
Environmental Statement

Appendix 8.8: Great Crested Newt Survey

Land at Lower Berse Farm, Wrexham

On behalf of Redrow Homes Ltd

October 2025





Ruthin Road, Wrexham

Protected Species Report: Amphibians

Prepared For: Redrow Homes

Document Reference: 8745.017

June 2025

Version 1.0

TEP

401 Faraday Street

Birchwood Park

Warrington

WA3 6GA

Tel: 01925 844004

Email: tep@tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Project Name	Ruthin Road, Wrexham
Location	Wrexham
Document Title	Protected Species Report: Amphibians
Client	Redrow Homes
Year of Surveys	2025
Prepared By	DJ
Version	1.0
Office	Warrington
Document Ref	8745.017

Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
1.0	June 2025	DJ	ACP	First Issue	Final

The Environment Partnership Ltd is a private limited company registered in England. Registered number 7745159. Registered office: Genesis Centre, Birchwood Science Park, Warrington, WA3 7BH.

© Copyright 2024 The Environment Partnership Ltd. All Rights Reserved.

This document has been prepared by The Environment Partnership Ltd ("TEP") for sole use of our Client in accordance with the provisions of the contract between TEP and the Client. No third party may use or rely upon this document or its content. TEP accepts no liability or responsibility for any such use or reliance thereon by any third party.

TEP is a Registered Practice of the Chartered Institute of Ecology and Environmental Management. The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.



The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Contents

Executive Summary	3
1. Introduction	4
2. Methods	8
3. Results	13
4. Conclusions and Further Requirements	14

Tables

Table 1: Survey Rationale	6
Table 2: HSI Suitability Scores	8
Table 3: Survey Method Summary	12
Table 4: Amphibian HSI and GCN eDNA Results Summary	13
Table 5: Amphibian Presence/Absence Results Summary	13

Figures

Figure 1: Location of Site. Contains OS data © Crown Copyright and database right 2025... 4

Drawings

Drawing G8745.017A: Pond Locations and Survey Summary

Annexes

Annex A: Legal and National Policy Context

Annex B: Detailed Survey Tables

Executive Summary

Introduction	■ Ruthin Road, Wrexham Three ponds previously identified, but only P1 surveyed due to P2 not being present and no access being possible at P3 Surrounding landscape is predominantly semi-improved grassland/agricultural cropland ■ Proposed development of up to 1,450 houses
Surveys Undertaken	Aquatic Habitat Suitability Index (HSI) Assessment (P1 on 07/04/2025) eDNA sampling (P1 15/04/2025 and 13/05/2025) Torch survey (P1 07/04/2025, 13/05/2025) ■ Bottle trap survey (P1 13/05/2025)
Results	HSI score of Poor eDNA negative result Torching and bottle trapping – no amphibians recorded
Conclusions	No further surveys required at present following confirmed absence of GCN in pond P1

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Redrow Homes North West Limited (hereafter referred to as 'the Client') to undertake a great crested newt survey for a proposed residential development at Ruthin Road in Wrexham (hereafter referred to as 'the Site').
- 1.2 This survey is required to inform a planning application for the development of up to 1,450 homes, a primary school and local centre.

Site Location

- 1.3 The Site (central grid reference SJ 31500 49800) extends to approximately 73 hectares and is located approximately 2km west of Wrexham (Figure 1). It adjoins part of the village of Bersham to the south and is bounded by the A525 (Ruthin Road) to the north, beyond which there are established areas of housing and the emerging Western Gateway Business Park. To the west the Site is separated from the wider arable landscape by Berse Lane and the A483 dual carriageway and to the south it is directly bounded by the B5099 (Bersham Road). To the east there is further urbanisation including residential housing and Ysgol Clywedog and its grounds.

