PROPOSED DEVELOPMENT AT:
MINERA QUARRY WEIGHBRIDGE BUILDING

GREEN INFRASTRUCTURE STATEMENT

Report Ref: EE.5081.25.LBGI
Date: 05/11/2025

1. INTRODUCTION

1.1 This Green Infrastructure Statement has been produced by Enfys Ecology for the Clywedog Valley Partnership and provides a Green Infrastructure statement associated with the proposed works to replace the former weighbridge building with a new structure at Minera Quarry Nature Reserve, Minera, Wrexham.

1.2 Green infrastructure (GI) is defined in Planning Policy for Wales (PPW) Edition 12[1] as "*the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places*". Development proposals should take GI into consideration in order to avoid negative impacts on habitats and species, and seek ways to maintain and enhance biodiversity. Impacts on habitats and species should be treated in a step-wise manner (PPW 12, paragraph 6.4.15), by seeking to:

- **Avoid** damage to biodiversity in its widest sense by maintaining the largest possible area of existing habitat supporting biodiversity and functioning ecosystems, particularly Section 7 habitats and species where present, through careful development design and consideration of long-term maintenance and management and ensuring that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species.

- **Mitigate** or **restore** by identifying measures to address the specific negative effects by repairing damaged habitats and disturbed species. The measures should seek to restore in excess of like for like, accounting for disturbance and time lags for the recovery of habitat and species, and in every case, mitigation or restoration measures should seek to build ecosystem resilience within the site and where possible the wider area.

- As a last resort off-site **compensation** for unavoidable damage must be provided. This must be of significant magnitude to fully compensate for any loss.

- All development must **deliver a net benefit** for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed).

[1] See: https://www.gov.wales/planning-policy-wales

1.3 The Wrexham Local Development Plan (LDP) 2013 – 2028 and Local Planning Guidance Notes provide relevant information associated with biodiversity and green infrastructure in Wrexham Borough County Council area:

- WCBC LDP 2013-2028 Policy SP5: Planning Obligations
- WCBC LDP 2013-2028 Policy SP12: Design Principles & Masterplanning Framework
- WCBC LDP 2013-2028 Policy SP14: Natural Environment
- WCBC LDP 2013-2028 Policy SP19: Green Infrastructure
- WCBC LDP 2013-2028 Policy NE1: International and National Nature Conservation Designations
- WCBC LDP 2013-2028 Policy NE2: Local Designations for Nature Conservation and Geological Importance
- WCBC LDP 2013-2028 Policy NE3: Trees, Woodlands and Hedgerows
- WCBC LPG Note No 7 – Landscape and Development.
- WCBC LPG Note No 17 - Trees and Development.
- WCBC LPG Note No 26 - Landscape and Industrial Developments.
- WCBC LPG Note No 29 – Wrexham Industrial Estate Employment Development and Nature Conservation.
- WCBC LPG Note No 32 – Biodiversity and Development.
- WCBC LPG Note No 35 – Great Crested Newt Mitigation Requirements Johnstown Newt Site SAC and the Wider Countryside.

2. Scheme Details

2.1 The proposed works will comprise the demolition of the former weighbridge building, which is in a poor state of repair and the clearance of the immediate surrounding vegetation. The building is to be replaced with a new structure within the same footprint and the addition of eight parking spaces.

2.2 The site currently comprises a small single storey building with narrow strips of broad-leaved woodland, hardstanding and bare earth adjacent to it.

2.3 Enfys Ecology were involved in the design of the scheme from the design stage, to assist with including consideration of biodiversity into the scheme, based on the step wise approach to the mitigation hierarchy (see Section 1.2).

2.4 The reports, drawings and statements produced as part of the design were reviewed for the production of this Green Infrastructure Statement and are detailed in Table 2.1, below.

TABLE 2.1: PROJECT INFORMATION SOURCES

Information	Organisation	Reference and Date
Proposed Plan	Bhb architects	Drawing No. 4269-20 06/05/2025
Proposed Elevations	Bhb architects	Drawing No. 4269-20 06/05/2025
Preliminary Ecological Appraisal	Enfys Ecology	EE.5081.25.LB Weighbridge Building at Minera Quarry Nature Reserve PEA and PRA 20/10/2025

3. SITE BASELINE AND CONNECTIVITY

3.1 The site comprised a single-storey, pitched-roof building, formerly used as a quarry office, which was in a derelict condition. The building was surrounded by a narrow strip of young trees and saplings and was located at the entrance to the Minera Quarry North Wales Wildlife Trust Nature Reserve, at the end of Maes-Y-Ffynnon Rd.

3.2 The site was situated within a large area of broad-leaved woodland that follows the course of the River Clywedog. To the west lies the former quarry, which supports areas of limestone grassland, while the river itself runs adjacent to the site's southern boundary. The surrounding woodland is well connected along the river valley, providing continuous habitat links towards New Brighton and Bersham to the south east. The village of Minera is located approximately 1.1 km to the east.



FIG. 3.1: SITE CONTEXT

BACKGROUND IMAGE © BASE IMAGE IMAGERY©2025 AIRBUS, BLUESKY, INFOTERRA LTD & COWI A/S, CNES/AIRBUS, MAXAR TECHNOLOGIES, MAP DATA @2025 GOOGLE

3.3 The site access is at the end of Maes-Y-Ffynnon Rd, which is used to access the main car park for Minera Quarry Nature Reserve. There are a number of public footpaths in the area including along the northern boundary into the Nature Reserve and also along the southern site boundary.

