| Target Note | Photograph |
| --- | --- |
| TN3 – Semi-improved neutral grassland |  |

| Target Note | Photograph |
| --- | --- |
| TN4 – Disused cabin |  |
| TN5&9 – Short ephemeral vegetation with woodland embankment and butterfly bush scrub beyond |  |

| Target Note | Photograph |
| --- | --- |
| TN6 – Scattered scrub |  |
| TN7 – Broad-leaved semi-natural woodland |  |

| Target Note | Photograph |
| --- | --- |
| TN8 – Bare ground at the southern extent of the site looking towards Mold Road |  |

# APPENDIX 4
# PROPOSED SITE PLAN

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KEY

OTHER LAND IN CLUB OWNERSHIP

PLANNING APPLICATION BOUNDARY

NEW KOP END STAND

SHOP ENTRANCE/ TICKET OFFICE

HOSPITALITY ENTRANCE

GA PUBLIC REALM

GA ENTRANCE

GA EXIT

GOODS ENTRANCE

SUB-STATION ACCESS

MOLD ROAD

CRISPIN LANE

**NOTES**
All dimensions and levels to be checked on site

Any descrepancies are to be reported to the Architect before any work commences

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| rev no. | rev date | rev by | description |
|---|---|---|---|
| P6 | 27.06.22 | WR | DRAFT PLANNING ISSUE |
| P5 | 13.06.22 | WR | WIP Issue |
| P4 | 20.05.22 | WR | Boundaries Updated |
| P3 | 16.05.22 | WR | Site Boundaries Added |
| P2 | 13.05.22 | WR | WIP ISSUE |
| P1 | 08.04.2022 | WR | First Issue - Floodlight positions added for coordination purposes |

project
KOP Redevelopment

location
Racecourse Stadium

Employer

client

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key plan

drawing title
Proposed Site Plan

AFL job number 211509 | scale @ A1 1 : 500 | drawn VR | checked NT | rev date 27.06.22

dwg purpose PLANNING | status S2 | rev P6

bim project origin zone level type role 5-digit no.
**211509-AFL-ZZ-ZZ-DR-A-00101**

**1 Proposed Site Plan**
1 : 500

# Appendix C Ecological Appraisal (2025)


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BURO HAPPOLD

# STŌK CAE RAS STADIUM KOP Stand Redevelopment

## Ecological Appraisal

## WFC-BHE-KOP-ZZ-RP-YM-00202

**0065004**

28 January 2025

Revision P02

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| Revision | Description | Issued by | Date | Checked |
|---|---|---|---|---|
| P01 | Draft for review | AR | 27/01/2025 | AG |
| P02 | Final for submission | AR | 28/01/2025 | AG |

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| | |
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| author | **Agata Rogulska** |
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| signature |  |
| date | **28/01/2025** |


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# Glossary

| Term | Definition |
|---|---|
| CIEEM | Chartered Institute of Ecology and Environmental Management |
| COFNOD | North Wales Environmental Information Service |
| EcIA | Ecological Impact Assessment |
| EPS | European Protected Species |
| LNR | Local Nature Reserve |
| LWS | Local Wildlife Site |
| MAGIC | The Multi-Agency Geographical Information for the Countryside |
| NBB | Net Benefit for Biodiversity |
| NERC Act | Natural Environment and Rural Communities Act 2006 |
| PEA | Preliminary Ecological Appraisal |
| PPW | Planning Policy Wales |
| PRA | Preliminary Roost Assessment |
| SINC | Site of Importance for Nature Conservation |
| SLINC | Site of Local Importance for Nature Conservation |
| SPA | Special Protection Area |
| SSSI | Site of Special Scientific Interest |
| TN | Target note |
| UKHab | UK Habitat Classification System |
| WCA | Wildlife and Countryside Act 1981 (as amended) |
| Zol | Zone of influence |


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# 1 Executive summary

## 1.1 Understanding the project

Buro Happold has been commissioned by Wrexham Association Football Club to undertake an Ecological Appraisal to support a Section 73 planning application for the development of the 'Kop' stand at Mold Road, Wrexham. This report is an update to the previous Preliminary Ecological Appraisal (PEA) conducted by Ramboll UK Limited in 2022 for the original planning application (P/2022/0725). Since the last survey, the old 'Kop' stand and priority habitats, including broadleaved woodland and open mosaic habitat, have been removed as part of site clearance works.

## 1.2 Key report findings and recommendations

- Following the demolition of the old stand and site clearance, the site now has low ecological value. The UK Habitat survey identified that the site currently comprises hardstanding, a temporary stand, a fan zone with small storage units, artificial unvegetated surfaces, and small patches of sparsely vegetated urban land with short ephemeral and perennial vegetation, stones, and rubble.
- The Preliminary Roost Assessment (PRA) found no bat roosts or evidence of roosting bats. The temporary structures on-site (including the stand and small buildings) lack features suitable for roosting bats and are considered to have negligible potential for supporting them. Therefore, no further bat surveys were required.
- No evidence of other protected or priority species was found during the survey, and the site provides limited habitat to support them. Consequently, no further species surveys were required.
- Recommendations include mitigation measures and enhancements such as landscaping that incorporates wildflower and pollinator-friendly planting, integration of sustainable drainage systems, green walls and gardens where feasible, as well as the provision of habitat features such as bat and bird boxes and features supporting invertebrates. All of these will contribute to delivering a Net Benefit for Biodiversity.


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# 2 Introduction

Buro Happold has been commissioned by Wrexham Association Football Club to undertake an Ecological Appraisal to support a Section 73 planning application related to the development of the 'Kop' stand. Ramboll UK Limited ('Ramboll') produced a Preliminary Ecological Appraisal report (Ramboll, 2022) for the previous planning application (P/2022/0725). This report serves as an updated version to support the Section 73 application associated with the original application (P/2022/0725).

