DATE: 17th December 2025
SITE: The Oaks, Wrexham
REFERENCE: UES03918/60

Response to Natural Resources Wales (NRW) Consultation Comments

I am writing to provide a response to the latest consultation comments regarding the plans, documents and ecological information submitted as part of the proposed planning application reference P/2025/0430.

The application is for the creation of a Green Eco-heritage Zone and the construction of a single B8 warehouse unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development. The proposed development is located at Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG**.**

This document relates to matters regarding ecology and biodiversity within the consultation comments provided by NRW on the 10th November 2025 (reference: CAS-288516-J8L2). Comments relating to foul drainage, contaminated land and flood risk are being addressed separately by the relevant consultants.

The relevant NRW's comments (*italics*), and UES' subsequent response are detailed below, and have been separated into sub-sections:

Pollution and biosecurity

"The application site is adjacent to the Redwither Brook which discharges into the Afon Clywedog. The Afon Clywedog then discharges to the River Dee approximately 2.6km away. We have concerns that the construction phase could impact on the adjacent watercourses through soil stripping, bank modifications and other construction activities which ultimately could impact on the River Dee and Bala Lake SAC.

Section 4.1.4 of the Preliminary Ecological Appraisal (Preliminary Ecological Appraisal, The Oaks, Wrexham Industrial Estate, Reference UES03918/02, dated 28/02/2023, by United Environmental Services Ltd) states that "Where possible, buffer zones of 10m from the top of the bank should be retained along the length of the watercourses, to protect them from

disturbance and to reduce the risk of pollution". However, section 10.10 of the Planning Statement (Land at The Oaks, Planning Statement, Plan Red, reference 24020 version 3, dated May 2025) refers to "Better interaction with River Clywedog which borders the site to the south adding increased biological value and morphological interest". As per our previous response dated 14/07/2025 (ref: CAS-282028-F0S5) we continue to advise that further information and clarification regarding where the buffer zones will remain along the length of the watercourse should be submitted in support of this planning application. Please also refer to our advice regarding Flood Risk Activity Permits within the Flood Risk section below."

As detailed within the Ecological Impact Assessment (EcIA) prepared for the site by UES (report reference UES3918/30), and as shown on the landscaping plan prepared for the site (see Appendix 1), there will be no direct impacts to any watercourses as a result of the proposals. All proposed construction, soft landscaping and spoil stripping works on site will be undertaken at least 10m from the Redwither Brook and the River Clywedog. The only works anticipated to take place within the 10m buffer zone are limited to ongoing ecological enhancement measures of the wider Eco-heritage Zone, which will be limited to the control of invasive species, management of woodlands and existing grasslands, scrub control and the installation and management of bat and bird boxes. These measures are fully detailed within the Landscape and Ecology Management Plan (LEMP) that has been prepared for the development by UES (report reference UES03918/32).

Furthermore, the combined Ecological Design Strategy (EDS) and CEMP:Biodiversity document prepared for the site by UES (report reference UES03918/55) details that for any construction works taking place within close proximity to the edge of the 10m buffer zone to the watercourses, the working area and buffer zone will be demarcated with exclusion tape or temporary fencing and will be demarcated with signage to alert all contractors that there is to be no works or entry into the buffer zone.

"We note the submission of the Construction Environmental Management Plan (FI REM, dated 25/07/2025). Whilst the CEMP provides outline information on some aspects of site management, control of nuisances, resource management and pollution prevention, we advise that there is insufficient site-specific information included within the submitted CEMP. We therefore advise that further site-specific information should be submitted in an updated CEMP to address the following points:

- *Construction methods: details of materials, how waste generated will be managed;*
- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*
- *Biodiversity Management: details of tree and hedgerow protection; invasive species management; specific disease (eg Chytrid) management; species and habitats protection, avoidance and mitigation measures.*
- *Soil Management: details of topsoil strip, storage and amelioration for re-use.*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and*

vibration from piling activities, for example acoustic barriers; details of dust control measures;

- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities.*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons responsible for activities associated with the CEMP and emergency contact details."*

The further information required relating to 'biodiversity management' have been detailed within the EDS & CEMP:Biodiversity document prepared for the site by UES. All other further information required is being provided within an updated version of the CEMP prepared by FI REM.

