THE ENVIRONMENT PARTNERSHIP



STRATEGIC ECOLOGY CORRIDOR

WREXHAM

GCN CONSERVATION PLAN

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EXECUTIVE SUMMARY

1.1 The Environment Partnership (TEP) was commissioned by Net World Sports (hereafter referred to as 'the client') to complete a great crested newt (GCN) Conservation Plan for the Strategic Ecology Corridor (SEC) within Wrexham Industrial Estate in Wrexham.

1.2 The SEC will provide off-site mitigation for three separate Net World Sports development proposals at Wrexham Industrial Estate. The objectives of the SEC are as follows:

- That all ponds will be colonised by GCN;
- That all ponds will hold water during the GCN breeding season;
- That all habitats within the SEC will meet and maintain their desired conditions as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) for at least 25 years.

1.3 The SEC is comprised of five parcels of land (Parcels 1-5). The relative locations of each parcel within the SEC can be found in Annex 1 on the Red Line Boundary Plan/Site Location Plan (Nicholsons ref: 4826-Strategic Ecology Corridor-5 Rev V4) and in the GCN Off-site Mitigation Phasing Plan (TEP Ref: G9134.042A).

1.4 The enhancement works will entail the excavation of new ponds, native shrub planting, and the construction of new hibernacula within Parcels 1-4. Additionally, bee and butterfly banks will be provided with the construction of bunds in Parcels 1-3. There will be no works at Parcel 5, where the existing land use (agriculture) will be maintained in the most ecologically sensitive manner possible.

1.5 These works have the potential to kill, injure and disturb GCN, and damage or destroy their breeding sites and resting places.

1.6 Therefore, prior to the commencement of works at Parcel 4 in Autumn 2025 (subject to the granting of relevant planning permissions), temporary one-way amphibian fencing (TAF) will be installed around the perimeter of the parcel. Prior to the commencement of works at Parcels 1-3 in Autumn 2026 (subject to the granting of relevant planning permissions), TAF will be installed around all ponds within the parcels and around access routes/bund construction areas within each parcel. The proposed layout for the fencing is illustrated in drawing G10934.011. All TAF will remain in place for the duration of the works.

1.7 During the construction process, an ecological compliance audit scheme carried out by an externally appoint body will be instated. This will involve four visits per year, for each year that construction works are ongoing.

1.8 Monitoring to ensure that the objectives of the conservation plan are achieved will be undertaken by TEP for at least 25 years. Annual population monitoring will be undertaken for each pond utilising all of the following three survey methods: torch surveys, bottle trapping and egg-searching. Net World Sports will consult with NRW regarding the monitoring methods and all monitoring will be supported by annual eDNA surveys within the optimal survey season. The results of the monitoring will be reported as part of the Welsh GCN Monitoring Scheme, with all data uploaded by 30th September each year. This long-term monitoring will measure the success of the objectives against the following Key Performance Indicators (KPI):

- Ponds contain GCN, with a target population of at least 25 GCN per parcel;
- Ponds are holding water during the breeding season;
- Ponds are vegetated and contain adequate breeding habitat for GCN;
- Each pond contains open water covering at least 50% of its area;
- No fish or invasive non-native species (INNS) are present within ponds;
- All habitats meet their desired conditions as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

1.9 Habitat management will be overseen by Net World Sports and undertaken by an appropriate landscape management company and consultants. Site inspection and a review of the management plans would be undertaken once yearly, informed by quarterly meetings with NRW. All GCN surveys will be carried out by licenced ecologists. If habitats are found to be falling short of their desired conditions, remediation measures will be undertaken, as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

INTRODUCTION

Background to Activity/Development

1.10 The Environment Partnership (TEP) was commissioned Mauna Kea Limited, a fully owned subsidiary of Net World Sports, (hereafter referred to as 'the client') to complete a great crested newt (GCN) Conservation Plan for the Strategic Ecology Corridor (SEC) within Wrexham Industrial Estate in Wrexham.

1.11 The SEC will provide off-site mitigation for three separate Net World Sports development proposals at Wrexham Industrial Estate. These are:

- Land North of Bryn Lane, P/2023/0497
- Land South of Bryn Lane, P/2025/0143
- Net World Sports Headquarters expansion - application not yet submitted

1.12 The SEC is comprised of five parcels of land:

- Parcel 1 - Land to the west of the B5130 (central grid reference SJ 39687 50002);
- Parcels 2 and 3 - Land to the west of the B5130 (central grid reference SJ 39687 50002);
- Parcel 4 - Land off Francis Lane (central grid reference SJ 38100 51300); and
- Parcel 5 - Land west of Maesgwyn Lane (central grid reference SJ 40135 50455).

1.13 The relative locations of each parcel within the SEC can be found in Annex 1 on the Red Line Boundary Plan/Site Location Plan (Nicholsons ref: 4826-Strategic Ecology Corridor-5 Rev V4).

1.14 TEP has previously undertaken ecological surveys and reports for sites within the SEC, and this GCN Conservation Plan should be read in conjunction with the following (found in Annexes 3-7):

- Land off Francis Lane - Ecological Desk Study (TEP Report Ref: 10934.001);
- Land off Francis Lane - Ecological Assessment (TEP Report Ref: 10934.002);
- Land North of Francis Lane - Habitat Management Plan (TEP Report Ref: 10934.003 V3)
- Land adjacent to B5130 - Ecological Desk Study (TEP Report Ref: 10944.001);
- Land adjacent to B5130 - Ecological Assessment (TEP Report Ref: 10944.002).
- Land adjacent to B5130 - Habitat Management Plan (TEP Report Ref: 10944.003 V5)

1.15 The objectives of the SEC are as follows:

- That all ponds will be colonised by GCN;
- That all ponds will hold water during the GCN breeding season;

- That all habitats within the SEC will meet and maintain their desired conditions as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) for at least 25 years.

1.16 The creation of the SEC has the potential to kill, injure and disturb GCN, and damage or destroy their breeding sites and resting places. Therefore, following a review of the above reports, and in consultation with Wrexham County Borough Council, Natural Resources Wales (NRW) have requested additional information to ensure proposals demonstrate no detriment to the maintenance of the favourable conservation status of GCN (NRW Ref: CAS-281972-V4L5).

1.17 The requested information is as follows:

- Further details and associated plans concerning GCN avoidance and mitigation measures including:
  - fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations);
  - considerations of access issues;
  - monitoring and maintenance requirements and supervised removal;
- The detail of habitat retention, enhancement and creation proposals associated with terrestrial and aquatic habitats. Details to include plans and timescales.
- The submission of a long-term site management plan (not less than 25 years) that includes:
  - details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans;
  - defined aims and objectives (including defined key performance indicators for long term monitoring indicators);
  - details of the desired condition for each habitat and criteria to determine when habitats have achieved this;
  - details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition;
  - details of monitoring methodologies for habitat(s) and species;
  - details of scheduling and timings of activities;
  - contingency measures if fish or invasive non-native species (INNS) are detected;
  - current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority);
  - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
  - site liaison and wardening;
  - licensing requirements for management surveillance and other defined activities;
  - biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation;

    - details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.
- The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme.
- Details of timing, phasing and duration of construction activities and conservation measures.
- Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.

1.18 The consultation advised this information could be submitted in the form of a GCN Conservation Plan.

1.19 A table listing the above queries and displaying the paragraph numbers within this document which address each of these is provided in Annex 8.

Full details of proposed works

1.20 The Strategic Ecology Corridor (SEC) is to be created across five land parcels (Parcels 1-5), all of which are former farmland. Parcel 1 is split from Parcels 2 and 3 by a section of land under different ownership; however, the plans for this land are also to create ecologically valuable habitat, thus it will provide a corridor between the three parcels in this site.

1.21 Parcel 4 is split from Parcels 1-3 by the application areas known as Land North of Bryn Lane (application ref: P/2023/0497) and Net World Sports Headquarters expansion (application not yet submitted); however, these areas will include ecological corridors which will connect Parcel 4 to Parcel 1. These ecological corridors will be considered separately as part of those respective planning applications and are not considered further in this plan.

1.22 An additional land parcel (Parcel 5) located approximately 521m east of the three other land parcels on Maesgywn Lane has been added to the SEC following discussions with Natural Resources Wales (NRW). However, it should be noted that this parcel will continue to be used for agriculture, which will be managed in the most ecologically sensitive manner possible.

1.23 The relative locations of each parcel within the SEC can be found in Annex 1 on the Red Line Boundary Plan/Site Location Plan (Nicholsons ref: 4826-Strategic Ecology Corridor-5 Rev V4).

1.24 The enhancement works will entail the excavation of new ponds, native shrub planting, and the construction of new hibernacula within Parcels 1-4. Additionally, bee and butterfly banks will be provided with the construction of bunds in Parcels 1-3. There will be no works at Parcel 5, where the existing land use (agriculture) will be maintained.

1.25 During works, Parcels 1 and 4 will have a single point of access. Access for Parcel 1 will be taken from the eastern boundary via an existing field entrance on the B5130 (grid reference location: SJ 38123 51225) and run along the boundaries within the field. Access for Parcel 4 will be taken from the southern boundary via an existing field entrance on Francis Lane (grid reference location: SJ 38123 51225).

1.26 Parcels 2-3 will be accessed from adjoining fields to the east via existing access routes from the B5130, with existing field entrances at grid reference locations SJ 39750 50264 and SJ 39783 49995.

1.27 During the ongoing agricultural management of Parcel 5, access will continue to be taken from the eastern boundary via an existing field entrance on Maesgwyn Lane (grid reference location: SJ 40237 50471).

1.28 The proposed layout, specifications and planting plans for Parcels 1-4, and the existing layout of Parcel 5 (Land off Maesgwyn Lane), can be found in the following drawings:

- Parcel 1 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-1.1 to 1.4 Rev V4);
- Parcel 2 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-2.1 to 2.4 Rev V4);
- Parcel 3 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-3.1 to 3.4 Rev V4);
- Parcel 4 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs:
- 4826-Strategic Ecology Corridors-4.1 to 4.4 Rev V4); and
- Land off Maesgwyn Lane, Site Location Plan and Existing Site Plan (Nicholsons refs: 22-3014 Rev V2 and 22-3015 Rev V1).

1.29 It is proposed that the construction of the mitigation areas will be phased as follows (subject to the granting of relevant planning permissions):

- Parcel 4 in Autumn 2025.
- Parcels 1-3 in Autumn 2026

1.30 The proposed phasing plan can be found on the GCN Off-site Mitigation Phasing Plan (TEP Ref: G9134.042A).

1.31 Prior to the commencement of works at Parcel 4 in Autumn 2025, temporary one-way amphibian fencing (TAF) will be installed around the perimeter of the parcel for the duration of works.

1.32 Prior to the commencement of works at Parcels 1-3 in Autumn 2026, TAF will be installed around all ponds within the parcels and around access routes/bund construction areas within each parcel. All TAF will remain in place for the duration of the works.

1.33 To determine whether the SEC is meeting its objectives, all ponds within the mitigation area will be subject to yearly HSI assessments and eDNA surveys within the optimal season, and yearly population monitoring for at least 25 years post-development. Population monitoring will be undertaken for each pond utilising all of the following three survey methods: torch surveys, bottle trapping and egg-searching. Net World Sports will consult with NRW on the monitoring methods and the results of the monitoring will be reported as part of the Welsh GCN Monitoring Scheme, with all data uploaded by 30th September each year.

1.34 The desired condition of each of the habitats to be created, the criteria for monitoring these conditions, and the proposed management methods for achieving these conditions are detailed in the Habitat Management Plans for Parcels 1-3 and 5 (TEP Ref: 10944.003 V5) and Parcel 4 (TEP Ref: 10934.003 V3).

SURVEY & SITE ASSESSMENT

Existing information on great crested newts at the survey site

1.35 There are several statutory designated sites within a 10km radius of the SEC, which are detailed within the Ecological Desk Studies (TEP Report Refs: 10944.001 and 10934.001).

Parcels 1-3

1.36 The following records of amphibians were returned from within 2km of Parcels 1-3 (TEP Report Ref: 10944.001):

- 17 records of great crested newt (GCN) *Triturus cristatus*;
- 16 records of smooth newt *Lissotriton vulgaris*;
- 9 records of common frog *Rana temporaria*;
- 4 records of common toad *Bufo bufo*; and
- 3 records of palmate newt *Lissotriton helveticus*.

1.37 There are three ponds within Parcels 1-3 and an additional 35 ponds were identified within 500m.

Parcel 4

1.38 The following records of amphibians were returned from within 2km of Parcel 4 (TEP Report Ref: 10934.001):

- 115 GCN; and
- 15 records of common toad.

1.39 There are no ponds within Parcel 4 and no ponds were identified within 250m.

Parcel 5

1.40 An ecological desk study has not yet been undertaken for Parcel 5.

1.41 The existing site plan (Nicholsons refs: 22-3015 Rev V1) shows that Parcel 5 is dominated by grassland and is bounded by hedgerows, with scattered trees. A single pond is present on the northern boundary. This pond only partially falls within the red line boundary.

Field survey methods

1.42 To assess the value of the existing on-site habitats for GCN, an extended UK Habitat (UKHab) survey was undertaken at Parcel 4 on 10th February 2024 (TEP Report Ref: 10934.002) and Parcels 1-3 on 12th March 2025 (TEP Report Ref: 10944.002).

1.43 Additionally, Habitat Suitability Index (HSI) assessments of the three ponds (Ponds A1, A4 and A5 on Drawing G10944.008) within Parcels 1-3 were undertaken on 12th March 2025.

1.44 To determine the presence or likely absence of GCN on site, an environmental DNA (eDNA) survey of the three ponds (Ponds A1, A4 and A5) within Parcels 1-3 were undertaken. Pond A1 was tested in spring 2024 and ponds A4 and A5 were tested on 16th April 2025.

1.45 Field surveys have not yet been undertaken for Parcel 5.

Field survey results

Parcels 1-3

1.46 Drawing G10944.008 shows the habitats present within Parcels 1-3.

1.47 The habitat surveys identified onsite habitats that are suitable for breeding, foraging, ranging and hibernating common amphibians (TEP Report Ref: 10944.002).

1.48 Parcel 1 is dominated by cropland and bounded by trees and native hedgerows, containing a single pond (A1). Parcels 2 and 3 are dominated by other neutral grassland, are bounded by trees and native hedgerows, and contain a pond each (A4 and A5 respectively).

1.49 In the HSI assessments of the ponds within Parcels 1-3, A1 and A4 were assessed to be of Good suitability for GCN, while A5 was assessed to be of Excellent suitability.

1.50 Of the three ponds, two tested positive for GCN (Pond A1 and Pond A5) and one tested negative (Pond A4). The results are presented on the Drawing G10944.009.

1.51 No invasive species were identified within these parcels.

Parcel 4

1.52 Drawing G10934.008 shows the habitats present within Parcel 4.

1.53 Parcel 4 is dominated by modified grassland with scattered trees, bounded by native hedgerows. There is no breeding habitat for amphibians within the parcel, though the modified grassland and hedgerow habitats provide suitable habitat for foraging and ranging amphibians. The root balls of hedgerows and scattered trees and scrub provide suitable habitat for hibernating amphibians (TEP Report Ref: 10934.002).

1.54 No invasive species were identified within this parcel.

Interpretation/evaluation of survey results

1.55 The habitat walkover and HSI assessment revealed that all on-site ponds at Parcels 1-3 have Good to Excellent suitability for GCN, and two of the three have tested positive for GCN eDNA. Furthermore, there is good connectivity between the ponds and to the wider landscape via the network of hedgerows and ditches.

1.56 Although no ecological surveys were undertaken at Parcel 5, this land is understood to contain suitable aquatic and terrestrial habitat for GCN and is connected to the wider landscape via a network of hedgerows.

1.57 Therefore, all parcels have the potential to support GCN.

IMPACT ASSESSMENT

1.58 During the construction of the off-site mitigation areas in Parcels 1-4, there is the potential to kill, injure and disturb GCN

Short-term impacts: disturbance

1.59 There is a risk that GCN could be present on site at the time of construction works, or that GCN could enter the development area whilst works or events are ongoing and be injured or killed. Under the relevant legislation, it is an offence to knowingly kill, harm or injure GCN. In the absence of mitigation works this could have a high impact as set out in English Nature Mitigation Guidelines 2001.

Long-term impacts: site modification

1.60 All existing ponds within Parcels 1-4 will be retained. There will be a temporary loss of terrestrial habitat during construction; however, as all existing habitats will be reinstated and/or enhanced, there will be a long-term positive impact in Parcels 1-4.

1.61 In Parcel 5, all existing habitats will be retained and there will be no long-term modification of habitats within this parcel.

Long-term impacts: site loss

1.62 All existing habitats will be retained, reinstated and/or enhanced following the completion of works and there will be no long-term habitat loss on site.

Long-term impacts: fragmentation and isolation

1.63 There will be temporary fragmentation and isolation due to the enclosure of the ponds, hedgerows and ditches with TAF. As all existing habitats will be retained reinstated and/or enhanced, there will be no long-term fragmentation effects on site and a positive impact on connectivity.

Post-development interference impacts

1.64 The parcels will be managed as habitat for GCN for at least 25 years. Therefore, there will be no post-development interference impacts.

Predicted scale of impact

1.65 The overall scale of the impact of development in the absence of mitigation is considered to be minimal.

MITIGATION WORKS TO BE UNDERTAKEN

Great Crested Newt capture and exclusion

1.66 Prior to the commencement of works at Parcel 4 in Autumn 2025, temporary one-way amphibian fencing (TAF) will be installed around the perimeter of the parcel and remain for the duration of the proposed works. The proposed layout of this fencing is illustrated in drawing G10934.011 Great Crested Newt Fencing Plan.

1.67 Prior to the commencement of works at Parcels 1-3 in Autumn 2026, TAF will be installed around all ponds within the parcels. Additionally, access routes within each parcel will be enclosed in TAF to permit the movement of vehicles to construct the bunds. The construction areas for the bunds will also be enclosed in TAF. The proposed layout of this fencing is illustrated in drawing G10934.011 Great Crested Newt Fencing Plan. All TAF will remain in place for the duration of the works.