The ecological appraisal covers the proposed development site located at Mold Road, Wrexham, LL11 2AH (central grid reference: SJ 32879 50949), hereafter referred to as the 'site'. The site currently includes a temporary stand and the adjacent land to the east, which features a temporary fan zone area. The site plan can be found in Figure 2—1.

Previously, the site included a disused 'Kop' stand and two priority habitats: broadleaved woodland and open mosaic habitat on previously developed land. Since the last ecological survey conducted by Ramboll in 2022, the old stand has been demolished and the site has been cleared, resulting in the removal of these habitats.

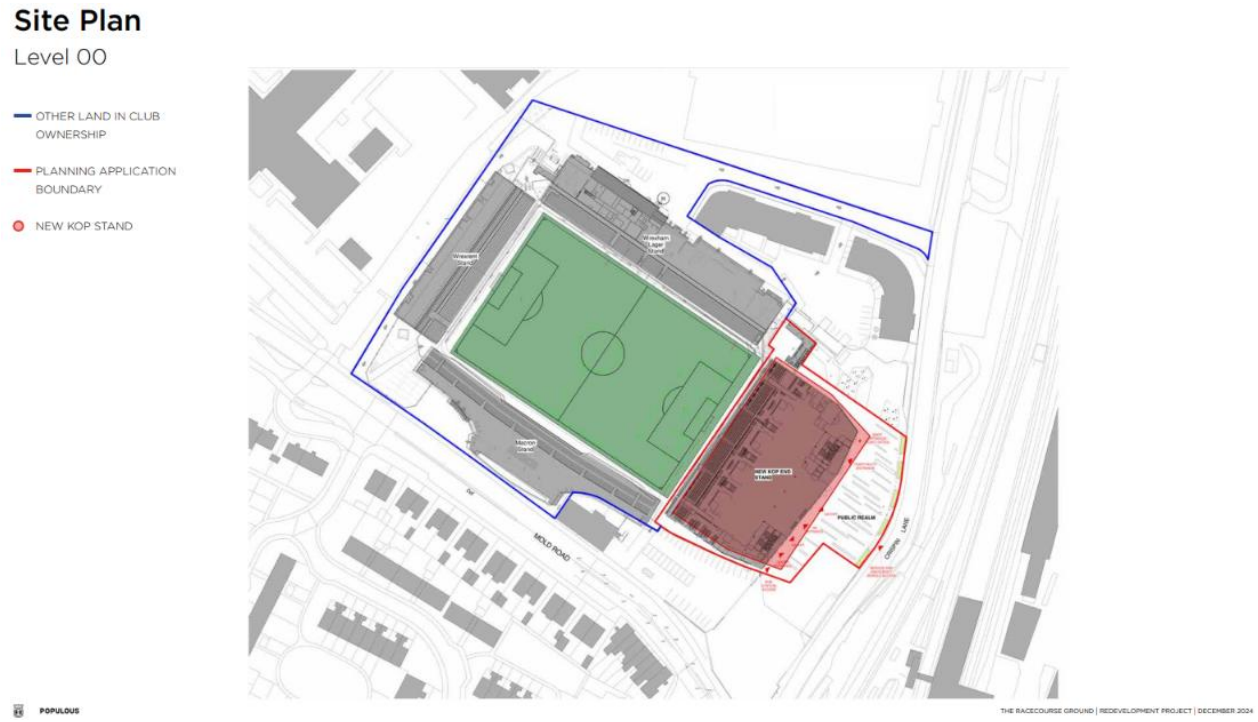



**Figure 2—1 Site plan: Planning application boundary (red) and ownership boundary (blue)**

The current proposals are as follows:

*'The existing planning permission is being amended through a revised set of drawings showing updated floorplans, elevations, and different materials. The land use and application boundary are unchanged, and the bulk and massing are very similar.'*


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## 2.1 Site context

The site is situated in an urban area in the northwest part of the City of Wrexham. It is bordered to the south by Mold Road, to the east by Crispin Lane, and to the west and north by Wrexham Glyndwr University and its associated grounds.

The wider landscape around the stadium includes a mix of urban and green spaces. A railway with an adjacent strip of woodland runs to the east of the site, just beyond Crispin Lane (Figure 2—2).

