Client – [redacted]

Site – Builders Yard

Reference – 20260029

Location – Overton, Wrexham

Central Grid Reference – SJ 37417 42077

Date – 24th March 2026

Preliminary Ecological Appraisal (PEA)

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Disclaimer

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought for the construction of a residential dwelling on the Builders Yard at Overton. A Preliminary Ecological Appraisal of the site was commissioned to support the application for planning permission.
Results	The habitats on site are disturbed habitats common of an urban setting. The only section 7 Habitat of Principal Importance on the site is the hedgerow on the southern boundary. The ecological receptors on site and in the area include: ○ Statutory and non-statutory designated sites in the surrounding area, ○ Records of amphibians in the surrounding area, ○ A low value foraging and commuting habitat for bats on the site, ○ Habitats suitable to support a range of bird species on site, ○ Habitats suitable to support hedgehogs on site, ○ One invasive non-native plant species present on the site.
Recommendations	○ Retain and enhance the native hedgerow along the southern site boundary or mitigate the loss elsewhere on site, ○ [redacted] ○ Implement a sensitive lighting scheme during all phases of the development, ○ Carry out nesting bird surveys ahead of works in the nesting season, ○ Implement precautionary measures for hedgehogs during the site clearance, ○ Include hedgehog highways in any new boundary features, ○ Consider enhancing the site with features for roosting bats and nesting birds, ○ Dispose of the potted rhododendron in a suitable manner to prevent the spread of the plant.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the construction of a residential dwelling on the Builders Yard at Overton.

2.1.2. A Preliminary Ecological Appraisal (PEA) of the site was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises the Builders Yard at Overton, which extends to 0.035 hectares (ha), as shown in Figure 1.



Figure 1: Showing the location and extent of the area covered by this survey.

2.2.2. The land immediately surrounding the site comprises urban land on all sides, with Turning Street to the southeast and residential properties and gardens on the other sides.

2.2.3. The wider surrounding area comprises urban areas within the village of Overton on all sides with open countryside beyond, including grazing pasture, arable farmland and woodland with the River Dee located 800m to the southwest of the site.



Figure 2: Showing the location of the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to construct a residential dwelling on the site, including parking and gardens.

2.3.2. Plans showing the existing and proposed site layout are included in Appendix IV of this report.

3. Methodology

3.1. Desk Study

3.1.1. A desk study was carried out in order to identify existing records of protected or notable species or habitats within 2km of the survey area.

3.1.2. Records of locally designated sites and existing records of protected species were requested from Cofnod.

3.1.3. The area within 500m of the site was searched for waterbodies using publicly accessible mapping including Ordnance Survey, Google Earth and the MAGIC website.

3.2. Field Study

3.2.1. A field survey of the site was undertaken on by Steven Whitcher (MCIEEM) on the 17th March 2026. The Preliminary Ecological Appraisal (PEA) was carried out in accordance with the industry standard and mapped using UKHab 2.0 Classifications (*2023*).

3.2.2. The weather at the time of the survey was fine and clear with a breeze (BWS 2-3) and a temperature of 12°C.

3.2.3. During the survey all habitats were noted, including dominant species, mapped and notable ecological features were target noted.

3.2.4. The survey also looked for evidence of protected or notable fauna species or invasive non-native plant species and followed specific survey guidelines, where applicable, including:

- Checking all buildings, trees and structures for bat roosting potential in line with the Bat Conservation Trust Good Practice Guidelines, 4th edition (*Collins 2023*), BTHK Bat Roosts in Trees (*BTHK 2018*) and BRHK Bat Roosts in Rock (*BRHK 2021*).
- Assessing all accessible ponds within 500m of the surveyed area using the Habitat Suitability Index (HSI) assessment criteria (*Oldham et al. 2000*).
- Assessing the habitats on site for their suitability to support protected or notable species, including but not limited to, [redacted] (*Harris et al 1989*), water voles (*Strachan et al 2011*), otters (*Channin, 2003*), crayfish, nesting birds (*BBS,BTO*), reptiles (*Froglife 1999*), hedgehogs and hazel dormice.

3.3. Net Benefit for Biodiversity

3.3.1. The Net Benefit for Biodiversity (NBB) was evaluated using Natural Resources Wales's (NRW) DECCA framework. The framework aims to evaluate the ecosystem resilience based on five attributes and properties specified in the Environment (Wales) Act.

- *Diversity*: maintaining and enhancing diversity at every scale, including genetic, structural, habitat and between-habitat levels. This supports the complexity of ecosystem functions and interactions that deliver services and benefits,

- *Extent*: incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats. In general, smaller ecosystems have reduced capacity to adapt, recover or resist disturbance,
- *Condition*: The condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management, neglect etc,
- *Connectivity*: This refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. Developments should take opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity,
- *Aspects of ecosystem resilience (adaptability, recovery and resistance)*: ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience.