1.68 Detailed plans of the TAF layout for each parcel will be provided in a NRW GCN development licence application.

1.69 The vertical fence will possess a top-curl and will be buried in the ground to a depth of 300mm. The anticipated specification for the vertical fence is provided in Annex 2.

1.70 All works will be supervised by a suitably experienced ecologist holding a NRW great crested newt licence. The area where the fencing will be installed will be subject to a hand search prior to installation. In the event newts are uncovered during fencing operations they will be moved to the receptor area, located within or adjacent to the existing GCN pond closest to the proposed works.

1.71 All contractors working on site will be given a toolbox talk by a suitably qualified ecologist. Biosecurity Risk Assessments will be distributed to contractors working on site.

1.72 The TAF will be inspected at least once every 24 hours by the supervising ecologist to ensure that the fences remain in a viable condition to prevent recolonisation of the site by amphibians. Any damage will be repaired the same day. A documented record of inspections and repairs shall be kept.

1.73 On completion of the development the perimeter fencing will be removed under supervision of a suitably qualified ecologist.

Great Crested Newt habitat

1.74 All existing breeding and resting sites will be retained. The existing retained ponds and hedgerows have been identified as suitable receptor sites for GCN captured during the proposed works.

1.75 The proposed works will result in the creation of new aquatic and terrestrial habitats for GCN. The aims of this habitat creation are as follows:

- That all ponds will be colonised by GCN;
- That all ponds will hold water during the GCN breeding season;
- That all habitats within the SEC will meet and maintain their desired conditions as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) for at least 25 years.

1.76 The desired condition of each of the habitats to be created, the criteria for monitoring these conditions, and the proposed management methods for achieving these conditions are detailed in the Habitat Management Plans for Parcels 1-3 and 5 (TEP Ref: 10944.003 V5) and Parcel 4 (TEP Ref: 10934.003 V3).

1.77 Planting plans for the ponds and terrestrial habitats are also provided within these documents.

1.78 Although no new habitats will be created within Parcel 5, the part of the existing pond lying within the red line boundary will be managed to ensure it remains suitable for GCN.

1.79 Plans for the proposed habitat creation are listed as follows:

- Parcel 1 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-1.1 to 1.4 Rev V4);
- Parcel 2 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-2.1 to 2.4 Rev V4);
- Parcel 3 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-3.1 to 3.4 Rev V4);
- Parcel 4 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs:
- 4826-Strategic Ecology Corridors-4.1 to 4.4 Rev V4); and
- Land off Maesgwyn Lane, Site Location Plan and Existing Site Plan (Nicholsons refs: 22-3014 Rev V2 and 22-3015 Rev V1).

Mechanisms for ensuring delivery of mitigation and compensation measures

Measures to ensure the objectives of the conservation plan are met

1.80 During the construction process, an ecological compliance audit scheme will be instated. This will involve four visits per year, for each year that construction works are ongoing. This will include defined key performance indicators for the desired condition of the new habitat creation as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) and be carried out by an externally appointed body, commissioned by Net World Sports.

1.81 Following the completion of works, monitoring to ensure that the objectives of the conservation plan are achieved will be undertaken by The Environment Partnership (TEP) under licence for at least 25 years. Site inspection and a review of the management plans would be undertaken once yearly, informed by quarterly meetings with NRW.

1.82 Site liaison and wardening will be undertaken by TEP or an appropriate wildlife body. This body will hold a NRW GCN licence and have experience with GCN mitigation sites.

1.83 Habitat management will be overseen by Net World Sports and undertaken by an appropriate wildlife body or landscape management company with the necessary licences to carry out works in relation to GCN or any other protected species noted at site. In addition to holding an NRW GCN licence, the skills and competencies required for this body will include, but not be limited to:

- Experience with GCN mitigation sites;

- Certificates of competence to undertake landscape management operations on site;
- Knowledge of habitat management techniques detailed within the Habitat Management Plans; and
- Sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread.

1.84 If habitats are found to be falling short of their desired conditions, remediation measures will be undertaken, as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

Case study

1.85 The mitigation ponds created to the east of the Net World Sports Headquarters on Bryn Lane are currently being monitored by TEP and managed by the landscape management company Ecological Land Management.

1.86 Ecological Land Management are a contractor with an NRW GCN Licence and over 20 years of experience managing nature reserves and habitats, holding contracts with Natural England and other NGOs, including wildlife charity organisations.

1.87 Habitat management is ongoing, though the mitigation ponds have all been colonised by GCN and are considered to be in a good state. Survey data on these ponds is due to be provided to NRW and COFNOD in the form of an update monitoring report in autumn 2025.

Mitigation contingencies

1.88 If the one-way amphibian fence suffers major vandalism during construction works and is in need of major repairs then TEP shall be contacted immediately and the fence shall be repaired the same day.

1.89 If fish are found within new ponds, the ponds shall be drained down and fish shall be removed under supervision of an ecologist. An ecologist will be consulted regarding the treatment of any other species found within the ponds.

1.90 If any invasive non-native species are identified on site, an exclusion zone will be erected around the INNS under supervision of an ecologist. An ecologist will be consulted regarding an appropriate treatment plan for the INNS.

1.91 Machines will be stored away from the pond areas. Any pollution incidents which occur on site during construction should also be reported to TEP immediately and steps will be taken to ensure clean-up operations are instigated where required.

Biosecurity risk assessment

1.92 Bio-security measures will be implemented throughout the construction period. These will include:

- Amphibian species to be transported in separate compartments;
- Surveyors to disinfect footwear and equipment on entering and leaving the site.
- Machinery will be cleaned and disinfected on entering and leaving the site.

1.93 A full biosecurity risk assessment will be included with the NRW GCN development licence application.

POST DEVELOPMENT SITE SAFEGUARD

Habitat/site management and maintenance

1.94 Monitoring to ensure that the objectives of the conservation plan are achieved will be undertaken by The Environment Partnership (TEP) under licence for at least 25 years. Site inspection and a review of the management plans would be undertaken once yearly, informed by quarterly meetings with NRW.

1.95 Site liaison and wardening will be undertaken by TEP or an appropriate wildlife body. Habitat management will be undertaken by an appropriate wildlife body or landscape management company with the necessary licences to carry out works in relation to GCN or any other protected species noted at site.

1.96 If habitats are found to be falling short of their desired conditions, remediation measures will be undertaken, as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

Monitoring

1.97 To determine whether the SEC is meeting its objectives, all ponds within the mitigation area will be subject to yearly Habitat Suitability Index (HSI) assessments and eDNA and population monitoring surveys for at least 25 years, starting with Parcel 4 in 2026. These will be undertaken by TEP or an appropriate wildlife body. In addition to holding an NRW GCN licence, the skills and competencies required for this body will include, but not be limited to:

- Experience with GCN HSI/eDNA and population surveys; and
- Sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread.

1.98 GCN HSI/eDNA surveys will be undertaken between 15th April and 1st June. Surveyors will sample all ponds that are holding water at the time of the survey, using 1 sampling kit per pond and collecting 20 water samples per pond. Samples will be analysed by a suitably qualified and experienced laboratory.

1.99 GCN population monitoring surveys will utilise three survey methods per pond (torch surveys, bottle trapping and egg-searching) and involve six visits per year between mid-March and mid-June, with at least three visits taking place in the core period of mid-April to mid-May. Net World Sports will consult with NRW regarding the monitoring methods and the results of the monitoring will be reported as part of the Welsh GCN Monitoring Scheme, with all data uploaded by 30th September each year.

1.100 To ensure that habitats are meeting their desired conditions as detailed within the KPIs and Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) these habitats will be subject to yearly site inspections for at least 25 years, starting with Parcel 4 in 2026.

Key Performance Indicators

1.101 The Key Performance Indicators (KPI) for the SEC will be as follows:

- Ponds contain GCN, with a target population of at least 25 GCN per parcel;

- Ponds are holding water during the breeding season;
- Ponds are vegetated and contain adequate breeding habitat for GCN;
- Each pond contains open water covering at least 50% of its area;
- No fish or invasive non-native species (INNS) are present within ponds;
- All habitats meet their desired conditions as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

Reporting

1.102 The results of the GCN surveys and site inspections will be provided to NRW in the form of yearly monitoring reports, which will be compiled and issued by TEP or another appropriate wildlife body. Additionally, all ponds will be added to the Wales GCN Monitoring Scheme and all survey data will be submitted to COFNOD.

TIMETABLE OF WORKS

1.103 The timetable for construction works and mitigation creation is provided in Table 1, below (subject to granting of relevant planning permissions):

Table 1: Work Schedule

PROPOSED WORKS	TIME OF YEAR
Parcel 4 pond creation and planting including: • Four ecological compliance audit scheme visits.	Autumn 2025
Parcels 1-3 pond and bund creation, and planting, including: • Four ecological compliance audit scheme visits.	Autumn 2026
Post-development monitoring of Parcels 4 and 5 including: • Annual site inspection; • Annual review of HMP; • Annual GCN eDNA and population monitoring surveys; • Annual GCN monitoring reports to be issued to NRW; • Quarterly meetings with NRW; • Ongoing habitat management activities as specified in HMP.	2026-2051
Post-development monitoring of Parcels 1-3 • Annual site inspection; • Annual review of HMP; • Annual GCN eDNA and population monitoring surveys; • Annual GCN monitoring reports to be issued to NRW; • Quarterly meetings with NRW; • Ongoing habitat management activities as specified in HMP.	2027-2052

1.104 Detailed timings for habitat management are provided within the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

LAND OWNERSHIP AND USE – MITIGATION SITE/COMPENSATION SITE

1.105 All of the parcels will remain under the ownership of Net World Sports in perpetuity.

1.106 Net World Sports will commission suitably qualified and experienced third parties to undertake the necessary monitoring and management at the mitigation sites for at least 25 years.

1.107 During the construction process, an ecological compliance audit scheme will be instated. This will involve four visits per year, for each year that construction works are ongoing. This will include defined key performance indicators for the desired condition of the new habitat creation as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5) and be carried out by an externally appointed body, commissioned by Net World Sports.

1.108 Following the completion of works, monitoring to ensure that the objectives of the conservation plan are achieved will be undertaken by The Environment Partnership (TEP) under licence for at least 25 years. Site inspection and a review of the management plans would be undertaken once yearly, informed by quarterly meetings with NRW.

1.109 Site liaison and wardening will be undertaken by TEP or an appropriate wildlife body. This body will hold a NRW GCN licence and have experience with GCN mitigation sites.

1.110 Habitat management will be overseen by Net World Sports and undertaken by an appropriate an landscape management company and consultants with the necessary licences to carry out works in relation to GCN or any other protected species noted at site. In addition to holding an NRW GCN licence, the skills and competencies required for this body will include, but not be limited to:

- Experience with GCN mitigation sites;
- Certificates of competence to undertake landscape management operations on site;
- Knowledge of habitat management techniques detailed within the Habitat Management Plans; and
- Sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread.

1.111 All GCN surveys will be undertaken by licenced ecologists. If habitats are found to be falling short of their desired conditions, remediation measures will be undertaken, as detailed in the Habitat Management Plans (TEP Report Refs: 10934.003 V3 and 10944.003 V5).

Case study

1.112 The mitigation ponds created to the east of the Net World Sports Headquarters on Bryn Lane are currently being monitored by TEP and managed by the landscape management company Ecological Land Management.

1.113 Ecological Land Management are a contractor with an NRW GCN Licence and over 20 years of experience managing nature reserves and habitats, holding contracts with Natural England and other NGOs, including wildlife charity organisations.

1.114 Habitat management is ongoing, though the mitigation ponds have all been colonised by GCN and are considered to be in a good state. Survey data on these ponds is due to be provided to NRW and COFNOD in the form of an update monitoring report in autumn 2025.

REFERENCES

English Nature (2001) Great crested newt mitigation guidelines. English Nature, Peterborough

Langton T, Beckett C & Foster J (2001). Great Crested Newt Conservation Handbook. Froglife, Halesworth, Suffolk.

ANNEXES

Annex 1 - Red Line Boundary Plan/Site Location Plan (Nicholsons ref: 4826-Strategic Ecology Corridor-5 Rev V4).

Annex 2 - Specification for the one-way amphibian fence (TEP ref: D9134.002A).

Annex 3 - Parcel 1 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-1.1 to 1.4 Rev V4).

Annex 4 - Parcel 2 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-2.1 to 2.4 Rev V4).

Annex 5 - Parcel 3 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridor-3.1 to 3.4 Rev V4).

Annex 6 - Parcel 4 Overview, Inset 1 and 2, and Sections drawings (Nicholsons refs: 4826-Strategic Ecology Corridors-4.1 to 4.4 Rev V4).

Annex 7 - Land off Maesgwyn Lane, Site Location Plan and Existing Site Plan (Nicholsons refs: 22-3014 Rev V2 and 22-3015 Rev V1).

Annex 8 - Table displaying NRW queries and relevant paragraphs within GCN Conservation Plan

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7. All plants and materials are subject to avialability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

Redline Boundary

Other land in Applicant Ownership

N

0m 50m 100m 150m 200m 250m

1:4000

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:4000	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-5

Status: PLANNING

Drawing Title: Red Line Boundary Plan / Site Location Plan

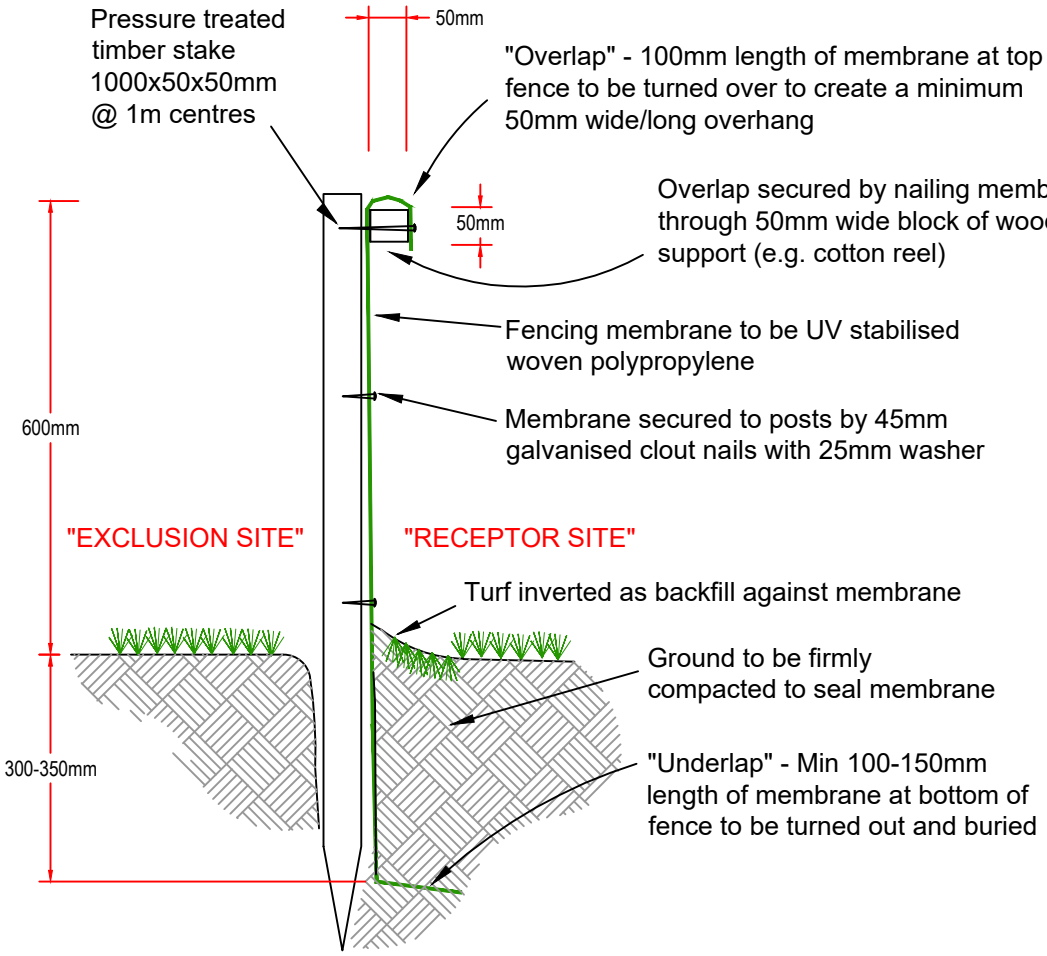
Location: Utopia City Strategic Ecology Corridor, Wrexham

Client Name: Net World Sport

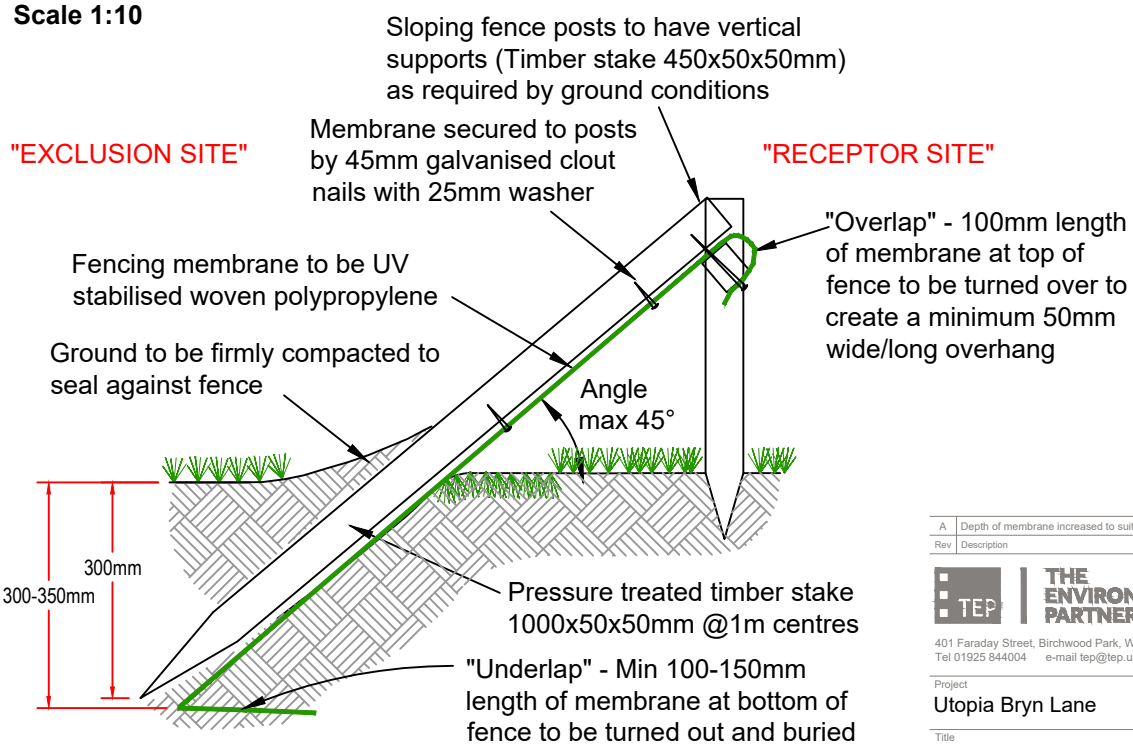
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VERTICAL AMPHIBIAN EXCLUSION FENCING
Scale 1:10



ONE-WAY AMPHIBIAN EXCLUSION FENCING
Scale 1:10



Rev	Description	Drawn	Approved	Date
A	Depth of membrane increased to suit comments	RJC	LG	10/10/25

THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project: Utopia Bryn Lane

Title: Temporary Amphibian Fencing

Drawing Number: D9134.002A (Figure: TEP.ECO.001)

Drawn	Checked	Approved	Scale	Date
RJC	LG	LG	1:10 @ A4	10/09/2025

STRATEGIC APPROACH FOR LANDSCAPE PLANTING AND ECOLOGICAL IMPROVEMENT

The overall aim of these landscaping proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands with the wider Strategic Ecological Network of the Wrexham Industrial Estate. The ponds and planting will increase species diversity, start to create a range of linked habitats and provide an uplift in ecological attributes such as pollinator species, breeding sites and wildlife foraging potential. The site in between Parcel 01 and 02 (ownership and work by others) has been designed with a series of ponds of varying sizes and the aim of these 3 parcels takes into account the layout and features with a response to ensure a cohesive approach for wildlife.

