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ECOLOGICAL COMPLIANCE PLAN

At

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[redacted]

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1 INTRODUCTION

1.1 Author and qualifications

This report was written by Harry Fox Bsc MRes, Graduate Ecologist at United Environmental Services (UES) Ltd.

This report has been verified by Tom Kenwright BSc MSc ACIEEM, UES Senior Ecologist.

1.2 Development proposals and previous survey information

A planning application has been submitted (reference P/2025/0430) 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. All works associated with construction will be limited to the area known as the Industrial Unit Compound. The Eco-Heritage Park comprises the remainder of the site and will be subject to ecological restoration and enhancement measures, with sections made accessible to the public.

The Eco-Heritage Park comprises two distinct zones:

- The Restoration Area, where enhancement works will focus on the creation of a structurally diverse mosaic of habitats through the phased removal of encroaching scrub and the restoration of species-rich grassland.

- The Wider Eco-Heritage Park, which will largely be retained in its current condition, with subtle ecological enhancements and long-term management implemented to support habitat resilience and biodiversity value.

The enhancement works within the Eco-Heritage Park will be delivered through a 15-year phased programme, comprising six phases at three-year intervals. This approach enables adaptive management, allowing lessons learned from earlier phases to inform subsequent interventions. It also minimises ecological disruption by staggering the otherwise large-scale removal of scrub, thereby reducing immediate impacts on species currently utilising these habitats and allowing time for newly created habitats to establish and function as ecological replacements.

Phase 1 will commence the same year that any site clearance, construction or initial habitat works take place (Year 1). Some works within Phase 1 may extend or be delayed beyond Year 1 to align with ecological constraints and optimal implementation periods. Each subsequent phase will commence at the earliest appropriate window within its designated year e.g. Phase 2 will begin in Year 3, Phase 3 in Year 6 etc. Proposed timings have been guided by key seasonal considerations, including the great crested newt (GCN) *Triturus cristatus* life cycle, nesting bird season, and optimal sowing and establishment windows for target vegetation communities.

While the phased approach applies primarily to habitat creation within the Restoration Area, enhancement and monitoring activities across the wider Eco-Heritage Park will begin in Phase 1, ensuring early gains in biodiversity value and informing site-wide management from the outset.

An Ecology Cooperative has been established and involves FI-REM (developer / landowner), UES (ecological consultant), North Wales Wildlife Trust and Enfys Ecology Ltd. Butterfly Conservation and Amphibian and Reptile Conservation are also advisory members of the cooperative. Furthermore, whilst Wrexham Borough Council's Ecologist and NRW aren't members of the cooperative, their expertise and advice will be regularly sought from the cooperative.

Through the cooperative, Enfys Ecology and the North Wales Wildlife Trust will be appointed as the management company and responsible body, responsible for undertaking the ongoing habitat management works as detailed within this document. They, in combination with UES as the project ecologist, will also be responsible for monitoring the establishment of habitats as well as monitoring them for any changes affecting their quality or function. If evidenced and identified as necessary by the ongoing monitoring surveys and the results of earlier works, changes can be made to the proposed methodology for habitat creation measures and the long-term management plan, provided they are agreed by the cooperative.

1.3 Report objectives

This Ecological Compliance Plan (ECP) sets out the mitigation measures to be implemented during the construction phase and associated enhancement works. It also establishes a framework for monitoring, documenting, and addressing compliance issues to ensure adherence to the ecological commitments outlined in the above reports.

The site will be subject to the Ecological Compliance Plan detailed within this document, which covers all phases of the works covered under the planning application, including pre commencement works. The purpose of the Ecological Compliance Plan is to ensure that the proposed mitigation, compensation and enhancement recommendations are implemented.

The document also contains a template and details of an Ecological Compliance Audit, which is to be completed annually during the operational phase of the development. The purpose of the Ecological Compliance Audit is to ensure that the management plan and monitoring surveys are implemented and to ensure that they continue to benefit the target habitats / species for which the measures have been designed.