3.3.2. The site plans were assessed against this framework to provide an assessment of the overall impact of the proposals on the biodiversity of the site and the connection of the site into the wider ecological networks.

3.4. Limitations/Constraints

3.4.1. This survey was carried out to CIEEM methodologies and therefore provides an overview of the habitats present on the site with dominant, notable or indicator species within those habitats noted. As such the species lists included are intended to be sufficient to confidently assess habitat condition but are not intended to provide an exhaustive list of all species present.

4. Results and Interpretation

4.1. Designated Sites

4.1.1. Cofnod returned records of three statutory designated sites within the 2km search area.

Table 1: Statutory sites within 2km

Site Name	Designation	Reason for Designation	Location
Afon Dyfrdwy	Site of Special Scientific Interest (SSSI)	Habitats: Sand flats, saltmarsh Species: Birds	850m west
Afon Dyfrdwy a Llyn Tegid	Special Area of Conservation (SAC)	Habitats: Sand flats, saltmarsh, grassland, woodland	850m west
Cloy Brook Pastures	SSSI	Habitats: Grassland	1.75km east

4.1.2. Cofnod returned records of seven non-statutory designated sites within the 2km search area.

Table 2: Non-statutory sites within 2km.

Site Name	Designation	Reason for Designation	Location
Neile's Wood	LWS	Habitats: Woodland, grassland	350m southwest
Dee Banks Wood	Local Wildlife Site (LWS)	Habitats: Woodland	600m north
Llan-y-Cefn	LWS	Habitats: Scrub, grassland, woodland	1.25km southwest
Caerowlin Wood and Meadows	LWS	Habitats: Woodland, grassland	1.5km east
Lightwood and Queensbury Dingle	LWS	Habitats: Woodland	1.6km south
Firs Farm	LWS	Habitats: Scrub, grassland, woodland	1.8km northeast
The Nant	LWS	Habitats: Grassland	1.9km east

4.1.3. The proposals will not have a direct impact on the designated site and are considered unlikely to have an indirect impact on the site, through changes in foot traffic or other factors, due to the small-scale nature of the proposals, which are the construction of a single residential dwelling.

4.2. Habitats

4.2.1. Cofnod returned records of several Section 7 Habitats of Principal Importance and areas of ancient woodland within the 2km search area, although none within the surveyed site or the immediate surrounding area.

4.2.2. The habitats present within the surveyed area are outlined below and shown on the plan in Appendix I of this report. Appendix III includes species lists for each habitat.

4.2.3. u1-828 Vegetated garden (0.009ha)

4.2.3.1. To the northwest of the site there is an area that displays signs of previous use as a vegetable garden, although the area showed no signs of current use at the time of the survey, with scrub species becoming established in the area.



Figure 3: Looking west across the area of garden.



Figure 4: Looking north across the area.

4.2.3.2. The garden displays a range of species, including raspberry (*Rubus idaeus*), nettle (*Urtica dioica*), bramble (*Rubus fruticosus*) and privet (*Ligustrum sp.*). A single apple (*Malus domestica*) tree is present in the northern corner of the site.

4.2.3.3. The garden provides potential for some species to seek shelter as it becomes overgrown, although the area would be subject to frequent disturbance when in use.

4.2.4. u1b5 Buildings (0.004ha)

4.2.4.1. Three buildings are present on the site, comprising sheds and other structures used for storage.



Figure 5: A shed to the north of the site.

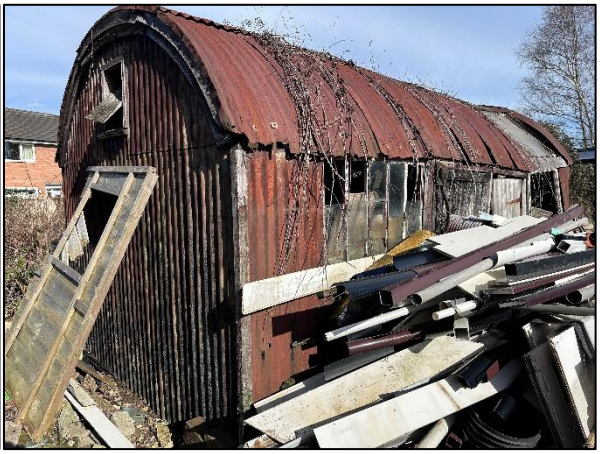


Figure 6: A building in the centre of the site.

4.2.4.2. The buildings are covered in detail in section 4.3.3 of this report.

4.2.5. u1f-32 Sparsely vegetated urban land – scattered trees (0.023ha)

4.2.5.1. The remaining areas of the site comprise areas of disturbed land with piles of stacked materials and occasional areas of vegetation.