RE-ESTABLISHING AND ENCOURAGING EXISITING VEGETATION

The approach within these parcels is to encourage the locally established and appropriate vegetation to re-colonise the fields and ponds. The existing grassland will be retained as much as possible throughout and following earthworks, excavations and ground repair, will be prepared to allow for Natural Regeneration. The seedbank contained within the soil should allow the regeneration of grassland and wetland marginal planting. We would advocate selective vegetative propagation for the aquatic planting by taking small transplants of existing vegetation and relocating in suitable conditions within the newly created ponds to allow natural establishment. Grasslands can also be vegetatively extended by taking sprigs' or small areas of grass and transplanting to areas needing coverage. Ongoing maintenance would reinforce the regenerative approach for grasslands and aquatic planting.

If successful regeneration has not been achieved after 2 growing seasons, we would then suggest implementing the wildflower grass and aquatic marginal planting mixes specified on the following drawings. The Wildflower species rich meadow mix is suggested for the western slopes to achieve a diverse flowering mix to support the ground level grassland. These western slopes will be backfilled with 'nutrient poor' subsoils that are available on site to create the right conditions for wildflower establishment. The eastern slopes will have normal nutrient level topsoil backfilled to the given depths shown on the sections for good growth conditions of trees and thicket transplant species. We would suggest seeding the Bent and Fescue grass mix beneath the thicket planting matrix for weed control measures.

BUNDS - The bunding will be installed as per plans on a natural curve with consistent visual profile aligning with the geotechnical engineering proposals. Angles of slopes at maximum 1:3 gradient to follow the natural angle of repose for unsupported topsoil. The planting approach takes into account the aspect of the bund slopes and the required nutrient levels for the type of planting proposed on those slopes. The sequence of earthworks operations aims to reduce any seed bank that is contained within the soil. Future management practices will continue this process.

Eastern slope proposals; a native thicket (scrub) mix planted as whips/transplants (60-90cm height) with select standard trees (8-10cm girth) planted within the 1.5m grid to provide a mixed height native planting matrix. Larger canopy species will be planted at the lower parts of the bund slopes at intervals with medium and smaller canopy trees and feathered species are to be planted at higher positions within the slopes, to provide ground stabilisation and visual screening following establishment. This is to provide clumps of larger canopy trees at the base of bunds to follow the landscape character of the surrounding area with its large Oak trees and similar local species.

Western slopes proposals; 'nutrient-poor' subsoils to be used in the regraded areas to provide the required conditions for the establishment of species rich wildflower meadow. The meadow grass species mix follows the ecological recommendations for the site for the open areas and aquatic margins to the ponds. Various habitat creation elements have been included such as log piles, bare earth scrapes for butterfly and bee habitats, amphibian hibernacula and rock piles.

PONDS - The ponds follow the principles set out by TEP (The Environment Partnership) Pond and Hibernacula Details (drawing D7215.002A) for Bryn Lane, Wrexham. Ponds to be multi-level with lower ponds depths maximum 1.5m; maximum 1:3 gradient to banks (based on stability of cover material); shallow ledge with regenerative grassland (or seeding as necessary after 2 seasons); marginal planting on 1500mm shelf (regenerative marginals from site); 1:5 banks to tie in with surrounding site levels. Refer to Earthworks notes, Pond Notes and liner specification as part of specialist information across all Networld Sports sites.

EXISTING PONDS existing ponds on site to be protected during earth movement operations to ensure good conditions maintained. Any ditches or smaller linked ponds to be checked with ecologist and engineer to ensure drainage patterns are uninterrupted and condition retained. Selective vegetation can be harvested during the planting season to vegetatively repopulate new pond areas.

BOUNDARY THICKET (SCRUB) PLANTING

These native species thicket areas to be planted on a 1.5m grid layout comprising of smaller whips with Select Standard trees (8-10cm girth) as shown on plan within that grid. A gap of around 3-5m to be kept between the thicket planting and existing site hedgerow to allow maintenance of the hedge, retain the clear margin and prevent thicket growing into the hedgerow. This measure is to ensure that the hedgerow habitat remains as that and the new thicket planting becomes another layered habitat over time. It is recommended to seed Bent and Fescue species within planting matrix for weed control.

HIBERNACULA AND HABITAT CREATION

Hibernacula to be built following TEP guidelines following dimensions, materials and construction recommendations. Butterfly and bee banks and scrapes to be built according to ecologists recommendations. Log and rock piles to be sited as per plan to ecologists specification for material sizes and placement methods.

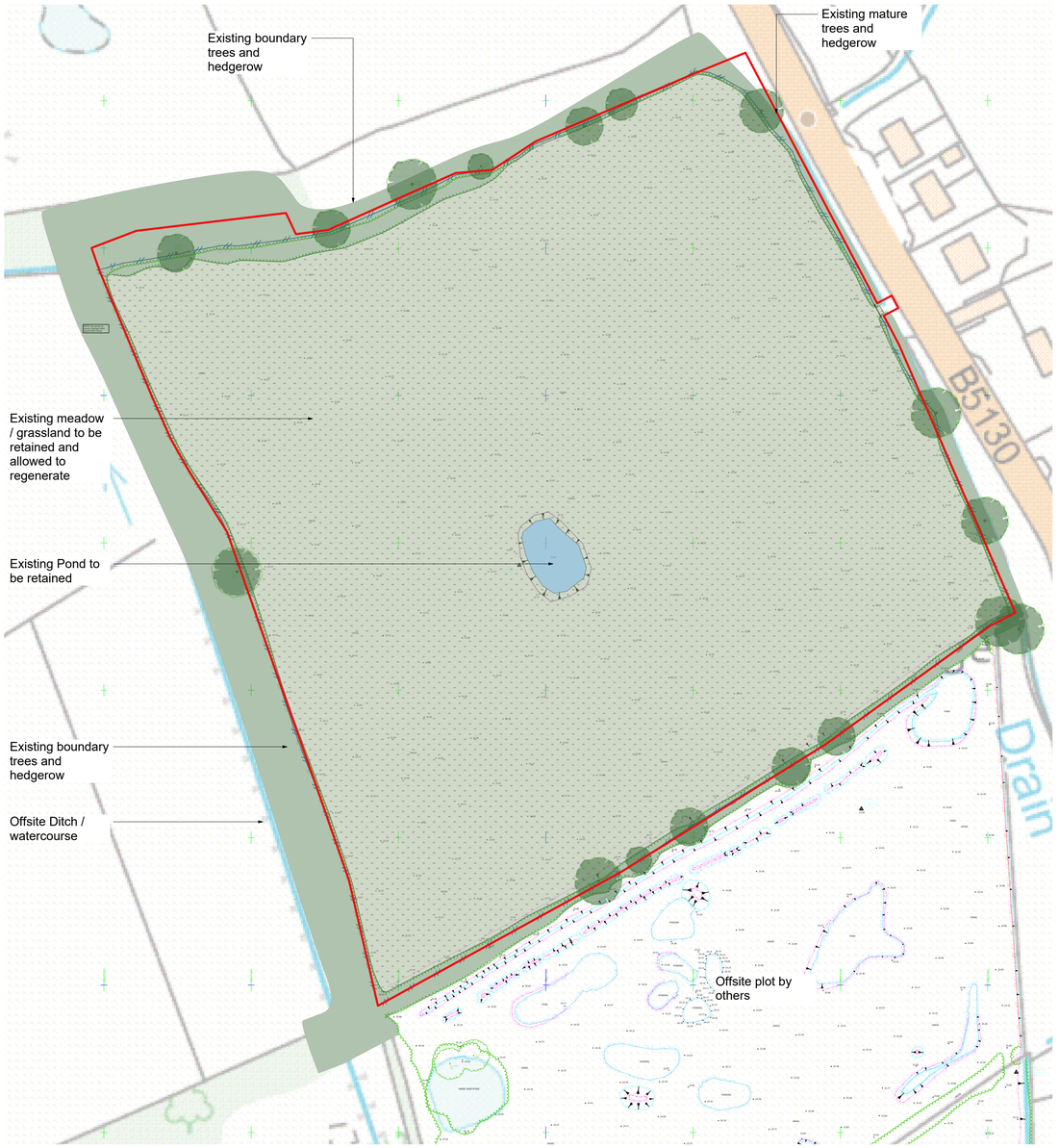
These proposals outline the bigger picture' objectives of the site planting approach and provide the strategy of how this can be achieved through earthworks modelling, creating the right soil conditions, allowing Natural Regeneration and implementing the correct species to achieve this.

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Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary



Existing Site Condition



Proposed Site Treatment

Ponds Retained	*1 (of 1)*
New Ponds Proposed	*10*
Hedgerow Lost	*0 lin.m*
Hedgerow Created	*0 lin.m*
Trees Lost	*0*
Trees Proposed	*51*

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
01/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:1000	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-1.1
Status: PLANNING
Drawing title: Parcel 1 Overview
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
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- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

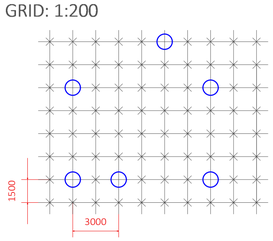
Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

SOILS INFORMATION AND EARTHWORKS NOTES

It is important to understand the underlying soil conditions during the design and implementation process to evaluate slope gradients and ensure conditions are achieved to allow successful establishment of the various types of planting being advocated woodland trees, ticket mix, species rich grasslands and aquatic planting.
Soil Type: Soilscape 18 (as classified on LandIS viewer)
Character: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils; **Texture:** Loamy and clayey; **Drainage:** Impeded drainage
Fertility: Moderate; **Landcover:** Grassland and arable some woodland
Habitats: Seasonally wet pastures and woodlands; **Carbon:** Low
Water protection: Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens and fine sediment can all move in suspension or solution with overland flow or drain water
General cropping: Mostly suited to grass production for dairying or beef; some cereal production often for feed. Timeliness of stocking and fieldwork is important, and wet ground conditions should be avoided at the beginning and end of the growing season to avoid damage to soil structure. Land is tile drained and periodic moling or subsoiling will assist drainage.

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

Rev	Date	Description
4	19/05/2025	CB Layout changes to parcels 2 & 4
3	02/05/2025	CB Additional Plot added to Site Location and Phasing Plans
2	20/03/2025	CB Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:500	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-1.2
Status: PLANNING
Drawing title: Parcel 1, Inset 1
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

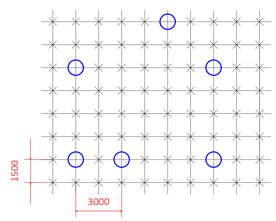
Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

SOILS INFORMATION AND EARTHWORKS NOTES

It is important to understand the underlying soil conditions during the design and implementation process to evaluate slope gradients and ensure conditions are achieved to allow successful establishment of the various types of planting being advocated woodland trees, ticket mix, species rich grasslands and aquatic planting.
Soil Type: Soilscape 18 (as classified on LandIS viewer)
Character: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils; **Texture:** Loamy and clayey; **Drainage:** Impeded drainage
Fertility: Moderate; **Landcover:** Grassland and arable some woodland
Habitats: Seasonally wet pastures and woodlands; **Carbon:** Low
Water protection: Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens and fine sediment can all move in suspension or solution with overland flow or drain water
General cropping: Mostly suited to grass production for dairying or beef; some cereal production often for feed. Timeliness of stocking and fieldwork is important, and wet ground conditions should be avoided at the beginning and end of the growing season to avoid damage to soil structure. Land is tile drained and periodic moling or subsoiling will assist drainage.

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

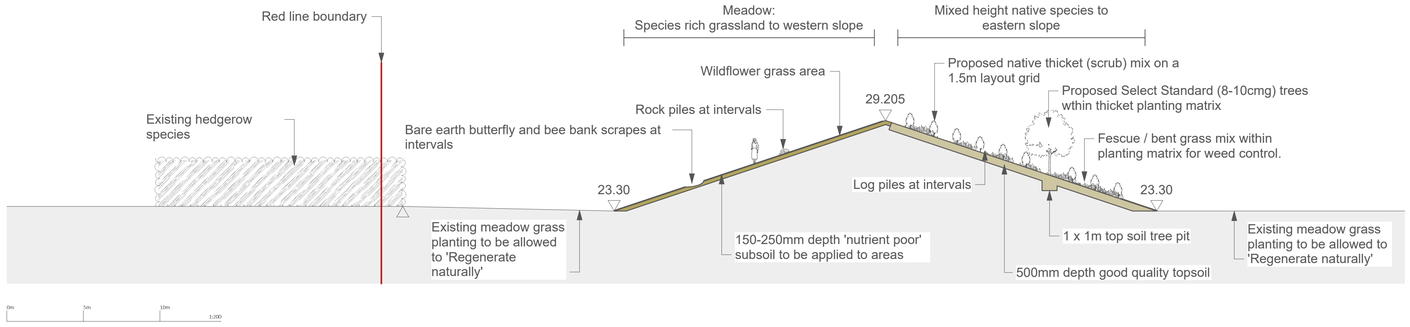
Rev	Date		
4	19/05/2025	CB	Layout changes to parcels 2 & 4
3	02/05/2025	CB	Additional Plot added to Site Location and Phasing Plans
2	30/03/2025	CB	Minor Revisions

Date: 19/05/2025 | Original size: A1 | Scale: 1:500 | Drawn by: CB | Checked by: JK | Rev: V4
Drawing no: 4826-Strategic Ecology Corridor-1.3 | Status: PLANNING
Drawing Title: Parcel 1, Inset 2
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

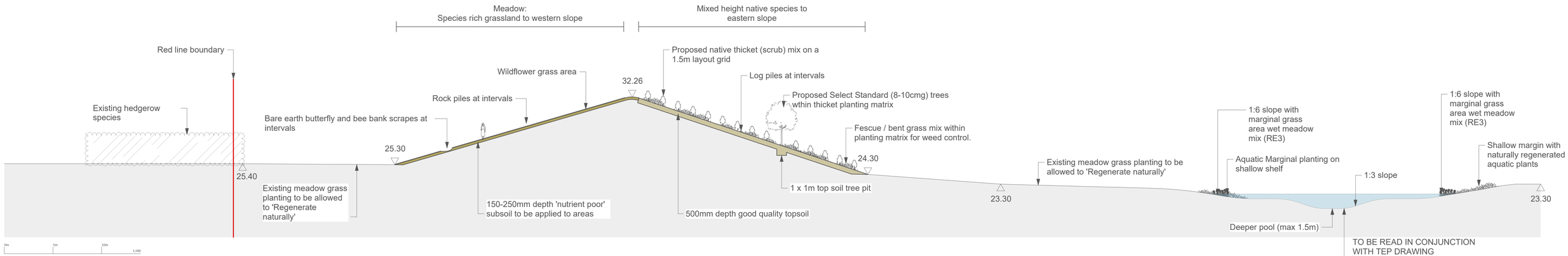
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SECTION 1



SECTION 2



Site Plan (NTS)

Recommended topsoil placement operations

It is noted that the topsoil on site is clayey and loamy with high fertility rates. If the following sequence of operations is not carried out, there is the potential to create a stagnant layer of organic matter between existing bund topsoil and the new blinding/profile layer which needs to be avoided.

-Strim whole bund area existing vegetation layer to about 6" (150mm) height and remove arisings. Apply a suitable glyphosate (systemic herbicide) to the remaining vegetation layer and allow 2-3 weeks, based on weather conditions, to allow vegetation to be killed off. Removed arisings from the sprayed area.

-Eastern thicket slopes Import soil material to profiles in line with approved gradients (1:3 maximum); tip and lightly consolidate new or re-graded topsoil with a flat excavator bucket to avoid compaction; in March/April, seed the slopes with a fescue and bent mix grass mix to act as a weed control cover. Plant thicket transplants (whips) and tree species according to relevant British Standards outlined in the Specification page. Mulch trees and transplants to prevent competition from grass mix and prevent weeds.

-Western wildflower grass slopes Import reduced fertility subsoil that is available on site, to ensure that the soils blend' to avoid a smooth surface on clay soils that may result in new subsoil slippage. Tip and lightly consolidate site-won subsoil using a flat excavator bucket rather to avoid compaction rather than a bulldozer with tool attachment. Specified wildflower seed to be spread on the surface which has been raked to a fine tilth to provide a suitable seed bed; timing, in Spring in line with suppliers recommended instructions and rates/m2.