This report should be read in conjunction with the following documents that have been prepared for the development by UES. These documents provide full details on the mitigation, compensation, enhancement and habitat creation measures that are to be implemented as part of the proposed development:

- Ecological Impact Assessment (EcIA) – Report reference UES03918/30
- Landscape and Ecology Management Plan (LEMP) – Report reference UES03918/32
- Ecological Design Strategy (EDS) / Construction Environmental Management Plan (CEMP): Biodiversity – Report reference UES03918/55
- Amphibian Conservation Plan – Report reference UES03918/50
- Bat Conservation & Management Plan - Report reference UES03918/52

2 ECOLOGICAL COMPLIANCE PLAN

The Ecological Compliance Plan below is to be regularly reviewed throughout the development by the project ecologist and appointed site manager. This document will be signed-off after each action is completed by the appointed project ecologist, or following confirmation from the site manager, where appropriate. Once complete, the report should be made available to the Local Planning Authority upon request.

The ongoing habitat management and monitoring works required are covered within the Ecological Compliance Audit, as detailed in Section 3.1 below.

2.1 Pre-development / site clearance and set-up

Action	Date of action & name of attending ecologist (if applicable)	Evidence required	Completed?	Further action required
Removal of all vegetation outside of the nesting bird season, or under the supervision of a suitably qualified ecologist.		Confirmation from site manager that works were undertaken outside of nesting period, and / or summary of results from attending ecologist, recorded in an ECoW logbook.		
If any trees identified as having bat roosting potential are to be directly affected by the works, soft felling techniques should be implemented: This involves felling the tree or removing large branches in sections, any of which containing potential roosting features will be lowered to the ground and left for a period of 24 hours with the cavity entrance facing upwards before removing them from the site. Alternatively, where possible, a licensed ecologist can undertake a pre-commencement aerial inspection to confirm the absence of roosting bats prior to the felling works.		Confirmation from site manager that trees with bat roosting potential were removed using soft-felling techniques. Or confirmation of pre-commencement inspection from attending ecologist.		

Initial vegetation removal along proposed amphibian exclusion fence line. Undertaken under the supervision of a licensed ecologist, or an ecologist appointed as an accredited agent. The vegetation will be cut / mown to a height of approximately 5-10cm, to facilitate a detailed finger-tip search for amphibians without any risk of harm.		Confirmation from attending ecologist, results recorded in an ECoW logbook.		
Removal of remaining vegetation below 5-10cm in height along amphibian exclusion fence line, following a fingertip search where necessary by licensed ecologist or accredited agent. Must be prior to any other clearance works on site associated with the proposed development. Can only be undertaken following approval of EPS mitigation licence.		Confirmation from attending ecologist, results recorded in an ECoW logbook.		
Installation of one-way amphibian fencing, following a detailed inspection of the fence route and a finger-tip search by the supervising ecologist. An ecologist does not need to be in attendance during fence installation, however the fence must be checked and deemed satisfactory by a suitably qualified ecologist upon the completion of its installation.		Confirmation from attending ecologist that fence has been installed to a satisfactory standard.		
Phased vegetation clearance within GCN exclusion fencing area / construction area, and toolbox talk. Given the limited risk of impacts to GCNs, vegetation clearance works to a minimum height of 10cm within the exclusion fencing can take place without the need for ecological supervision (unless it is required to protect other taxa such as nesting birds). Following the clearance of vegetation to a minimum height of 10cm, no further works will take place for a period of at least 48 hours, to allow amphibians to exit the site of their own accord.		Confirmation from site manager that vegetation works were phased and undertaken as required. Confirmation from attending ecologist that toolbox talk was provided to contractors, fingertip search was undertaken, and works were overseen where necessary.		

