**Mr Derek Davies**

Land Adjacent to 33 Abenbury Way,
Wrexham Industrial Estate
SY14 7LH

# Net Benefit for Biodiversity Plan

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Produced by Wildbanks Conservation

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**C O N T E N T S:**

1.0 Introduction

2.0 Baseline Information

3.0 Net Benefit for Biodiversity Actions

4.0 Conclusions

**Figures**

Figure 1. Aerial Photograph
Figure 2. Site Plan
Figure 3. Site and Mitigation Plan

**Appendices**

A1 Site Photographs – plates 1 to 6
A2 Site Management Calendar

## 1.0 Introduction

1.1 This report has been prepared on behalf of Mr Derek Davies for development works for the land adjacent to 33 Abenbury Way, Wrexham Industrial Estate, for which planning permission was received on 07/02/2025 (Ref: P/2022/0411).

1.2 It outlines the ecological mitigation and biodiversity enhancement actions relating to the development works that satisfies Condition 4 of the above planning permission

*No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.*

1.3 For comprehensive background and methodology, the full Preliminary Ecological Appraisal (PEA) relating to the development should be referred to; this report only provides a summary of that information.

1.4 The development site (hereafter referred to as the Site) lies on the western edge of Wrexham Industrial Estate, approximately 4 km east of Wrexham town centre, centred at OS grid reference SJ 37323 50471. The Site comprises entirely amenity grassland. To the north lies an existing Ecological Mitigation Area (EMA), established under a previous planning permission on the adjacent plot owned by Mr. Davies, where Alpha Windows Ltd operates. The EMA features a grassland strip with fruit trees, transitioning into a narrow scrub/wooded area with a shallow brook running through. Bird and bat boxes are installed, supported by a 5-year Management Plan (2018–2022). The Site's eastern boundary is defined by a metal palisade fence abutting a neighbouring industrial unit; the southern boundary is adjacent to a large tarmac area and further industrial units; and the western boundary is a metal palisade fence leading into another industrial unit.

1.5 Beyond the Site, the surrounding land to the north, east, and south is occupied by industrial units within the Wrexham Industrial Estate. To the immediate west is another industrial unit (Alpha Windows), with farmland and hedgerows beyond that.

## 2.0 **Baseline Information**

2.1 Development proposals for the Site are for the building of a detached steel industrial unit and associated parking. The existing ecological mitigation area will not be affected or impacted during the development.

Habitats present on site

2.2 *J1.2 Amenity Grassland (Plate 4)*

The Site is entirely comprised of amenity grassland. Dominant grass species present is perennial rye grass *Lolium perrene,* with the most abundant herb species present including, common dandelion *Taraxacum officinale*, creeping buttercup *Ranunculus repens,* daisy *Bellis perennis* and ribwort plantain *Plantago lanceolate.*

2.3 The planning application is accompanied by a Preliminary Ecological Appraisal. The submitted report confirms the existing Site provides negligible potential for bats, birds, reptiles, badgers and great crested newts.

2.4 Great crested newts (GCN) are known to be in ponds within the wider Wrexham Industrial Estate, with the nearest pond located 80m north of the Site. Connectivity between this pond and the Site is moderate, via rough grassland, hedgerows, and associated wet ditches along Erlas Lane. The main development area (amenity grassland) is unlikely to support GCN due to its short grass (<6cm) and lack of shelter. However, the adjacent EMA offers suitable foraging and refuge habitat and may serve as a commuting refuge.

2.5 While the development land is currently unsuitable for GCN, construction activities (e.g., excavations, rubble piles, material storage) may create habitats that could be used by newts. Therefore, appropriate mitigation is necessary to prevent impacts on the local GCN population during development.

## 3.0 **Net Benefit for Biodiversity Actions**

3.1 The approach to the design and siting of the proposed development has followed the "stepwise" approach. This ensures that potential negative effects on biodiversity and protected species are addressed in sequence: firstly avoided, then minimised, mitigated, and, as a last resort, compensated for. Opportunities for ecological enhancement are considered at every stage.

3.2 There is in general very limited opportunities for ecological enhancements to be included within the development space. The new development building is a steel industrial unit that

offers limited opportunities for ecological enhancement and in order to make it a viable work unit is of a size where space around it is limited. Therefore the proposed enhancement features below are all that can be reasonably achieved but are proportionate to the development and provide a long term managed Ecological Mitigation Area along a linear feature within the Wrexham Industrial Estate.

1) 28m of new hedgerow

3.3 It is proposed that a new 28 m length of species-rich native hedgerow be planted along the eastern boundary of the site. This measure is intended to improve habitat connectivity and provide foraging, nesting, and shelter opportunities for a range of wildlife (Figure 3).