TOPSOIL AND PROFILING NOTES

– Slope gradients to be determined by geotechnical properties of the soils; information available from the geotechnical engineer on soils composition and suitability to be checked and verified.
– At this stage, the suggested maximum gradient is 1:3 (recommended maximum natural angle of repose for soils).
– Soil Management, handling and placement to be in accordance with BS3882 and Defra guidance document 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
– No excavation works to be undertaken within root protection areas all relevant Arboricultural information produced for the site to be followed (TCP; AIA; Arboricultural Method Statement) as appropriate.
– Eastern slopes of bund re-profiling of topsoil to follow approved engineering proposals to achieve a consistent and stable profile with a topsoil depth of 0.5m for native thicket planting areas and 1.0m depth topsoil for tree pits. Soil on the western slopes to be capped with a 0.15-0.25m depth layer of low nutrient' subsoil available on site. Depths based on existing topsoil conditions, with the aim to reduce fertility to provide suitable conditions for wildflower grass mix establishment.

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:200	CB	JK	V4

Drawing no
4826-Strategic Ecology Corridor-1.4

Status
PLANNING

Drawing Title
Parcel 1 Sections

Location
Utopia City Strategic Ecology Corridor, Wrexham

Client name
Net World Sport

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STRATEGIC APPROACH FOR LANDSCAPE PLANTING AND ECOLOGICAL IMPROVEMENT

The overall aim of these landscaping proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands with the wider Strategic Ecological Network of the Wrexham Industrial Estate. The ponds and planting will increase species diversity, start to create a range of linked habitats and provide an uplift in ecological attributes such as pollinator species, breeding sites and wildlife foraging potential. The site in between Parcel 01 and 02 (ownership and work by others) has been designed with a series of ponds of varying sizes and the aim of these 3 parcels takes into account the layout and features with a response to ensure a cohesive approach for wildlife.

RE-ESTABLISHING AND ENCOURAGING EXISITING VEGETATION

The approach within these parcels is to encourage the locally established and appropriate vegetation to re-colonise the fields and ponds. The existing grassland will be retained as much as possible throughout and following earthworks, excavations and ground repair, will be prepared to allow for Natural Regeneration. The seedbank contained within the soil should allow the regeneration of grassland and wetland marginal planting. We would advocate selective vegetative propagation for the aquatic planting by taking small transplants of existing vegetation and relocating in suitable conditions within the newly created ponds to allow natural establishment. Grasslands can also be vegetatively extended by taking sprigs' or small areas of grass and transplanting to areas needing coverage. Ongoing maintenance would reinforce the regenerative approach for grasslands and aquatic planting.

If successful regeneration has not been achieved after 2 growing seasons, we would then suggest implementing the wildflower grass and aquatic marginal planting mixes specified on the following drawings. The Wildflower species rich meadow mix is suggested for the western slopes to achieve a diverse flowering mix to support the ground level grassland. These western slopes will be backfilled with 'nutrient poor' subsoils that are available on site to create the right conditions for wildflower establishment. The eastern slopes will have normal nutrient level topsoil backfilled to the given depths shown on the sections for good growth conditions of trees and thicket transplant species. We would suggest seeding the Bent and Fescue grass mix beneath the thicket planting matrix for weed control measures.

BUNDS - The bunding will be installed as per plans on a natural curve with consistent visual profile aligning with the geotechnical engineering proposals. Angles of slopes at maximum 1:3 gradient to follow the natural angle of repose for unsupported topsoil. The planting approach takes into account the aspect of the bund slopes and the required nutrient levels for the type of planting proposed on those slopes. The sequence of earthworks operations aims to reduce any seed bank that is contained within the soil. Future management practices will continue this process.

Eastern slope proposals; a native thicket (scrub) mix planted as whips/transplants (60-90cm height) with select standard trees (8-10cm girth) planted within the 1.5m grid to provide a mixed height native planting matrix. Larger canopy species will be planted at the lower parts of the bund slopes at intervals with medium and smaller canopy trees and feathered species are to be planted at higher positions within the slopes, to provide ground stabilisation and visual screening following establishment. This is to provide clumps of larger canopy trees at the base of bunds to follow the landscape character of the surrounding area with its large Oak trees and similar local species.

Western slopes proposals; 'nutrient-poor' subsoils to be used in the regraded areas to provide the required conditions for the establishment of species rich wildflower meadow. The meadow grass species mix follows the ecological recommendations for the site for the open areas and aquatic margins to the ponds. Various habitat creation elements have been included such as log piles, bare earth scrapes for butterfly and bee habitats, amphibian hibernacula and rock piles.

PONDS - The ponds follow the principles set out by TEP (The Environment Partnership) Pond and Hibernacula Details (drawing D7215.002A) for Bryn Lane, Wrexham. Ponds to be multi-level with lower ponds depths maximum 1.5m; maximum 1:3 gradient to banks (based on stability of cover material); shallow ledge with regenerative grassland (or seeding as necessary after 2 seasons); marginal planting on 1500mm shelf (regenerative marginals from site); 1:5 banks to tie in with surrounding site levels. Refer to Earthworks notes, Pond Notes and liner specification as part of specialist information across all Networld Sports sites.

EXISTING PONDS existing ponds on site to be protected during earth movement operations to ensure good conditions maintained. Any ditches or smaller linked ponds to be checked with ecologist and engineer to ensure drainage patterns are uninterrupted and condition retained. Selective vegetation can be harvested during the planting season to vegetatively repopulate new pond areas.

BOUNDARY THICKET (SCRUB) PLANTING

These native species thicket areas to be planted on a 1.5m grid layout comprising of smaller whips with Select Standard trees (8-10cm girth) as shown on plan within that grid. A gap of around 3-5m to be kept between the thicket planting and existing site hedgerow to allow maintenance of the hedge, retain the clear margin and prevent thicket growing into the hedgerow. This measure is to ensure that the hedgerow habitat remains as that and the new thicket planting becomes another layered habitat over time. It is recommended to seed Bent and Fescue species within planting matrix for weed control.

HIBERNACULA AND HABITAT CREATION

Hibernacula to be built following TEP guidelines following dimensions, materials and construction recommendations. Butterfly and bee banks and scrapes to be built according to ecologists recommendations. Log and rock piles to be sited as per plan to ecologists specification for material sizes and placement methods.

These proposals outline the bigger picture' objectives of the site planting approach and provide the strategy of how this can be achieved through earthworks modelling, creating the right soil conditions, allowing Natural Regeneration and implementing the correct species to achieve this.

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Drawing Annotations

1. Insert note here
2. Insert note here
3. Insert note here
4. Insert note here
5. Insert note here
6. Insert note here

Key

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- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
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- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
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- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
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- Proposed Wet Grassland
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- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary
- Public Right of Way

Ponds Retained	*2 (of 2)*
New Ponds Proposed	*10*
Hedgerow Lost	*0 lin.m*
Hedgerow Created	*56 lin.m*
Trees Lost	*0*
Trees Proposed	*48*



Existing Site Condition



Proposed Site Treatment

Rev		
5/2025	4	CB Layout changes to parcels 2 & 4
30/05/2025	3	CB Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:1000	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-2.1
Status: PLANNING
Drawing Title: Parcel 2 Overview
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
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CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

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Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
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Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

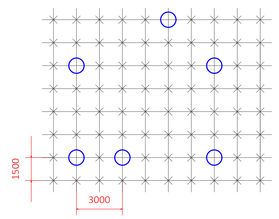
Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

NATIVE THICKET PLANTING LAYOUT GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

Rev	Date	By	Description
4	19/05/2025	CB	Layout changes to parcels 2 & 4
3	02/05/2025	CB	Additional Plot added to Site Location and Phasing Plans
2	20/03/2025	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:500	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-2.2
Drawing Title: Parcel 2, Inset 1
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport
Status: PLANNING

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7. All plants and materials are subject to availability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

Drawing Annotations

1. Insert note here
2. Insert note here
3. Insert note here
4. Insert note here
5. Insert note here
6. Insert note here

Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary
- Public Right of Way

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

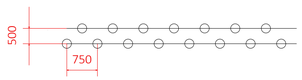
Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

PROPOSED NATIVE HEDGE

0.75m wide hedge, planted in a double staggered row at 0.75m spacing; 0.5m between rows; 4/m2.

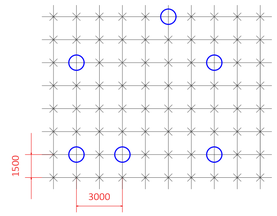
Crataegus monogyna	Hawthorn	40%	60 - 80 cm, 1+1
Acer campestre	Field Maple	15%	
Alnus glutinosa	Alder	5%	
Corylus avellana	Hazel	15%	
Ilex aquifolium	Holly	5%	45 - 60 cm
Rosa canina	Dog Rose	5%	60 - 80 cm, 1+1
Sambucus nigra	Elder	5%	
Malus sylvestris	Crab Apple	5%	
Viburnum opulus	Guelder Rose	5%	

HEDGE PLANTING DETAIL: 1:50



Transplants (600 - 800 mm height as per spec)

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

Native thicket mix transplants

Proposed Select Standard trees

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:500	JK	CB	V4

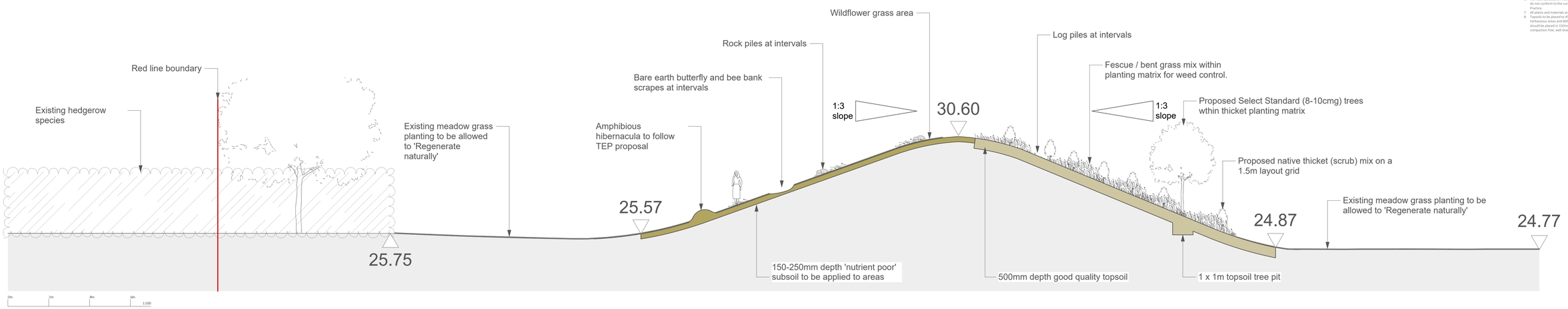
Drawing no: 4826-Strategic Ecology Corridor-2.3
Status: PLANNING
Drawing title: Parcel 2, Inset 2
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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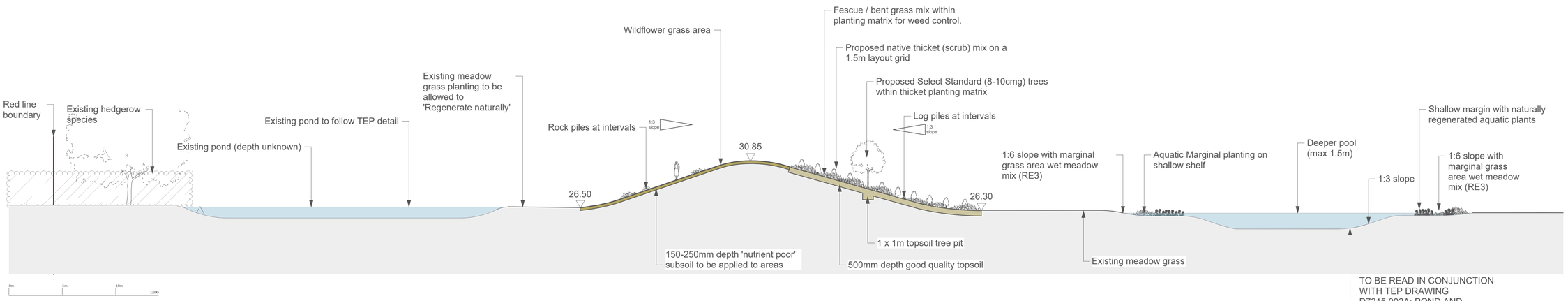
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7. All plants and materials are subject to availability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.



SECTION 1



SECTION 2



Site Plan (NTS)

Recommended topsoil placement operations

It is noted that the topsoil on site is clayey and loamy with high fertility rates. If the following sequence of operations is not carried out, there is the potential to create a stagnant layer of organic matter between existing bund topsoil and the new blinding/profile layer which needs to be avoided.

-Strim whole bund area existing vegetation layer to about 6" (150mm) height and remove arisings. Apply a suitable glyphosate (systemic herbicide) to the remaining vegetation layer and allow 2-3 weeks, based on weather conditions, to allow vegetation to be killed off. Removed arisings from the sprayed area.

-Eastern thicket slopes Import soil material to profiles in line with approved gradients (1:3 maximum); tip and lightly consolidate new or re-graded topsoil with a flat excavator bucket to avoid compaction; in March/April, seed the slopes with a fescue and bent mix grass mix to act as a weed control cover. Plant thicket transplants (whips) and tree species according to relevant British Standards outlined in the Specification page. Mulch trees and transplants to prevent competition from grass mix and prevent weeds.

-Western wildflower grass slopes Import reduced fertility subsoil that is available on site, to ensure that the soils blend' to avoid a smooth surface on clay soils that may result in new subsoil slippage. Tip and lightly consolidate site-won subsoil using a flat excavator bucket rather to avoid compaction rather than a bulldozer with tool attachment. Specified wildflower seed to be spread on the surface which has been raked to a fine tilth to provide a suitable seed bed; timing, in Spring in line with suppliers recommended instructions and rates/m2.

TOPSOIL AND PROFILING NOTES

– Slope gradients to be determined by geotechnical properties of the soils; information available from the geotechnical engineer on soils composition and suitability to be checked and verified.
– At this stage, the suggested maximum gradient is 1:3 (recommended maximum natural angle of repose for soils).
– Soil Management, handling and placement to be in accordance with BS3882 and Defra guidance document 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
– No excavation works to be undertaken within root protection areas all relevant Arboricultural information produced for the site to be followed (TCP; AIA; Arboricultural Method Statement) as appropriate.
– Eastern slopes of bund re-profiling of topsoil to follow approved engineering proposals to achieve a consistent and stable profile with a topsoil depth of 0.5m for native thicket planting areas and 1.0m depth topsoil for tree pits. Soil on the western slopes to be capped with a 0.15-0.25m depth layer of low nutrient' subsoil available on site. Depths based on existing topsoil conditions, with the aim to reduce fertility to provide suitable conditions for wildflower grass mix establishment.

19/05/2025	4	CB	Layout changes to parcels 2 & 4
01/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:200	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-2.4
Status: PLANNING
Drawing Title: Parcel 2 Sections
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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STRATEGIC APPROACH FOR LANDSCAPE PLANTING AND ECOLOGICAL IMPROVEMENT

The overall aim of these landscaping proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands with the wider Strategic Ecological Network of the Wrexham Industrial Estate. The ponds and planting will increase species diversity, start to create a range of linked habitats and provide an uplift in ecological attributes such as pollinator species, breeding sites and wildlife foraging potential. The site in between Parcel 01 and 02 (ownership and work by others) has been designed with a series of ponds of varying sizes and the aim of these 3 parcels takes into account the layout and features with a response to ensure a cohesive approach for wildlife.

RE-ESTABLISHING AND ENCOURAGING EXISITING VEGETATION

The approach within these parcels is to encourage the locally established and appropriate vegetation to re-colonise the fields and ponds. The existing grassland will be retained as much as possible throughout and following earthworks, excavations and ground repair, will be prepared to allow for Natural Regeneration. The seedbank contained within the soil should allow the regeneration of grassland and wetland marginal planting. We would advocate selective vegetative propagation for the aquatic planting by taking small transplants of existing vegetation and relocating in suitable conditions within the newly created ponds to allow natural establishment. Grasslands can also be vegetatively extended by taking sprigs' or small areas of grass and transplanting to areas needing coverage. Ongoing maintenance would reinforce the regenerative approach for grasslands and aquatic planting.

If successful regeneration has not been achieved after 2 growing seasons, we would then suggest implementing the wildflower grass and aquatic marginal planting mixes specified on the following drawings. The Wildflower species rich meadow mix is suggested for the western slopes to achieve a diverse flowering mix to support the ground level grassland. These western slopes will be backfilled with 'nutrient poor' subsoils that are available on site to create the right conditions for wildflower establishment. The eastern slopes will have normal nutrient level topsoil backfilled to the given depths shown on the sections for good growth conditions of trees and thicket transplant species. We would suggest seeding the Bent and Fescue grass mix beneath the thicket planting matrix for weed control measures.

BUNDS - The bunding will be installed as per plans on a natural curve with consistent visual profile aligning with the geotechnical engineering proposals. Angles of slopes at maximum 1:3 gradient to follow the natural angle of repose for unsupported topsoil. The planting approach takes into account the aspect of the bund slopes and the required nutrient levels for the type of planting proposed on those slopes. The sequence of earthworks operations aims to reduce any seed bank that is contained within the soil. Future management practices will continue this process.

Eastern slope proposals; a native thicket (scrub) mix planted as whips/transplants (60-90cm height) with select standard trees (8-10cm girth) planted within the 1.5m grid to provide a mixed height native planting matrix. Larger canopy species will be planted at the lower parts of the bund slopes at intervals with medium and smaller canopy trees and feathered species are to be planted at higher positions within the slopes, to provide ground stabilisation and visual screening following establishment. This is to provide clumps of larger canopy trees at the base of bunds to follow the landscape character of the surrounding area with its large Oak trees and similar local species.