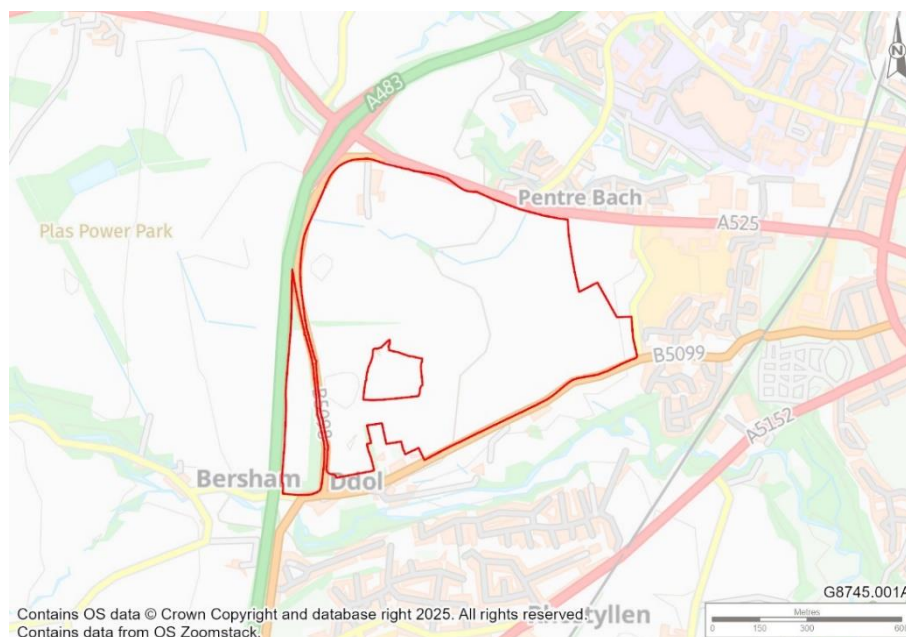


Figure 1: Location of Site. Contains OS data © Crown Copyright and database right 2025.

Ecological Context

- 1.4 A previous Great Crested Newt survey was undertaken in 2021 and reported in TEP Report Ref: 8745.002.

- 1.5 A review of mapping and satellite imagery within this earlier report identified nine ponds present within 500m of the site boundary, two of which (P1 and P2) are within the site (Drawing G8745.017A). However, Ruthin Road is considered to be a barrier to the movement of great crested newts *Triturus cristatus* (GCN) and therefore the five new waterbodies associated with recent developments to the north of Ruthin Road were excluded from the survey requirement. Of the two ponds to the south of the B5099 on the southern boundary of the site the westernmost pond was isolated from the site by walls along each side of the road and was therefore excluded from survey requirement. The eastern pond (P3) has the potential to be linked and was therefore included within the scope for surveys.

Legal Protection

- 1.6 All British amphibian species receive legal protection in the United Kingdom though the degree to which different species are protected varies. Great crested newts (GCN) *Triturus cristatus*, natterjack toad (NT) *Epidalea calamita* and pool frog (PF) *Pelophylax lessonae* and their habitats (places used for breeding and shelter) receive the highest level of protection in the UK under the combination of the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2017 as amended. While natterjacks and pool frogs have restricted distributions within the UK, GCN are relatively widespread.
- 1.7 Licences to allow derogation from the protection afforded to GCN (and NT and PF) may be granted under the provisions of the 2017 Regulations.
- 1.8 Further information relating to legal protection afforded to native amphibian species is presented in Annex B.
- 1.9 GCN, natterjack and common toads and the pool frog are listed as Species of Principle Importance (SPI). Section 7 of the Environment (Wales) Act 2016 imposes a Duty upon public authorities to conserve biodiversity. Commonly referred to as the 'biodiversity duty', this includes local planning authorities in their decision making for planning applications or other plans or projects which may affect SPI.

Survey Rationale

Survey Guidance

- 1.10 Amphibian survey follows best practice and published guidance, including:
- Habitat Suitability Index (HSI) Assessment (ARGUK, 2010)¹

¹ ARG UK Advice Note 5 (May 2010) Great Crested Newt Habitat Suitability Index

- Great crested newt mitigation guidelines (English Nature, 2001)²
- Great crested newt conservation habitat (Froglife, 2001)³

Survey Design and Scope

- 1.11 The surveys were designed to determine whether or not GCN are present within the Site boundaries or in ponds within ranging distance of the Site.
- 1.12 Three ponds are scoped in for assessment at the site: two ponds within the site boundary (P1 and P2) and one pond, P3 within 250m of the site boundary. P2 was noted to be absent and P3 was inaccessible.
- 1.13 Table 1 sets out the rationale for ponds with potential influence (500m) of the Site.