Following this 48-hour period, a licensed ecologist or a suitably qualified accredited agent will attend site to provide a toolbox talk to contractors, to undertake a fingertip search and removal of potential refugia, and to oversee the removal of large stumps and other sensitive features where deemed necessary.				
Prior to the commencement of works, the proposed working area will be subject to a targeted inspection for badger setts, and any areas of scrub that cannot be adequately searched will be undertaken under ecological supervision.		Confirmation from attending ecologist, results recorded in an ECoW logbook.		
Prevention and surveillance measures to prevent new colonisation and spread of invasive species. As detailed in Section 3.7 of the UES EDS & CEMP: Biodiversity report. To include training all site operatives in invasive species identification and best practice procedures for avoidance of spreading any species throughout the site.		Confirmation from site manager.		
Removal of one-way amphibian fencing, in suitable weather conditions under ecological supervision.		Confirmation from attending ecologist, results recorded in an ECoW logbook.		

2.2 During construction and initial habitat creation works

Action	Date of action & name of attending ecologist (if applicable)	Evidence required	Completed?	Further action required
Mitigation measures during construction – As per EDS & CEMP: Biodiversity, Bat Conservation & Management Plan and Amphibian Conservation Plan				
Implementation of reasonable avoidance measures to protect amphibians, as detailed within Section 3 of the UES Amphibian Conservation Plan.		Confirmation from site manager.		
Implementation of pollution prevention measures as detailed within Section 3.1.3 of the UES EDS and CEMP: Biodiversity report.		Confirmation from site manager.		
Implementation of a no works buffer zone (excluding habitat creation and enhancement works) of at least 10m along the length of the watercourses.		Confirmation from site manager.		
Implementation of reasonable avoidance measures to protect badgers during the construction phase, as detailed within Section 3.3 of the UES Ecological Design Strategy / CEMP: Biodiversity.		Confirmation from site manager.		
The one-way amphibian fencing will be subject to monthly inspections to ensure that they remain intact and functional, with no potential points of access for amphibians. These monthly inspections will be undertaken by a suitably experienced ecologist. Any issues will be recorded and rectified as soon as possible.		Summary of results from attending ecologist.		

Installation of features to prevent amphibians being trapped in gully pots, grids and similar features during the operational phase of the development.		Confirmation of suitability from ecologist undertaking compliance inspection.		
Industrial Unit Compound - Initial habitat creation and enhancement works – As per LEMP				
Initial arboricultural works – Following recommendations of the AIA and EDS Sections 3.4 - 3.5.		Confirmation from site manager.		
Hedgerow planting. As detailed within the Planting Schedule and Specification Plan (drawing number 311/LAND/L/110 Revision P02).		Inspection and confirmation of suitability by project ecologist.		
Tree planting - As detailed within the Planting Schedule and Specification Plan (drawing number 311/LAND/L/110 Revision P02).		Inspection and confirmation of suitability by project ecologist.		
Sowing of four different types of grassland - Including preparatory ground works as detailed within the Planting Schedule and Specification Plan (drawing number 311/LAND/L/110 Revision P02).		Confirmation from site manager.		
Swale and attenuation basin creation - As detailed within the Planting Schedule and Specification Plan (drawing number 311/LAND/L/110 Revision P02).		Confirmation from site manager.		
Eco-heritage Park Phase 1 – Initial works – Commencing Year 1 (the year during which any construction or initial habitat clearance works commence)				
Identification and demarcation of all stands of Japanese knotweed *Reynoutria japonica* and montbretia *Crocosmia x crocosmiiflora*, as detailed within section 3.7 of the UES EDS & CEMP: Biodiversity report.		Confirmation from site manager.		