Western slopes proposals; 'nutrient-poor' subsoils to be used in the regraded areas to provide the required conditions for the establishment of species rich wildflower meadow. The meadow grass species mix follows the ecological recommendations for the site for the open areas and aquatic margins to the ponds. Various habitat creation elements have been included such as log piles, bare earth scrapes for butterfly and bee habitats, amphibian hibernacula and rock piles.

PONDS - The ponds follow the principles set out by TEP (The Environment Partnership) Pond and Hibernacula Details (drawing D7215.002A) for Bryn Lane, Wrexham. Ponds to be multi-level with lower ponds depths maximum 1.5m; maximum 1:3 gradient to banks (based on stability of cover material); shallow ledge with regenerative grassland (or seeding as necessary after 2 seasons); marginal planting on 1500mm shelf (regenerative marginals from site); 1:5 banks to tie in with surrounding site levels. Refer to Earthworks notes, Pond Notes and liner specification as part of specialist information across all Networld Sports sites.

EXISTING PONDS existing ponds on site to be protected during earth movement operations to ensure good conditions maintained. Any ditches or smaller linked ponds to be checked with ecologist and engineer to ensure drainage patterns are uninterrupted and condition retained. Selective vegetation can be harvested during the planting season to vegetatively repopulate new pond areas.

BOUNDARY THICKET (SCRUB) PLANTING

These native species thicket areas to be planted on a 1.5m grid layout comprising of smaller whips with Select Standard trees (8-10cm girth) as shown on plan within that grid. A gap of around 3-5m to be kept between the thicket planting and existing site hedgerow to allow maintenance of the hedge, retain the clear margin and prevent thicket growing into the hedgerow. This measure is to ensure that the hedgerow habitat remains as that and the new thicket planting becomes another layered habitat over time. It is recommended to seed Bent and Fescue species within planting matrix for weed control.

HIBERNACULA AND HABITAT CREATION

Hibernacula to be built following TEP guidelines following dimensions, materials and construction recommendations. Butterfly and bee banks and scrapes to be built according to ecologists recommendations. Log and rock piles to be sited as per plan to ecologists specification for material sizes and placement methods.

These proposals outline the bigger picture' objectives of the site planting approach and provide the strategy of how this can be achieved through earthworks modelling, creating the right soil conditions, allowing Natural Regeneration and implementing the correct species to achieve this.

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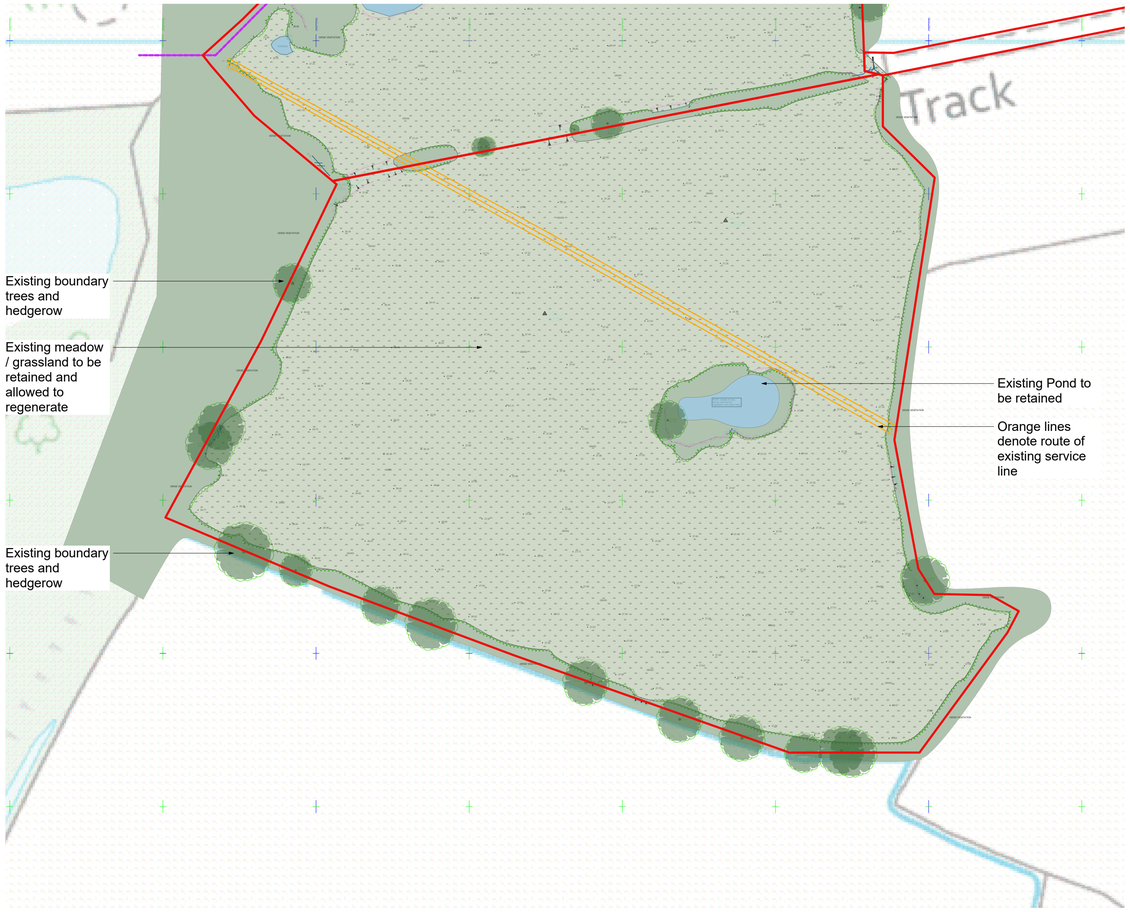
Drawing Annotations

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Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary
- Public Right of Way

Ponds Retained	*1 (of 1)*
New Ponds Proposed	*6*
Hedgerow Lost	*0 lin.m*
Hedgerow Created	*0 lin.m*
Trees Lost	*0*
Trees Proposed	*33*



0m 10m 20m 30m 40m 50m 60m 1:1000

N

Existing Site Condition



0m 10m 20m 30m 40m 50m 60m 1:1000

N

Proposed Site Treatment

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
25/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:1000	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-3.1

Status: PLANNING

Drawing Title: Parcel 3 Overview

Location: Utopia City Strategic Ecology Corridor, Wrexham

Client name: Net World Sport

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Drawing Annotations

1. Insert note here
2. Insert note here
3. Insert note here
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5. Insert note here
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Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Bee and butterfly banks and scrapes
- Rock piles
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Scrub / Thicket with Fescue & Bent Grass underplanting
- Retained Wild/meadow Grass
- Proposed Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Proposed Slope / Bank / Gradient
- Redline Boundary
- Public Right of Way

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

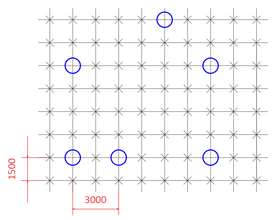
Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

SOILS INFORMATION AND EARTHWORKS NOTES

It is important to understand the underlying soil conditions during the design and implementation process to evaluate slope gradients and ensure conditions are achieved to allow successful establishment of the various types of planting being advocated woodland trees, ticket mix, species rich grasslands and aquatic planting.
Soil Type: Soilscape 18 (as classified on LandIS viewer)
Character: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils; **Texture:** Loamy and clayey; **Drainage:** Impeded drainage
Fertility: Moderate; **Landcover:** Grassland and arable some woodland
Habitats: Seasonally wet pastures and woodlands; **Carbon:** Low
Water protection: Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens and fine sediment can all move in suspension or solution with overland flow or drain water
General cropping: Mostly suited to grass production for dairying or beef; some cereal production often for feed. Timeliness of stocking and fieldwork is important, and wet ground conditions should be avoided at the beginning and end of the growing season to avoid damage to soil structure. Land is tile drained and periodic moling or subsoiling will assist drainage.

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:500	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-3.2
Status: PLANNING
Drawing Title: Parcel 3, Inset 1
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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Key:

- Site Boundary
- Existing trees
- Existing hedgerow
- Existing grass verge
- Existing semi-improved grass land
- Existing pond

REV.	BY	DETAILS
v1	SF	Drawing Issued

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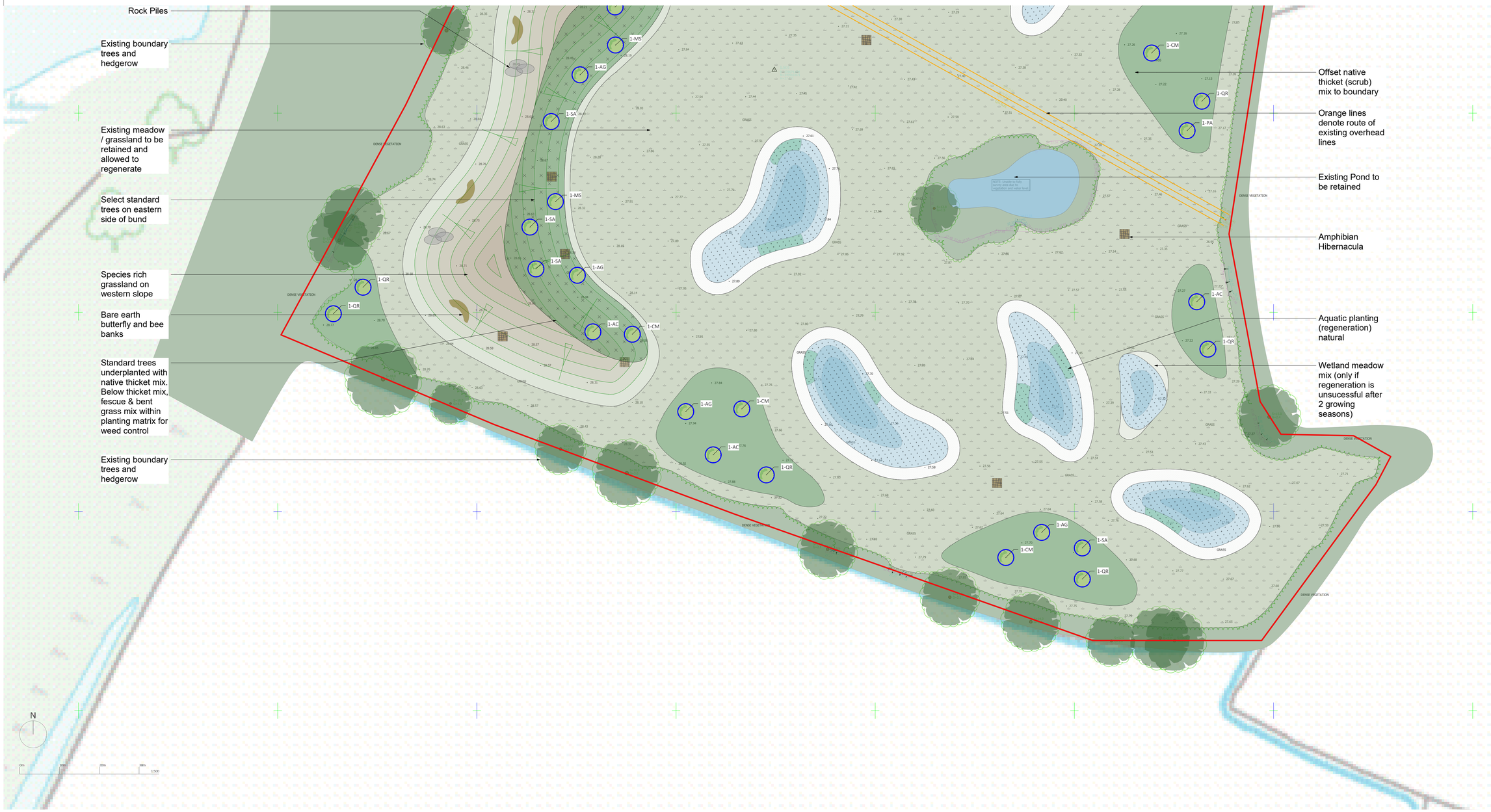
TITLE:	**Existing Site Plan**
LAYOUT:	**Layout 1**
PROJECT:	**Land at Isycoed, Wrexham**
CLIENT:	**Net World Sports**
MAP REF:	**22-3015**
REVISION:	**v1**
DATE:	**26/07/2023**
SCALE:	**1:500 @A1**
APPROVED BY:	**JK**
PRODUCED BY:	**SF**

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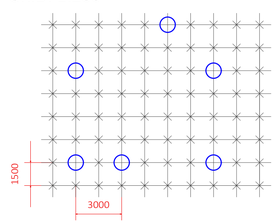
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NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

Rev	Date	Layout changes to parcels 2 & 4
4	19/05/2025	
3	02/05/2025	Additional Plot added to Site Location and Phasing Plans
2	20/03/2025	Minor Revisions

Date 19/05/2025 | Original size A1 | Scale 1:500 | Drawn by CB | Checked by JK | Rev V4

Drawing no 4826-Strategic Ecology Corridor-3.3 | Status PLANNING

Drawing Title Parcel 3, Inset 2

Location Utopia City Strategic Ecology Corridor, Wrexham

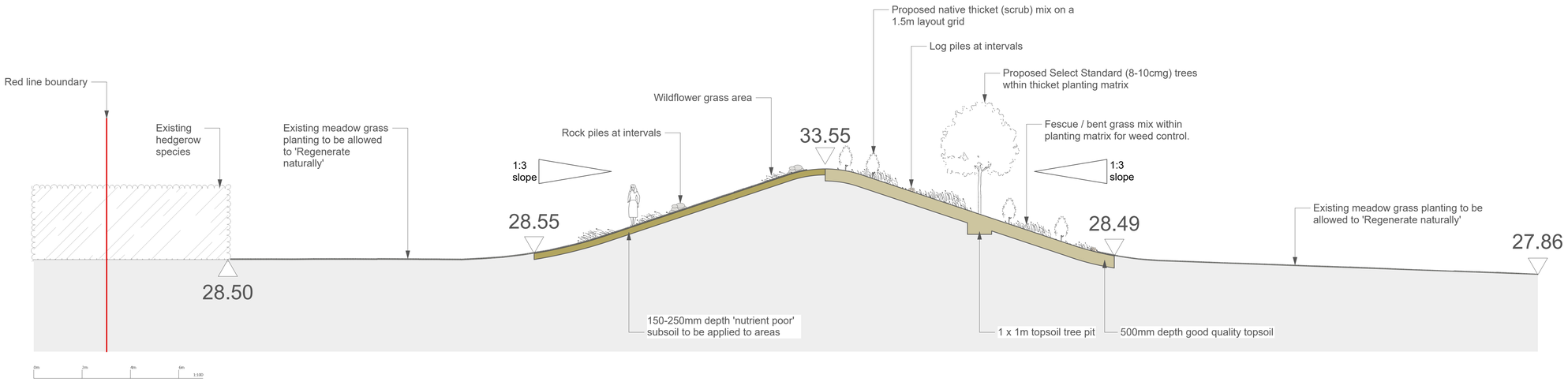
Client name Net World Sport

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T +44 (0)1869 340242 www.nicholsonsplc.com | Company No. 04410915

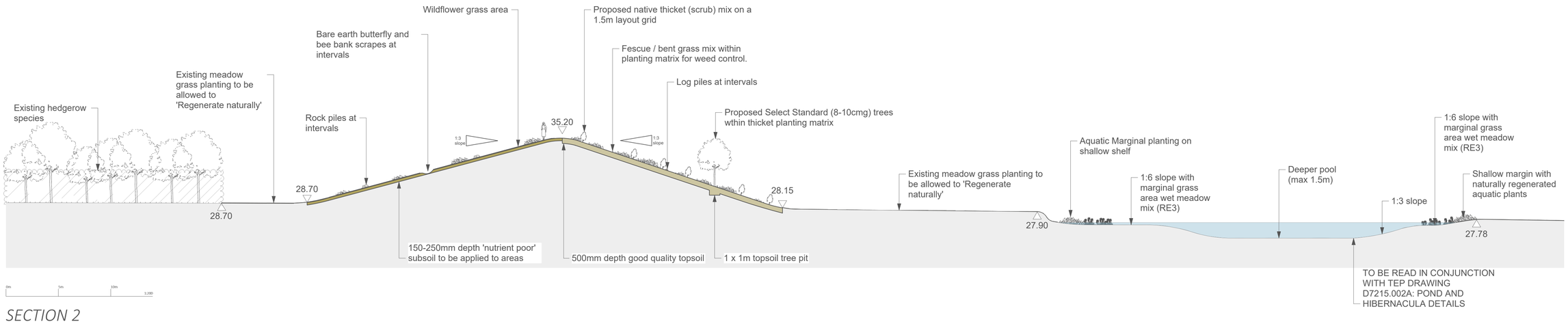
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SECTION 1



SECTION 2



Site Plan (NTS)

Recommended topsoil placement operations

It is noted that the topsoil on site is clayey and loamy with high fertility rates. If the following sequence of operations is not carried out, there is the potential to create a stagnant layer of organic matter between existing bund topsoil and the new blinding/profile layer which needs to be avoided.

-Strim whole bund area existing vegetation layer to about 6” (150mm) height and remove arisings. Apply a suitable glyphosate (systemic herbicide) to the remaining vegetation layer and allow 2-3 weeks, based on weather conditions, to allow vegetation to be killed off. Removed arisings from the sprayed area.

-Eastern thicket slopes Import soil material to profiles in line with approved gradients (1:3 maximum); tip and lightly consolidate new or re-graded topsoil with a flat excavator bucket to avoid compaction; in March/April, seed the slopes with a fescue and bent mix grass mix to act as a weed control cover. Plant thicket transplants (whips) and tree species according to relevant British Standards outlined in the Specification page. Mulch trees and transplants to prevent competition from grass mix and prevent weeds.

-Western wildflower grass slopes Import reduced fertility subsoil that is available on site, to ensure that the soils blend' to avoid a smooth surface on clay soils that may result in new subsoil slippage. Tip and lightly consolidate site-won subsoil using a flat excavator bucket rather to avoid compaction rather than a bulldozer with tool attachment. Specified wildflower seed to be spread on the surface which has been raked to a fine tilth to provide a suitable seed bed; timing, in Spring in line with suppliers recommended instructions and rates/m2.

