Mr James Sadowski

Axcess Tree Yard,

Penley Camp

Penley

Green Infrastructure Statement and Net Biodiversity Benefit Plan

20th February 2026

Produced by Wildbanks Conservation

www.wildbanksconservation.com

Introduction

This document contains the required ecological mitigation and biodiversity enhancement actions relating to the retrospective planning permission application to store raw timber, logs, woodchip and machinery associated with a tree management business at land off Tudor drive, Penley Wrexham LL13 0JN. For clarity from this point onwards the Site is the footprint of the yard (red line boundary).

A Site visit was undertaken on the 10/02/26 by Mick Smith MCIEEM, Director Wildbanks Conservation with 20 years experience in ecological consultancy. A walk around the wider area owned by Mr Sadowski (blue line boundary) was also completed at this time to inform the Green Infrastructure Statement.

Green Infrastructure Statement

Within the wider area outside of the Site to the south, east and north that is also owned by Mr Sadowski, habitat is dominated by trees growing on and within the remains of an old Polish Hospital built during the Second World War. Few buildings/brick structures exist currently but the remains of them and the concrete pads and roads are present extensively throughout the area. Trees, predominantly sycamore (*Acer pseudoplatanus*) and ash (*Fraxinus excelsior*) with occasional sessile oak (*Quercu petreaea*) and yew (*Taxus baccata*) and scrub, predominantly holly (*Ilex aquafolium*), hawthorn (*Crataegus monogyna*), hazel (*Coryllus avellana*) and blackthorn (*Prunus spinosa*) with bramble (*Rubus fruticosus*) and other ruderal species, common ivy (*Hedera helix*), red dead nettle (*Lamium prupureum*), nettle (*Urtica dioica*) and willow herb species are dominant throughout the area. Significant areas of rubble and concrete from the old buildings are also present throughout the area.

An area of woodland exists in the north western corner of the wider site owned by the applicant. In this area there is not the extent of concrete pads, roads or hardstanding present within the rest of the wider former hospital site and a woodland habitat is present. In this section sessile oak dominate with occasional ash and hazel and hawthorn understorey. Little ground flora was visible during the site visit other than bramble, nettle and ivy. An active badger sett consisting of 11 holes is present within this area some 33m from the western boundary of the Site.

Small stands of Japanese knotweed (*Fallopia japonica*) are also present within this woodland habitat that the applicant is treating regularly.

The timing of the survey is outside the optimal period for detailed botanical assessment and as a result, some plant species could not be identified to species level or may not have been present, it was not always possible to classify habitats to a precise habitat level 4/5 (UK Habs, 2023). However, it is considered that the species that could be identified do provide sufficient information to assess the habitats present and inform this Net Biodiversity Benefits Plan.

No habitat within the wider area surrounding the Site will be effected either temporarily or permanently through the use of the yard for commercial activities. Enhancement measures are proposed to be installed within the wider area around the Site as opportunities within the Site do not exist. The applicant is in support of this and can provide a written confirmation of this.

Existing habitat within the Site

The footprint of the Site is a concrete yard. No trees exist within the yard. A natural earth bund has been created around the yard to act as a buffer to sound and visual appearance. This has vegetated with grass and ruderal species similar to the wider land beyond the Site and creates a good nesting, foraging and resting area for small mammals, amphibians and birds. The yard currently holds machinery and log piles stored for cutting into firewood.

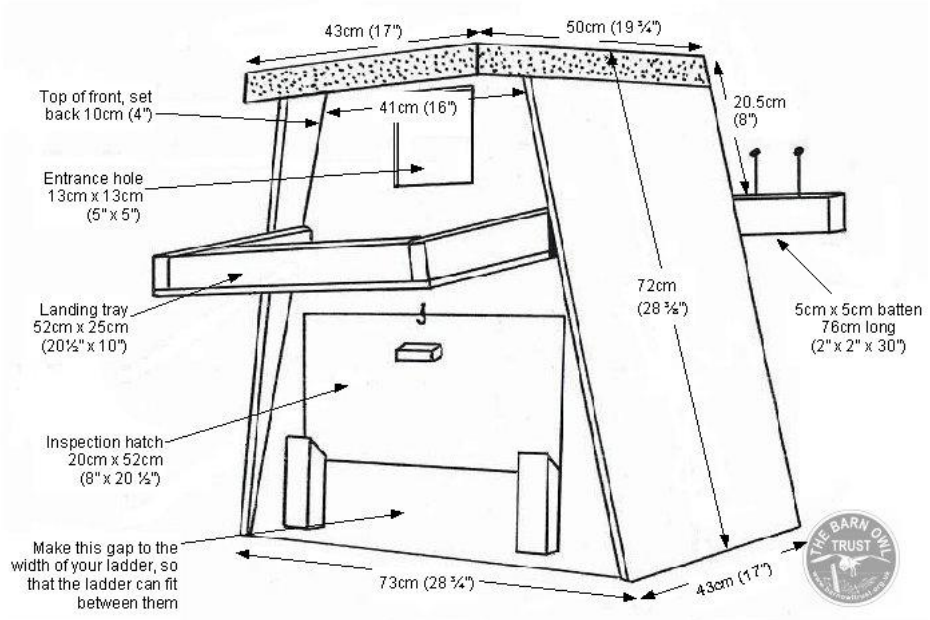
No physical boundary (other than the bund) exists between the Site and wider area. The log piles could provide some nesting habitat for bird species such as robin, wren or blackbird but the high level of use and disturbance within these areas would make this unlikely. As a current working commercial yard the Site holds negligible potential for biodiversity.

