River Dee) Site of Special Scientific Interest. There will be no direct impacts on the habitats within the Dee SSSI/SAC boundary or species associated with the river. Further details are provided in the Habitats Regulations Assessment (HRA) Screening document submitted with the planning application.
- There are several Restored Ancient Woodland Sites and Ancient Semi-natural Woodlands within 1km of the application site, principally located to the south, south west and south east along the River Dee corridor. The closest site is situated over 400 metres to the south and no impact is anticipated.
- The project lies within the North East Wales Important Invertebrate Area (IIA). The site and adjacent areas do not contain habitats suitable for a notable range of invertebrates therefore no effect is anticipated.
- Two non-statutory designated sites are within 1km of the application site, the closest being Spring Wood Local Wildlife Site (LWS) 0.8km south west. Based on the small size of the application site and distance from other non-statutory designated sites, the proposed development will not affect any non-statutory sites within 1km radius.

Phase 1 Habitat Survey

- The project has likely resulted in the loss of 0.02 ha of bare ground, grass, tall ruderal vegetation and small bramble scrub within the Application Site boundary.

Protected and Invasive Species

- Although numerous protected and notable species have been recorded within 1km, due to the very small size of the Application Site and current construction work, it is unlikely any protected species are present within the Site, although more mobile species such as birds, bats, insects and small mammals may have foraged within or passed through the Application Site.
- There is potential for otters *Lutra lutra* to be present within the adjacent canal, however the application site does not contain habitat for otter holts or resting places.
- Great crested newts *Triturus cristatus* are present 350 metres east but are unlikely to be within the Application Site due to the presence of dispersal barriers such as roads and the presence of more favourable newt habitat within closer proximity of the newt site.
- No invasive species were observed within the application site or adjacent habitats.

The table below describes each component of GI within and surrounding the site and how the step-wise approach has been applied in the design of the project and approach to implementation and biodiversity net benefit. Protection, mitigation and restoration measures will be carried out within the site and surrounding areas within Trust ownership. Enhancement measures will be limited to Trust-owned land, to ensure success of implementation and longevity of management. The extent of Trust-owned land is illustrated in Figure 3.

Type of GI	Description	Mitigation/Restoration Measures to be Implemented	Enhancement/Net Biodiversity Benefit Measures
Watercourses	Llangollen Canal and River Dee. Such features provide continuous wildlife corridors along which species can breed, forage, shelter and migrate. River Dee is designated as a SSSI and SAC.	Protecting and retaining the quality of such features is required by implementing pollution prevention measures.	None.
Grassland, tall ruderal, bare ground and small scattered scrub	Within areas 1 and 2 there is tall ruderal vegetation including nettles *Urtica dioica*, cleavers *Gallium aparine*, meadow grass *Poa* sp. with some bramble *Rubus fruticosus* agg and patches of bare ground. This habitat contains species beneficial to pollinators and shelter for small mammals and insects.	Once construction is complete, bare ground within areas 1 and 2 will be seeded with a wildflower grassland mix, comprising Emorsgate Seeds EG9 Grass Mixture for Hedgerows and Woodland. 23m^2 of proposed grass planting will be carried out adjacent to area 2, using Emorsgate EG9. 155m^2 of wildflower seeding to be carried out along the towpath verge near Froncysyllte owned by the Canal & River Trust.	Areas of grassland around new parking areas and along towpath to be left long to encourage structure and diversity. Managed on an ongoing basis by the Trust, as per Trust standard procedures.
Woodland	Woodland to the west of the Application Site, containing hazel *Corylus avellana*, ash *Fraxinus excelsior* and hawthorn *Crataegus monogyna*. This habitat also provides ecological connectivity, diversity of structure plus shelter, nesting and foraging habitat for a range of species.	No trees to be removed. Retained habitats will be protected where necessary using fencing, including fencing of the root protection areas of trees and hedgerows. Pollution prevention measures will be implemented to minimise effects of dust, waste etc.	74m^2 of native shrub understorey planting will be carried out adjacent to area 2. This will be a native mix of local provenance, using species commonly found within the adjacent woodland. 2 x bird boxes to be installed on nearby trees within Trust ownership. Managed on an ongoing basis by the Trust, as per Trust standard procedures.

Each member of the project team will have a defined responsibility, including the Trust as landowner and applicant, the contractor/site manager as responsible for on-site activities, and Ecological Clerk of Works, to oversee the works/monitor compliance.