TOPSOIL AND PROFILING NOTES

– Slope gradients to be determined by geotechnical properties of the soils; information available from the geotechnical engineer on soils composition and suitability to be checked and verified.
– At this stage, the suggested maximum gradient is 1:3 (recommended maximum natural angle of repose for soils).
– Soil Management, handling and placement to be in accordance with BS3882 and Defra guidance document 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
– No excavation works to be undertaken within root protection areas all relevant Arboricultural information produced for the site to be followed (TCP; AIA; Arboricultural Method Statement) as appropriate.
– Eastern slopes of bund re-profiling of topsoil to follow approved engineering proposals to achieve a consistent and stable profile with a topsoil depth of 0.5m for native thicket planting areas and 1.0m depth topsoil for tree pits. Soil on the western slopes to be capped with a 0.15-0.25m depth layer of low nutrient' subsoil available on site. Depths based on existing topsoil conditions, with the aim to reduce fertility to provide suitable conditions for wildflower grass mix establishment.

Date			
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Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:200	CB	JK	V4

Drawing no
4826-Strategic Ecology Corridor-3.4

Status
PLANNING

Drawing Title
Parcel 3 Sections

Location
Utopia City Strategic Ecology Corridor, Wrexham

Client name
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STRATEGIC APPROACH FOR LANDSCAPE PLANTING AND ECOLOGICAL IMPROVEMENT

The overall aim of these landscaping proposals is to provide connections between the existing established surrounding hedgerows, trees, ponds, and grasslands with the wider Strategic Ecological Network of the Wrexham Industrial Estate. The ponds and planting will increase species diversity, start to create a range of linked habitats and provide an uplift in ecological attributes such as pollinator species, breeding sites and wildlife foraging potential.

RE-ESTABLISHING AND ENCOURAGING EXISITING VEGETATION

The approach within these parcels is to encourage the locally established and appropriate vegetation to re-colonise the fields and ponds. The existing grassland will be retained as much as possible throughout and following earthworks, excavations and ground repair, will be prepared to allow for Natural Regeneration. The seedbank contained within the soil should allow the regeneration of grassland and wetland marginal planting. We would advocate selective vegetative propagation for the aquatic planting by taking small transplants of existing vegetation and relocating in suitable conditions within the newly created ponds to allow natural establishment. Grasslands can also be vegetatively extended by taking sprigs' or small areas of grass and transplanting to areas needing coverage. Ongoing maintenance would reinforce the regenerative approach for grasslands and aquatic planting.
If successful regeneration has not been achieved after 2 growing seasons, we would then suggest implementing the wildflower grass and aquatic marginal planting mixes specified on the following drawings. The Wildflower species rich meadow mix is suggested for the western slopes to achieve a diverse flowering mix to support the ground level grassland. These western slopes will be backfilled with 'nutrient poor' subsoils that are available on site to create the right conditions for wildflower establishment. The eastern slopes will have normal nutrient level topsoil backfilled to the given depths shown on the sections for good growth conditions of trees and thicket transplant species. We would suggest seeding the Bent and Fescue grass mix beneath the thicket planting matrix for weed control measures.

PONDS - The ponds follow the principles set out by TEP (The Environment Partnership) Pond and Hibernacula Details (drawing D7215.002A) for Bryn Lane, Wrexham. Ponds to be multi-level with lower ponds depths maximum 1.5m; maximum 1:3 gradient to banks (based on stability of cover material); shallow ledge with regenerative grassland (or seeding as necessary after 2 seasons); marginal planting on 1500mm shelf (regenerative marginals from site); 1:5 banks to tie in with surrounding site levels. Refer to Earthworks notes, Pond Notes and liner specification as part of specialist information across all Networld Sports sites.

EXISTING PONDS existing ponds on site to be protected during earth movement operations to ensure good conditions maintained. Any ditches or smaller linked ponds to be checked with ecologist and engineer to ensure drainage patterns are uninterrupted and condition retained. Selective vegetation can be harvested during the planting season to vegetatively repopulate new pond areas.

BOUNDARY THICKET (SCRUB) PLANTING

These native species thicket areas to be planted on a 1.5m grid layout comprising of smaller whips with Select Standard trees (8-10cm girth) as shown on plan within that grid. A gap of around 3-5m to be kept between the thicket planting and existing site hedgerow to allow maintenance of the hedge, retain the clear margin and prevent thicket growing into the hedgerow. This measure is to ensure that the hedgerow habitat remains as that and the new thicket planting becomes another layered habitat over time. It is recommended to seed Bent and Fescue species within planting matrix for weed control.

HIBERNACULA AND HABITAT CREATION

Hibernacula to be built following TEP guidelines following dimensions, materials and construction recommendations. Butterfly and bee banks and scrapes to be built according to ecologists recommendations. Log and rock piles to be sited as per plan to ecologists specification for material sizes and placement methods.

These proposals outline the bigger picture' objectives of the site planting approach and provide the strategy of how this can be achieved through earthworks modelling, creating the right soil conditions, allowing Natural Regeneration and implementing the correct species to achieve this.

General Notes

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5. All work must comply with the current building regulations.
6. No materials used or methods of workmanship to be employed that do not conform to the current relevant British Standard and Code Of Practice.
7. All plants and materials are subject to availability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

Drawing Annotations

1. Insert note here
2. Insert note here
3. Insert note here
4. Insert note here
5. Insert note here
6. Insert note here

Key

- Existing Fence
- Proposed Tree
- Existing Retained Tree
- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Hedge
- Retained Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Redline Boundary





Ponds Retained	*0 (of 0)*
New Ponds Proposed	*10*
Hedgerow Lost	*0 lin.m*
Hedgerow Created	*249 lin.m*
Trees Lost	*0*
Trees Proposed	*38*

0m 10m 20m 30m 40m 50m 60m 1:1000

N

Existing Site Condition

0m 10m 20m 30m 40m 50m 60m 1:1000

N

Proposed Site Treatment

Rev	By	Description
19/05/2025	4	CB Layout changes to parcels 2 & 4
02/05/2025	3	CB Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB Minor Revisions

Date 19/05/2025 | Original size A1 | Scale 1:1000 | Drawn by CB | Checked by JK | Rev V4

Drawing no 4826-Strategic Ecology Corridors-4.1

Status PLANNING

Drawing Title Parcel 4, Francis' Lane, Overview

Location Utopia City Strategic Ecology Corridor, Wrexham

Client name Net World Sport

Nicholsons is a trading name of Nicholsons Nurseries Ltd. The Park, North Aston, Bicester, Oxfordshire. OX25 6HX. T: +44 (0)1869 340543 www.nicholsonsgb.com | Company No. 06825053

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Key

- Existing Fence
- Proposed Tree
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- Proposed Log Pile
- Proposed Hibernacula
- Retained Trees & Scrub
- Proposed Native Scrub / Thicket
- Proposed Native Hedge
- Retained Wild/meadow Grass
- Proposed Wet Grassland
- Aquatic Marginal Planting
- Proposed Wildlife Pool
- Existing Water
- Redline Boundary

PLANTING SCHEDULE

EXISTING TREES To be protected in accordance with BS5837 (2012): Trees in Relation to Design, Demolition and Construction' and based on approved Tree Protection Scheme for the site.
Refer to relevant Tree Constraints Plan and associated Arboricultural survey data sheets for detailed information on trees.

PROPOSED SELECT STANDARD TREES

8-10cm girth; 2.0 2.5m height; 1.0 1.5m clear stem. BARE ROOT.
To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

AC	Acer campestre	Field Maple
AG	Alnus glutinosa	Alder
CM	Crataegus monogyna	Hawthorn
MS	Malus sylvestris	Crab Apple
PA	Prunus avium	Wild Cherry
QR	Quercus Robur	English Oak
SC	Salix caprea	Goat Willow
SA	Sorbus aucuparia	Rowan

PROPOSED NATIVE THICKET (SCRUB) MIX

Planted on a 1.5m grid, with transplants in groups of 5-9 of the same species to create a natural random form. Planting grid to be set at 45 degrees to the linear planting line (north-south) to create an offset matrix pattern to avoid a grid at right angles.

Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
Euonymus europaeus	Spindle	10%
Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
Salix caprea	Goat Willow	10%
Viburnum lantana	Wayfaring Tree	10%

WILDFLOWER GRASS AREAS SPECIES RICH MEADOW MIX (RE1 TRADITIONAL HAY MEADOW) MG5

Species Rich Wildflower Meadow mix 20:80 mix (17 Wildflower species; 7 grass species).
RE1 (MG5 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
Common Knapweed	(Centaurea nigra)	3.0%
Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
Golden Oat Grass	(Trisetum flavescens)	5.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Sheeps Fescue	(Festuca ovina)	6.5%
Browntop Bent	(Agrostis capillaris)	3.5%
Quaking Grass	(Briza media)	5.0%

AQUATIC MARGINAL GRASS AREAS WET MEADOW MIX (RE3 RIVER FLOODPLAIN / WATER MEADOW) MG8 (ONLY AFTER 2 SEASONS IF NATURAL REGENERATION DOES NOT ESTABLISH).

A mixture of grasses and aquatic wildflowers that are tolerant of wet conditions and suitable for sowing at the edges and wet margin of ponds, streams, lakes and ditches. Contains:Wildflowers 20% (14 species) Grasses 80% (9 species)
RE3 (MG8 Grassland) supplied by Germinal Seeds Limited or similar approved; seed sown at rate of 5gm/m2 in accordance with the suppliers sowing instructions. Establishment and ongoing maintenance in accordance with suppliers guidance and specification.

Wildflowers:		
Meadow Sweet	(Filipendula ulmaria)	0.5%
Dandelion	(Taraxacum officinale)	1.0%
Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
Ribwort Plantain	(Plantago lanceolata)	4.0%
Self Heal	(Prunella vulgaris)	2.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.8%
Water Avens	(Geum rivale)	0.1%
Greater Stitchwort	(Stellaria holostea)	0.1%
Soft-Rush	(Juncus effusus)	0.6%
Meadow Buttercup	(Ranunculus acris)	1.9%
Salad Burnet	(Sanguisorba minor)	1.3%
Grasses:		
Slender Creeping Red Fescue	(Festuca rubra rubra)	25.0%
Crested Dogstail	(Cynosurus cristatus)	20.0%
Smooth Stalked Meadow Grass	(Poa Pratensis)	15.0%
Meadow Fescue	(Festuca pratensis)	5.0%
Creeping Bent	(Agrostis stolonifera)	2.5%
Lolium perenne	(Lolium perenne)	5.0%
Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

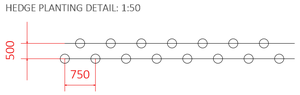
Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

PROPOSED NATIVE HEDGE

0.75m wide hedge, planted in a double staggered row at 0.75m spacing; 0.5m between rows; 4/m2.

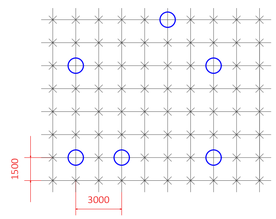
Crataegus monogyna	Hawthorn	40%	60 - 80 cm, 1+1
Acer campestre	Field Maple	15%	
Alnus glutinosa	Alder	5%	
Corylus avellana	Hazel	15%	
Ilex aquifolium	Holly	5%	45 - 60 cm
Rosa canina	Dog Rose	5%	
Sambucus nigra	Elder	5%	60 - 80 cm, 1+1
Malus sylvestris	Crab Apple	5%	
Viburnum opulus	Guelder Rose	5%	

HEDGE PLANTING DETAIL: 1:50



Transplants (600 - 800 mm height as per spec)

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

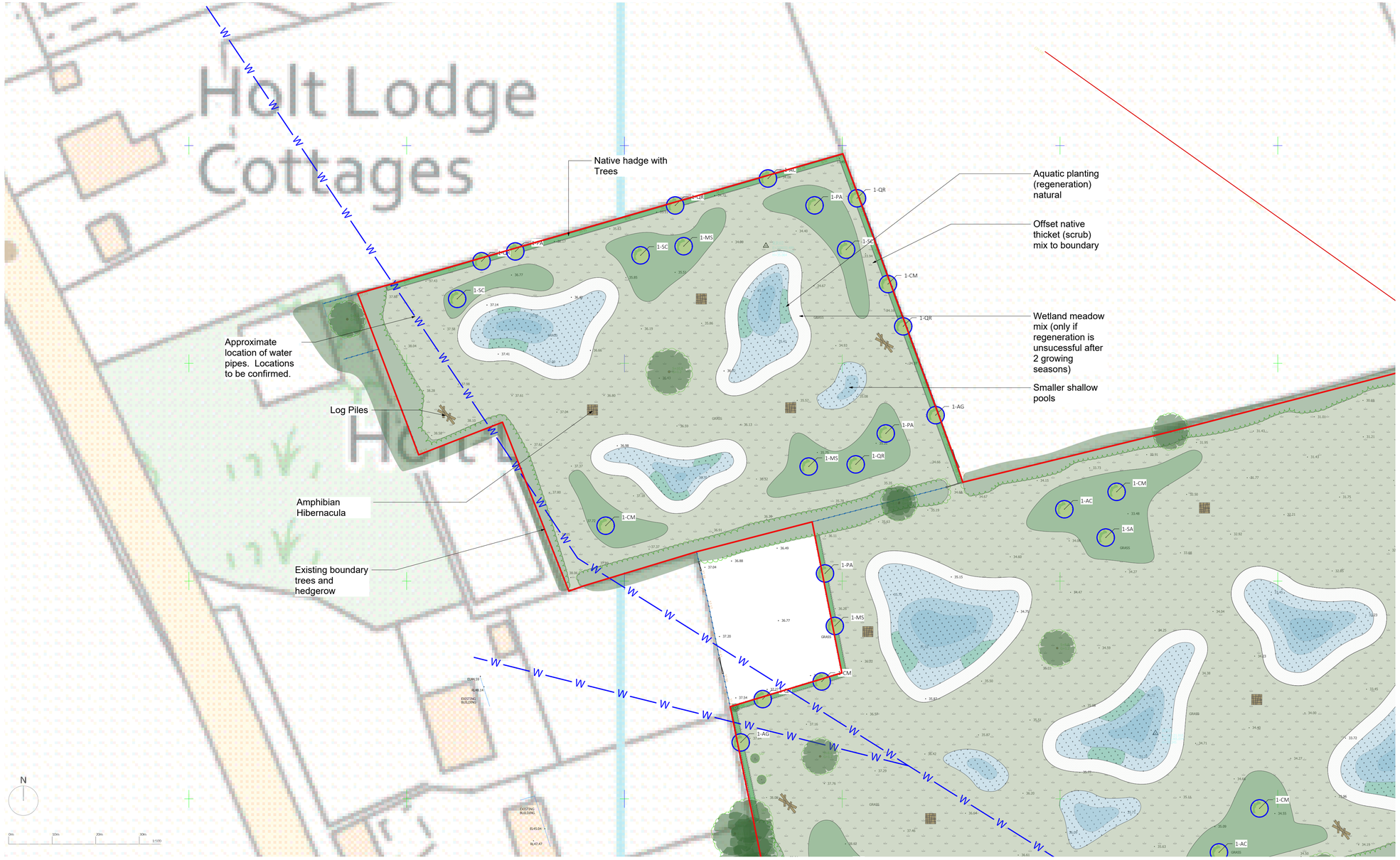
Rev	Date	Description	By
4	19/05/2025	Layout changes to parcels 2 & 4	CB
3	01/05/2025	Additional Plot added to Site Location and Phasing Plans	CB
2	20/03/2025	Minor Revisions	CB

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:500	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-4.2
Status: PLANNING
Drawing Title: Parcel 4, Francis' Lane, Inset 1
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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- Proposed Tree
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PLANTING SCHEDULE

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To be planted within all landscape external and bund mounding areas as shown on plan, within the 1.5m grid at minimum 5.0m intervals interspersed within the whip (transplant) grid.

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Cornus sanguinea	Dogwood	10%
Corylus avellana	Hazel	15%
Crataegus monogyna	Hawthorn	15%
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Rhamnus cathartica	Buckthorn	15%
Ilex aquifolium	Holly	5%
Rosa canina	Dog Rose	10%
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Viburnum lantana	Wayfaring Tree	10%

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Wildflowers:		
Yarrow	(Achillea millefolium)	1.1%
Common Sorrel	(Rumex acetosa)	1.0%
Lady's Bedstraw	(Gallium verum)	0.1%
Oxeye Daisy	(Leucanthemum vulgare)	1.4%
Ribwort Plantain	(Plantago lanceolata)	3.1%
Agrimony	(Agrimonia eupatorium)	0.8%
Self Heal	(Prunella vulgaris)	1.0%
Meadow Sweet	(Filipendula ulmaria)	0.2%
Salad Burnet	(Sanguisorba minor)	2.0%
Birdsfoot Trefoil	(Lotus corniculatus)	1.0%
White Clover	(Trifolium repens)	2.0%
Red Clover	(Trifolium pratense)	2.0%
Yellow Rattle	(Rhinanthus minor)	0.5%
Burnett Saxifrage	(Pimpinella saxifraga)	0.2%
Greater Knapweed	(Centaurea scabiosa)	0.3%
Dandelion	(Taraxacum officinale)	0.3%
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Grasses:		
Strong Creeping Red Fescue	(Festuca rubra rubra)	30.0%
Crested Dogstail	(Cynosurus cristatus)	25.0%
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Oxeye Daisy	(Leucanthemum vulgare)	3.6%
Ragged Robin	(Lychnis flos cuculi)	0.1%
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Yorkshire Fog	(Holcus lanatus)	2.5%
Browntop Bent	(Agrostis capillaris)	2.5%
Timothy (Small eared)	(Phleum bertolonii)	2.5%

AQUATIC AND MARGINAL PLANTING

Planting at 0.5m spacing (4/m2); 1L container grown plants planted in accordance with suppliers specifications with reference to TEP planting proposals (D7215.001A Landscape Proposals).