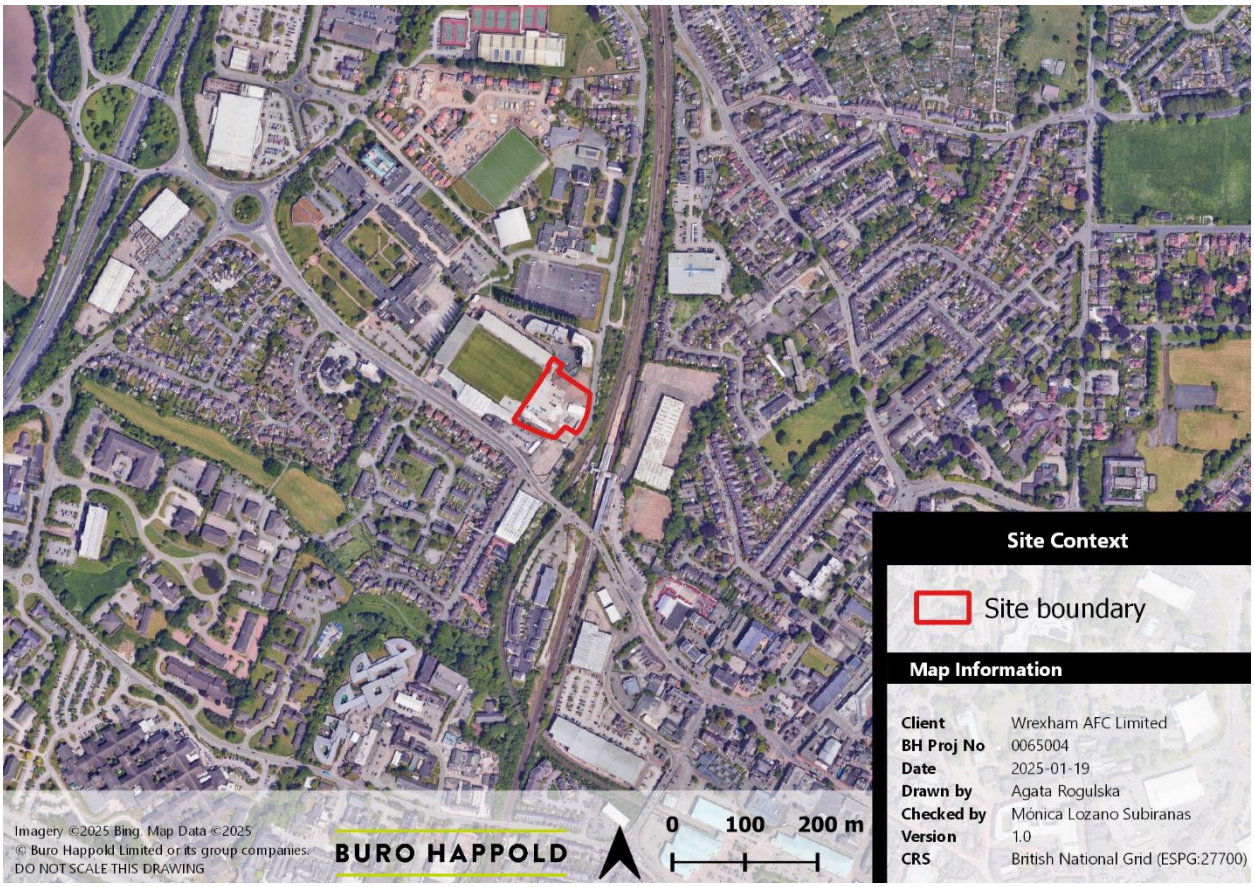



**Figure 2—2 Site location in the wider context**


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# 3 Methodology

In accordance with best practice guidance for undertaking ecological appraisals of sites for development (CIEEM, 2017), baseline information regarding the ecology of the site, and its likely zone of influence (ZoI), was gathered through desk study research of existing records on or within a defined buffer of the site, as well as a habitat survey using an established habitat classification and mapping methodology.

## 3.1 Desk study

The desk study was conducted by Ramboll as part of PEA in June 2022. Following guidance from CIEEM's 'Guidelines for Preliminary Ecological Appraisal' (CIEEM, 2017), it was concluded that repeating the desk study for the updated Ecological Appraisal was not necessary. The existing desk study data remains valid and relevant, due to the site being located in a highly urbanised area with low-value habitats. Only the habitat survey required updating for the revised Ecological Appraisal. The desk study included an ecological data search from the North Wales Environmental Information Service (COFNOD) and the Multi-Agency Geographic Information for the Countryside (MAGIC). Its purpose was to gather existing baseline data about the site and the Zone of Influence (ZoI), such as the location of designated sites or other natural features of potential ecological value. The following ZoI was considered:

- Non-statutory designated sites, such as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINC), and Sites of Local Importance for Nature Conservation (SLINC), up to 1 km from the site.
- National statutory designated sites, including National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI), and Local Nature Reserves (LNR), up to 2 km from the site.
- International statutory designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar sites, up to 10 km from the site.

## 3.2 UK Habitat survey

In accordance with CIEEM's 'Advice Note on the Lifespan of Ecological Reports and Surveys' (CIEEM, 2019), it was necessary to repeat the survey for the updated Ecological Appraisal due to significant changes in the habitats on-site, as the site has been cleared since the last survey conducted by Ramboll (Ramboll, 2022).

A UK Habitat Classification Survey (UKHab) of the site was undertaken on the 15th of January 2025, in accordance with the UK Habitat Classification System (UKHab Ltd, 2023). As part of the survey, all accessible external areas of the site were walked with habitat types and features present recorded. The survey was extended to include the search for the presence, or potential for presence, of protected and notable species on or near the site. Target notes (TN) were used to record any habitats or features of particular interest and any sightings, signs, or evidence of protected or notable fauna, as well as any potential habitats or features suitable to support these species.

## 3.3 Preliminary Roost Assessment (PRA)

A Preliminary Roost Assessment (PRA) was previously undertaken by Ramboll (Ramboll, 2022). However, due to the site clearance and demolition of the old stand, it was necessary to conduct an assessment of the temporary stand and temporary buildings currently on site.


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A PRA of the structures on the site was made for their potential to support roosting bats in accordance with best practice (Collins, 2023), as part of the UK Habitat survey. Each structure has been classified into a category dependent on the presence of features suitable to support bat roosts. Table 3—1 provides criteria for each of these categories.

**Table 3—1 Guidelines for assessing the potential suitability of structures to support bat roosts.**

| Potential suitability | Roosting habitat in structures |
|---|---|
| None | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels). |
| Negligible | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. |
| Low | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats). |
| Moderate | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed). |
| High | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site. |

## 3.4 Assessment of Importance of Ecological Features

On-site ecological features have been considered for their level of importance within a defined geographical context in accordance with CIEEM guidelines (CIEEM, 2019).

The following geographic frame of reference has been used for the assessment:

- International Importance;
- National Importance (Wales);
- Regional Importance (North Wales);
- County/ Borough Importance (Wrexham County Borough);
- Local Importance (Wrexham town);
- Negligible Importance.

A wide range of sources can be used to assign importance to ecological features, including legislation and policy. Ecological features not included in legislation and policy may also be assigned importance due to, for example, local rarity or decline or provision of a functional role for other ecological features. Professional judgement is used to assign such importance.

## 3.5 Limitations/ constraints to surveys

The UKHab survey was conducted in January, which is outside the optimal survey period (April to September) when plants are generally visible. However, this was not considered a limitation as the site is dominated by hardstanding and


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low-value habitats (artificial unvegetated – unsealed surface, sparsely vegetated urban land). As such, it is considered that the habitats present on-site have been categorised accurately.

The only desk study information available was from Ramboll's report (Ramboll, 2022), and no additional information could be provided. Given the habitats present on-site, this is not considered to be a limitation to the assessment presented in this report.