Figure 7: Looking across the site from the entrance.



Figure 8: Stored materials on the site.

4.2.5.2. The vegetation present includes predominantly ephemeral or scrub species that are becoming dominant in the less disturbed areas of the site, including chickweed (*Stellaria media*), bittercress (*Cardamine hirsuta*), annual meadow grass (*Poa annua*), dock (*Rumex sp.*) and ivy (*Hedera helix*). A single holly (Ilex aquifolium) tree is present in the southeast corner of the site.

4.2.5.3. The site provides suitable refugia for some species but is subject to frequent disturbance.

4.2.6. h2a Native hedgerow (8m)

4.2.6.1. A short section of hedgerow separates the site from Turning Street. The hedgerow comprises hawthorn (*Crataegus monogyna*) and holly with abundant ivy.



Figure 9: The hedgerow to the south of the site.



Figure 10: Looking along the section of hedgerow.

4.2.6.2. The hedgerow shows signs of frequent management, with one of the buildings sitting tight to the inside of the hedgerow.

4.2.6.3. Native hedgerows are a section 7 Habitat of Principal Importance, although the hedgerow is considered to be in a poor condition due to the fragmented nature of the hedgerow and the regular management.

4.2.7. u1e Built linear features (65m)

4.2.7.1. The site boundaries include sections of post and panel fencing separating the site from the adjacent gardens.

4.3. Fauna

4.3.1. Amphibians

4.3.1.1. Cofnod returned occasional records of amphibians within the 2km search area, including records of great crested newts (*Triturus cristatus*), although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of common toad (*Bufo bufo*) at Millenium Meadow, 200m to the west. The closest records of great crested newts are historic records (1993) located 1.1km to the north.

4.3.1.2. No ponds were identified within 500m of the site whilst on site or on maps of the area.

4.3.1.3. The site provides suitable areas of terrestrial habitat due to the extensive stacked materials present on site. No terrestrial amphibians were encountered during the site survey.

4.3.1.4. Due to the lack of aquatic habitat in the area immediately surrounding the site, it is considered unlikely that amphibians will be present in the terrestrial habitat present on site or impacted by the proposals.

[redacted]

4.3.3. Bats

4.3.3.1. Cofnod returned occasional records of bats within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of unidentified bat species at Kiln Cottage and Overton Rectory, located 150m and 225m to the south.

4.3.3.2. Three buildings are present on the site, as shown in Figure 11. A description of each of the buildings is included below.



Figure 11: The buildings on site, including references used throughout this report.

4.3.3.3. Building B1

4.3.3.3.1. Building B1 comprises a corrugated metal shed located in the centre of the site. The building displays corrugated metal walls with open windows supporting a curved corrugated metal roof. Internally, the building has a single room open to the inside of the corrugated metal walls and roof.



Figure 12: The exterior of building B1.



Figure 13: The interior of building B1.

4.3.3.3.2. The simple construction of the building provides no suitable cavities or separated roof voids and therefore the building was assessed to provide negligible opportunities for

roosting bats and the removal of the building is not considered likely to have an impact on bats.

4.3.3.4. Building B2

4.3.3.4.1. Building B2 comprises a wooden shed located on the southern boundary of the site. The building displays wooden walls with a single window and badly fitting door supporting a sloping corrugated metal roof. Internally, the building has a single room open to the inside of the corrugated metal roof.



Figure 14: The exterior of building B2.



Figure 15: The interior of building B2.

4.3.3.4.2. The simple construction of the building provides no suitable cavities or separated roof voids and therefore the building was assessed to provide negligible opportunities for roosting bats and the removal of the building is not considered likely to have an impact on bats.

4.3.3.5. Building B3

4.3.3.5.1. Building B3 comprises a shed in the garden to the north of the site. The building displays composite walls with a wooden door and no windows supporting a sloping corrugated cement roof. Internally, the building has a single room open to the inside of the walls and roof.



Figure 16: The exterior of building B3.



Figure 17: The interior of building B3.

4.3.3.5.2. The simple construction of the building provides no suitable cavities or separated roof voids and therefore the building was assessed to provide negligible opportunities for roosting bats and the removal of the building is not considered likely to have an impact on bats.

4.3.3.6. The trees on site were inspected from the ground and no Potential Roost Features (PRF) were identified. Therefore, the trees were assessed to provide negligible opportunities for roosting bats and there will be no impact on bats roosting in trees during the proposed development.

4.3.3.7. The site and the surrounding area were assessed to provide a low value foraging and commuting habitat for bats due to the urban nature of the area, although there is some connectivity provided by the residential gardens. A thorough assessment of the foraging and commuting activity on and around the site was not undertaken as part of the survey.