Protected species

"We note that Section 7 of the Planning Statement (Land at The Oaks, Planning Statement, Plan Red, reference FI034_01, dated May 2025) describes the creation of a "High quality green Eco-heritage Zone designed to deliver a wide range of environmental, ecology, BNG and heritage benefits". We advise that you consult your Authority's ecologist to confirm whether further details regarding the layout and composition of habitats to be created, enhanced and retained within the Green Eco-Heritage Zone should be submitted in support of this application."

Details of the proposed layout and composition of habitats to be created, retained and enhanced have been provided and fully detailed within the LEMP prepared for the site by UES and the landscaping plan provided by Mdlandscape, an updated version of which has been prepared and is shown at Appendix 1 of this document.

Great crested newts (GCNs)

"….Whilst we consider that the above reports provide an adequate basis upon which to consider the potential impacts of the scheme on GCN, the following aspects of the proposed scheme require further information to be provided.":

Planning Statement

"We note the submission of an updated Planning Statement (October 2025) and advise that the following points are addressed and submitted in a revised Planning Statement:

- *Section 9.10 states "the eco-heritage park, will be delivered through a combination of planning conditions and legal agreement, the latter of which offers potential for the long-term retention and management of the green elements of the proposed development for a period up to 30 years". We advise that management prescriptions should be carried out throughout the construction, operational and decommissioning phases of the proposals and not restricted to a "period of up to 30 years"."*

In response, the applicant has proposed that the long-term retention and management of the

wider Eco-heritage Zone will be carried out for a minimum of 30 years and will continue beyond this provided that the consented development remains operational. The following documents prepared for the site have been updated to reflect this:

- Amphibian Conservation Plan (ACP) (report reference UES03918/50)
- Ecological Compliance Plan (ECP) (report reference UES03918/54)
- Bat Conservation & Management Plan (report reference UES03918/52)
- EDS and CEMP:Biodiversity
- LEMP

Amphibian Conservation Plan

"We note the submission of an Amphibian Conservation Plan and advise that the following points are addressed and submitted in an updated Amphibian Conservation Plan:

- *Section 2.1 refers to impacts without mitigation and states "Amphibians using the site during the operational phase of the development are at risk of falling and becoming trapped within gully pots installed on site. The potential for this impact is reduced given the distance between the built area and known breeding ponds". We advise that reliance on distance alone as mitigation to prevent accidental capture/killing of GCN during operational phases is insufficient and further measures are required to ensure an amphibian-friendly surface water management system that does not include gully pots (or other similar features).*
- *We advise that section 2.2.3 is updated to include reference to the current conservation status (CCS) of GCN on site and within the environs. NRW consider the current conservation status (CCS) of the Wrexham Industrial Estate and environs GCN population to be unfavourable therefore proposals need to take this into account to restore the population to favorable conservation status (FCS).*
- *Section 3 refers to NRW aiming to process licences within 30 working days, we advise that the determination process for licences is 40 working days.*
- *Section 3 states that exclusion fencing will be installed around the construction area and that "the supplier / make or model of fencing is to be determined at the time based on availability". We advise that the minimum depth of amphibian fencing is 300-350mm below the surface of the ground.*
- *Section 4.1 states that ponds 1 and 1A will be lost as a result of the proposed development and that 3 new ponds will be created. We advise that as the CCS of the GCN population is considered to be unfavourable, a minimum of five ponds should be provided within the Eco-Heritage Zone in order to assist in restoring the population to FCS.*
- *Section 4.1 also refers to the Phasing Plan in Appendix 3 (drawing reference 311/LAND/L/104 revision P03 dated 22/08/2025). We advise that further details regarding the phasing and timescales of delivery are submitted to clarify when the new GCN ponds and terrestrial habitats will be created in relation to the construction area within Phase 1.*
- *Section 5.1 states that monitoring surveys will cover a 25-year period. We advise that the minimum duration of GCN monitoring is 25 years and given the overall importance of the GCN population at Wrexham Industrial Estate, monitoring should be carried out throughout the operational phase of the proposals.*
- *We advise that an initial monitoring target of 50 GCN is used which accords with the 2023 figures.*