Table 1: Survey Rationale

Waterbody ID	Distance & Direction	Survey Rationale	Scoped In
P1	Within site boundary	Agricultural drainage pond, minimal vegetation along pond margins. Used for slurry and runoff.	Yes for eDNA and traditional surveys
P2	Within site boundary	Pond absent and seeded	No
P3	128m South	No information available as no access to pond	No

- 1.14 Ponds within the Site or located within 250m of the Site boundaries were subject to full survey where access was safe and permitted and ponds were suitable for survey methods.
- 1.15 Within 250m, any pond confirmed to support GCN may be subject to continued survey to estimate population size class(es) and meta-population structure. This information is needed to inform development proposals including the design of any mitigation and consideration of any relevant legislation and policies.
- 1.16 Although surveys target GCN, other amphibian species will also be detected by these survey methods employed. Any other amphibian species confirmed present

² English Nature (2001) Great Crested Newt Mitigation Guidelines (Version August 2001), English Nature, Peterborough

³ Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great Crested Newt Conservation Handbook, Froglife, Halesworth

during the course of the surveys were recorded and the results presented in this report.

Surveyor Qualifications and Competency

- 1.17 Amphibian surveys were undertaken by TEP Ecologists in possession of a Natural Resources Wales GCN survey licence, with relevant training and experience. Further confirmation of survey competency can be provided upon request.

2.0 Methods

Data Search

- 2.1 An ecological desk study was completed in May 2025 to identify pre-existing records for GCN and other protected or SPI amphibians within 2km of the Site. The desk study, reported under separate cover (Document reference: 8745.019) included a data request to COFNOD
- 2.2 The data search also included a review of citations and site forms (where available) for statutory and non-statutory designated sites within 2km of the proposed Site where amphibians were mentioned.

Aquatic Habitat Suitability Index (HSI) Assessments

- 2.3 Aquatic HSI assessment was undertaken at pond P1 on-site. The HSI assessment was completed in April 2025.
- 2.4 HSI is a standard measure of calculating the suitability of a pond to support breeding great crested newts, based on an assessment of 10 characteristics (indices), including size, shading, depth, and vegetation profile. The assessment generates a number between 0 and 1 for each of the indices which are combined to provide an overall assessment of a pond's suitability to support GCN on a categorical scale, as presented in Table 2. The assessment has not been designed for or tested on other waterbodies such as ditches.

Table 2: HSI Suitability Scores

HSI Score	Suitability	Predicted GCN Occupancy of Ponds in each Category
<0.5	Poor	3%
0.5 to 0.59	Below Average	20%
0.6 to 0.69	Average	55%
0.7 to 0.79	Good	79%
>0.8	Excellent	93%

- 2.5 Ponds with a score of below average, average, good or excellent were subject to a full survey. All ponds assessed to have a 'poor' suitability were reviewed and where sufficient justification⁴ could be made, these ponds were scoped out of further surveys.

⁴ Factors considered may include pond history, recent or current land uses, barriers, and other contextual factors in addition to the suitability indices assessed as part of the HSI

Environmental DNA (eDNA) Sampling

- 2.6 Environmental DNA (eDNA) sampling was undertaken at pond P1 on-site. eDNA sampling was initially completed in April 2025. Due to an 'Indeterminate' result, a second sample using a filter kit was undertaken in May 2025.
- 2.7 Sample collection was undertaken by TEP licensed surveyors. Sample kits and analysis was provided by ADAS. Both organisations followed the relevant sections of the method set out in the DEFRA funded study endorsed by Natural England. In summary the sampling protocol is as follows:
- 20 samples were taken from around the entire perimeter of the waterbody.
 - The surveyor stayed out of the water while taking the samples (extension poles were used in situations where open/sufficiently deep water was at a distance from the dry banks.
 - Survey locations were distributed around the pond perimeter, but micro-siting was used to select locations most likely to be used by GCN.
 - At each sample location the water column was stirred prior to taking the sample but care was taken to avoid disturbing the sediment on the base of the pond.
 - Once all 20 samples were taken, 15ml of the total sample were pipetted into each of the 6 sampling tubes, whilst ensuring that the water in the sample bag was mixed before taking each 15ml sample and that only one sample tube was opened at any one time.
 - At all times the surveyor ensured that the risk of contaminating the sampling equipment was minimised by avoiding the placement of the ladle or pipette on the ground or on any otherwise potentially contaminated surfaces and by changing gloves between the initial sampling stage and the pipetting stages of the method.

Chain of Custody

- 2.8 On receipt from ADAS the sampling kits were registered on a central database using the unique bar codes. Immediately prior to survey, sampling kits were issued to surveyors with individual Sample Forms using the unique bar code as identification. The site name and date of issue was also recorded on this form (and on the central database). Once in the field and at the ponds, the surveyor confirmed that the appropriate field survey sheet was being completed by checking the bar code on the box and double checking the corresponding bar codes on the sample tubes. The surveyor then filled in the date of survey and the pond ID number (as well as other information relating to survey conditions) on the Sample Form.