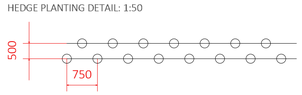
Caltha palustris	Marsh Marigold	17.5%
Juncus effusus	Common Rush	10%
Juncus inflexus	Hard Rush	15%
Lythrum salicaria	Purple Loosestrife	12.5%
Mentha aquatica	Water Mint	5%
Myosotis scorpioides	Water Forget Me Not	10%
Ranunculus flammula	Lesser Spearwort	10%
Sparganium erectum	Branched Bur-reed	15%
Veronica beccagunga	Brooklime	10%

PROPOSED NATIVE HEDGE

0.75m wide hedge, planted in a double staggered row at 0.75m spacing; 0.5m between rows; 4/m2.

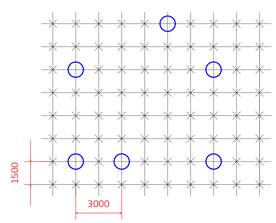
Crataegus monogyna	Hawthorn	40%	60 - 80 cm, 1+1
Acer campestre	Field Maple	15%	
Alnus glutinosa	Alder	5%	
Corylus avellana	Hazel	15%	
Ilex aquifolium	Holly	5%	45 - 60 cm
Rosa canina	Dog Rose	5%	60 - 80 cm, 1+1
Sambucus nigra	Elder	5%	
Malus sylvestris	Crab Apple	5%	
Viburnum opulus	Guelder Rose	5%	

HEDGE PLANTING DETAIL: 1:50



Transplants (600 - 800 mm height as per spec)

NATIVE THICKET PLANTING LAYOUT
GRID: 1:200



Key

- Native thicket mix transplants
- Proposed Select Standard trees

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev.
19/05/2025	A1	1:500	CB	JK	V4

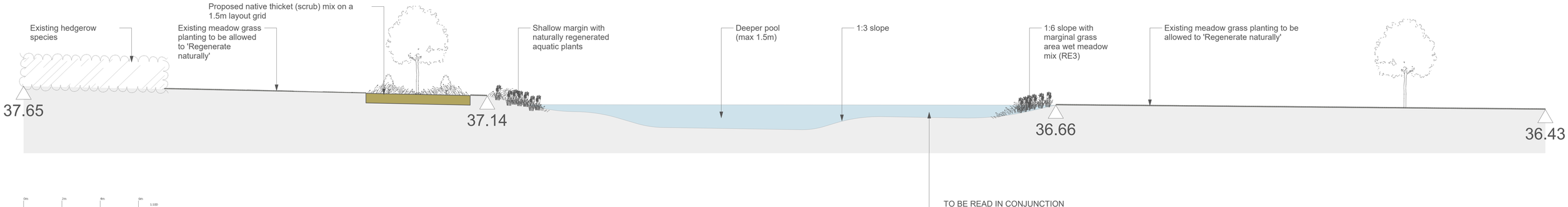
Drawing no: 4826-Strategic Ecology Corridor-4.3
Status: PLANNING
Drawing title: Parcel 4, Francis' Lane, Inset 2
Location: Iztopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

Nicholsons is a trading name of Nicholsons Nurseries Ltd, The Park, North Aston, Bicester, Oxfordshire, OX25 6HX.
T +44 (0)1869 340262 www.nicholsonsgb.com | Company No: 04810053

NICHOLSONS

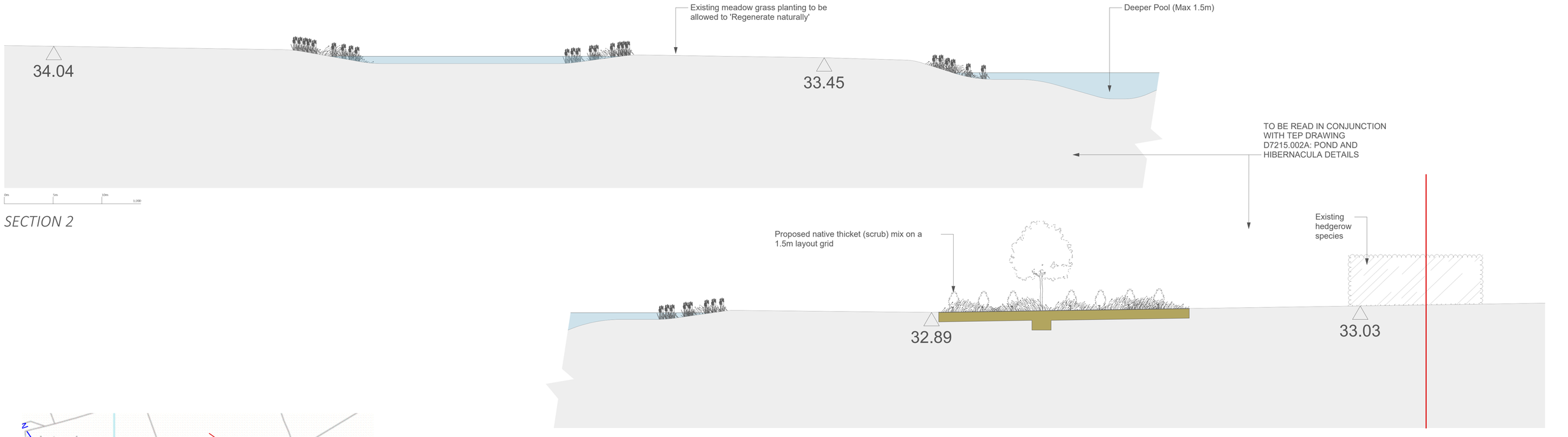
General Notes

1. Do not scale from drawing unless it is a specified setting out plan and you have confirmed it is printed to scale.
2. All dimensions and levels shown must be confirmed by contractors prior to the commencement of construction works.
3. All measurements must be checked on site.
4. Drawings are to be read in conjunction with all other relevant plans, specifications and schedules.
5. All work must comply with the current building regulations.
6. No materials used or methods of workmanship to be employed that do not conform to the current relevant British Standard and Code Of Practice.
7. All plants and materials are subject to avaiability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

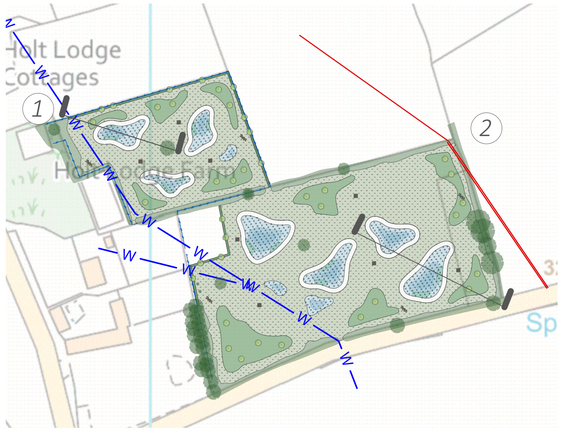


SECTION 1

TO BE READ IN CONJUNCTION WITH TEP DRAWING D7215.002A: POND AND HIBERNACULA DETAILS



SECTION 2



N

Site Plan (NTS)

Recommended topsoil placement operations

It is noted that the topsoil on site is clayey and loamy with high fertility rates. If the following sequence of operations is not carried out, there is the potential to create a stagnant layer of organic matter between existing bund topsoil and the new blinding/profile layer which needs to be avoided.

-Strim whole bund area existing vegetation layer to about 6" (150mm) height and remove arisings. Apply a suitable glyphosate (systemic herbicide) to the remaining vegetation layer and allow 2-3 weeks, based on weather conditions, to allow vegetation to be killed off. Removed arisings from the sprayed area.

-Eastern thicket slopes Import soil material to profiles in line with approved gradients (1:3 maximum); tip and lightly consolidate new or re-graded topsoil with a flat excavator bucket to avoid compaction; in March/April, seed the slopes with a fescue and bent mix grass mix to act as a weed control cover. Plant thicket transplants (whips) and tree species according to relevant British Standards outlined in the Specification page. Mulch trees and transplants to prevent competition from grass mix and prevent weeds.

-Western wildflower grass slopes Import reduced fertility subsoil that is available on site, to ensure that the soils blend' to avoid a smooth surface on clay soils that may result in new subsoil slippage. Tip and lightly consolidate site-won subsoil using a flat excavator bucket rather to avoid compaction rather than a bulldozer with tool attachment. Specified wildflower seed to be spread on the surface which has been raked to a fine tilth to provide a suitable seed bed; timing, in Spring in line with suppliers recommended instructions and rates/m2.

TOPSOIL AND PROFILING NOTES

– Slope gradients to be determined by geotechnical properties of the soils; information available from the geotechnical engineer on soils composition and suitability to be checked and verified.
– At this stage, the suggested maximum gradient is 1:3 (recommended maximum natural angle of repose for soils).
– Soil Management, handling and placement to be in accordance with BS3882 and Defra guidance document 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
– No excavation works to be undertaken within root protection areas all relevant Arboricultural information produced for the site to be followed (TCP; AIA; Arboricultural Method Statement) as appropriate.
– Eastern slopes of bund re-profiling of topsoil to follow approved engineering proposals to achieve a consistent and stable profile with a topsoil depth of 0.5m for native thicket planting areas and 1.0m depth topsoil for tree pits. Soil on the western slopes to be capped with a 0.15-0.25m depth layer of low nutrient' subsoil available on site. Depths based on existing topsoil conditions, with the aim to reduce fertility to provide suitable conditions for wildflower grass mix establishment.

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

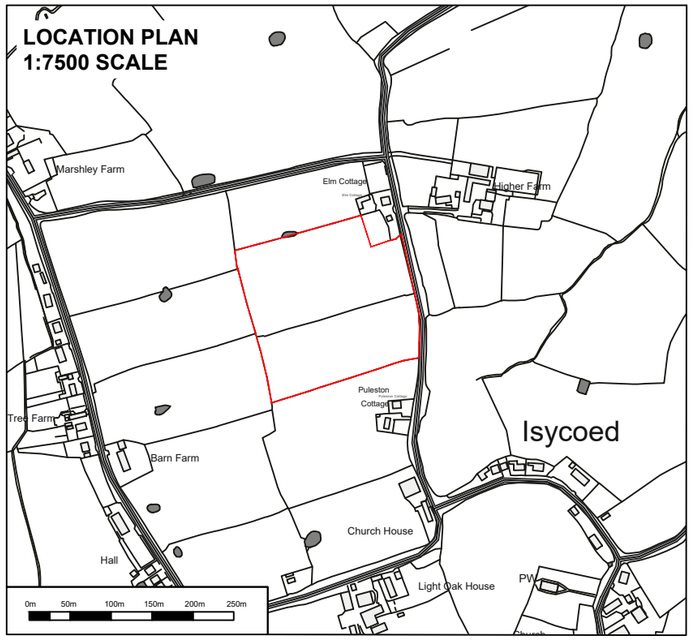
Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:200	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-4.4
Status: PLANNING
Drawing Title: Parcel 3, Francis' Lane, Sections
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

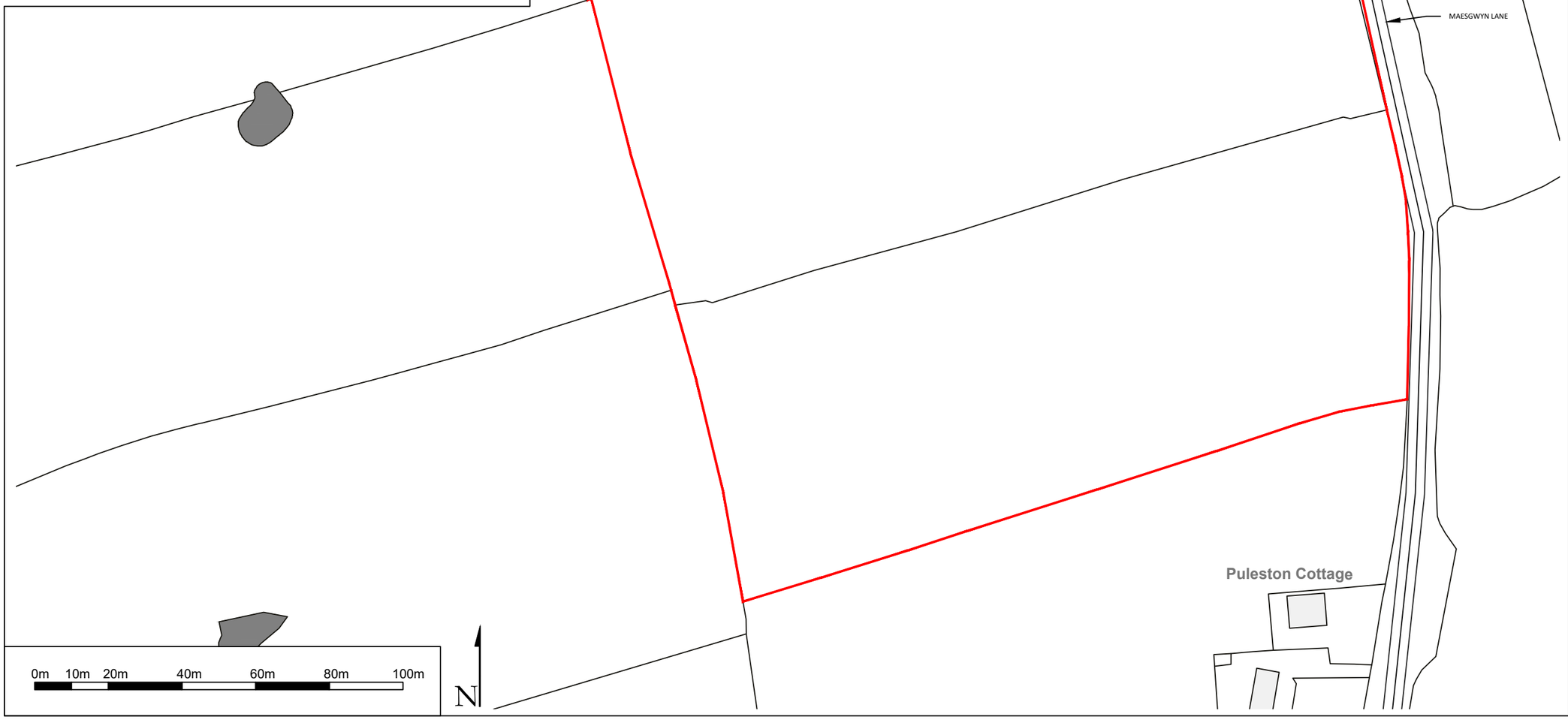
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NICHOLSONS

LOCATION PLAN
1:7500 SCALE



BLOCK PLAN
1:1250 SCALE



Key:

Site Boundary

REV: v2 | BY: SF | DETAILS: Add annotation

NICHOLSONS
Leading solutions for the natural environment

TITLE: **Site Location Plan**

LAYOUT: **Overview**

PROJECT/SITE: **Land at Isycoed, Wrexham**

CLIENT: **Net World Sports**

MAP REF: **22-3014**

REVISION: **v2**

DATE: **26/07/2023** SCALE: **As Shown @A3**

APPROVED BY: **JK** PRODUCED BY: **SF**

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01536 408840

www.nicholsonsgb.com

Information requested by NRW	Relevant paragraph(s) within GCN Conservation Plan
Further details and associated plans concerning GCN avoidance and mitigation measures including: • fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations).	Paragraphs 1.66-1.71
Further details and associated plans concerning GCN avoidance and mitigation measures including: • considerations of access issues.	Paragraphs 1.25-1.27
Further details and associated plans concerning GCN avoidance and mitigation measures including: • monitoring and maintenance requirements and supervised removal.	Paragraphs 1.72-1.73 and 1.88
The detail of habitat retention, enhancement and creation proposals associated with terrestrial and aquatic habitats. Details to include plans and timescales.	Paragraphs 1.20-1.34
The submission of a long-term site management plan (not less than 25 years) that includes: • details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans.	Existing habitats and ecological features: Paragraphs 1.35-1.57 Habitats to be created: Paragraph 1.24 and Paragraphs 1.74-1.79

Information requested by NRW	Relevant paragraph(s) within GCN Conservation Plan
The submission of a long-term site management plan (not less than 25 years) that includes: • defined aims and objectives (including defined key performance indicators for long term monitoring indicators).	Paragraphs 1.15, 1.75 and 1.101
The submission of a long-term site management plan (not less than 25 years) that includes: • details of the desired condition for each habitat and criteria to determine when habitats have achieved this.	Paragraphs 1.34, 1.76 and 1.96
The submission of a long-term site management plan (not less than 25 years) that includes: • details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition.	Paragraphs 1.34, 1.76 and 1.96
The submission of a long-term site management plan (not less than 25 years) that includes: • details of monitoring methodologies for habitat(s) and species.	Paragraphs 1.97-1.100
The submission of a long-term site management plan (not less than 25 years) that includes: • details of scheduling and timings of activities.	Paragraphs 1.103-1.104
The submission of a long-term site management plan (not less than 25 years) that includes: • contingency measures if fish or invasive non-native species (INNS) are detected.	Paragraphs 1.89-1.90

Information requested by NRW	Relevant paragraph(s) within GCN Conservation Plan
The submission of a long-term site management plan (not less than 25 years) that includes: • current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority).	Paragraph 1.105
The submission of a long-term site management plan (not less than 25 years) that includes: • persons or bodies responsible for undertaking management and surveillance together with required skills and competencies.	Paragraphs 1.80-1.84 and 1.94-1.97
The submission of a long-term site management plan (not less than 25 years) that includes: • site liaison and wardening.	Paragraphs 1.82 and 1.95
The submission of a long-term site management plan (not less than 25 years) that includes: • licensing requirements for management surveillance and other defined activities.	Paragraphs 1.80-1.84 and 1.94-1.97
The submission of a long-term site management plan (not less than 25 years) that includes: • biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation.	Paragraphs 1.90 and 1.92-1.93

Information requested by NRW	Relevant paragraph(s) within GCN Conservation Plan
The submission of a long-term site management plan (not less than 25 years) that includes: • details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.	Paragraphs 1.81, 1.94 and 1.102
The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme.	Paragraphs 1.66-1.73
Details of timing, phasing and duration of construction activities and conservation measures.	Paragraphs 1.29-1.33 and 1.103-1.104
Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.	Paragraphs 1.81-1.84 and 1.94-1.102