- *Section 5.2 states that an "ecology cooperative" has been established, we note that the cooperative appears to include a body that accords with the definition of a responsible body under Part 7 of the Environment Act 2021. We accept this proposal in principle however the following details should be provided:*
    - *The cooperative is established as an entity and that it is given the occupancy of the ecology area for the operational phase of the proposals (a single cooperative could be established for all land owned by FI REM);*
    - *The cooperative must include at least one body that accords with the definition of a responsible body; and*
    - *The occupancy is transferred to a responsible body within 6 months of the co-operative ceasing to function."*

We acknowledge NRW's concern regarding reliance on distance alone as a mitigation measure. While the ACP notes that separation from breeding ponds reduces the likelihood of amphibians encountering operational infrastructure, the document also sets out specific measures to ensure amphibian-friendly drainage. The use of gully pots, drainage grids or similar features will be avoided where possible. If any of these features are required as part of the site's water management system, these will either be fitted with a mesh cover to prevent amphibians from falling in or equipped with escape structures such as amphibian ladders. Following installation, an ecologist will check all meshed gully pots and ladders to confirm correct fitting, with any issues rectified immediately. These proposed mitigation measures have recently been accepted by both the Local Planning Authority and NRW under an approved planning permission and a GCN EPS licence for a comparable development at Wrexham Industrial Estate, demonstrating that they are deemed to be suitable and sufficient.

Full details regarding the phasing and timescales of delivery for when new GCN ponds and terrestrial habitats will be created are detailed within the management schedule provided within Section 5 of the LEMP report prepared for the development, and within the timetable of works provided within Section 5.3 of the ACP. To clarify, new pond creation will be undertaken as follows:

- Phase 2 – 1x pond excavated between October of the 3rd year and March of the 4th year
- Phase 3 – 2x ponds excavated between October of 6th year and March of 7th year
- Phase 4 – 1x pond excavated between October of 9th year and March of 10th year
- Phase 5 – 1x pond excavated between October 12th year and March 13th year

Enhancement and restoration of existing / historic ponds will be undertaken as follows:

- Restoration of Pond 2 (scrub clearance and excavation) – September or October during the first available period following the commencement of any works associated with the clearance or construction of the Industrial Unit Compound area (either the 1st or 2nd year).
- Removal of excessive scrub around Pond 3 – September to February inclusive within the first available period following the commencement of construction works or site clearance (either the 1st year of 2nd year).
- Removal of excessive leaf-litter and organic material within Pond 3 – October–early November inclusive within the first available period following the commencement of construction works or site clearance (either the 1st or 2nd year).

Full details of the proposed terrestrial habitat enhancement and creation works are provided in the LEMP and ACP documents as detailed above. To clarify however, the wildflower seeding within Phase 1 will take place in March following the scrub clearance and preparatory ground works, including topsoil removal. This will either be March of the 2nd or 3rd year, which is dependent on when the first opportunity to clear scrub and undertake preparatory ground works can be undertaken in the 1st year.

Year 1 is defined as the same calendar year as the commencement of any site clearance, construction or initial habitat works. The need for leeway in the exact timings of the habitat creation and enhancement works is due to the unknown start date of works (dependent on planning permission and GCN EPS licence approval) and the need to undertake some works at certain times of year to avoid or minimise potential impacts to protected species, or to maximise successful establishment of newly created habitats.

"Section 5.1 states that monitoring surveys will cover a 25-year period. We advise that the minimum duration of GCN monitoring is 25 years and given the overall importance of the GCN population at Wrexham Industrial Estate, monitoring should be carried out throughout the operational phase of the proposals."

