
arbtech

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Preliminary Ecological Appraisal

Survey site:
Land at Vauxhall Industrial Estate, Ruabon, Wrexham, Clywd LL14 6HA

Client:
VENIAN UTILITIES LTD

Survey date:
12/02/2026

Project:
This report is prepared to inform a planning application with Wrexham County Borough Council. This proposal can be described as;

'The creation of a gym unit with an associated car park'

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Recommendations
• A Green infrastructure statement is required to ensure the proposed works account for the loss of habitats. • Precautionary working methods will be required for birds, reptiles, amphibians, badgers and hedgehogs. • Enhancements are outlined in the relevant tables below.

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2026.

Limitations

- Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

- A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

- The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. However due to the habitats present on site it is not thought any notable species would be found during the optimal season.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: *Site location and landscape context*

Site Location
The site is located at National Grid Reference SJ 30372 44998 and has an area of approximately 0.171ha. The site comprises an area dominated in artificial unsealed surface that is of constructed of gravel and a small, tarmacked access road. The site also has standing storage containers. One scattered tree is growing within the site boundary from the neighbouring plot. It is situated within an industrial state known as Vauxhall industrial park that is located within Ruabon, Wrexham. The site is adjacent to a small area of woodland and the Shrewsbury to Chester railway line thus providing connectivity to other notable habitats within the locality. Aerial imagery shows the local area to have woodland character with swathes of woodland located across the landscape. There are small residential developments to the north, south and west. Water bodies can be found nearby such as Black brook located ~0.09km east. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.
Priority Habitats and Designated Sites
Summary of Survey Findings The site does not contain any habitats listed as a habitat of principal importance under Section 7 of the habitats under the environment Wales act (2016). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 1km/2km. **Priority Habitats** There are seven priority habitats located within 2 km of the site. These comprise open mosaic habitat on previously developed land, purple moor grass and rush pastures, traditional orchards, lowland meadows, parkland, lowland fens and reedbeds. The closest priority habitat comprises open mosaic habitat on previously developed land, located ~0.28km from the site. The site could be connected to dispersal corridors for wildlife due to the adjacent areas of woodland and railway. however, there is no suitable habitats on site. **Designated Sites**

There are two statutory sites within 2 km of the site. These are listed below:

Designation	Distance from site
Stryt Las A'r Hafod SSSI	0.1km North
Johnstown Newt Sites SAC	0.1km North

Table 1a: *Statutory sites within 2km of the site*

The site does fall within the impact risk zone for Stryt Las A'r Hafod site of special scientific interest (SSSI) however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from COFNOD. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

Notable habitats
No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to unknown designated sites and the adjacent woodland indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.

Recommendations

On-site habitats
Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

Notable habitats
Best practice measures to minimise the possibility of pollution affecting the nearby woodland adjacent to the site boundary and nearby unknown notable habitats must be implemented during construction.

Habitats and Flora

The site survey was undertaken by Chloe Quinn BSc (Hons), MSc, Graduate Ecologist.

Table 2: *Survey weather conditions*

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (Beaufort)	Rain
12/02/2026	7	81	80	2	Light rain

Table 3: *Habitats and flora*

Habitats and Flora: Conclusion, Impact or Recommendations *This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.*
Onsite habitats
Summary of Survey Findings **u1c** - Artificial unvegetated, unsealed surface The site is dominated by a large area of unsealed surface constructed of gravel. There is a raised area surrounding the site where there is a small amount of vegetation growth (<10%). In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a N/A condition.

Abundance	Species
Dominant	-

Abundant	Creeping buttercup *(Ranunculus repens)*, cleavers *(Galium aparine)*, common ragwort *(Jacobaea vulgaris)*, perennial rye-grass *(Lolium perenne)*, daisy *(Bellis perennis)*
Frequent	Bramble *(Rubus fruticosus)*, herb-robert *(Geranium robertianum)*, ground-ivy *(Glechoma hederacea)*, common chickweed *(Stellaria media)*, spear thistle *(Cirsium vulgare)*
Occasional	Early forget-me-not *(Myosotis ramosissima)*, groundsel *(Senecio vulgaris)*, lesser swine-cress *(Lepidium didymum)*, hairy bittercress *(Cardamine hirsuta)*, snowberry *(Symphoricarpos albus)*, garlic mustard *(Alliaria petiolata)*
Rare	Hedge mustard *(Sisymbrium officinale)*, wild teasel *(Dipsacus fullonum)*