Starting the next appropriate time period (May to September inclusive) following the commencement of construction works or site clearance within Phase 1 of the development.				
Scrub removal to facilitate restoration of wildflower grassland and Pond 2		Confirmation from site manager.		
Ground works to prepare proposed wildflower grassland areas for seeding		Confirmation from site manager.		
Wildflower grassland seeding		Confirmation from site manager.		
First-year management of restored wildflower grassland		Confirmation from site manager.		
Removal of leaf-litter and excavation of restored Pond 2		Confirmation from attending ecologist.		
Importation of inert materials for creation of disturbed areas		Confirmation from attending ecologist.		
Removal of scrub around Pond 3		Confirmation from attending ecologist.		
Removal of leaf-litter and organic material within Pond 3		Confirmation from attending ecologist.		
Installation of bird and bat boxes affixed to trees. To be overseen by an appropriately experienced ecologist.		Confirmation from attending ecologist.		
Installation of bat boxes within retained Buildings 1, 2, 4, and 30, and installation of security measures. To be overseen by an appropriately experienced ecologist.		Confirmation from attending ecologist.		
Creation of brash / log pile.		Inspection and confirmation of suitability by project ecologist.		

Excavation of montbretia as detailed within section 3.7 of the UES EDS & CEMP: Biodiversity report. Starting the next appropriate period (May to September inclusive) following the commencement of construction works or site clearance within Phase 1 of the development.		Confirmation from site manager or attending ecologist.		
Annual removal of Himalayan balsam *Impatiens glandulifera* plants, as detailed within section 3.7. Pulling and removal will be undertaken annually in May - June for the first five years.		Confirmation from site manager or attending ecologist.		
Herbicide treatment of Japanese knotweed as detailed within section 3.7 of the UES EDS & CEMP: Biodiversity report. Starting the next appropriate season (August to October inclusive) following the commencement of construction works or site clearance within Phase 1 of the development.		Confirmation from site manager or attending ecologist.		

3 ECOLOGICAL COMPLIANCE AUDIT

This table below will act as the template for the Ecological Compliance Audit that will be undertaken annually following the completion of the proposed development, or following the commencement of any of the actions detailed within the table below, whichever occurs first.

The audit will be completed by UES or any other ecologist subsequently appointed as the project ecologist, and will be informed by the annual site inspection undertaken of the created and retained ecology areas by Enfys Ecology, North Wales Wildlife Trust and / or the project ecologist. The site inspection will be undertaken annually in June or July.

Following the annual site inspection, the Ecological Compliance Audit report below will be completed prior to the annual meeting between all members of the ecology cooperative, which will be held in August or September. The purpose of the audit and meeting is to discuss the establishment and condition of habitats, and whether any remedial actions are required to restore habitats and / or promote protected / target species.

Action audited	Performance indicator	Evidence required for audit	Pass (Yes/No), comments	Action required following audit
Industrial Unit Compound – long-term ongoing management plan – carried out by the appointed site management company				
Arboricultural works / tree pruning – only when required.	N/A	Yearly log of habitat management works undertaken.		
Tree / scrub / hedge plant establishment assessment.	Plants have established and do not appear to be diseased, damaged or dying.	To be assessed during site visit by auditor.		
Ongoing pruning of hedgerows.	N/A	Yearly log of habitat management works undertaken.		

		Yearly log of habitat management works undertaken.		
First-year management of wildflower meadow areas, swales and attenuation basin.	N/A	Yearly log of habitat management works undertaken.		
Second-year onwards management of wildflower meadow areas, swales and attenuation basin.	N/A	Yearly log of habitat management works undertaken.		
First-year management of native grassland lawn areas.	N/A	Yearly log of habitat management works undertaken.		
Second-year onwards management of native grassland lawn areas.	N/A	Yearly log of habitat management works undertaken.		
Management of amenity grassland and ornamental shrub planting.	N/A	Yearly log of habitat management works undertaken.		
Eco-heritage Park – Phase 2 Initial works – Commencing in Year 3				
Scrub removal to facilitate restoration of wildflower grassland.	N/A	Yearly log of habitat management works undertaken.		
Ground works to prepare proposed wildflower grassland areas for seeding.	N/A	Yearly log of habitat management works undertaken.		
Wildflower grassland seeding.	N/A	Yearly log of habitat management works undertaken.		