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# 4 Results

## 4.1 Designated sites

**Statutory Sites**

The Gatewen Marsh SSSI is located about 1 km northwest of the site. This site is designated for its diverse range of plant species, including greater reedmace (*Typha latifolia*) and brooklime *(Veronica beccabunga*) and primarily consists of wetland and marsh habitats. It is separated from the proposed development by urban areas and a major highway (A483), with no hydrological pathways (such as watercourses or culverted watercourses) connecting the development to the site.

There are no other statutory designated sites within 2 km of the proposed development. The River Dee SSSI is approximately 10 km east via the nearest hydrological pathway, the River Gwenfro, which is about 900 m from the proposed development. Therefore, no impact pathway is identified. There are no other designated sites within 10 km of the site.

Due to the nature of the works and lack of tangible impact pathways, it is considered unlikely that these statutory sites will be impacted by the proposals. Therefore, statutory designated sites are not considered further in this assessment.

***Non-Statutory Sites***

There are no non-statutory designated nature conservation sites within 1 km of the site. Given the nature of the works, no impacts are predicted beyond 1 km. Therefore, non-statutory designated sites are not considered further in this assessment.

## 4.2 Habitats

The search on the MAGIC website did not identify any priority habitats within 2 km of the site.

The site previously included two priority habitats: broadleaved woodland and open mosaic habitat on previously developed land. Additionally, it featured scattered scrub, semi-improved neutral grassland, and areas of ephemeral, short perennial vegetation and bare ground. Since the last ecological survey conducted by Ramboll in 2022, the site has been cleared, resulting in the removal of these priority habitats. Consequently, no priority habitats are currently present on the site.

The site currently comprises hardstanding, a temporary stand, a fan zone with small storage units, artificial unvegetated, unsealed surface, and small areas of sparsely vegetated urban land with short ephemeral and perennial vegetation, stones, and rubble. A butterfly bush (*buddleja davidii*) stand was also recorded near the site boundary (TN 1 in Figure 4—1).

All habitats recorded on site during the UK Habitat Classification survey are illustrated in Figure 4-1 and described in Table 4-1.


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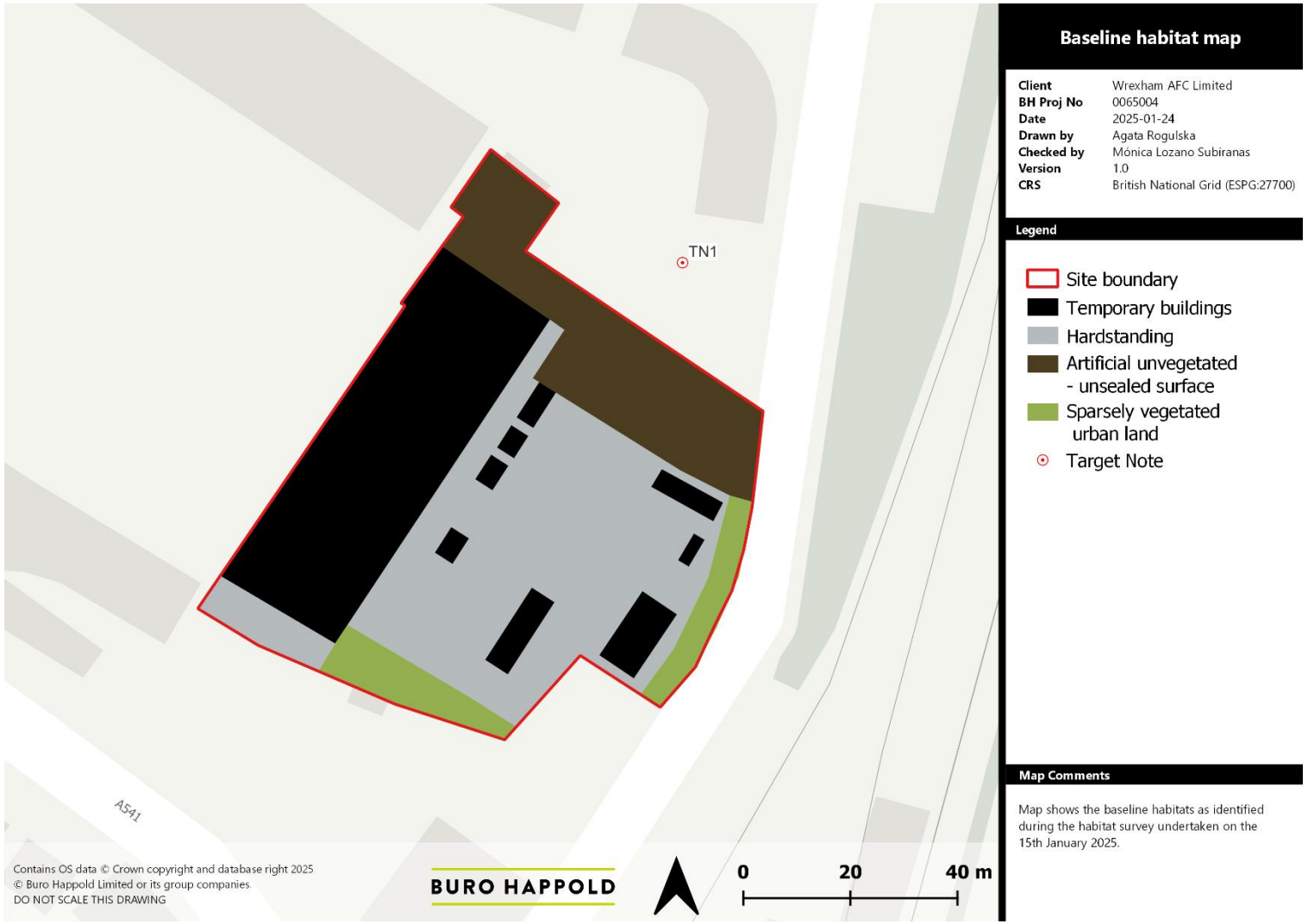