Table 3a: *Artificial unvegetated, unsealed surface species abundance.*

u1b - Developed land; sealed surface

To the north of the site there is a tarmacked access road that leads to the centre of the site from main industrial estate. The tarmac is in good condition with no signs of wear.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a N/A condition.

u1e - Built linear features

Surrounding the site there is metal palisade fencing. The fence is roughly 6ft. It is overall in good condition with no significant damage however there are small gaps under sections of the fence and some small sections where the fence has warped. Additionally, there is a electric gate that allows access on to the site.

[32] - Scattered Trees (32)

There is one small Black Poplar hybrid *(Populus nigra x)* present on site. It is growing through the metal palisade fencing along the western site boundary. This individual tree was assessed as being in moderate condition. No specific ecological niches were recorded for this specimen. The tree is considered mature.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the individual trees were assessed to have the following condition values:

No.	Tree	Condition Score
T1	Black polar hybrid *Populus nigra x*	Moderate

Table 3b: *The individual condition scores of each tree on site.*

Impacts

The proposed development will result in the loss of ~ 0.156ha of artificial unvegetated, unsealed surface. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats.

Recommendations

Green Infrastructure Assessment

Planning Policy Wales (2024) requires all developments within Wales to conduct a Green Infrastructure Assessment to deliver Net Biodiversity Benefit and maintain biodiversity during development. Therefore, the planning application must be accompanied by a Green Infrastructure Statement to detail how the site is maintaining biodiversity and include recommendations to further enhance the sites biodiversity.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site.

Impacts

None foreseen due to the absence of non-native invasive species.

Recommendations

No further surveys required due to the absence of non-native invasive species.

Fauna

Table 4: *Fauna*

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Invertebrates

Summary of Survey Findings
The site provides limited habitat value for a variety of commonplace species limited to the ruderal herbs around the site boundary but is unlikely to support important species and assemblages.

Impacts
~ 0.156ha of artificial unvegetated, unsealed surface will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.

Recommendations
No further surveys required.

Suggested biodiversity enhancements
The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Planting of pollinator friendly species in raised planters
- Installation of insect hotels
- Creation of rock and brash piles to the rear of the building.

Roosting Bats

Summary of Survey Findings

EPSL data
The records of bats within 2km is unknown without records from COFNOD.

There are no Special Areas of Conservation designated for bats within 10km of the site.

Roosting habitat [Trees]
Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are no buildings on site but there is one small tree. The trees displayed no features suitable for roosting bats (I.e. no knot holes, woodpecker holes, wounds) nor was any evidence of any roosting bats found. As such the on-site tree is classed as '**negligible**'.

Roosting habitat [adjacent trees]
The site is adjacent to woodland that runs along the railway line. The woodland features a mix of species and age classes. There may be suitability for roosting bats within mature trees that have suitable decay features.

Impacts

Roosting habitat [Trees]
As the onsite tree is to be retained and lacks suitable decay features that would support roosting bats there are no impacts anticipated to roosting bats from the prosed development.

Roosting habitat [adjacent trees]
Any increase in light spill onto the adjacent woodland may affect roosting bats**.**

Recommendations

Roosting habitat [Trees]
No further reaccommodation's required as the on-site tree is to remain post development and lacks suitable decay features.

Roosting habitat [adjacent trees]

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting1.

Suggested biodiversity enhancements

The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat boxes will be placed on the building (if suitable) or on the retained tree. They will be suitable for pipistrelles. Suitable bat boxes include;

- Beaumaris Woodstone bat box
- Harlech Woodstone bat box

or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

Foraging and Commuting Bats

Summary of Survey Findings

There are no habitats on site that provide foraging opportunities for bats. However, bats may commute and forage close to the site due to the adjacent woodland as the woodland likely to provides micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to the nearby woodland and deter bats from using the area for roosting, foraging and commuting.

Recommendations

Artificial lighting

As above in the roosting bats section a low impact lighting strategy will be adopted.

Suggested biodiversity enhancements

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

Trees and vegetation

No evidence of nesting birds was identified within the tree on site, however the tree on site and adjacent woodland provide suitable shelter and could be used by common nesting birds.

Barn owls
The site does not appear to provide any suitable nesting sites for barn owls.

