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Client Name:	**Lewis**
Site Address:	**Land at Manley Hall** **Erbistock** **Wrexham** **LL13 0DH**
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The report should be read in its entirety. Questions arising from the survey report should be directed to the author of the report who will be pleased to clarify any technical issues raised.

Whilst surveyors make every reasonable effort, Ben Jones Ecology cannot guarantee that all protected species have been identified and survey results are definitive. Many species are cryptic and transitional in habit.

Reports are considered valid for two years for planning purposes, after which time further survey information may be required.

Ben Jones Ecology can provide advice and support for recommendations and planning conditions.

The use of this report or survey data for any form of formal submission to an NGO or other authority implicitly implies acceptance of the terms and conditions.

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1 Purpose of the Document

Ben Jones Ecology was commissioned by the client, Mr G Lewis, to produce a Green Infrastructure Statement as supporting information for a planning application for the development of a single agricultural worker's dwelling at Manley Hall, Erbistock.

The survey report has these principal aims:

- To provide assurance that the proposed development will not be detrimental to the wider green infrastructure.
- To identify ecological requirements to ensure continued ecological functionality of the site and its immediate surrounds post-development.

The Green Infrastructure Statements are a requirement under the revised Chapter 6 of Planning Policy Wales (PPW) 12th edition, whereby it aims to "*describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants*."

This document has been prepared by Ben Jones BSc (hons) MSc MCIEEM, an ecologist with 10 years' experience conducting ecological appraisals.

Methodology

The statement has been produced in line with requirements outlined in PPW and based on the preliminary ecological appraisal conducted by Ben Jones Ecology in September 2025 (PEA BJ25-234.1)

The development is for a single dwelling in large agricultural rotation field, growing grass for grazing at the time of survey. The field is of no botanical interest and the development is very small scale. This document has been prepared in a proportionate manner.

The development will be designed to enhance the biodiversity value of the land along the eastern and south-eastern boundary, with dense planting.

2 The Step-Wise Approach

The Step-Wise approach outlined in Figure 12 of PPW shows the mitigation hierarchy as follows:

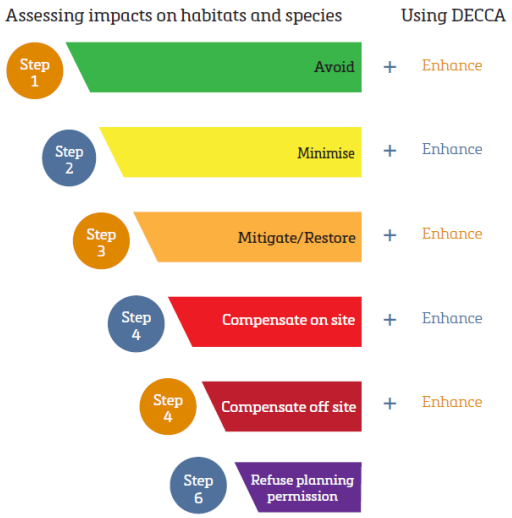


Figure 2.1. Step-Wise approach from PPW Chapter 6

Step 1 is to avoid the impacts entirely which cannot be entirely satisfied whilst still building the proposed dwelling. The habitats to be lost on site are of very low ecological and connective value, but will still be lost by the proposal.

There are mature trees on the western side of the red line area which should be retained at all times. Specific proposed site plans have not been drawn up at the time of writing but there is enough space to avoid impacts on these trees by having the building footprint outside an accepted root protection area for the trees. Unless stated otherwise in an Arboricultural report this should be assumed as the diameter of the tree at breast height x 12.

Step 2 is then to minimise – the new dwelling will be located entirely within the grassland, requiring no removal of features of ecological or connective value such as mature trees. It is clear, therefore, that impacts have thus far been minimised as far as possible by utilising the chosen location.

Step 3 aims to mitigate and restore any habitats that are to be unavoidably lost. The loss of a relatively small footprint of low value agricultural rotation land is of no significant consequence to local wildlife, and the connective infrastructure around the site will not be hampered by the works. No fragmentation of habitats of higher value in the wider landscape will be caused by the works.

Step 4 is then to compensate on site. Whilst the developable area of site is of no connective value in itself at present, the client is keen to plant new hedgerows along the currently informal site boundaries. These will provide more vertically diverse habitat in an otherwise uninteresting field. The trees already provide good hop-over habitats between the roadside hedgerow and habitats to the south, though they do not extend far to the south.

It is clear from the information above that the Step-Wise Approach has been followed satisfactorily throughout the design iterations for the development as proposed, and that the proposed planting will go above and beyond offsetting the losses incurred by the effective removal of low value existing grassland.

3 Net Benefit for Biodiversity

3.1 Biodiversity Enhancements

3.1.1 Artificial Enhancements

The PEA identifies opportunities to enhance roosting value for bats and nesting value for bats by erecting artificial boxes for both species groups on nearby mature trees to the north, or on buildings to the south. The following information is taken directly from the PEA report.