- 2.9 On returning to the office the Sample Forms were signed to confirm for each sample who received the samples and checked them into the fridge and the temperature of the fridge. The pond IDs on each form were checked against a site map confirming which ponds had been sampled and this map was stored with the Sample Forms. All this information was also recorded on the central database. The sample preserving tubes were stored in a fridge until the morning of collection by the courier. The Sample Forms and the central database were updated to confirm the date of collection by the courier.
- 2.10 The unique bar codes were used by ADAS to report results. All results were recorded in the central database by one member of staff and cross checked by a second member of staff before issuing to the project leader for review.

Presence / Likely Absence Pond Surveys

- 2.11 Until eDNA survey confirmed presence or absence of GCN, pond P1 was subject to further survey to determine the presence or likely absence of GCN and other amphibians.
- 2.12 Presence / likely absence survey comprises four visits to each pond, spread across the recommended survey period of mid-March to mid-June, with at least two of these visits completed between mid-April and mid-May.
- 2.13 In line with current guidance for conventional pond surveys (English Nature and Froglife), a combination of at least three survey techniques were used to determine presence or likely absence of GCN within a pond. Nocturnal torch surveys, bottle trapping and daytime or nocturnal egg searches were the primary three survey techniques. Nocturnal or daytime hand netting or terrestrial searches may be used as an alternative third technique depending on pond characteristics and accessibility for the primary survey methods.
- 2.14 Surveyors worked in pairs with at least one GCN licensed surveyor. Surveys were undertaken between mid-March and mid-June with at least two visits in the core period of mid-April to mid-May. Specific survey dates for each pond surveyed are provided in Table 3.
- 2.15 To ensure effective detection rates, torch and bottle trap surveys were undertaken when night-time air temperatures were >5°C and when rain and wind conditions did not affect visibility below water level.

Torch Survey

- 2.16 The pond was surveyed by walking the perimeter. Torch surveys were conducted after dusk with a powerful torch (one million candle power). The number, species and (where possible) sex and age class of amphibians seen were recorded. It is

not always possible to achieve 100% coverage along pond margins using the torch surveys because of access difficulties, for example dense vegetation or boggy banks.

Bottle Trapping

- 2.17 Bottle traps used were 2 litre plastic bottles with the funnel inverted. The bottle traps were secured in the pond margins using a flagged cane. Bottle traps were positioned so that the trap entrance was close to the pond bottom and the trap was at an angle to retain an air reservoir.
- 2.18 Bottle traps were set at an average spacing of 2m along accessible shorelines (to allow estimation of population size) where microhabitats were considered by the surveyor to be most suitable for newts (e.g., with suitable vegetation for egg laying or bare areas suitable for displaying males). Where significant lengths of shoreline were inaccessible, or if the pond was exceptionally large, bottle trapping was used in the accessible areas, using 2m spacing as a means of standardising survey effort.
- 2.19 Traps were set in the evening and operated overnight, emptying the traps early the following morning. Newts are particularly at risk on warm sunny days in shallow water traps; traps were operated well within the guidance.

Survey Limitations

- 2.20 Access was only taken where it was safe to do so. Estimates of the percentage of shoreline of each waterbody surveyed and other factors affecting torching were recorded where access was not possible around the entire water edge (refer to Table 3).
- 2.21 Pond P1 described as a drainage pond with large amounts of slurry and run off present. As a result, turbidity levels severely limited torch effectiveness in pond P1, with only the shallowest sections of the shoreline being remotely visible. Bottle trapping was not possible on the first visit in April due to access issues. Overall, these limitations did not have a significant effect on the survey results following receipt of a negative eDNA result.
- 2.22 Further information relating to factors which influence survey effectiveness is detailed in Annex A.

Survey Method Summary

- 2.23 An overview of the survey methods employed at each pond and dates of surveys is presented in Table 3.

