CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN: ECOLOGY

JUNE 2026

Stansty Chain Road
Wrexham,
LL11 4YH

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG3042				
Project:	Stansty Chain Road, Wrexham				
Location:	Stansty Chain Road, Wrexham LL11 4YH				
Title:	Construction Environment Management Plan: Ecology				
Document Type:	CEMP	**Issue No.:**	03		
Date:	09/06/2026				
Prepared By:	Toby Mills	**Signature:**	[redacted]	**Qualifications:**	BSc, Ecologist
Checked By:	Jake Healy	**Signature:**	[redacted]	**Qualifications:**	Ecologist, MSc, ACIEEM

Revision Status:

Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
02	13/08/2025	Amendments to Section 4.2	TAM	TAM
03	09/06/2026	Amendments to Site Layout	TAM	TAM

CONTENTS

1 Introduction 1

1.1 Background to the Scheme 1

1.2 Site Context 1

1.3 Purpose of this Report 1

2 Baseline Conditions 3

2.1 Ecology Background 3

2.2 Ecological Constraints 4

3 Aims and Objectives 6

4 Control of Works 7

4.1 Site Responsibilities 7

4.2 Ecological Clerk of Works 7

5 Method Statement 9

5.2 General Construction Phase Control Measures 9

5.3 Habitat 10

5.4 Invasive non-native Species 12

5.5 Fauna 12

6 References 18

1 Introduction

1.1 Background to the Scheme

1.1.1.1 Castle Green Homes is proposing to develop land off Stansty Chain Road, in Wrexham (hereafter referred to as the 'site'). The proposals include the provision of 455 homes, alongside associated hard and soft landscaping.

1.2 Site Context

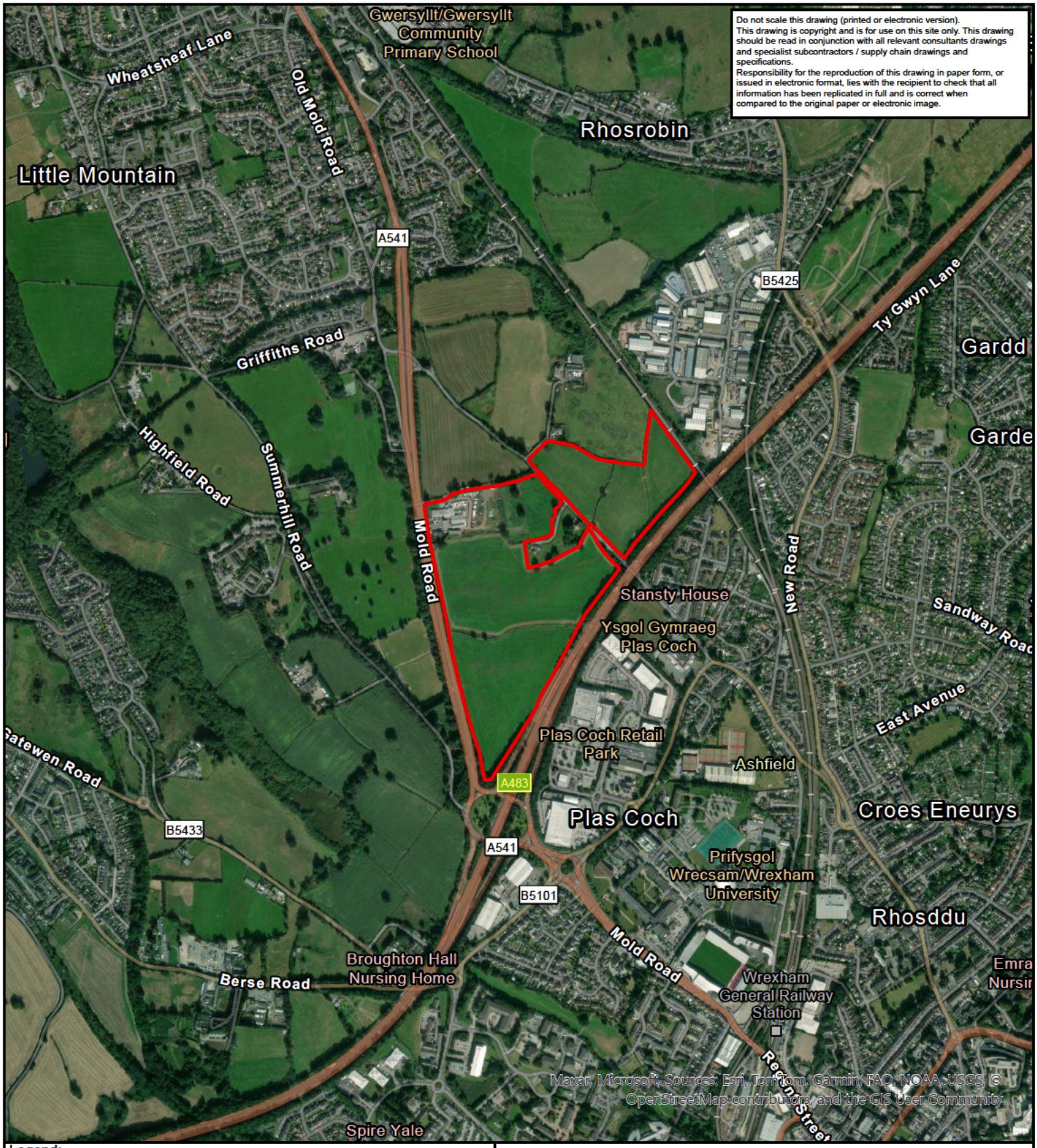
1.2.1.1 The site is located at National Grid Reference SJ 32344 51854 and comprises a total area of approximately 21ha (see Figure 1).