**Figure 4—1 Baseline habitat map**


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**Table 4—1 Habitats identified on site and their description**

| Habitat | Description/notes | Geographic level of importance | UK Hab Primary Code | UK Hab Secondary Code |
|---|---|---|---|---|
| Buildings | Buildings include the temporary stand and temporary bar area, storage units, restrooms and a marquee.<br>The temporary stand is made from modular metal components and was installed to address the stadium's limited capacity issues before the construction of a new permanent 'Kop' Stand. | Negligible | u1b5 | 815 (commercial), 822 (recreation ground) |
| Hardstanding | The hardstanding area stretches eastward from the temporary stand to the road. This section includes the temporary fan zone, which features food stands, a bar area, a marquee, storage units and restrooms. | Negligible | u1b | 822 (recreation ground) |
| Artificial unvegetated - unsealed surface | An area of bare ground is located in the northeast of the site. It has a vegetation cover of up to 10% and has not been sealed with impervious material. Before the site clearance, this area consisted of woodland, grassland, and ephemeral/perennial vegetation. | Negligible | u1c | 510 (bare ground) |
| Sparsely vegetated urban land | Two small areas of sparsely vegetated urban land characterized by short ephemeral and perennial vegetation, bare ground, stones, and rubble. Vegetation cover in these areas ranges from 10% to 50%. These unmanaged sections are fenced off from the temporary fan zone. | Negligible | u1f | 510 (bare ground)<br>81 (ruderal or ephemeral)<br>518 (neglected) |

## 4.3 Species

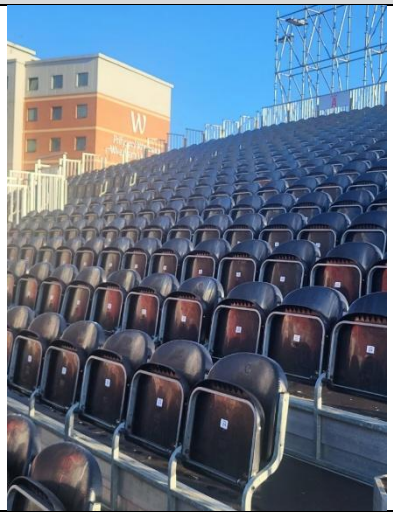
### Bats

According to MAGIC, no European Protected Species (EPS) licences have been obtained for bats within 2 km of the site. An ecological data search provided by COFNOD (Ramboll, 2022 – Appendix B) shows that two species of bats have been recorded in the past 10 years: the common pipistrelle (*Pipistrellus pipistrellus*) and the noctule (*Nyctalus noctule*). The nearest record is for the common pipistrelle, located approximately 667 metres to the northwest of the site.

No bat roosts or evidence of roosting bats were identified during the PRA of the site. The temporary stand and small temporary buildings associated with the temporary fan zone were deemed to lack features suitable for roosting bats. Therefore, all structures on site have been considered to have a 'negligible' potential to support roosting bats. Details are provided in Table 4—2.


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**Table 4—2 Bat roost potential in structures present on site.**

| Structure | Feature description | Image | Bat roost potential |
|---|---|---|---|
| Temporary stand | No features present in this structure to support roosting bats |  | Negligible |
| Temporary restrooms | No features present in this structure to support roosting bats |  | Negligible |
| Temporary storage and bars | No features present in this structure to support roosting bats |  | Negligible |


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| | | | |
|---|---|---|---|
| Marquee | No features present in this structure to support roosting bats |  | Negligible |

The habitats present on site have very limited potential to support foraging and commuting bats. Connectivity to suitable bat habitats in the wider landscape is poor given the highly urban nature of the site, with the exception of the nearby railway embarkment, which can provide potential commuting features.

**Birds**

The data search provided by CODFNOD (Ramboll – Appendix B) returned records of bird species typical of urban environments within 1 km of the site, including but not limited to: house sparrow (*Passer domesticus*), herring gull (*Larus argentatus*), starling (*Sturnus vulgaris*), house martin (*Delichon urbicum*), pied flycatcher (*Ficedula hypoleuca*), and herring gull (*Larus argentatus*). Additionally, the black redstart (*Phoenicurus ochruros*) has been recorded locally. It is possible that this species could use the area of bare ground and sparsely vegetated urban land during the breeding season (March-August, inclusive), but no suitable nesting habitat is present.

However, the on-site habitats have very limited potential to support nesting birds and no evidence of nesting birds, such as old nests or typical nesting activity, was recorded during the survey.

**Other species**

From the ecological data search obtained via COFNOD (Ramboll, 2022 – Appendix B), three species of invertebrates were recorded within 1 km of the site in the last 10 years: the non-native harlequin ladybird *(Harmonia axyridis*), the large yellow-faced bee *(Hylaeus Prosopis signatus*), and the white-letter hairstreak *(Satyrium w-album*). Of these, the white-letter hairstreak is listed on the UK BAP and has additional protection as priority species. This species was recorded approximately 578 m northwest of the site. However, due to the absence of suitable habitat on-site, it is not expected to utilise the site for any of its life stages.

The ecological data search also included one record of reptiles in the past 10 years, a common lizard *(Zootoca vivipara*), recorded approximately 300 m south of the site near the railway line adjacent to the Premier Inn.

The areas of sparsely vegetated urban land on-site with scattered rubble and debris could be used by invertebrates and may provide suitable habitat for reptiles. However, poor connectivity with other suitable habitats in the wider landscape due to physical barriers such as roads, makes the presence of reptiles on-site unlikely.

No evidence of other protected or priority species was found during the survey.


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# 5 Impacts, mitigation and enhancement

## 5.1 Impacts and mitigation

### 5.1.1 Habitats

To facilitate development, the area of sparsely vegetated urban land will be cleared. Since the on-site habitats that will be lost due to development are of low ecological value and have limited potential to support protected, priority, or notable species, no mitigation is required.