4.3.3.8. The proposals are for the construction of a single dwelling on the site, which is in-keeping with the surrounding area and will not remove areas of suitable foraging and commuting habitat. Therefore, if a sensitive lighting scheme is implemented the impact on foraging and commuting bats is considered likely to be negligible.

4.3.4. Birds

4.3.4.1. Cofnod returned abundant records of birds within the 2km search area, although no records specific to the surveyed site. The records include several sightings of swift (*Apus apus*) flying over the village of Overton, including records in close proximity to the site.

4.3.4.2. The site provides opportunities for a range of bird species to nest, although no suitable habitat for swifts, and opportunities for birds to forage. Bird activity was relatively high during the survey with blackbird (*Turdus merula*), robin (*Erithacus rubecula*), goldfinch (*Carduelis carduelis*), house sparrow (*Passer domesticus*) and dunnock (*Prunella modularis*) identified flitting around within the vegetation.

4.3.4.3. The proposals will remove the buildings and vegetation present on the site and therefore any works that commence during the nesting season, which is March to September each year, will potentially have a significant impact on any nests present at that time.

4.3.4.4. The proposals will have an impact on the habitat available to birds in the area but will retain areas of garden that will provide opportunities for a variety of species. Therefore, the development will not have a significant impact on bird populations in the surrounding area.

4.3.5. Hedgehogs

4.3.5.1. Cofnod returned occasional records of hedgehog (*Erinaceus europaeus*) within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of the species within the village of Overton, 350m to the west.

4.3.5.2. The site provides a suitable habitat for hedgehogs, with areas of garden to provide foraging habitats and an abundance of buildings and piles of materials providing shelter. No hedgehog field signs were identified during the survey.

4.3.5.3. If precautionary measures are implemented during the site clearance the impact on hedgehogs will be minimal, although there will be an overall loss of suitable shelter and potential hibernation habitats for the species in the area.

4.3.6. Invertebrates

4.3.6.1. Cofnod returned abundant records of invertebrate species within the 2km search area, although no records specific to the surveyed site. The records include a record of pale eggar moth (*Trichiura crataegi*) immediately to the east of the site.

4.3.6.2. Cofnod also returned a record of an 'Important Invertebrate Area' that extends along the River Dee and includes the village of Overton and the surrounding area.

4.3.6.3. The site provides opportunities for invertebrate species although no habitats considered high value habitats likely to support significant invertebrate communities were identified. Therefore, the proposals are considered unlikely to have a significant impact on invertebrate communities.

4.3.7. Otters

4.3.7.1. Cofnod returned occasional records of otter (*Lutra lutra*) within the 2km search area, although no records specific to the surveyed site or the immediate surrounding area. The closest records refer to the presence of the species along the River Dee 850m to the west.

4.3.7.2. No watercourses that would provide a suitable habitat for otters were identified within or adjacent to the site. Therefore, it is considered unlikely that otters will utilise the habitats present on site or be impacted by the proposals.

4.3.8. Reptiles

4.3.8.1. Cofnod did not return any existing records of reptiles within the 2km search area.

4.3.8.2. The site provides opportunities for reptile species but was considered to be a low value habitat due to the high levels of disturbance the site is subject to. The site also lacks connectivity to suitable habitats in the surrounding area and was therefore considered unlikely that the site would support a population of reptiles.

4.3.9. Water Voles

4.3.9.1. Cofnod did not return any existing records of water vole (*Arvicola amphibius*) within the 2km search area.

4.3.9.2. No watercourses that would provide a suitable habitat for water voles were identified within or adjacent to the site. Therefore, it is considered unlikely that water voles will utilise the habitats present on site or be impacted by the proposals.

4.4. Invasive Non-Native Plant Species

4.4.1. One invasive non-native plant species was identified on the site, that being rhododendron (*Rhododendron sp.*). A single rhododendron plant was identified growing in a pot within the garden area of the site (T1).



Figure 18: A rhododendron plant growing in a pot.

4.4.2. Rhododendron spreads through runners and therefore, being planted in a pot, the plant is unlikely to be spread to other areas of the site, or off site, if the plant is suitably disposed of.

5. Net Benefit for Biodiversity

5.1. The proposals for the site have been assessed against each attribute/property of the DECCA framework.

5.2. Diversity

5.2.1. The site displays a generally low level of diversity due to the managed nature of the habitats present and the disturbance the site is subject to.

5.2.2. The proposals for the site include a residential dwelling with areas of garden and therefore the impact on diversity will be minimal, maintaining a generally low level of diversity on the site.

5.3. Extent

5.3.1. The site is predominantly disturbed with a small area of garden to the north and some re-growth elsewhere on the site.