The wider area surrounding the Site predominantly consists of trees, scrub and ruderal species and further hardstanding and concrete pads. None of these habitats will be effected by the continuance of the commercial activities.

Although no development will take place, as the works have been completed, all developments have an obligation to increase the biodiversity potential of the site through the development and this document details the suggested biodiversity improvements to meet these obligations. As a result of the implementation of the below recommendations it is anticipated that there will be a significant Net Biodiversity Benefit through the completion of this project.

Briefly, the recommendations include:

- Installation of a barn owl box within a mature oak tree on the northern boundary of the wider site. Facing out on to the fields. The box will be of the design recommended by the Barn Owl Trust.



- Installation of six bat boxes within the woodland in the northwest corner of the wider site (blueline boundary). These will be situated at least 4m in height and positioned two per tree facing south and west with a clear flight path in to them. Boxes will consist of

    1. Three Schweglar 2F bat boxes with internal baffle



    2. Three general purpose bat boxes



- Installation of six small bird habitat boxes within the woodland in the northwest corner of the wider site (blueline boundary).
    3. Two open fronted bird boxes suitable for wrens, robins, spotted flycatchers, pied and grey wagtails, song thrushes and blackbirds. Located at 2m in height an not facing in to direct sunlight or prevailing winds



    4. Two tree creeper boxes to be positioned 2–4 meters high on the trunk of a mature tree with rough bark (such as oak). The box should face north, east, or southeast to avoid prevailing winds and direct sunlight. Ensure it has a clear, unobstructed flight path and is placed in a quiet, shaded spot



5. Two woodpecker bird boxes mounted at least 4 m off the ground on a mature trunk facing north or east with a clear flight path and minimal disturbance.

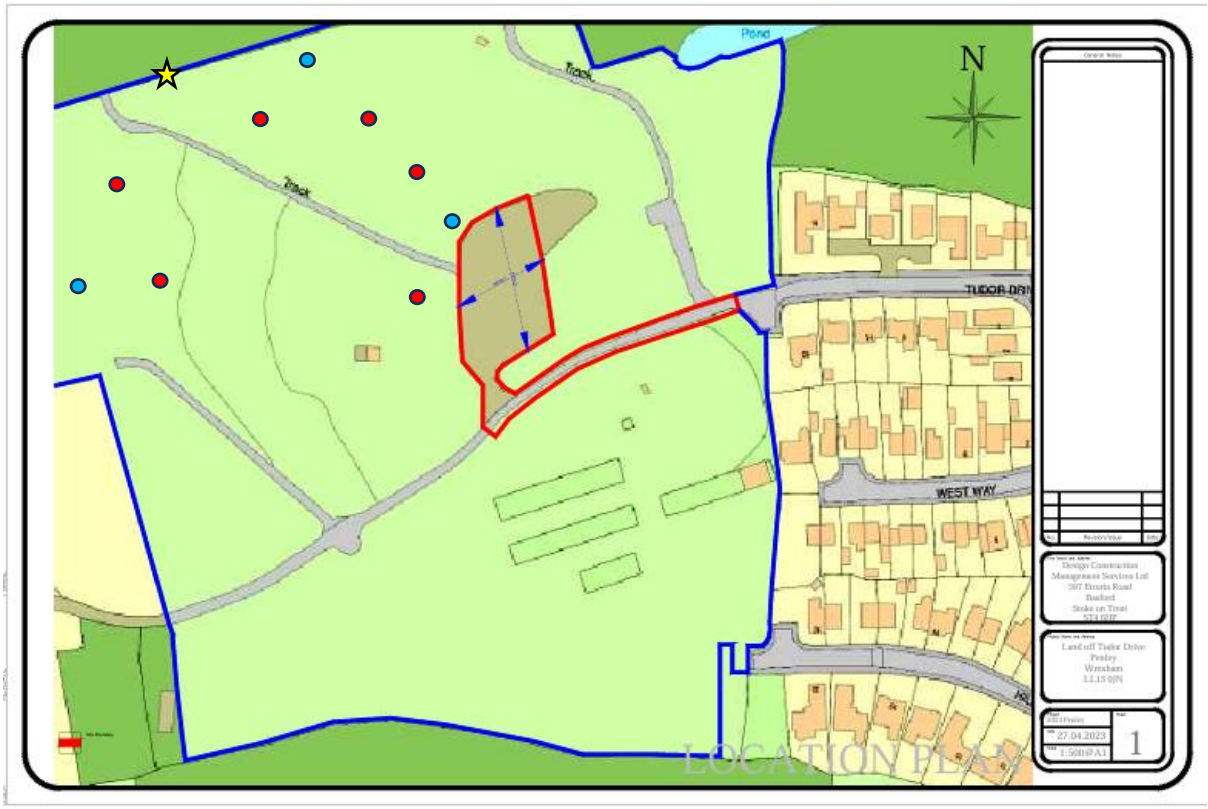


Biodiversity management schedule

The below table dictates the management timescales and schedule for the biodiversity enhancement measures within the project and should be adhered to.

Biodiversity Enhancement Management Schedule					
Task	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Installation of bat boxes	ASAP				
Monitoring of bat boxes		Autumn	Autumn	Autumn	Autumn
installation small bird habitat boxes	ASAP				
Cleaning out of bird boxes		Autumn	Autumn	Autumn	Autumn

Figure 1: The development layout plan with the location of the bat and bird boxes added.



Legend

☆	Barn owl box
●	X2 bat boxes per tree
●	Six bird habitat boxes