3.4 The planting mix will comprise approximately: Hawthorn *Crataegus monogyna* (80%), Blackthorn *Prunus spinosa* (5%), Holly *Ilex aquifolium* (5%), Field Maple *Acer campestre* (5%), and Hazel *Corylus avellana* (5%). Plants used will be of a minimum of 1 + 1 age (40-60cm) and will be planted at a density of 6 per metre (Standard planting for a new hedge) in staggard double row spaced at 30cm. Each tree planted will be guarded using a "Tubex Nature shelter" and the holly will be guarded using "Tubex Nature shrub shelter" – or equivalent biodegradable alternative. Both will have wooden stakes and re-usable cable ties.

3.5 The hedgerow will be inspected each September for three years after planting. Checks will identify any dead or dying trees, with replacements carried out in the next planting season. Stakes and guards will be re-secured, and any that are damaged or missing will be replaced like-for-like to ensure continued protection. After this period, the hedgerow will be incorporated into the wider EMA management regime. The trees will be mulched with bark or wood chippings to aid the retention of water and tree establishment

2) INNS control

3.6 During site visits to the EMA between 2018 and 2022 and subsequent visits to inform the EMA, no Schedule 9 species (as listed under the Wildlife and Countryside Act 1981) were recorded. However, three individual ornamental shrubs have been planted. As part of the site's long-term enhancement strategy, it is recommended that these be removed to prevent their potential spread and to reduce competition with native species, thereby supporting the overall biodiversity aims of the management plan.

3.7 Ongoing monitoring of the Site to ensure no INNS enter the site. If they do they will be removed immediately following best practice methodologies at the time.

3) 10year management of existing EMA

3.8 It is proposed that the existing ecological mitigation area to the north be managed for a further 10 years in accordance with the management calendar set out below (see A2). After 5 years, the management regime will be reviewed to ensure it remains appropriate. This extended management period will help maintain and improve the ecological function and value of the EMA over the long term.

Works required include

- Management of grassland
- Monitoring and maintenance of six bat boxes
- Monitoring and maintenance of six bird boxes
- Maintenace of eight fruit tress to assist in establishing small orchard

## 4.0 **Conclusion**

4.1 The proposed development would not adversely affect biodiversity, ecosystem resilience, or protected species. In line with the stepwise approach set out in Chapter 6 of *Planning Policy Wales*, the scheme incorporates targeted biodiversity enhancements, including the creation of a new species-rich native hedgerow and the long-term management of the Ecological Management Area. These measures will deliver a net biodiversity gain proportionate to the scale of the development.

## A1 APPENDIX – SITE PHOTOGRAPHS

A1.1 Plate 1: View North-east across the site, note amenity grassland where the works are to take place.



A1.2 Plate 2: View of the amenity grassland facing south from the existing ecological mitigation area, note the short, mown grassland is the development area.



A1.3 Plate 3: View of the western border fence between the site and the existing Alpha Windows industrial unit.



A1.4 Plate 4: Amenity grassland dominating the site



A1.5 Plate 5: Species rich meadow (in December) in the existing mitigation site.



A1.6 Plate 6: Wildflower grassland within the Ecological Mitigation Area to the north oof the Site. Scrub and mature trees can be seen to the right within the photo



**A2 – Alpha Windows Net Benefit for Biodiversity Plan - Five Year Management Calendar**

The calendar will be reviewed after 5 years and further 5 years of management proposed.

| **Mitigation Enhancement** | **Comments** | **2025** | **2026** | **2027** | **2028** | **2028** | **2030** |
|---|---|---|---|---|---|---|---|
| Plant Hedgerow | 28m of species-rich native hedgerow to be planted. Planting to follow specification within NBBP. | Winter (November - January) | | | | | |
| **Management Task** | **Comments** | | | | | | |
| Assessment of plant condition | Late summer visit to assess condition of trees within hedge and required maintenance actions | | August | August | August | | |
| Plant Protection | Carry out routine maintenance of tree protection shelters (as required). Replace any broken, or damaged guards, stakes and ties. Re-affirm stakes and guards annually in February, and as required after strong winds. | | | January | January | January | |
| Beating-up | Annual replacement of dead, diseased or under performing trees. | | | January | January | January | |
| Monitor fruit trees | Fruit trees will be checked for disease and health | | August | August | August | August | August |
| Prune fruit tree | Prune out dead stems and maintain open branch structure | | November | November | November | November | November |
| Monitor bat boxes | Only to be carried out by Wildbanks staff | | February | February | February | February | February |
| Monitor and clean out bird boxes | Remove old nests and brush out detritus. It is illegal to disturb birds while they are on the | | November | November | November | November | November |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | nest. Boxes should only be checked between Oct -Feb | | | | | | |
| **Meadow establishment** | | | | | | | |
| Meadow cutting | Cut grassland and remove arisings. All arising must be raked off and composted on site each time | | September | September | September | September | September |
| Treat perennial weeds | Spot treat or pull out dominating perennial weeds: creeping thistle, dock, nettle and bramble | | July | | July | July | |
| Pull out Ragwort | Maintain up to 50 ragwort plants within the meadow. Pull additional plants and dispose appropriately | | August | | August | August | |
| Coppice large hazel stools | up to 2 large hazel stools to be coppiced per year | | | November | | November | |
| **Management Plan** | | | | | | | |
| Review Management Plan | Carry out review of the Site and establish if management tasks are performing well<br>1) Hedgerow has established and is thickening up to provide shelter for birds and ground commuting routes for amphibians and small mammals. That the species mix is similar to that planted.<br>2) Grassland provides a good range of species where 75% of the species mix sown is present<br>3) All bat and bird boxes present and fit for purpose<br>4) Fruit trees are healthy and producing blossom and fruit | | | | | | September |
| Prepare 5yr Management Plan | Prepare 5yr Management Plan | | | | | | September |