5.3.2. The proposals retain areas of garden to the north and west, which will retain the extent of the habitats present on the existing site.

5.4. Condition

5.4.1. The habitats present have remained unmanaged for a period with scrub species becoming established. The habitats will therefore provide a suitable habitat for some species but are generally considered to be in a poor condition.

5.4.2. The proposals include areas of garden that are likely to be planted with ornamental species and therefore the condition of the habitats present is considered likely to remain generally consistent.

5.5. Connectivity

5.5.1. The site is located in an urban area with connectivity provided by the adjacent residential gardens, which will remain unchanged during the development.

5.6. Aspects of Ecosystem Resilience

5.6.1. Overall, the habitats present on site will not change significantly during the proposals although the presence of a residential property on the site will ensure that the habitats are managed. Therefore, there will be a minor positive impact on the resilience of the site as a result of the proposals.

6. Recommendations

6.1. Designated Sites

6.1.1. There will be no impact on designated sites during the proposed development and therefore there are no recommendations specific to designated sites.

6.2. Habitats

6.2.1. The hedgerow to the south of the site is a section 7 Habitat of Principal Importance, albeit a short and fragmented length of hedgerow. It is therefore recommended that the hedgerow is retained as part of the proposals or mitigated elsewhere on the site.

6.3. Fauna

[redacted]

6.3.2. Bats

6.3.2.1. It is recommended that a sensitive lighting scheme, in line with Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance (*2023*) is implemented during all phases of the development.

6.3.2.2. It is recommended that consideration is given to including at least one roosting feature for bats in the building, as an enhancement to the site.

6.3.3. Birds

6.3.3.1. It is recommended that any works commencing on the site during the nesting season, which is March to September, are immediately preceded by a thorough nesting bird survey carried out by a suitably experienced surveyor. Any nests identified must remain undisturbed, including a suitable buffer around the nest, until the young have fledged.

6.3.3.2. It is recommended that consideration is given to including nesting features for birds, notably urban species such as house sparrows or swifts, in the building as an enhancement to the site.

6.3.4. Hedgehogs

6.3.4.1. It is recommended that the site clearance avoids the peak hibernation period for hedgehogs, which is December to February, where possible.

6.3.4.2. It is recommended that the materials and vegetation on the site are cleared in a careful manner, allowing an inspection of the area underneath for hedgehogs. Should hedgehogs be encountered during the works, work should cease and further advice should be sought.

6.3.4.3. It is recommended that any new boundaries created on the site include hedgehog highways, holes at least 130mm in diameter, in the base to allow hedgehogs continued access throughout the area.

6.4. Invasive Non-Native Plant Species

6.4.1. It is recommended that the potted rhododendron is suitably disposed of to prevent the spread of the plant to other areas.