The proposed 25-year monitoring period for GCNs is proportionate and sufficient to demonstrate the long-term success of the mitigation strategy. This timeframe spans multiple generations of the species and provides a robust evidence base for population trends and continued use of the site.

Monitoring beyond this period would not deliver proportionate ecological benefit, as the effectiveness of the measures will already be clear, any significant issues arising from the development will already have been identified and addressed and the management plan will have stabilised without the need for future alterations by the point.

Furthermore, precedent exists for similar schemes within the immediate vicinity of the site, where proportionally greater impacts on both terrestrial and aquatic GCN habitats were licensed by NRW with a requirement for 25 years of monitoring only (planning application reference (reference P/2023/0280). Aligning with this precedent ensures consistency of regulatory approach and avoids imposing disproportionate obligations on the applicant.

In summary, a 25-year monitoring programme provides a robust evidence base for the long-term success of proposed mitigation, compensation and enhancement measures, and represents a proportionate balance between monitoring requirements and operational practicality. Extending monitoring for the entire operational life of the development would not materially improve conservation outcomes and would impose unnecessary burdens without ecological justification.

Section 5.1 of the ACP has been amended to detail that the initial monitoring target will be 50 GCNs.

Section 5.2 states that an "ecology cooperative" has been established, we note that the cooperative appears to include a body that accords with the definition of a responsible body under Part 7 of the Environment Act 2021. We accept this proposal in principle however the following details should be provided:

- *The cooperative is established as an entity and that it is given the occupancy of the*

ecology area for the operational phase of the proposals (a single cooperative could be established for all land owned by FI REM);
- *The cooperative must include at least one body that accords with the definition of a responsible body; and*
- *The occupancy is transferred to a responsible body within 6 months of the co-operative ceasing to function."*

To secure the long-term management of the wider site, the applicant will enter into a Section 106 obligation within 6 months of starting on site, committing to a long-term 25-year management agreement.

As was agreed for the aforementioned similar planning approval (reference P/2023/0280), the applicant will retain ownership of the land, however the North Wales Wildlife Trust (acting as a responsible body) will be appointed to manage the site through the ecology cooperative which will collectively advise and have full control in implementing any remedial measures to the management plan for the wider Eco-heritage Zone section of the site, should the need be identified following initial habitat creation works and ongoing monitoring surveys.

Should the cooperative cease to function, it is agreed that control of the management regime for the wider Eco-heritage Zone section of the site will remain with the North Wales Wildlife Trust, or will be transferred to an alternative responsible body within 6 months.

Landscape and Ecology Management Plan

"We note the submission of a LEMP and advise that the following points are addressed and submitted in an updated LEMP:

- *Section 3.2.6 states that three ponds will be created, as referenced above in relation to section 4.1 of the Amphibian Conservation Plan, we advise that a minimum of five ponds are created to assist with restoration of FCS for the GCN population.*
- *Section 4.2 refers to the 30-year management plan, as advised above in relation to section 5.1 of the Amphibian Conservation Plan, we advise that monitoring is carried out throughout the operational phase of the proposals.*
- *The following further information should also be included in an updated LEMP:*
    - *Monitoring targets (key performance indicators) for identified site features*
    - *Legislation section*
    - *Inclusion of invertebrate as a feature from site restoration perspectives*
    - *Specific invertebrate prescriptions*
    - *Detailed monitoring prescriptions for each listed site feature (including invertebrates*
    - *Details regarding invasive non-native species (INNS) or fish management prescriptions*
    - *Details regarding licensing requirements for management (including building maintenance) and surveillance*
    - *Biosecurity*
    - *Records dissemination*
    - *Maintenance requirements for SUDs features*
    - *Wardening prescriptions*
    - *Removal of Himalayan balsam to be carried out in accordance with the requirements of the Invasive Alien Species (Enforcement and Permitting) Order 2019"*

In accordance with the above comments, the LEMP has been amended to include details on the following:

- Creation of five ponds
- Legislation section
- Detailed monitoring prescriptions (including invertebrates)