Table 3: Survey Method Summary

Waterbody ID	Distance from Site	HSI	eDNA	Torch		Bottle		Net		Egg search
		Date	Date	Date	%	Date	%	Date	%	Date
P1	On site	07/04/2025	N/A	07/04/2025	100	N/A	N/A	N/A	N/A	N/A
		N/A	15/04/2025	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A	13/05/2025	13/05/2025	0	13/05/2025	50	N/A	N/A	N/A

3.0 Results

Desk Study

3.1 Data searches using COFNOD confirmed the presence of amphibian species records within 2km from the Site boundary. In brief, these records included:

- Great crested newt
- Common toad
- Palmate newt
- Smooth newt
- Unspecified *Lissotriton* species

Pond Survey

HSI Assessment and eDNA Sampling

3.2 Table 4 summarises the HSI result as well as the eDNA result for pond P1. Pond locations and results are illustrated in Drawing G8745.017A. The pond returned a Poor HSI result and following the second eDNA sampling using a filter kit, it was confirmed that GCN were absent from the pond.

Table 4: Amphibian HSI and GCN eDNA Results Summary

Waterbody ID	HSI Result	eDNA Result	Score (/12)
P1	Poor	Indeterminate	Indeterminate (standard kit)
	N/A	Negative	0/12 (filter kit)

Presence/Likely Absence

3.3 Table 5 summarises the results of the torching and bottle trapping surveys in pond P1. No GCN or any other amphibians were recorded in the two surveys that were undertaken.

Table 5: Amphibian Presence/Absence Results Summary

Waterbody ID	GCN	Palmate Newt	Smooth Newt	Common Frog	Common Toad	Fish	Identifying Method
P1	N	N	N	N	N	N	Torch, bottle

4.0 Conclusions and Further Requirements

Further Surveys

- 4.1 No further surveys required. Survey scope and timing is sufficient to inform development proposals and review legal and policy requirements. The surveys have confirmed that no population of GCN are present on the site. While pond P3 was not surveyed due to lack of access, it's isolation from other ponds in the area, all being more than 500m away, makes it unlikely that a population of GCN is present here.
- 4.2 GCN survey data are valid for a minimum of two seasons, potentially up to four seasons depending on the specific use of the data, local conditions and the potential impact predicted on GCN. When survey data become greater than two seasons old, advice should be sought from an appropriately experienced ecologist as to whether repeat surveys may be needed

Drawings

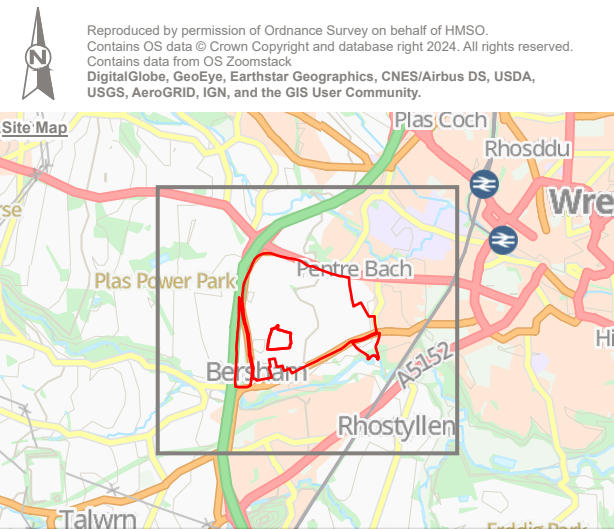
Drawing G8745.017A: Pond Locations and Survey Summary



KEY

- Site boundary
- Site boundary - 500m buffer
- Great Crested Newt Survey Results (2025)**
- Pond with great crested newt absence
- Dry pond
- Pond not surveyed due to access
- Scoped out of survey due to barriers to amphibian dispersal

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



A	Updated survey results for 2025	BJ	DJ	24/06/2025
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
Ruthin Road, Wrexham

Title
Pond Location Plan and Great Crested Newt Survey Results

Drawing Number
G8745.017A

Drawn	Checked	Approved	Scale	Date
SA	CW	AP	1:8,000 @ A3	02/12/2022

Annex A: Legal and National Policy Context

Annex A: Legal and National Policy Context

Disclaimer: This is a guide to legislation and procedure relating to biodiversity in Wales. It is general guidance, and it does not give specific advice in relation to any site, species, or project. It represents an interpretation of legislation and procedure as of July 2025.

Readers should note that legislation and procedure changes continually and is interpreted on a case-specific basis. Nothing in this Annex should be construed as an offer of advice or legal opinion.

All British amphibian species receive legal protection in the United Kingdom though the degree to which different species are protected varies.

Great crested newts (GCN) *Triturus cristatus* and natterjack toads *Epidalea calamita* and their habitats (aquatic and terrestrial) are afforded full protection by a combination of national legislation.