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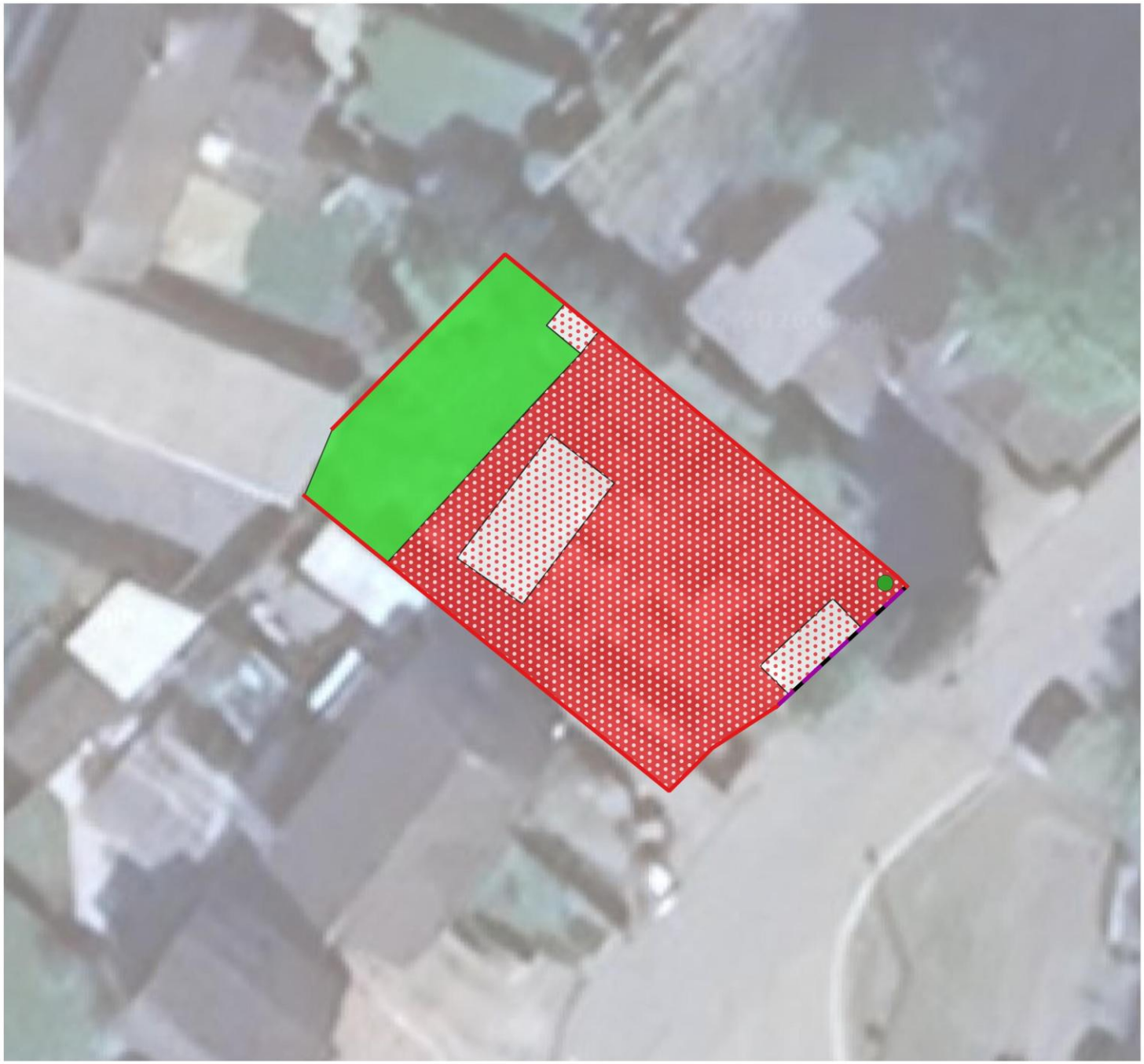
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Appendix I: Habitat Map

Site - Builders Yard, Overton
Reference - 20260029

Habitats

- u1-828 Vegetated garden
- u1b5 Buildings
- u1f-32 Sparsely vegetated urban land - scattered trees

Linear Habitats

- h2a Native hedgerow
- u1e Built linear features
- Scattered trees

0 6 12 m



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Appendix II: Target Notes

Site - Builders Yard, Overton
Reference - 20260029

Site boundary

Target Notes

T1 - A pot containing rhododendron

0 6 12 m

Appendix II: **Target Notes**

T1	A rhododendron growing in a pot.	

Appendix III: **Species Lists**

u1-828 Vegetated garden	
Species Present	DAFOR Assessment
Raspberry (*Rubus idaeus*)	F
Nettle (*Urtica dioica*)	F
Bramble (*Rubus fruticosus*)	F
Privet (*Ligustrum sp.*)	R
Apple (*Malus domestica*)	R
Ash (*Fraxinus excelsior*)	O
Dock (*Rumex sp.*)	F
Holly (*Ilex aquifolim*)	O
Buttercup (*Ranunculus sp.*)	O
Germander speedwell (*Veronica chamaedrys*)	O
Cleavers (*Galium aparine*)	O
Dandelion (*Taraxacum officinale*)	O
Ivy (*Hedera helix*)	F
Hedge woundwort (*Stachys sylvatica*)	O
Herb Robert (*Geranium robertianum*)	O
Bluebell (*Hyacinthoides non-scripta*)	R
Groundsel (*Senecio vulgaris*)	O

u1f-32 Sparsely vegetated urban land	
Species Present	DAFOR Assessment
Chickweed (*Stellaria media*)	F
Bittercress (*Cardamine hirsuta*)	F
Annual meadow grass (*Poa annua*)	F
Spurge (*Euphorbia sp.*)	O
Dock (*Rumex sp.*)	O
Nipplewort (*Lapsana communis*)	O
Purple dead nettle (*Lamium purpureum*)	R
Ivy (*Hedera helix*)	O
Holly (*Ilex aquifolium*)	R

h2a Native hedgerow	
Species Present	DAFOR Assessment
Hawthorn (*Crataegus monogyna*)	A
Holly (*Ilex aquifolium*)	O
Ivy (*Hedera helix*)	F

Appendix IV: **Development Plans**



PROPOSED NEW DWELLING, TURNING STREET, WXM.



Proposed Site Plan

Scale 1:100

cad LABC

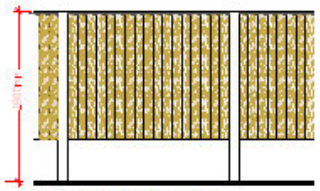
Mr. N. Woolley.