Collectively, the ACP and EDS and CEMP:Biodiversity documents that have been prepared for the development provide details on the following:

- Biosecurity
- Control and removal of invasive species, including Himalayan balsam

The ECP that has been prepared for the development provides details on the following:

- Monitoring targets (key performance indicators) for identified site features
- Details regarding licensing requirements for management (including building maintenance) and surveillance

The LEMP already identifies invertebrates as a key feature of site restoration. Grassland restoration is being undertaken in part to provide suitable habitat for dingy skipper and grizzled skipper butterflies, while the creation and management of disturbed ground has been specifically included to support invertebrate species reliant on early-successional communities. In addition, a wide range of ecological enhancements and long-term management prescriptions have been built into the LEMP, all designed to increase habitat diversity, resilience, and structural heterogeneity. Collectively, these measures will deliver strong bottom-up benefits for invertebrates, ensuring that the restored site supports a rich and sustainable assemblage over the long-term.

The aforementioned documents already provide details of records dissemination. To clarify, all records of protected or otherwise notable species generated from monitoring surveys (or any other activity on site e.g. habitat enhancement works) will be submitted to Cofnod before the end of the calendar year within which the records were generated. All GCN monitoring results, including negative results, will be submitted to Cofnod annually through the GCN North Wales monitoring database.

Maintenance requirements for SUDS features are already detailed within the LEMP document. To clarify, swales and the attenuation basin constructed within the Industrial Compound section of the site are expected to be dry for most of the year; however the attenuation basin may hold standing water in the winter or immediately following periods of heavy rainfall. If these features remain predominantly dry and do not hold standing water for most of the year, they will be managed as wildflower grassland and subject to the same management as the wildflower meadow areas detailed in Section 3.1.3 of the LEMP.

If any of the swales or the attenuation basin are found to retain water during the summer months or for most of the year, they will be treated as aquatic habitats and managed as detailed for ponds in Section 3.2.6 of the LEMP.

There will be no continuous and specific wardening of the site, and this is not deemed necessary due to the sensitivity level of species using the site, and the accessibility of the site to members of the public. As detailed within the LEMP, annual site inspections will be undertaken of the wide Eco-heritage Zone by Enfys Ecology, North Wales Wildlife Trust and / or the project ecologist. Following this, annual meetings will be held and will include all members of the ecology cooperative. The purpose of the meeting will be to discuss any issues including failed habitat establishment and management and access issues. The results of the annual site inspection will be used to discuss and determine whether any remedial works are necessary to restore the habitats to a satisfactory standard, to implement further enhancement measures, or to implement measures relating to unauthorised access and disturbance on site.

Bats

"We have reviewed the following additional information which has been submitted in support of the application:

- *Bat Conservation Plan, The Oaks, Wrexham Industrial Estate, UES03918/52, dated 07/10/2025, by United Environmental Services Ltd*

…….We consider that the reports listed above provide an adequate basis upon which to consider the potential impacts of the scheme on bat species and inform the decision- making process.

However, as advised in our previous response dated 11/09/2025 (reference CAS-286917-B0C2), further information is required to demonstrate how the potential impacts of the scheme will be managed in respect of mitigation and compensation measures, the long-term management and maintenance of the site and lighting details.

We note the submission of a Bat Conservation Plan and advise that the following points are addressed and submitted in an updated Bat Conservation Plan:

- *Section 2 and 3 refer to external lighting being "designed to be sensitive to nocturnal wildlife where possible", we welcome this approach however we continue to advise that further information regarding the lighting scheme is needed. We would be happy for this further information to be addressed via a condition and this is detailed below.*
- *We advise that section 5.1 is updated to state that monitoring will be carried out throughout the operational phase of the proposals.*
- *Section 5.2 states that an "ecology cooperative" has been established, we note that the cooperative appears to include a body that accords with the definition of a responsible body under Part 7 of the Environment Act 2021. We accept this proposal in principle however the following details need to be provided:*
    - *The cooperative is established as an entity and that it is given the occupancy of the ecology area for the operational phase of the proposals (a single cooperative could be established for all land owned by FI REM);*
    - *The cooperative must include at least one body that accords with the definition of a responsible body; and*
    - *the occupancy is transferred to a responsible body within 6 months of the co-operative ceasing to function*

In addition to the points outlined above relating to the Bat Conservation Plan, we would be

content for the further information regarding the management/maintenance aspect and lighting to be provided via suitably worded conditions."