Overwintering birds
Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Trees and vegetation
If any nests are present within the retained tree or nearby woodland at the time of works, the proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Barn owls
No impacts foreseen.

Overwintering birds
No impacts foreseen.

Recommendations

Trees and vegetation
Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Suggested biodiversity enhancements
The installation of a minimum of one bird boxes on the created building will provide additional nesting habitat for birds e.g.

- Woodstone Nest Box (buildings or trees)

Or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Reptiles

Summary of Survey Findings

EPSL data
The records of Reptiles within 2km is unknown without records from COFNOD.

There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. The site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration to the northwest. However, along the eastern and southern site boundary there's adjacent woodland and a railway line that provide elevated value to reptiles. Therefor we cannot discount the presence of reptiles on site however likely limited to low numbers for transient periods.

Wider landscape
The adjacent woodland, brook and railway line are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.

Impacts
~ 0.156ha of artificial unvegetated, unsealed surface will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations
Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape
- Site clearance will be undertaken outside of the reptile hibernation season (November to February) insofar as is possible.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist.

Amphibians

Summary of Survey Findings

EPSL data

The records of Great crested newts within 2km is unknown without records from COFNOD.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a five ponds within 500m; the closest pond (P1) is located ~0.03km southwest of the site and is a anglers club fishing pond. The pond has a high stock of fish and turbid waters that lack in submerged vegetation as such these features are likely indicative that there would not be a population of great crested newts. P2 is located 0.25km to the southwest of site on the far side of Ruabon Road that features high kerbs and heavy traffic flow which prove a significant barrier to dispersal eliminating connectivity to the site for great crested newts. Pond 3 is situated to ~0.35km to the east of the site, black brook runs to the northwest of the pond. The brook acts as a barrier to dispersal due to fast flow and as such eliminates connectivity to the site. P4-P5 are located ~0.40km to the northeast of the site within new hall independent hospital. The hospital is surrounded by large stone walls which would provide a barrier to dispersal.

A pond map showing approximate pond locations is provided in Appendix 3.

Terrestrial habitat suitability
The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing offer sub-optimal habitat for terrestrial amphibians. The adjacent woodland may provide elevated habitat value to newts but due to the lack of connected breeding ponds it is unlikely that great crested newts will be present on site. However, common amphibians could commute through the site.

Impacts
Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.

Recommendations
Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.

Badgers

Summary of Survey Findings

EPSL data

[redacted]

[redacted] (including mammal paths, latrines, snuffle holes). The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. However, with the site being adjacent to woodland there is a possible badgers could commuter through the site.

Impacts

No works will be undertaken within 30m of a badger sett. ~0.156ha of artificial unvegetated, unsealed surface will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that a badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist.

Riparian animals

Summary of Survey Findings

Although there are no suitable habitats on site or connected to site i.e. a watercourse, Monks pool an angler's pond is in close vicinity of the site boundary. Although very unlikely otters could potentially commute through the site or along the site boundary.

Impacts

Due to the proximity of monk's pool, otters could possibly commute through the site. As such the proposed works could cause injury or death to otters.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use.
- Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that an otter holt or den is identified within 8m of site, works must cease and advise must be sought from a suitably qualified ecologist.

Hazel dormouse

Summary of Survey Findings

EPSL data

The records of Hazel dormice within 2km is unknown without records from COFNOD.

The adjacent woodland to the site is separated with urban infrastructure such a built linear features and buildings. Further the woodland lacks the suitable utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. With there being no suitable habitats on site it is not thought that dormice will commute through the site. As such it is considered likely that hazel dormice are absent from site.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

No further surveys or recommendations for dormice are required.

Other e.g. small mammals

Summary of Survey Findings

There is limited suitable habitat on site that could have supported small terrestrial mammals such as rabbits, hares and hedgehogs.

However, with the adjacent woodland the presence of small mammals such as hedgehogs cannot be discounted.

Impacts

The development will result in the loss of ~0.156ha of artificial unvegetated, unsealed surface. The loss of such habitats will likely be inconsequential to local small mammal/hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, if any small mammals such a hedgehogs commute through the site they could be injured or killed.