Proposed Site Plan.

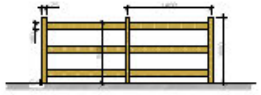
Proposed New Dwelling at Builders Yard, Turning Street, Overton, Wrexham.

Sept 2024 | 1:100 at A1 | PD330/02

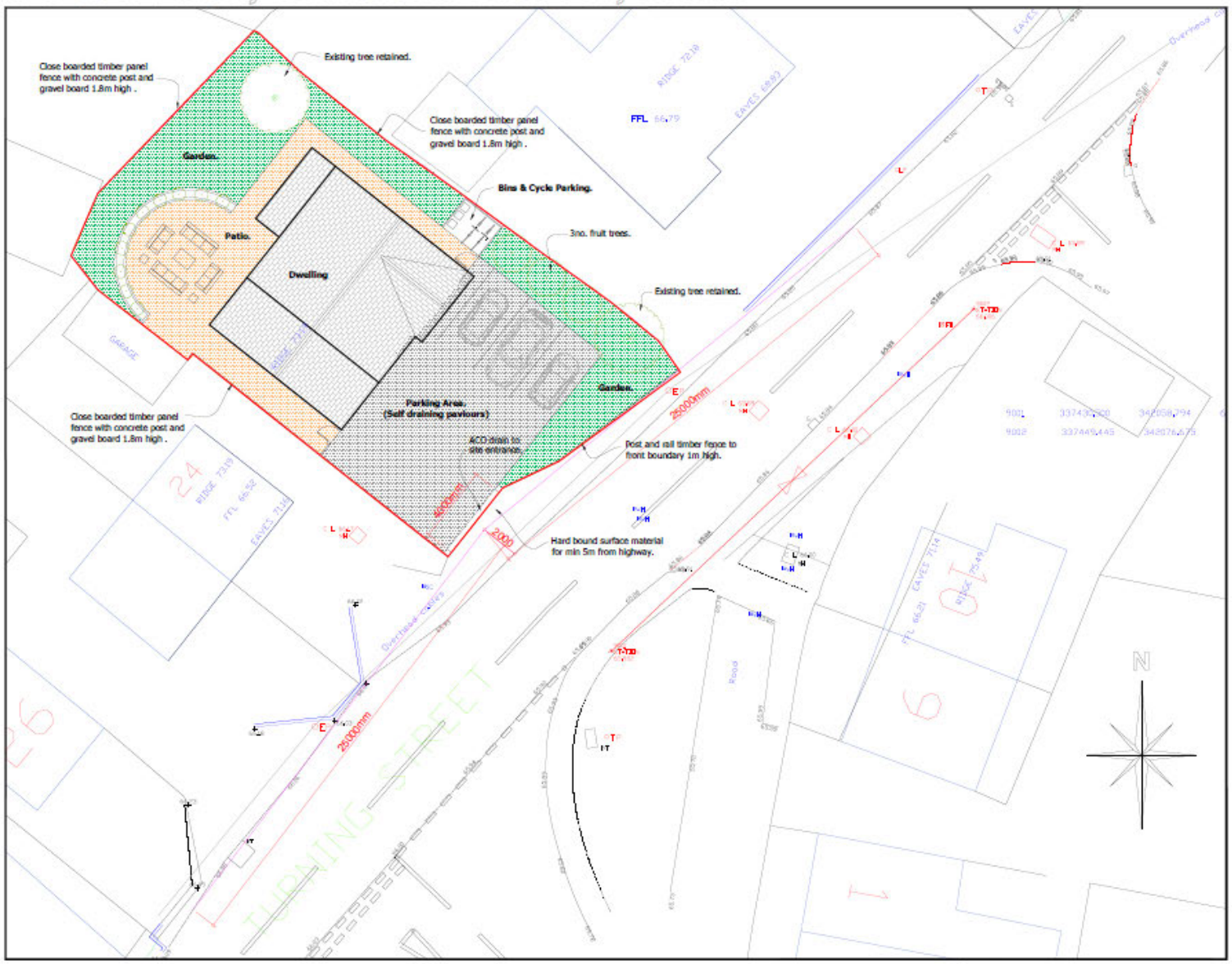
PROPOSED NEW DWELLING, TURNING STREET, WXM.



Close boarded timber panel fence with concrete post and gravel board 1.8m high.



Post and rail timber fence to front boundary 1m high.