The comments go on to recommend the implementation of a condition for the submission of a long-term site management and maintenance plan and a condition for the submission of a bat friendly lighting plan.

It is agreed by UES and the applicant that a detailed wildlife friendly lighting plan should be provided and that this can be secured via a suitability worded condition.

It is considered unnecessary however for any further information to be submitted with regards to bats. Whilst a number of low-conservation status bat roosts are present on site, the proposals have been designed to ensure that there is no potential for the proposal to adversely impact these bat roosts, either directly or indirectly. Furthermore, the proposals have been designed to result in no adverse impacts to any of the buildings on site, ensuring that they can continue to provide potential roosing opportunities for bats. None of the trees surveyed on site were found to contain roosting bats, and only five trees with potential to support roosting bats are due to be removed to facilitate the proposals, during which mitigation measures will be implemented (soft-felling or pre-commencement inspection).

As such, there will be no impact on roosting bats and very minimal loss of potential roosting opportunities. To compensate and provide a significant enhancement in the availability of roosting opportunities for bats, a suite of bat boxes will be installed on site, both affixed to trees and within existing buildings that will be fitted with enhanced security measures to prevent disturbance.

Potential impacts of the development on bats are almost entirely limited to the loss of areas of suitable foraging and commuting habitat, predominantly areas of dense scrub and a small number of scattered trees. Despite this, the site layout for the site has been designed to incorporate significant habitat retention, including the retention of habitats at the site boundaries, which will continue to act as ecological corridors and commuting routes for bats.

To compensate for the loss of bat foraging and commuting habitat, the development has been designed to include the provision of the following habitat features, much of which goes above and beyond compensation, providing an overall enhancement:

- Native species tree and species-rich hedgerow planting
- Restoration of large areas of wildflower grassland
- Creation and long-term management of a mosaic of habitats, including grassland, scrub, ponds and ephemeral communities
- Retention, enhancement and long-term management of all areas of woodland
- Retention, enhancement and long-term management of the two existing ponds on site still holding water
- Creation of five new ponds

With the exception of a wildlife friendly lighting scheme, full details of the mitigation, compensation and enhancement measures that will be implemented with regards to bats and their habitats has already provided within the Bat Conservation and Management Plan that has been prepared for development, with supplementary information such as the long-term management plan provided within the other documents prepared for the site (CEMP:Biodiversity, ECP and LEMP).

Given the level of detail already provided and the minimal potential impacts, it is considered that sufficient information has already been provided with regards to the protection of bats and their habitats. The applicant has already agreed to a 25-year period of bat roost monitoring, which unlike the GCN monitoring, is not required as part of an EPS mitigation licence.

The proposals already constitute a significant level of enhancement and ongoing management and monitoring with regards to bats and their habitats, and sufficient detail is already provided within the associated supporting documents. As such, the request for submission of additional information to discharge a condition (with the exception of a lighting plan) and the need for further monitoring surveys of bat boxes or buildings beyond a 25-year period is unwarranted and disproportionate to the potential impacts.

Otters

"Section 4.1.2 of the submitted Water Vole and Otter Survey (reference UES03918/56 dated 02/09/2025, United Environmental Services Ltd) states that "watercourses on site are broadly suitable for otter although most likely for foraging commuting on a low frequency basis, not considered to use the habitat on site or immediately adjacent for long-term resting or breeding".

Section 4.2.2 states that "measures to limit indirect disturbance such as fencing, signage and restricted working hours will be detailed within the CEMP:Biodiversity & Ecological Design Strategy (EDS) that is being prepared for the site". We concur with this approach and advise that this is submitted in support of the application. We note that reference is also made to pollution prevention protocols in a separate CEMP that has been prepared, we advise that the previously submitted CEMP (FI REM, dated 25/07/2025) is updated in accordance with our comments above regarding Protected Sites."