DRAWINGS

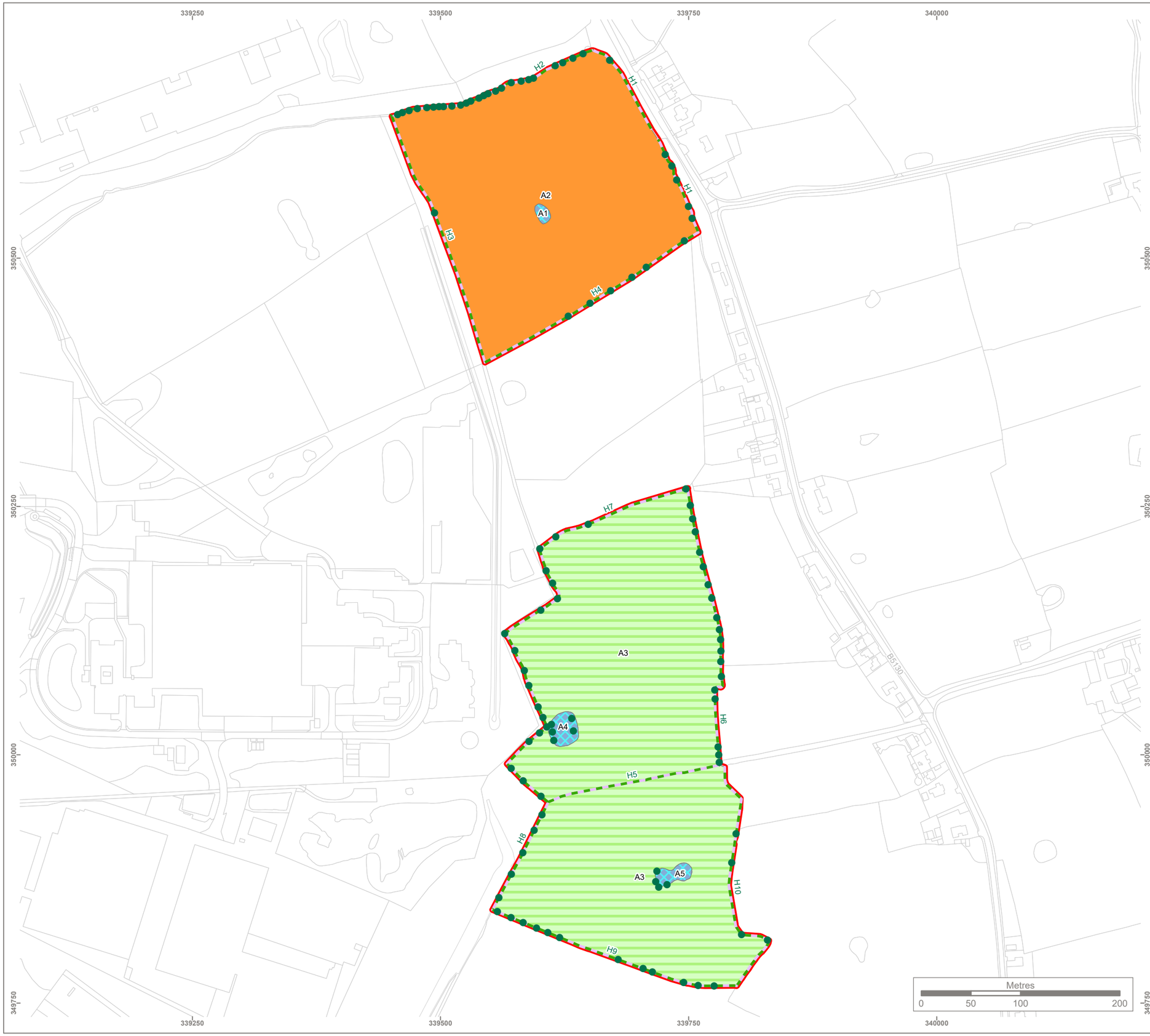
G10944.008 UK Habitat Classification Survey

G10944.009 Great Crested Newt eDNA Survey Results

G10934.008 UK Habitat Classification Survey

G9134.042A GCN Off-Site Mitigation Phasing Plan

G10934.011 Great Crested Newt Fencing Plan

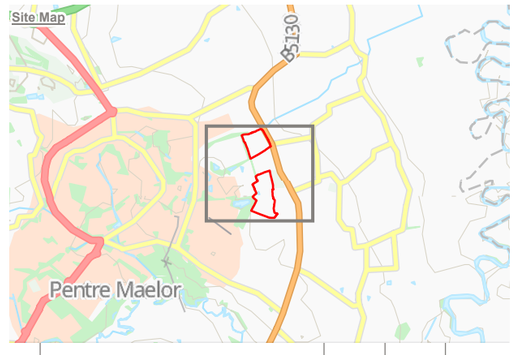


KEY

- Site boundary
- 200 Tree
- h2a Native hedgerow
- c Cropland
- g3c Other neutral grassland
- r1g Other standing water

Note:
The locations of habitats and habitat features are indicative.

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Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Networld Mitigation Land, Wrexham

Title
UK Habitat Classification Survey

Drawing Number
G10944.008

Drawn	Checked	Approved	Scale	Date
IJ	BJ	HS	1:3,800 @ A3	13/03/2025



KEY

Site boundary

Great Crested Newt eDNA Survey Results

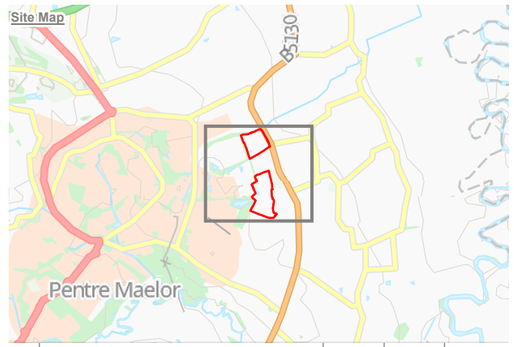
Pond with positive eDNA result

Pond with negative eDNA result

Note:
The locations of habitats and habitat features are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date

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401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Networld Mitigation Land, Wrexham

Title
Great Crested Newt eDNA Survey Results

Drawing Number
G10944.009

Drawn	Checked	Approved	Scale	Date
IJ	BJ	HS	1:3,800 @ A3	14/05/2025



KEY

- Site boundary
- 200 Tree
- u1e 612 Fence
- h2a Native hedgerow
- g4 Modified grassland

Note:
The locations of habitats and habitat features are indicative.

Metres
0 20 40 80

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Site Map



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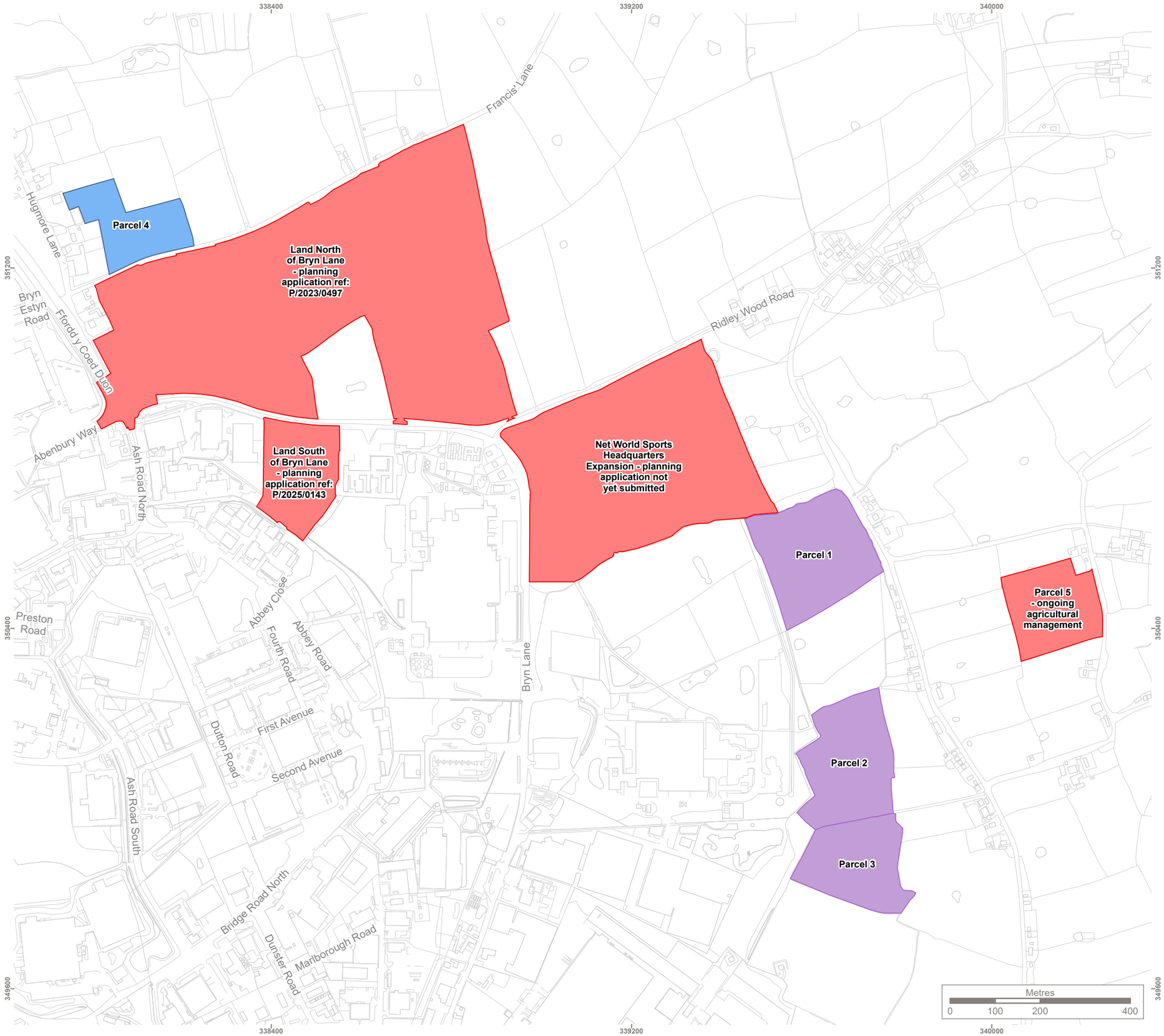
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Utopia, Francis Lane

Title
UK Habitat Classification Survey

Drawing Number
G10934.008

Drawn	Checked	Approved	Scale	Date
MC	CW	PP	1:1,100 @ A3	18/03/2025



KEY

Construction Phase

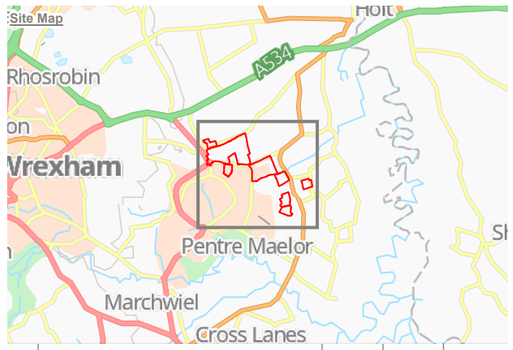
- Autumn 2025
- Autumn 2026

Applicant Owned Land

- Other land in applicant ownership

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Rev	Description	Drawn	Approved	Date
A	Update to Parcel 5 management details.	MG	MT	23/07/2025

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401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land North of Bryn Lane, Wrexham

Title
Great Crested Newt Off-Site Mitigation Phasing Plan

Drawing Number
G9134.042A

Drawn	Checked	Approved	Scale	Date
MG	SP	MT	1:8,500 @ A3	18/07/2025



KEY

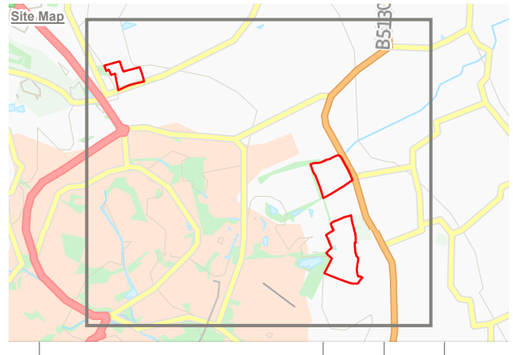
Site boundary

Page and page number

Note:
The layout of proposed fencing is not fixed

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Rev	Description	Drawn	Approved	Date

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Project
Utopia, Francis Lane

Title
Great Crested Newt Fencing Plan

Drawing Number
G10934.011.1

Drawn	Checked	Approved	Scale	Date
BJ	CW	LG	1:8,500 @ A3	19/09/2025



KEY

Site boundary

Great Crested Newt Fencing

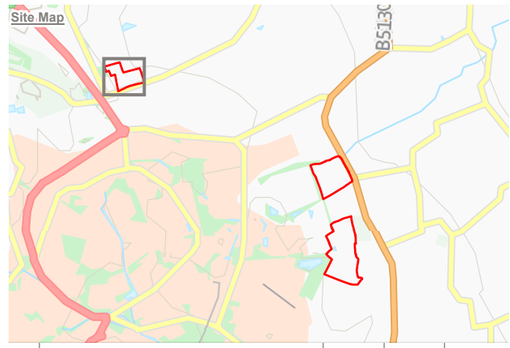
One-way perimeter fence

Note:
The layout of proposed fencing is not fixed

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Site Map



Rev	Description	Drawn	Approved	Date

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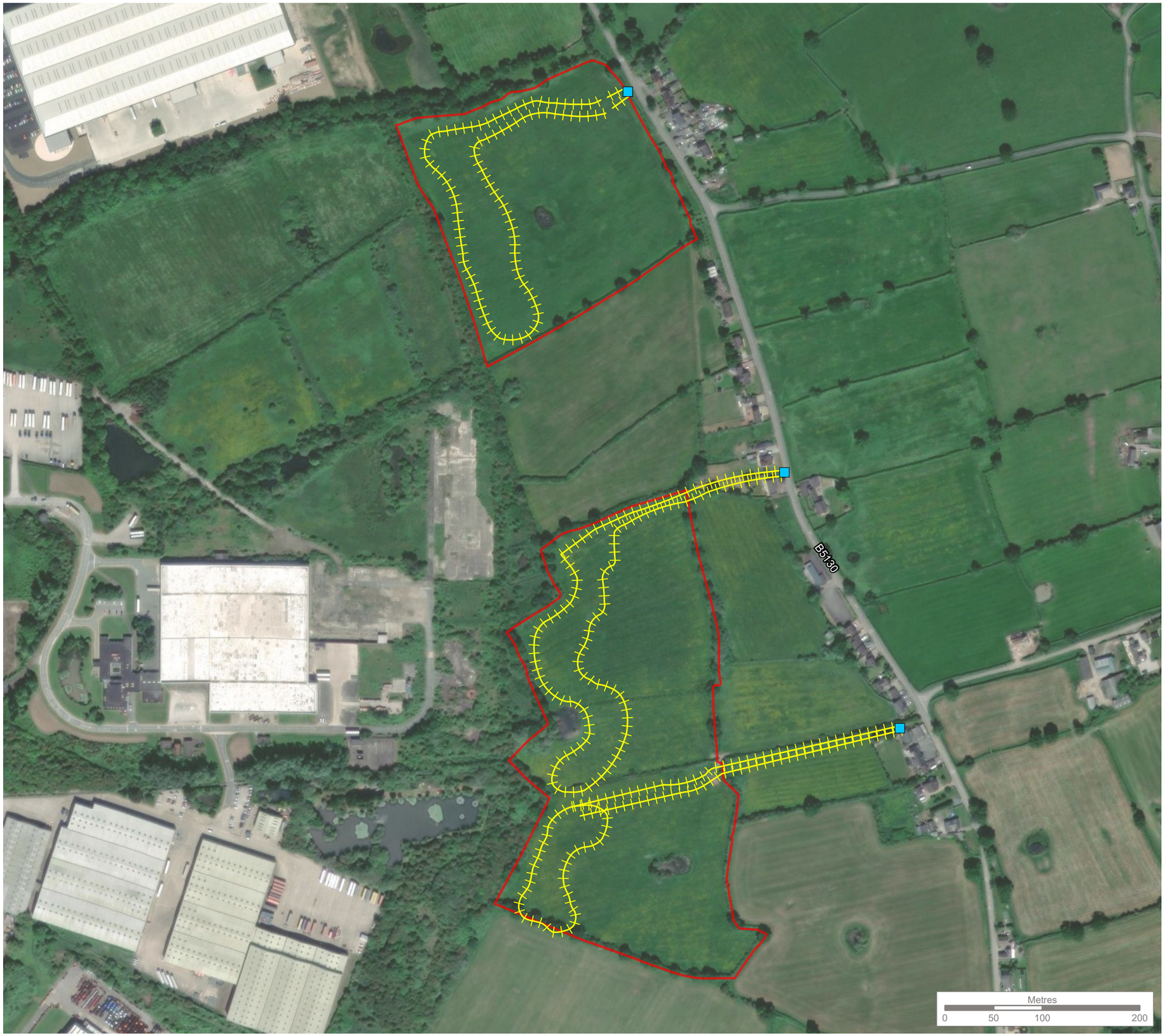
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Utopia, Francis Lane

Title
Great Crested Newt Fencing Plan

Drawing Number
G10934.011.2

Drawn	Checked	Approved	Scale	Date
BJ	CW	LG	1:1,000 @ A3	19/09/2025



KEY

Site boundary

Great Crested Newt Fencing

Gated entrace at existing track into fields

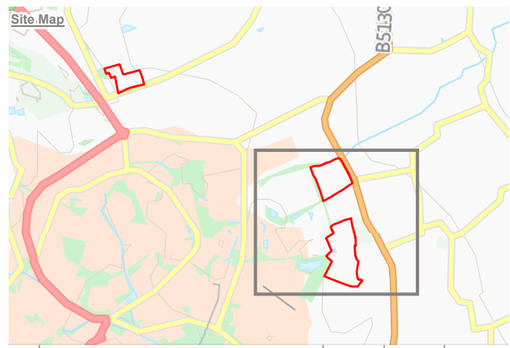
One-way fencing

Note:
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Site Map



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Project
Utopia, Francis Lane

Title
Great Crested Newt Fencing Plan

Drawing Number
G10934.011.3

Drawn	Checked	Approved	Scale	Date
BJ	CW	LG	1:4,000 @ A3	19/09/2025

THE ENVIRONMENT PARTNERSHIP

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