Once the construction work has been completed, the Trust will take responsibility for implementing the enhancement activities defined in the table above. The Trust Ecologists will be responsible for:

- Identifying appropriate wildflower seed mixes and shrub whips/tree species.
- Identify suitable locations for installation of bird boxes, according to the specific needs of the species in question.
- Implementing wildflower seeding and shrub planting, either by site contractors, Trust volunteers or Trust Operational staff. All planting will be carried out at the appropriate time of year (autumn or spring for seeding; autumn and winter for whip/tree planting), under suitable conditions and will be supervised by the Ecologists.
- Monitoring the success of regeneration of habitats and rectification of any unsuccessful measures. Monitoring will be carried out for 12 months after the completion of the construction phase.

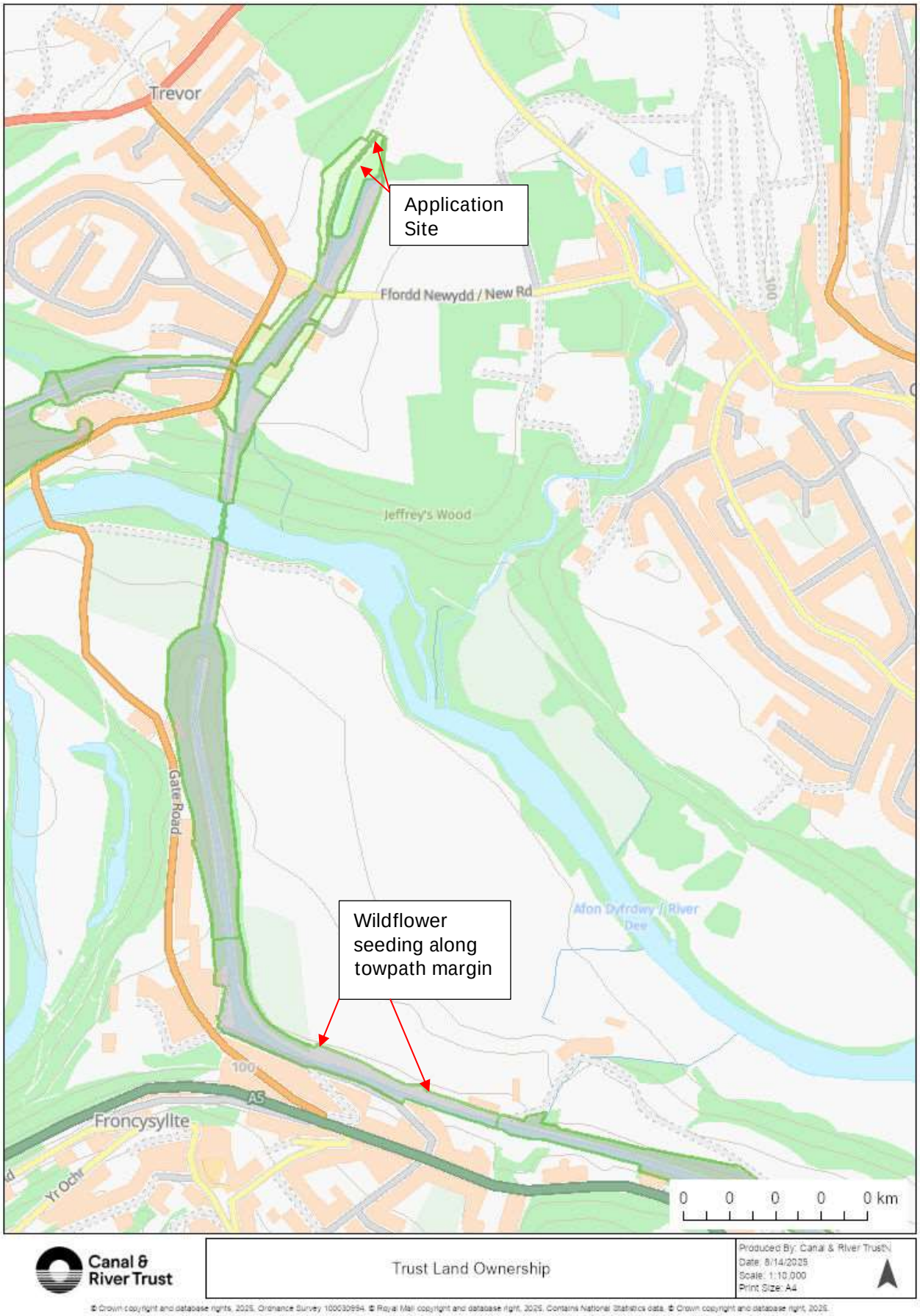


Figure 3 – Canal & River Trust land ownership at Trevor Basin, outlined in green

Conclusion

This report defines the measures required to protect and enhance GI and biodiversity within the application site and to achieve a net biodiversity benefit as a result of the proposed works. The measures proposed are proportionate to the scale and nature of the proposed works and will ensure the ecological continuity of the habitats and species within the site and surrounding area.