First-year management of restored wildflower grassland.	N/A	Yearly log of habitat management works undertaken.		
Creation of amphibian hibernacula.	N/A	Inspection and confirmation of suitability by project ecologist.		
Creation of brash / log pile.	N/A	Inspection and confirmation of suitability by project ecologist.		
Eco-heritage Park – Phase 3 – Initial works – Commencing in Year 6				
Scrub removal to facilitate restoration of wildflower grassland.	N/A	Yearly log of habitat management works undertaken.		
Ground works to prepare proposed wildflower grassland areas for seeding.	N/A	Yearly log of habitat management works undertaken.		
Wildflower grassland seeding.	N/A	Yearly log of habitat management works undertaken.		
First-year management of restored wildflower grassland.	N/A	Yearly log of habitat management works undertaken.		
Creation of 2x ponds.	N/A	Inspection and confirmation of suitability by project ecologist.		

Planting of marginal and emergent species within 2x newly created ponds.	N/A	Inspection and confirmation of suitability by project ecologist.		
Planting of oxygenating plants within 2x created ponds.	N/A	Inspection and confirmation of suitability by project ecologist.		
Creation of amphibian hibernacula.	N/A	Inspection and confirmation of suitability by project ecologist.		
Eco-heritage Park – Phase 4 – Initial works – Commencing in Year 9				
Scrub removal to facilitate restoration of wildflower grassland.		Yearly log of habitat management works undertaken.		
Ground works to prepare proposed wildflower grassland areas for seeding.		Yearly log of habitat management works undertaken.		
Wildflower grassland seeding.		Yearly log of habitat management works undertaken.		
First-year management of restored wildflower grassland.		Yearly log of habitat management works undertaken.		
Creation of new pond.		Inspection and confirmation of suitability by project ecologist.		

Planting of oxygenating plants within created excavated pond.		Inspection and confirmation of suitability by project ecologist.		
Selective scrub removal around retained Pond 4.		Confirmation from attending ecologist.		
Selective emergent vegetation removal within retained Pond 4.		Confirmation from attending ecologist.		
Creation of brash / log pile.		Inspection and confirmation of suitability by project ecologist.		
Eco-heritage Park – Phase 5 – Initial works – Commencing in Year 12				
Scrub removal to facilitate restoration of wildflower grassland.		Yearly log of habitat management works undertaken.		
Ground works to prepare proposed wildflower grassland areas for seeding.		Yearly log of habitat management works undertaken.		
Wildflower grassland seeding.		Yearly log of habitat management works undertaken.		
First-year management of restored wildflower grassland.		Yearly log of habitat management works undertaken.		
Eco-heritage Park – Phase 6 – Initial works – Commencing in Year 15				
Scrub removal to facilitate restoration of wildflower grassland.		Yearly log of habitat management works undertaken.		

Ground works to prepare proposed wildflower grassland areas for seeding.		Yearly log of habitat management works undertaken.		
Wildflower grassland seeding.		Yearly log of habitat management works undertaken.		
First-year management of restored wildflower grassland.		Yearly log of habitat management works undertaken.		
Creation of amphibian hibernacula.		Inspection and confirmation of suitability by project ecologist.		
Eco-heritage Park – long-term ongoing management plan – covering all phases and commencing immediately following the start of works within each phase				
5-year site inspection of woodland areas by a suitably qualified arboriculturist or ecologist.				
Selective thinning of trees, coppicing and clearance of understory within woodland and areas of mature hawthorn scrub.		Yearly log of habitat management works undertaken. Inspection and confirmation of suitability by project ecologist.		
Eradication of invasive species montbretia and Japanese knotweed.		Yearly log of habitat management works undertaken.		

		Inspection and confirmation of suitability by project ecologist.		
Ongoing control of invasive Himalayan balsam.		Yearly log of habitat management works undertaken.		
Ongoing management of disturbed ephemeral areas.		Yearly log of habitat management works undertaken. Inspection and confirmation of suitability by project ecologist.		
Ongoing pond management.		Yearly log of habitat management works undertaken. Inspection and confirmation of suitability by project ecologist.		
Second-year and ongoing management of restored wildflower grassland.		Yearly log of habitat management works undertaken.		