Recommendations

A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any rabbits, hares or hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Suggested biodiversity enhancements

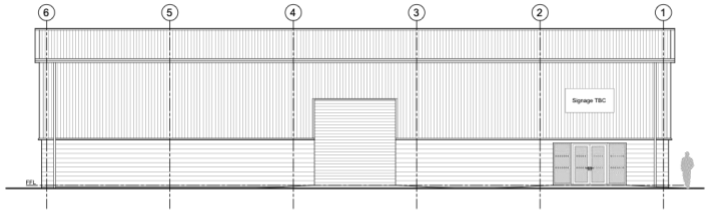
The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

• Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site

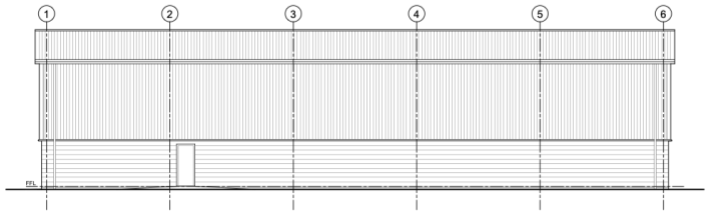
• Creation of brash piles

• Installation of hedgehog houses in shady areas.

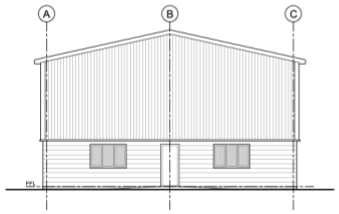
Appendix 1: Proposed Development Plan



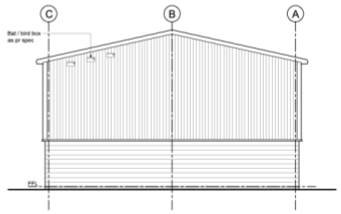
Front Elevation 1:100



Rear Elevation 1:100



Side-01 Elevation 1:100



Side-02 Elevation 1:100

Notes

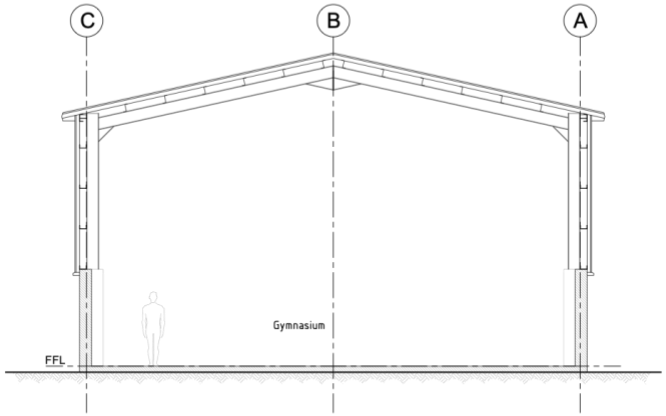
Biodiversity
A bat and bird box is to be installed to one elevation to ensure that the development meets Net Biodiversity benefit requirements.

Bird boxes
Wherever possible bird boxes should be built into new builds or new extensions, rather than attached externally. Woodcrete boxes (such as those built by Vivara or Schwegler) provide the most longevity and best conditions, wooden boxes should only be used in specific circumstances when woodcrete is not suitable.

- Bird boxes should be a minimum four metres up a tree or wall;
- Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.
- Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.