### 5.1.2 Species

**Bats**

In the UK, all bat species and their roosts are legally protected under both domestic and international legislation. This includes the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. It is illegal to deliberately capture, injure, or kill a bat as well as to disturb them or damage their breeding or resting sites. Activities that could result in harm to bats or their habitat will require a licence. This comprehensive legal framework aims to ensure the conservation of bat populations across the UK.

Due to the lack of features suitable for roosting bats and the urban nature of the site, the temporary stand and other temporary structures present on site have been identified as having 'negligible potential' to support roosting bats. Therefore, in accordance with the most recent best practice guidance, further surveys are not required.

As the proposed scheme will not impact any potential roosting features (PRFs) or habitats that could support bats, no mitigation measures are required.

**Breeding birds**

In the UK, all wild birds, their nests, and eggs are protected under the Wildlife and Countryside Act 1981. This legislation makes it illegal to intentionally kill, injure, or take any wild bird, as well as damage or destroy their nests while they are in use or being built. Additionally, certain species, known as Schedule 1 birds, receive extra protection, making it an offence to disturb them while they are nesting.

If any vegetation clearance is required during the removal of the temporary stand and to facilitate the development, it should be undertaken outside the bird nesting season (March-August inclusive). Where avoidance of the bird nesting season not feasible, a suitably experienced ecologist should carry out a nesting bird check no more than 48 hours before vegetation removal. If an active nest is found, this would need to be protected throughout the works with a suitable buffer area as defined by the ecologist, until the chicks have fledged, and the nest is no longer in use.

**Other species**

Reptiles are protected under the Wildlife and Countryside Act 1981, which makes it illegal to intentionally kill or injure them.

It is unlikely that common reptile species are present on-site, and therefore, no mitigation measures are required.

## 5.2 Ecological Enhancement


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In Wales, a Net Benefit for Biodiversity (NBB), last updated in March 2023, embedded within the Environment (Wales) Act 2016 and Planning Policy Wales (PPW), mandates that any new development must not only avoid significant loss of habitats and species but also actively enhance biodiversity and ecosystem resilience. This approach goes beyond mere mitigation, requiring developers to improve and create habitats, ensuring that ecosystems are left in a better state than before.

Additional biodiversity enhancement measures that will contribute to delivering NBB are detailed in below sections.

### 5.2.1 Habitats

Habitat areas are being proposed along the eastern site boundary. Native tree and shrub planting in these areas would strengthen the existing woodland corridor along Crispin Lane. This aligns with Wrexham Local Development Plan Policy SP19: Green Infrastructure, which requires that development should, where appropriate, create new interconnected areas of green infrastructure between the proposed site and the existing network.

The proposed landscaping within the public realm, for example, along pathways and parking areas, should aim to incorporate wildflower and pollinator-friendly shrub areas to provide floristic diversity and interest for native pollinator species. When non-native planting is proposed, it is recommended to select species that benefit pollinators. For instance, if ornamental non-native species are preferred in the landscaping design, those listed on the Royal Horticultural Society's 'Plants for Pollinators' list, or otherwise recognized for their benefits to UK pollinator species such as bees and butterflies, should be used to enhance the development design with beneficial planting for native species.

The landscaping should also include the integration of Sustainable Drainage Systems (SuDS), such as rain gardens, and green walls, where feasible. SuDS help manage surface water runoff, reduce flood risk and create habitat for wildlife. Green walls provide a range of benefits and can reduce urban heat island effect, protect building façades, improve air quality, reduce noise and contribute to biodiversity. Green walls climbing plans could be incorporated on one or more elevations of the new stand. SuDS and green walls can also be used to support the increase of green infrastructure within the local area of the development.

### 5.2.2 Bats

Enhancements for bats could be provided through the installation of bat boxes on suitable planted trees or integrated into the new building on the site. Details of these are provided in Table 5—1.

**Table 5—1 Examples of bat boxes**

| Box type | Description | Specification |
|---|---|---|
| **Miramare Bat Box**  | The bat box has four internal compartments and is made from FSC certified WoodStone. It can be mounted using brackets and has two additional fixing eyes that allow a rope or wire to be passed around a tree trunk. Bat boxes should be mounted on suitable trees 3–5 metres high. | Diameter: 25cm<br>Height: 85cm<br>Weight: 22.2kg<br>Materials: FSC certified WoodStone and exterior grade plywood |
| **1FF Schwegler Bat Box with Built-in Wooden Rear Panel** | This bat box has an opening at the bottom, allowing droppings to fall out, so it does not need cleaning, making it suitable for hanging in inaccessible places such as high in trees. The box is | Dimensions:<br>Height: 43cm |


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| Box type | Description | Specification |
|---|---|---|
|  | made from long-lasting Woodcrete, concrete, and clay. It can be sited in trees or on buildings and is best positioned at a height of between 4 to 6 metres. | Width: 27cm<br>Length: 14cm<br>Entrance hole:<br>12cm x 24cm<br>Weight: 9.5kg<br>Material: Schwegler Woodcrete<br>Colour: Black with stable hard-wearing wooden insert<br>Supplied with: Galvanised steel hanger and aluminium tree-friendly nail |
| **2FN Schwegler Bat Box**<br> | The bat box has two entrances, one at the front and one at the rear against the tree, and it has a domed roof to allow the bats to form roosting clusters for warmth. This bat box is also designed to be effective against small predators and excludes draughts and light. The bat box also has an opening at the bottom, therefore does not require cleaning. It is constructed with Woodcrete, concrete, and clay. Bat boxes should be mounted 3–5 metres high on trees at varying heights and different orientations between east, south, or west facing to provide a variety of conditions | Dimensions:<br>Height: 36cm, Diameter: 16cm<br>Weight: 4.3kg<br>Material: Schwegler Woodcrete<br>Colour: Black with grey front panel<br>Supplied with: Galvanised steel hanger and aluminium tree-friendly nail |
| **1FD Schwegler Bat Box**<br> | This bat box has been developed specifically for smaller bats, as both the interior and the type and size of the entrance hole match the requirements of smaller species. It features a special layout inside the domed roof, an increased interior height, and two grooved internal wooden front panels with precise spacing between them. This model has proved highly effective as a nursing area. The front panel can be removed for cleaning and inspection. This box is designed to be sited on trees using the galvanised steel hanger and aluminium nail provided. Bat boxes should be mounted 3–5 metres high on trees at varying heights and different orientations between east, south, or west facing to provide a variety of conditions. | Colour: Black, grey front panel<br>Material: Schwegler wood-concrete, galvanised steel hanger<br>Diameter: 16cm<br>Height: 36cm<br>Weight: 4.8kg |