Ongoing Monitoring – As per Amphibian Conservation Plan, Bat Conservation & Monitoring Plan and LEMP				
Annual site inspections will be undertaken of the Eco-heritage Park by Enfys Ecology, North Wales Wildlife Trust and / or the project ecologist. The surveys will be undertaken annually in June or July.	Positive – successful establishment of all habitats. Negative – degradation or failed establishment of habitats.	Summary report of survey findings.		
Annual meeting between all members of the Ecology Cooperative, to discuss the establishment and condition of habitats, and whether any remedial actions are required to restore habitats and / or promote protected species. The meetings will be held annually in August or September.	N/A	Meeting minutes.		
Annual GCN population size class assessment monitoring surveys of the retained and newly created ponds. Monitoring surveys will cover a 25-year period starting in the next available survey period following the commencement of the development works. The surveys will be undertaken in accordance with the Wales GCN Monitoring Scheme and will involve 2-3 annual torch counts and an egg search of all retained and created ponds, in addition to annual Habitat Suitability (HSI) Assessments of all ponds. All torch counts will be undertaken during the peak breeding season of mid-April to mid-May and all HSI assessments will be undertaken during at the optimal time of year, between April and September inclusive. The results of the monitoring will be reported through the Wales GCN Monitoring Scheme with results uploaded annually by the 30th September.	Positive - Increase or stable population levels of target species, using 50 individuals as the initial monitoring target. Positive - Evidence of breeding (egg laying, efts or juveniles observed). Negative – Notable decrease in population levels of target species (more than 20% drop from the previous year). Declines must be over two consecutive survey periods as yearly fluctuations are to be expected from external factors. Declines in specific ponds are acceptable provided overall population levels on site are stable or increasing.	Summary of survey results, and timings. Evidence of record submission to COFNOD.		

	Negative – No evidence of breeding (egg laying, efts or juveniles observed) after breeding has previously confirmed in the pond. Must be observed over two consecutive survey periods as a year of reduced breeding could be caused by external factors.			
Following completion of the construction, butterfly monitoring surveys will be undertaken of the Eco-heritage Park by an appropriately skilled ecologist, with particular focus on dingy skipper, grizzled skipper and small heath butterflies (species of principle importance). These monitoring surveys will be undertaken every 5-years across the 25-year monitoring period. All records of these three butterfly species and any other 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.	Positive - Increase or stable population levels of target species. Negative – Decrease in population levels of target species. Declines must be over two consecutive survey periods as yearly fluctuations are to be expected from external factors.	Summary of survey results, and timings.		
Invertebrate monitoring surveys, covering all taxa will be undertaken of the Eco-heritage Park by an appropriately skilled ecologist These monitoring surveys will be undertaken every 5-years across the 25-year monitoring period, starting in Year 5. 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.	Positive - Increase or stable population levels of target species. Positive – Increase or stable number of species recorded. Negative – Significant decrease in population levels of target species.	Summary of survey results, and timings.		

	Negative – Significant decrease in number of species recorded.			
Bat monitoring surveys: Initial winter (December-February) monitoring of bat boxes installed within buildings, in Year 3. Initial summer (June to August) monitoring of bat boxes installed within buildings and on trees, in Year 3. Ongoing summer (June-August) monitoring of bat boxes within buildings and on trees. Every 5 years from Years 5 to 25 inclusive. To be undertaken by a licensed ecologist. All records of bats or any other 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.	Positive - Increase or stable population levels roosting bats. Negative – Significant decrease in use of boxes by roosting bats	Summary of survey results, and timings.		

Any other points to note/comments from auditor:

Photographic Evidence: ☐ Yes ☐ No		If Yes, please attach to completed report		
Year	**Auditor Name**	**Auditor Signature**	**Date of site visit**	**Date of report**