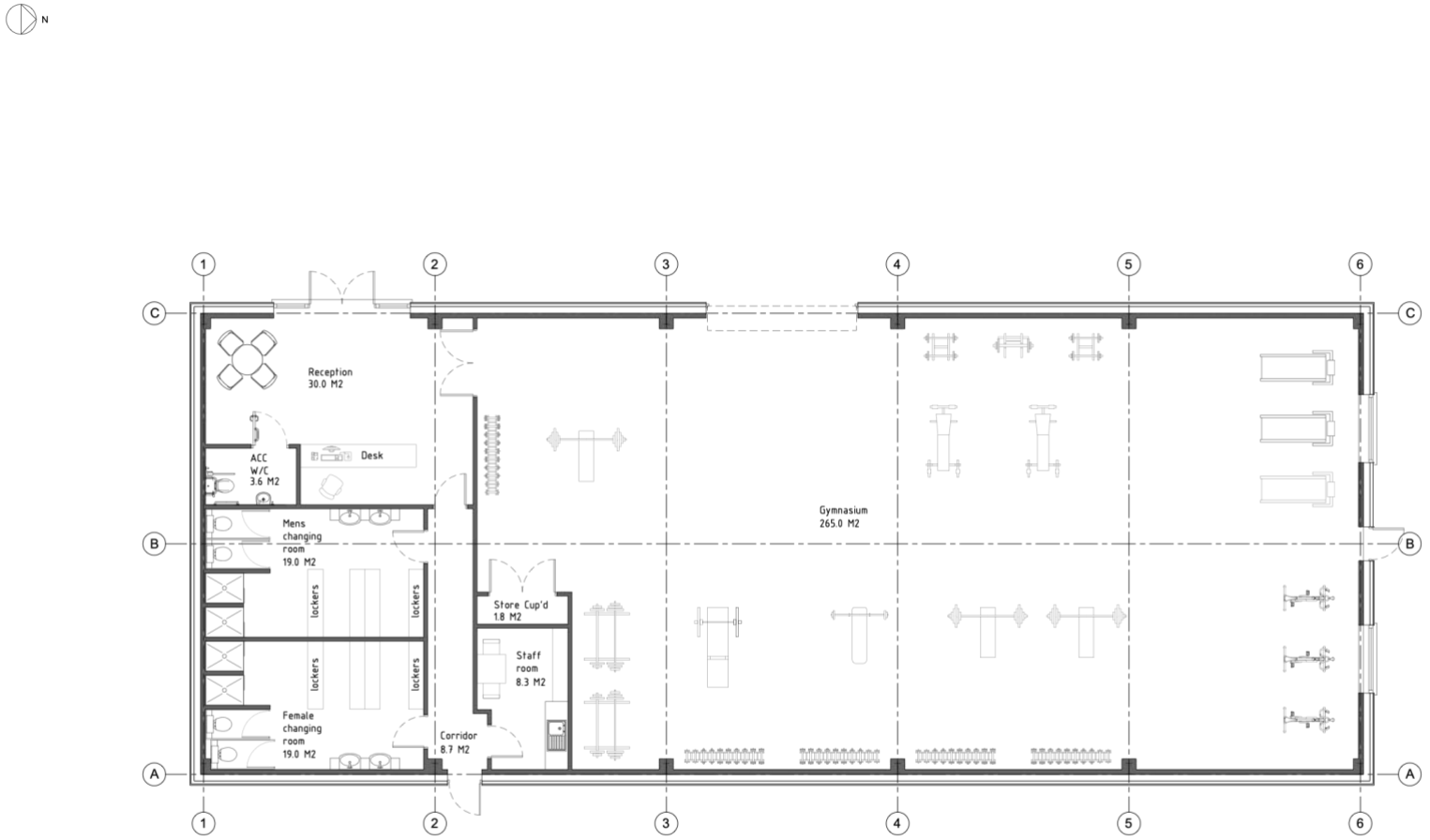
Bat Boxes
There is a preference for integrated bat boxes and tubes which can be matched and built into the walls and facade of a building, for instance Green & Blues Bat Block, Vivara pro build-in and Schwegler woodstone bat tube. They have the advantage of offering a secure, permanent space for bats with little maintenance and potentially better thermal properties. If integral boxes cannot be used boxes should be long-lasting woodcrete such as Schwegler 2F or Beaumaris.
Locate boxes:

- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).



Section AA-01 1:50

HDS ARCHITECTURAL SERVICES HDS Architectural Services, The Foundry, 15 Yorke Street, Wrexham LL13 8LW Tel (01978) 345250 hdsarch@hotmail.co.uk	**Project;** Ruabon Fitness Centre, Vauxhall Industrial Estate, Ruabon, Wrexham		**Dwg No;** RFC/PD/02	**Date;** 18.12.2025
	Title; 02-Elevations and Section-AA01	**Scale (A1);** 1:50	**Revision;**	