Proposed Site Plan

Scale 1:100

CULLIS ARCHITECTURAL DESIGN

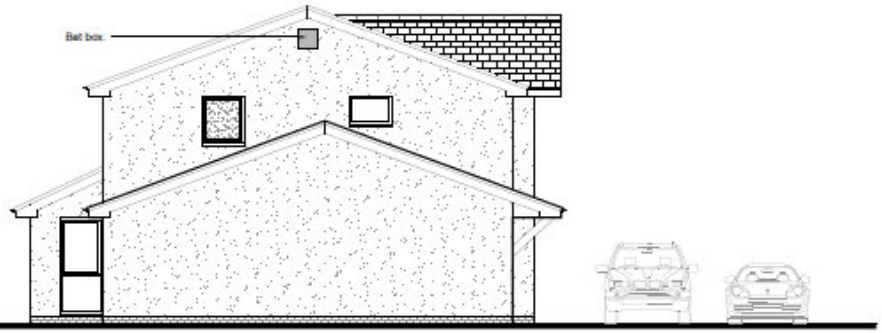
LABC

Mr. N. Woolley.	
Proposed Site Plan.	
Proposed New Dwelling at Builders Yard, Turning Street, Overton, Wrexham.	
Nov 2015	PD335/04

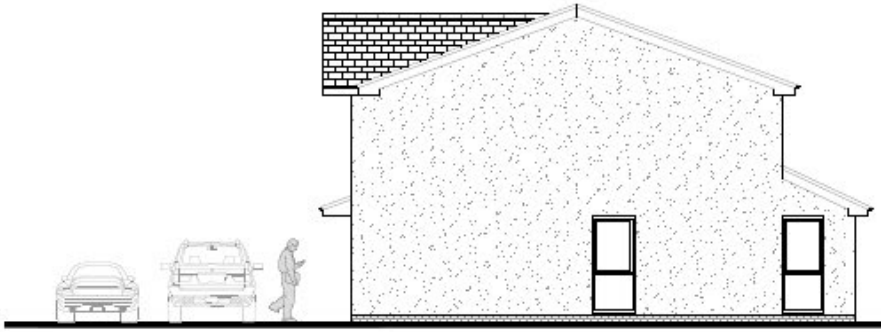
PROPOSED NEW DWELLING, TURNING STREET, WXM.



Proposed Front Elevation
1:50



Proposed Side Elevation
1:50



Proposed Side Elevation
1:50



Proposed Rear Elevation
1:50

CULLIS

LABC

Mr. N. Woolley.	
Proposed Elevations.	
Proposed New Dwelling at Builders Yard, Turning Street, Overton, Wrexham.	
Nov 2025	PD335/03

Appendix V: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

2. Legislation Summary

Site	Legislation
Locally Designated Sites	Locally designated sites are not covered by any statutory legislation but are protected by local development plans.
Statutory Sites	Statutory sites are protected in different ways depending on the reason for the sites designated with sites being covered by legislation including the Wildlife and Countryside Act 1981 and the Habitats Directive.
Species and Habitats or Principal Importance	Species and habitats of principal importance are covered by the Natural Environment & Rural Communities Act 2006.

Species	Legislation	Offences include
[redacted]	[redacted]	[redacted]
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.

Birds	Wildlife and Countryside Act 1981	o Intentionally kill, injure, or take any wild bird; o Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or o Intentionally take or destroy an egg of any such bird.
Crayfish	Wildlife and Countryside Act 1981	o Obstruct access to any structure or place which a crayfish uses for shelter or protection; or o Disturb a crayfish while occupying a place which it uses for that purpose.
Great Crested Newts	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Intentionally or deliberately capture, injure, kill, or disturb the species; o Intentionally or recklessly damage, destroy or disturb a GCN in a place of shelter or protection, or obstruct access to such a place; or o Damage or destroy a breeding site or resting place.
Hazel Dormice	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Deliberately capture, injure or kill a dormouse; o Deliberately disturb dormice; o Damage or destroy a breeding site or resting place of a dormouse o Obstruct access to any structure or place which a dormouse uses for shelter or protection; or o Disturb a dormouse while occupying a structure or place which it uses for shelter or protection
Otters	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Deliberately capture, injure or kill any wild otter; o Deliberately disturb wild otters; o Damage or destroy a breeding site or resting place of an otters. o Disturb an otters while it is occupying a structure or place which it uses for shelter or protection; or o Obstruct access to such a place.
Red Squirrels	Wildlife and Countryside Act 1981	o Kill, injure or take a red squirrel; o Damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or o Disturb a red squirrel while it is occupying a structure or place which is used for that purpose.
Reptiles (non EPS)	Wildlife and Countryside Act 1981	o Intentionally kill or injure a reptile.
Water Voles	Wildlife and Countryside Act 1981 Natural Environment & Rural Communities (NERC) Act 2006	o Intentionally capture, kill or injure water voles; o Intentionally or recklessly damage, destroy or block access to their places of shelter or protection; or o Disturb water voles while occupying a place of shelter used for that purpose.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'*