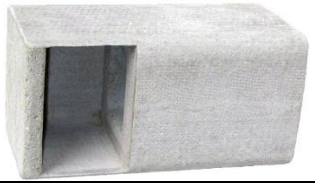
### 5.2.3 Breeding birds

Where appropriate, bird nesting features can be created on-site to provide new nesting and foraging habitats for birds. In, particular, urban tree and hedgerow/ scrub planting can provide both foraging and nesting opportunities for birds. In addition, (depending on the targeted species) affixing nesting boxes to the side of buildings can provide additional bird nesting opportunities. Details of these are provided in Table 5—2.

**Table 5—2 Examples of bird boxes**

| Box type | Description | Specification |
|---|---|---|
| **Swift Box No 17A Triple Cavity** | This swift box is made from a special mixture of compressed plant fibres and concrete which enables it to provide good insulation and an extremely long life. It can accommodate three pairs of swifts in parallel, enabling the rapid formation of swift colonies.<br>These boxes should be installed at the roof level, where there is unobstructed access for swifts entering and leaving. | Dimensions:<br>Height: 15cm<br>Width: 98cm<br>Length: 15cm<br>Weight: 7.1kg |


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| Box type | Description | Specification |
|---|---|---|
|  | Where possible, boxes should be sited under the shelter of eaves or overhanging roofs. | Supplied with two L-shaped fixing brackets and screws. |
| **Black redstart -1HE Schwegler Brick box**  | The brick box is a lightweight nesting box made of plant fibre and is intended for installation in or on external walls of buildings of all kinds. Because of its special narrowing entrance, it is safe against magpies, jays, cats and martens. . | Length 28cm<br>Height 15cm<br>Depth 15cm |
| **1N Schwegler Deep Nest Box**  | The 1N Schwegler Deep Nest Box is suitable to support a range of bird species including black redstart, spotted flycatcher and pied wagtail, as well as more generalist birds such as robins and wrens. | External dimensions: 20 x 20 x 30cm<br>Nesting chamber:<br>15 x 21cm<br>Entrance hole (twin): 30 x 50mm<br>Weight: 5.6kg<br>Material: Woodcrete |
| **Vivara pro Woodstone Kingfisher Tunnel**  | The tunnels are made from WoodStone, a mix of cement and FSC wood fibres making them resistant to rot. The tunnels provide a thermally stable internal environment and increased protection from predators.<br>These boxes should be positioned at least 1m above the ground. | Tunnel dimensions:<br>Height: 150mm Width: 150mm<br>Length: 550mm<br>Weight: 5.5kg<br><br>Nesting chamber dimensions:<br>Height: 165mm<br>Width: 275mm<br>Depth: 275mm<br>Weight: 6.3kg |
| **Vivara Pro Woodstone 32mm Nest Boxes**  | This type of smaller entrance hole nest boxes are suitable for a number of general birds which are well adapted to urban environments and would be expected to be seen within urban landscaping such as blue tits, coal tits and house sparrows.<br>The boxes will be placed on 'large' planted trees with trunks large enough to support a box at a preferred height at between 1.5-3m. They should be sited in proximity to other vegetation, such as trees and shrubs to provide cover as well as native grassland which will provide foraging opportunities. | Entrance hole diameter: 32mm<br>Width: 20cm<br>Height: 31cm<br>Length: 20cm<br>Weight: 6.9kg |

### 5.2.4 Other enhancements

In conjunction with the incorporation of pollinator planting, the installation of habitat features specifically to benefit invertebrates near pollinator planting can provide additional cover, food and nesting/resting habitat for invertebrates. Further details are provided in Table 5—3.


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**Table 5—3 Examples of habitat features**

| Box type | Description | Specification |
|---|---|---|
| **Insect Tower**  | This type of box provides habitat for solitary bees and other insects. The design of the tower provides a range of different habitats to support a variety of insect species. The nesting tubes are suitable for solitary bees to build their nests in, the vertical slots are designed to encourage butterflies, the other refuge holes are suitable for ladybirds and lacewings and the pinecones offer a habitat for a range of other species. | Width: 21cm<br>Height: 65cm<br>Depth: 12.5cm<br>Weight: 3kg |
| **BeePost**  | Freestanding bee towers designed for solitary bees. The posts should be positioned in a warm sunny spot, south facing, with no vegetation in front of the holes. They are designed to be set into a concrete base approximately 30mm into the ground. | Material: Concrete<br>Origin: Cornwall, UK<br>Colour: White<br>Dimensions:<br>Width: 12cm<br>Height: 230mm<br>Depth: 12mm<br>Weight: 75kg |


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# 6 Conclusion

The UK habitat survey has identified that, following the demolition of the old stand and site clearance, the site now offers low ecological value. The site predominantly consists of hardstanding, a temporary stand, a fan zone with small storage units, artificial unvegetated surfaces, and small patches of sparsely vegetated urban land with short ephemeral and perennial vegetation, stones, and rubble. Given the nature of the proposed works, it is unlikely that any statutory or non-statutory sites will be impacted.

The proposed scheme will impact only habitats of low ecological value, including an area of sparsely vegetated urban land and bare ground.

The Preliminary Roost Assessment (PRA) found no bat roosts or evidence of roosting bats. The temporary structures on-site, including the stand and small buildings, lack features suitable for roosting bats and thus are considered to have negligible potential for supporting them. Consequently, no further bat surveys are required.