3.1.2 Bats

It is recommended that permanent provision be made for roosting opportunities for bats with the inclusion of an integrated bat box in the new house. These will be erected at a height of 3-4 m and in a southerly, westerly or easterly facing direction.

Enclosed Bat Box (B and C)

- Designed specifically for the pipistrelle bat
- Available in all brick types
- Discrete home for bats
- Various sizes
- Several roosting zones are created inside the box
- Bats are contained within the bat box itself
- Maintenance free with entrance at the base
- Ideal for new build & conservation work



Bat Box B



Bat Box C

Eco Habitats for Bats	Sizes (mm)	Durability
Bat Box Type A	215 x 65	F2 S2 – Fully Frost Resistant
Bat Box Type B	215 x 215 or 215 x 290	F2 S2 – Fully Frost Resistant

Figure 3.1. Example integrated bat box

3.1.3 Birds

It is recommended that a range of woodcrete boxes are erected around the site to provide an enhancement for passerine birds, and a selection of the following would be appropriate.

a. Sparrow Terraces should be erected under the eaves of a building at a minimum height of 3m, in a westerly, northerly or easterly aspect.

b. 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a westerly, northerly or easterly aspect.

c. Robin boxes should be installed inside vegetation such as a hedge or shrub, ideally at a height of over 2m.



Figure 3.2. Bird boxes

3.2 Natural Enhancements

The Green Infrastructure Statement identifies that the loss of a relatively small footprint of low value grassland is of no significant consequence to local wildlife, and the connective infrastructure around the site will not be hampered by the works. It also states that the client is keen to plant new hedgerows on currently unvegetated site boundaries to provide vertical structure and ecological links between habitats in the vicinity.

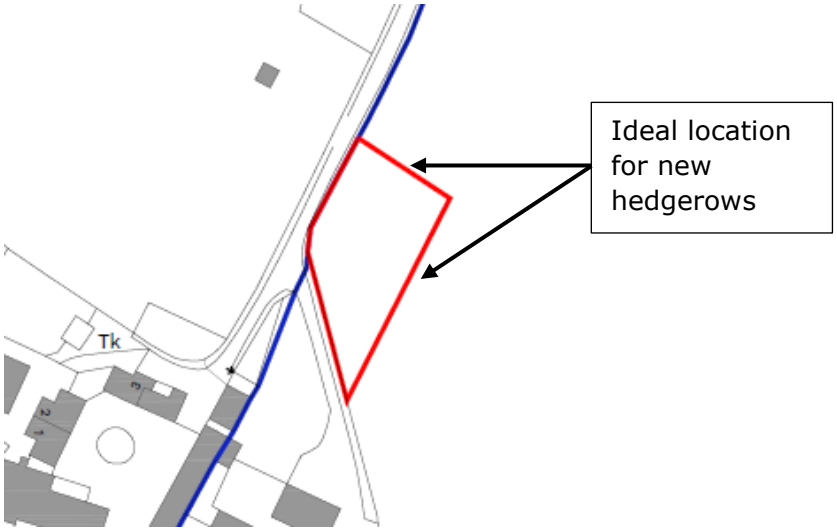


Figure 3.3. Boundaries to the planted up

The PEA states that newly planted hedgerows will be native species, locally sourced where possible (i.e. within a 50-mile radius), and from the lists below.

Table 3.1. New hedge planting scheme

Common Name	*Latin Name*	Distribution (%)
Hawthorn	*Crataegus monogyna*	35%
Blackthorn	*Prunus spinosa*	35%
Hazel	*Corylus avellana*	10%
Holly	*Ilex aquifolium*	10%
Wild Service Tree	*Sorbus torminalis*	10%

Table 3.2. Fruiting plant enhancement

Common Name	*Latin Name*
Crab Apple	*Malus sylvestris*
Wild Cherry	*Prunus avium*
Wild Pear	*Pyrus communis*

The hedges are to cut back when appropriate, but not within the first three years after planting. Pruning will occur in winter. They are to be mechanically trimmed to maintain a set height and if necessary will be shaped so the base of the hedge is wider than the top. The ground within 1m of the base of the hedges is to be left undisturbed on the outside – the inside will be vegetated garden and cannot satisfy this requirement. If hedgerows become too high or have been neglected for too long they will either be coppiced or laid.

Large vegetation is to be cut back only when it is a health and safety risk, is blocking access or it is damaging other habitats.

Failure Replacements

Any plants that are seen to be failing will be replaced to the cost of the developer.

Table 3.3. Monitoring requirement

Habitat	Monitoring Activity	Key Indicator	Targets	Frequency	Time of Year
Bat Boxes & Bird Boxes	Examine from ground level	Check for damage Check for blockage	• Undamaged • Unblocked (i.e. by wasps nest)	Annual	Winter
Newly planted hedgerow	Walk full length of hedgerow	Check height and width of hedge. Check width of buffer. Check for gaps and dead whips. Check for damage and invasive species	• At least 1.5m high and 1.5m deep • No gaps in the base or canopy • 1m buffer with no disturbed ground on the outside • No invasive species • No damage	Annual	Summer