The CEMP:Biodiversity & EDS document has been submitted as part of the planning application contains details of the proposed mitigation measures.

"We also advise that the LEMP is updated to include detailed management actions in respect of otter."

The scope for delivering notable enhancements to the watercourses specifically for otters is limited, as any measures to increase foraging resources availability or holting opportunities would require disproportionate levels of intervention given that no otter habitat will be lost as part of the proposals. Instead, general biodiversity and habitat improvements within the riparian corridor have already been detailed within the LEMP, such as woodland management and control of invasive species. These measures will provide broad ecological benefits and are are expected to generate bottom-up enhancements that may indirectly support otters, which are currently assessed as only using the watercourse occasionally and in low numbers, primarily for commuting purposes rather than for breeding or sustained foraging.

Wildlife and Countryside Act – Schedule 1 birds

"We note that the ecological report (Breeding Bird Survey, The Oaks, Wrexham Industrial Estate, Reference UES03918/23 dated 24/05/2024, by United Environmental Services Ltd) identified evidence of Cetti's warbler (Cettia cetti) and kingfisher (Alcedo atthis) within the

application site. Cetti's warbler and kingfisher are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended); the birds, their nests, eggs and young are fully protected at all times throughout the UK. It is also an offence to intentionally or recklessly disturb Cetti's warbler and kingfishers at an active nest site with eggs or young or before eggs are laid, or to disturb the dependent young.

We note that the development details and extents were not known at the time of carrying out the surveys and preparing the report. As per our statutory pre-application response, we therefore advise that further information regarding compensation and mitigation to build upon the principles outlined in the Breeding Bird Survey report, should be submitted regarding these Schedule 1 species."

The EcIA document was prepared following the completion of breeding bird surveys and at a later stage when full details of the development proposals were available. The EcIA considers the use of the site by both kingfisher and Cetti's warbler and considers and the potential to the development to adversely impact either species or their habitat. The relevant sections of the document are provided below for clarity:

Cetti's warbler activity on site was limited to two individuals heard singing in the western section during the first breeding bird survey, but not during any other surveys. There is suitable habitat present on site for Cetti's warbler, however as they are wetland and reedbed associates, this is sub-optimal habitat and is limited to the areas of vegetation within the immediate vicinity of the watercourse at the site boundaries. Due to lack of singing throughout the breeding season and the species only being recorded briefly during the one survey, it is considered unlikely that they were breeding on site and the individuals recorded were likely wintering birds using the site on a transient basis.

Kingfishers were not recorded during any of the breeding bird surveys, however a single kingfisher was recorded along the River Clywedog at the southern site boundary during another ecological survey in April 2023. Suitable habitats are present for breeding kingfishers along the River Clywedog and Redwither Brook, however the banks are mostly shallow and sandy or steep and formed of concrete, leaving very small sections with suitable burrowing opportunities.

No evidence of kingfisher nesting burrow was observed during the otter and water vole survey undertaken of the River Clywedog and Redwither Brook in August 2025.

Whilst there remains some potential for both Cetti's warbler and kingfisher to breed on site, suitable nesting habitat is limited to the watercourses at the site boundary or habitats within their immediate vicinity, and all habitat present is sub-optimal. There is no evidence to suggest that either species is breeding on site or using the site on a regular occurrence.

Given the limited amount of suitable habitat and the distance of at least 10m between the development area and the watercourses, it is anticipated there will be no direct impacts or loss of habitat for either of these species, even if they begin breeding prior to the commencement of development works.

If you wish to discuss any of these matters in further detail, please do not hesitate to get in contact.