No evidence of other protected or priority species was found during the survey. However, the site offers some potential habitat for nesting birds typical of urban environments. Measures to protect nesting birds during clearance and construction activities are recommended.

The site is unlikely to support other protected or priority species. Therefore, no further species surveys or mitigation measures are required.

Proposed mitigation and enhancements across the site can contribute to delivering a Net Benefit for Biodiversity.


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# 8 List of Appendices

| Reference | Title |
|---|---|
| Appendix A | Legislation and policy considerations |
| Appendix B | Preliminary Ecological Appraisal report (Ramboll 2022) |


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# Appendix A Legislation and Policy Considerations

## A.1 Legislation

**The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019**

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 ensure that the UK's legal framework for protecting habitats and species remains robust post-Brexit. This legislation maintains the protection of species and habitats previously covered under EU law by establishing a national site network, replacing the Natura 2000 network. For those animal species listed on Schedule 2, it is an offence to deliberately capture, kill, disturb, or take, or destroy the eggs of a European Protected Species (EPS), or to damage or destroy a breeding site or resting place of an EPS. Additionally, under the Habitat Regulations, it is an offence to deliberately pick, collect, cut, uproot, or destroy a wild plant listed in Schedule 5. However, these actions can be made lawful through the granting of licences by the appropriate authorities.

**The Wildlife and Countryside Act 1981 (as amended)**

The Wildlife and Countryside Act 1981 (as amended) is the primary piece of legislation in England and Wales for protecting wildlife in England and Wales. This legislation makes it illegal to deliberately take, kill or injure a protected wild animal, or to intentionally, or recklessly, disturb such an animal in its place of shelter, or to damage, destroy or obstruct access to laces of shelter.

**Environment (Wales) Act 2016**

The Environment (Wales) Act 2016 was introduced to establish the necessary legislation for planning and managing Wales' natural resources in a sustainable and integrated manner.

The Environment Act introduced a new duty to replace the existing biodiversity duty outlined in the Natural Environment and Rural Communities Act 2006. Previously, public authorities were required to have regard to conserving biodiversity. The new Section 6 duty goes further, requiring all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. Additionally, public authorities must also seek to “promote the resilience of ecosystems”.

**Wild Mammals Protection Act 1996**

The Wild Mammals (Protection) Act 1996 is a crucial piece of legislation in the UK that safeguards wild mammals from acts of cruelty. This cat makes it an offense to intentionally cause unnecessary suffering to any wild mammal through actions such as mutilating, kicking, beating, crushing, drowning or asphyxiating. Violations of this act can result in significant penalties, including fines and imprisonment.

**Protection of Badgers Act 1992**

The Protection of Badgers Act 1992 is a key piece of legislation in the UK that provides comprehensive protection for badgers and their setts. It is illegal to kill, injure, or take a badger, and to interfere with their setts, which includes damaging, destroying, or obstructing access to them. The act was introduced in response to the high levels of persecution badgers faced, aiming to safeguard these animals from harm. Licences can be issued for certain activities, such as scientific research or necessary development work, but these are strictly regulated. Violations of the act can result in significant penalties, including fines and imprisonment.


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## A.2 National policy

**Planning Policy Wales (PPW, 2021)**

This policy framework sets out the Welsh Government's land use planning policies, emphasizing the importance of biodiversity and ecosystem resilience. Recent updates focus on achieving net benefits for biodiversity and strengthening policies on Sites of Special Scientific Interest (SSSIs), trees, woodlands, and green infrastructure.

It states: "*Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems.*"

The Net Benefit for Biodiversity (NBB) mandates that any new development must not only avoid significant loss of habitats and species but also actively enhance biodiversity and ecosystem resilience. This approach goes beyond mere mitigation, requiring developers to improve and create habitats, ensuring that ecosystems are left in a better state than before. NBB encourages developers to consider biodiversity and ecosystem benefits early in the design process.

**Future Wales: The National Plan 2040**

Future Wales includes Policy 9 – Resilient Ecological Networks and Green Infrastructure, a high-level strategic policy aimed at advancing and integrating biodiversity and ecosystem resilience within the planning system. The Welsh Government now mandates strategic action to protect ecological networks and enhance biodiversity.

It states: *"Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems, and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment."*

## A.3 Local policy

**Wrexham Local Development Plan 2 (LDP2) 2013 to 2028**

The Wrexham Local Development Plan (LDP) was adopted by the Council on 20th December 2023 and covers the period from 2013 to 2028. It forms part of the statutory development plan, alongside Future Wales: The National Plan 2040.

**Policy NE2:** Local Designations for Nature Conservation and Geological Importance states that development adversely affecting locally designated sites, habitats, and species will only be permitted in exceptional circumstances. It must be demonstrated that there is no satisfactory alternative location and that compensation measures ensure no reduction in the site's overall conservation value.

**Policy NE3:** Trees, Woodlands and Hedgerows states that development will only be permitted if it does not cause "*unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.*" Development affecting woodlands should "*support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges,*" and "*promote sustainable management to deliver multiple benefits,*".

If adverse effects cannot be avoided, "*adequate mitigation will be required*," including proposals for "*the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.*" Furthermore, strategic Policies SP5 and SP19 support the creation, enhancement, protection, and


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management of green infrastructure, stating that one way to achieve this is through "*increased planting of trees and woodland.*"

**Policy SP19: Green Infrastructure** requires that development maintains the extent, quality, and connectivity of green infrastructure on or near a site. Where appropriate, it should enhance green infrastructure by:

1. *"Creating new interconnected areas of green infrastructure between the proposed site and the existing network.*
2. *Filling gaps in the existing network to improve connectivity.*
3. *Protecting the features most valuable for both nature and people.*
4. *In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis."*


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# Appendix B Preliminary Ecological Appraisal – Ramboll 2022

**Note already included in a separate appendix**


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# Appendix D Landscape Planting Plan


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