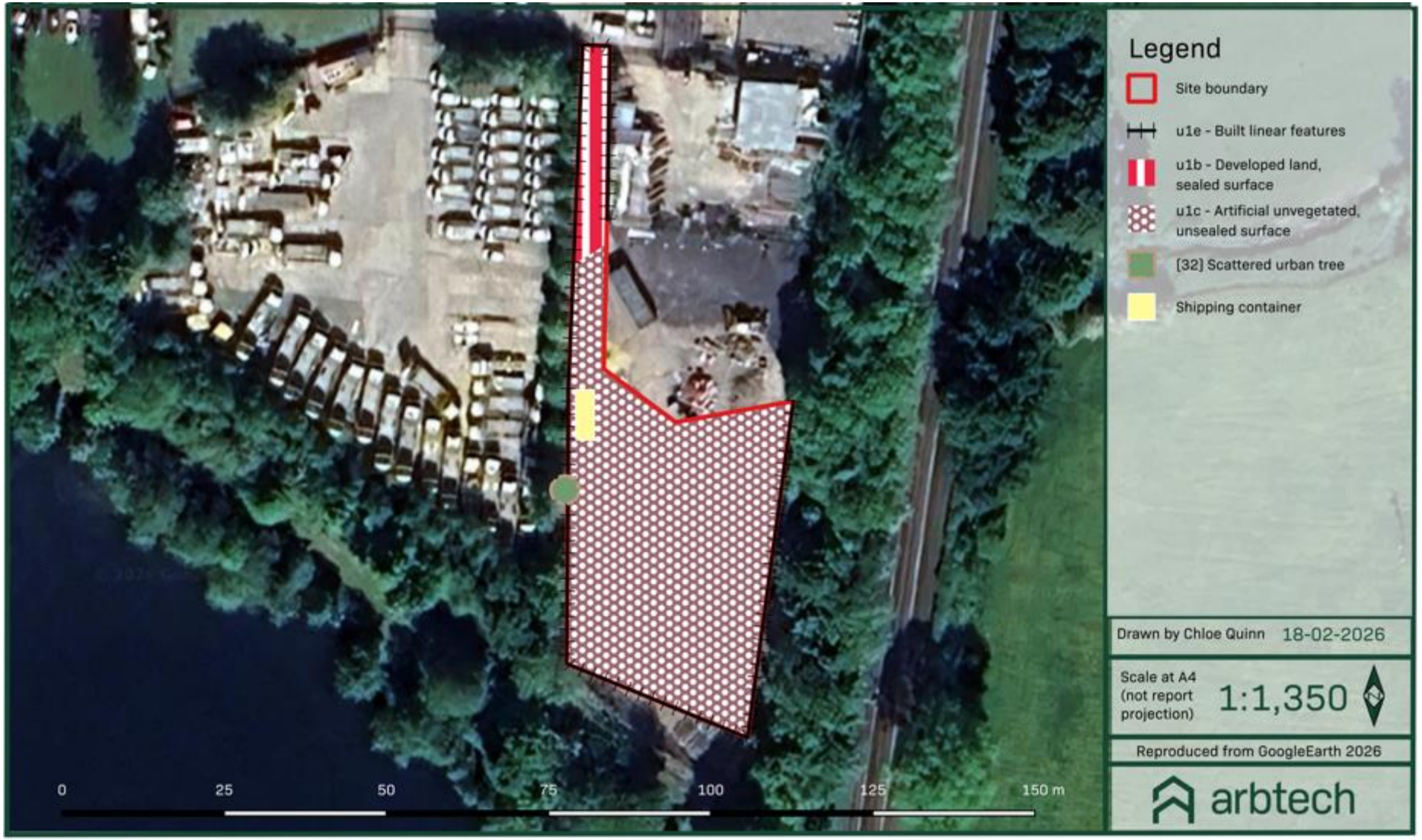
Floor Plan 1:50

HDS ARCHITECTURAL SERVICES HDS Architectural Services, The Foundry, 15 Yorke Street, Wrexham LL13 8LW Tel (01978) 345250 hdsarchitectural.co.uk	**Project;** Ruabon Fitness Centre, Vauxhall Industrial Estate, Ruabon, Wrexham		**Dwg No;** RFC/PD/01	**Date;** 17.12.2025
	Title; 01-Floor Plan	**Scale (A1);** 1:50	**Revision;**	

Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: Pond Plan



Appendix 5: Site Photographs



Photo 1: *Artificial unvegetated, unsealed surface*



Photo 2: *Developed land; sealed surface*



Photo 3: *Built linear features*



Photo 4: *Black Poplar hybrid (Populus nigra x)*

Appendix 6: Baseline Condition Assessments

Table 6a: Scattered trees - #1 Black Poplar (populus nigra) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	**Y**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 3/6
	Condition **Moderate** due to passing 3 of 6 criteria and all essential criteria.	

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