Yours sincerely,

Tom Kenwright BSc MSc ACIEEM
Senior Ecologist
United Environmental Services Ltd

Appendix 1 – Updated landscaping plan

north

REDWITHER ROAD

OAK ROAD

Power Station

Works

Tank

Drain

33.0m

The Oaks

Redwither Brook

Pond

FB

Pumping Station

Clywedog)

CR

Co Const, P Const & ED Bdy

AFON CLYWEDOG / RIVER CLYWEDOG

see continuation

LANDSCAPE MASTERPLAN

0 10 20 30 40 50 60 70 80 90 100

SCALE 1:1250 (A1)
SCALE 1:2500 (A3) METRES

The masterplan indicates the proposed removal of scrub and restoration of grass and wildflower habitat that could be gradually achieved over a ten year period.

A phased approach to the habitat restoration would minimise disturbance to local fauna and allow wildlife to relocate as scrub is cleared.

The approach to habitat restoration is detailed in the Landscape and Ecological Management Plan.

Trees of good form and condition and trees with bat roost features that are encountered during the scrub clearance works will be retained where appropriate to provide longevity to the tree population and for biodiversity and habitat benefit. This will also retain visual and habitat links to the woodland and scrub habitat to the perimeter of the site.

Notes

1. Dimensions are given in metres and millimetres as stated on the drawing.
2. Centre of site is located at approximately grid reference SJ 38740 49238.
3. Drawing must be reproduced in colour.

Location Plan



Legend

- EXISTING TREES TO BE RETAINED
- EXISTING TREES - ROOT PROTECTION AREA
- EXISTING AREAS OF SCRUB HABITAT TO BE RETAINED
- EXISTING WATER FEATURE TO BE REMOVED
- TREE WITH NEGLIGIBLE BAT ROOST POTENTIAL
- TREE WITH LOW BAT ROOST POTENTIAL
- TREE WITH MODERATE BAT ROOST POTENTIAL

DEVELOPMENT SITE

- PROPOSED UNIT/BUILDING
- PROPOSED NATIVE SPECIES STANDARD DECIDUOUS TREE
- PROPOSED NATIVE SPECIES SHRUB PLANTING
- PROPOSED ORNAMENTAL SHRUB AND HERBACEOUS PLANTING
- PROPOSED NATIVE MIXED SPECIES HEDGING
- PROPOSED NATIVE SPECIES WILDFLOWER AND GRASS MIX
- PROPOSED NATIVE GRASS MIX
- PROPOSED SHORT AMENITY GRASS MIX
- PROPOSED SWALE / ATTENUATION
- PROPOSED FOOTPATHS
- PROPOSED SITE ROADS AND PARKING

NATURE RESERVE

- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED PERMISSIVE FOOTPATH
- EXISTING AREAS OF SPECIES RICH GRASSLAND
- EXISTING AREAS OF EPHEMERAL / SHORT PERENNIAL VEGETATION
- EXISTING WATER FEATURE RETAINED
- AREA TO BE RESTORED TO SPECIES RICH GRASSLAND
- AREAS TO BE CREATED AS DISTURBED GROUND
- PROPOSED POND - ALLOWED TO COLONISE NATURALLY (1m DEEP)
- PROPOSED POND - TO BE PLANTED WITH NATIVE SPECIES MARGINAL PLANTING (1.5m and 2.5m DEEP)

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Project	THE OAKS, OAK ROAD WREXHAM INDUSTRIAL ESTATE	**Dwg No**	311/LAND/L/104
Title	LANDSCAPE MASTERPLAN PROPOSED SITE AND NATURE RESERVE YEAR FIFTEEN	**Scale**	1:1250 @ A1 / 1:2500 @ A3
		Revision	P05.1
		Date	1/12/2025

Revision	Date	Details	Drawn	Checked	Reviewed
P01	07/02/2025	PRE-APPLICATION CONSULTATION	MD	XXXX	MD
P02	19/05/2025	PLANNING APPLICATION	MD	XX	MD
P03	22/08/2025	PLANNING APPLICATION & LEMP	MD	XX	MD
P04	04/09/2025	PLANNING APPLICATION	MD	XX	MD
P05.1	1/12/2025	PLANNING APPLICATION	MD	XX	MD

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