3.4 Since there is an existing building on the site, it already has established connections to the local foul and surface water systems.

3.5 The Preliminary Roost Assessment found the building to have moderate suitability for bats with a number of Potential Roosting Features identified and a small number of old bat droppings were recorded inside the building, likely indicating use as a feeding perch or occasional night roost by a single bat or a small number of individuals. Given these findings, it is recommended that at least two (up to three) dusk emergence surveys are undertaken during the appropriate survey season (May–August inclusive) to further assess roosting activity.

3.6 The row of trees surrounding the building is likely to be used by bats for both foraging and commuting. Although all vegetation will be removed to allow for the development, the amount of vegetation loss is relatively small compared to the surrounding woodland. Consequently, this loss is not expected to have a significant impact, as only a very limited amount of habitat will be affected, and overall connectivity is unlikely to be reduced.

3.7 Great crested newts and reptiles are also known to occur in the surrounding area. The narrow strips of woodland to be removed are of relatively low value to these species, and their loss is not expected to impact populations in the wider area.

3.8 The proposed works are located adjacent to the Ruabon/Llantysilio Mountains and Minera SSSI, designated for its diverse habitats and species, including hibernating bats. While there is potential for pollution or disturbance during construction, the risk of significant impacts is low due to the small scale of the project, and mitigation will be applied to protect bats and their habitats.

4. Summary of Green Infrastructure Proposals

4.1 As set out in PPW 11, paragraph 6.4.21, the impacts on habitats and species from a proposed development should be treated in a step-wise manner. Table 4.1 summarises how the proposed works has adopted these step-wise principles and details the Green Infrastructure contribution of the proposed scheme. The Green Infrastructure contribution proposed is considered to be proportionate to the proposed development.

Table 4.1: Summary of Green Infrastructure Proposals for Minera Weighbridge Building

Step-Wise Stages	Summary of Project Proposals
Avoidance	• Potential impacts on the adjacent designated sites will be avoided by minimising the risk of pollution entering the River Clywedog. This will be achieved by adhering to the Guidance for Pollution Prevention: Works and Maintenance in or Near Water (GPP 5). • A composting and waterless toilet (Woo Woo Kazubaloo Accessible model) positioned adjacent to the new building is proposed and so there will be no discharge into the environment. Water from the sink in the kitchen will pass through a septic/treatment plant before entering into the River Clywedog.
Minimisation	• The installation of external lighting is required for safety and security purposes; however, the lighting has been designed in accordance with the ILP (2023) guidance "Bats and Artificial Lighting at Night: Guidance Note GN08/23" to minimise the light levels that may impact bats.
Mitigation or Restoration	• The Preliminary Ecological Appraisal (PEA) contains Reasonable Avoidance Measures, which will be followed to minimise the risk of harm to any animals using the site, should any be present during the works. • Bat mitigation requirements will be defined following emergence and hibernation surveys to confirm any roosting activity, including species present and type of use. As a feeding perch/night roost has been identified by the droppings present, a licence from NRW will be required prior to the start of works. • Nesting bird checks will be undertaken prior to the removal of any trees or vegetation, during the nesting bird season (March – September inclusive). • To retain the single specimen of broad-leaved it should be translocated to a suitable location within the nature reserve at an appropriate time of year. • Amphibians and reptiles may be present within or close to the area of the proposed works, and so Reasonable Avoidance Measures, as detailed in the PEA will be adhered to at all times during works. As there is potential for GCN to be present

Step-Wise Stages	Summary of Project Proposals
	within the site, it is advised that an EPS licence is obtained from NRW prior to the start of works.
Compensation	• Although there is limited opportunity to provide on-site compensation or habitat enhancement measures due to space constraints, the surrounding Minera Quarry Nature Reserve is subject to an established management plan that is actively implemented to conserve and enhance habitats for wildlife. The reserve is continually being improved through this ongoing management. • The proposed building will provide improved facilities for the NWWT staff and volunteers who maintain and enhance the reserve, thereby supporting and strengthening the long-term conservation management of the wider site. In this way, the development will indirectly contribute to habitat enhancement and biodiversity benefits within the surrounding nature reserve.
Enhancement	• Six bat boxes and three bird boxes will be placed within the nearby surrounding trees in a location agreed with an ecologist. The boxes will be made from woodcrete or woodstone to ensure the longevity of the boxes. • Further enhancement measures may be identified following the emergence surveys, once it is confirmed whether bats are roosting in the building and how they are using it.

5. STATEMENT

5.1 The proposed development will create a much-needed facility for North Wales Wildlife Trust staff and volunteers, supporting their ongoing work to conserve and enhance the reserve. The design has followed a stepwise approach to minimise impacts on habitats. Ecological compensation and enhancement measures will include installing bat and bird boxes and maintaining the long-term management of the nature reserve.

5.2 Planning Policy Wales emphasises the importance of ensuring the ongoing maintenance and management of retained areas to benefit biodiversity (PPW12, paragraph 6.4.15). This principle is already being met through the existing management plan for the site, which is implemented by the North Wales Wildlife Trust, the site's owner and manager.

REFERENCES

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