**Figure 1: Aerial photo showing red line boundary of site.**



**Figure 2: Site plan and location plan.**

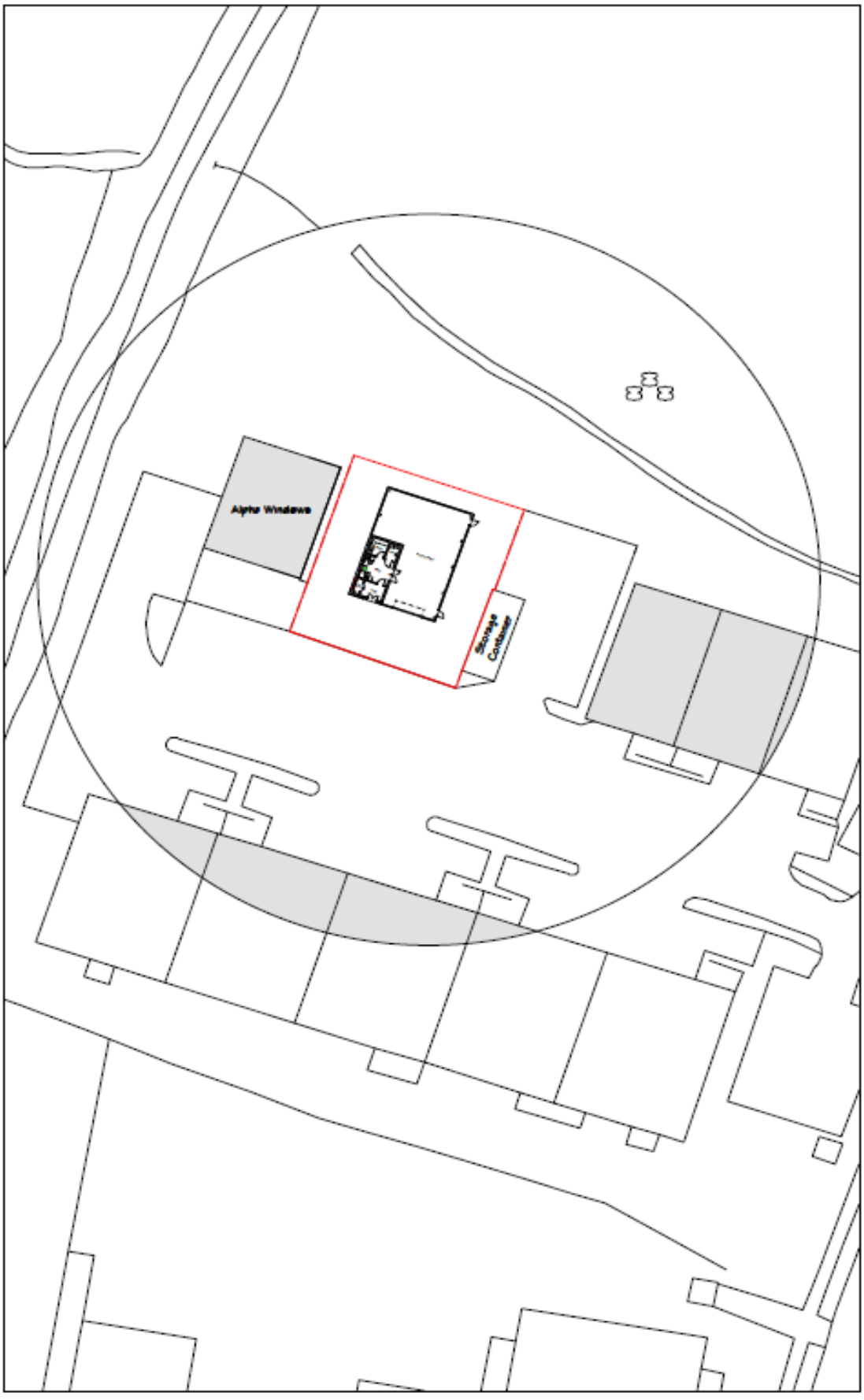


**Figure 3: Site and Mitigation plan.**