They are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Wildlife and Countryside Act 1981 is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) which was amended by the Countryside and Rights of Way Act 2000.

In brief, this legislation makes it an offence to:

- deliberately capture, kill, disturb, or injure these species;
- damage or destroy a breeding or resting place of these species;
- deliberately or recklessly obstruct access to resting or sheltering places of these species (deliberately or by not taking enough care);
- possessing, selling, controlling, or transporting live or dead specimens of these species, or parts of them; or
- take eggs of these species.

This Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention). The Act has been amended by the Countryside and Rights of Way Act 2000 and by the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations), as amended.

The other more widespread British amphibians - common frog *Rana temporaria*, common toad *Bufo bufo*, smooth newt *Triturus vulgaris* and palmate newt *Triturus helveticus* - are not subject to such strict legal protection. These species are protected only against sale (Section 9(5) of the Wildlife and Countryside Act 1981).

In all cases, the legislation applies to all life stages including spawn, eggs, juveniles, and adults.

Section 6 of the Environment (Wales) Act 2016 places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

Section 7 of the Environment Act requires The Welsh Ministers to publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales. This is known as the S7 list.

Current amphibian species recorded on the list include GCN and common toad. Presence of S7 listed species, referred to as Species of Principal Importance (SPI) within influence of the Site may be considered by the planning authority as a material consideration, irrespective of the level of legal protection afforded to the SPI.

Annex B: Detailed Survey Tables

Table B1: Pond Descriptions

Waterbody ID	Grid Ref (NGR)	Photo	Description
P1	SJ 31276 50097		large drainage pond, run off and slurry in large amounts
P2	SJ 31854 49866		pond absent and seeded

Table B2: HSI Assessment Results

Waterbody ID	SI1	SI2	SI3	SI4	SI5	SI6	SI7	SI8	SI9	SI10	HSI	
	Location	Area	Permanence	Water Quality	Shade	Waterfowl	Fish	Dentistry	Terrestrial Habitats	Macrophyte Cover	Overall Score	Suitability Category
P1	1	0.2	1	0.01	1	0.01	1	0.38	0.67	0.35	0.27	Poor

Table B3: Torch Survey Results

Waterbody ID	Date	Temp (°C)	Rain *	Turbidity **	Vegetation ***	Shore % *****	GCN *****	SN/PN *****	Toad *****	Frog *****	Fish *****	Comment
P1	07/04/2025	12	None	5	0	100	0	0	0	0	0	Cannot see anything but pond edges
P1	13/05/2025	18	None	5	0	n/a	n/a	n/a	n/a	n/a	n/a	Impossible to torch

* Rainfall (dry, light, heavy)

** Turbidity score, ranked 0-5 (0 = completely clear; 3 = bottom visible at margins but not further in pond, 5 = very turbid)

*** Vegetation cover score, ranked 0-5 (0 = no vegetation obscuring survey, 5 = water completely obscured by vegetation)

***** % shoreline accessible for survey (results extrapolated as per Table A.10 if required)

***** Counts of adult great crested newt (GCN), smooth newt (SN), palmate newt (PN), common toad or common frog recorded during survey visit

***** Fish noted during survey visit (Y or N)

Table B4: Bottle Trapping Survey Conditions Review

Waterbody ID	Date	Water (°C)	Turbidity *	Vegetation **	Shore % ***	GCN ****	SN/PN ****	Toad ****	Frog ****	Fish *****	Comment
P1	13/05/2025	n/a	n/a	n/a	50	0	0	0	0	0	n/a

* Turbidity score, ranked 0-5 (0 = completely clear; 3 = bottom visible at margins but not further in pond, 5 = very turbid)

** Vegetation cover score, ranked 0-5 (0 = no vegetation obscuring survey, 5 = water completely obscured by vegetation)

*** % shoreline accessible for survey (results extrapolated as per Table A.10 if required)

**** Counts of adult great crested newt (GCN), smooth newt (SN), palmate newt (PN), common toad or common frog recorded during survey visit

***** Fish noted during survey visit (Y or N)

Table B5: Torch / Bottle Trap Survey Limitations Review

Waterbody ID	Water Temperatures	Rainfall	Turbidity Score >3	Vegetation Cover Score >3
P1	n/a	n/a	Yes. Unable to torch on second visit due to decreased visibility.	n/a



WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E: gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com