1.2.1.2 The site comprises farmland dissected by a number of hedgerows and mature trees. Farmland surrounds the site to the north and west. Stansty Chain Road splits the northeastern end of the site while the A483 lies along the eastern boundary of the site (beyond which lies commercial and residential developments) and Mold Road (A541) lies along the western boundary of the site.

1.3 Purpose of this Report

1.3.1.1 Urban Green has been appointed to provide a Construction Environment Management Plan (CEMP): Ecology. It has been produced following recommendations outlined within the Ecological Assessment (EA) (TEP, 2023). This report relates to ecological considerations only.

1.3.1.2 This report will consider the main ecological constraints identified in the existing ecological reports and contrast these against the potential impacts of noise, dust, and vibration.



Do not scale this drawing (printed or electronic version).
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Legend:

Red Line Boundary

1

Kilometers

N

Client: Castle Green Homes	Issue: 01	Figure: 01	
Project: Stansty Chain Road	Scale @ A4: 1:12,000		
Title: Site Context	Approved by: CL	Checked by: TM	
Drawing Ref: UG_3042_SITE_CONTEXT	Author: CL	Date: 04/07/2025	

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

2 Baseline Conditions

2.1 Ecology Background

2.1.1.1 A series of ecological surveys and assessments have been undertaken at the site between 2019 and 2023, by The Environment Partnership (TEP). These surveys include:

- Ecological Assessment (EA) (TEP, 2019a), and an Updated EA (TEP, 2023a);
- Bat Activity Survey Report (TEP, 2023b);
- Breeding Bird Survey (TEP, 2023c); and
- Reptile Survey (TEP, 2023d).

2.1.1.2 Furthermore, an Arboricultural Impact Assessment (AIA) was produced by Mulberry Tree Management (Mulberry, 2019), detailing the trees, hedgerows and woodland present on site and adjacent, as well as advice on removal, retention and management. In accordance with this report, Urban Green have produced an Arboricultural Method Statement (AMS) (Urban Green, 2026).

2.1.1.3 The site predominantly comprises improved grassland with mature trees, hedgerows and ditches being the main ecological features of interest within the site.

2.1.1.4 Several trees with roosting potential were identified on site. The trees with bat potential are all being retained and protected on site. If any management works of these trees is needed or if any changes to the layout require any of them to be removed, further inspection will be required to confirm roost suitability or if a roost is present.

2.1.1.5 The results of the Bat Activity Survey Report identified that the site comprises foraging and commuting habitat of Local value for bats. The hedgerows, woodland and tall ruderal habitats on site proved to be habitats of most value for commuting and foraging bats.

2.1.1.6 The results of the Breeding Bird Survey determined that the site is of below local significance for breeding birds. This is based on an assessment of numbers of confirmed, probable and possible breeding bird species within the site, as well as the abundance and species richness of notable bird species present.

2.1.1.7 Results of the Reptile Survey detailed that two common lizard (*Zootoca vivipara*) were identified utilising refuge mats during the survey, and that further consideration for the species is to be included within the CEMP to avoid harm to common reptiles and common amphibians on site.

2.1.1.8 This CEMP has been produced to demonstrate that the mitigation measures within the aforementioned reports will be adopted.

2.1.2 Site Walkover

2.1.2.1 A site walkover was conducted by Urban Green in June 2025, to identify whether the conditions of the Ecological Assessment (Last updated in 2023) have not significantly changed.

2.1.2.2 In summary, the habitats on site have remained largely unchanged, with grassland habitats at various stages of management, and hedgerows and trees in similar condition as was detailed during the roost assessment. Stands of Japanese knotweed (*Fallopia japonica*) were still identified, and although yellow variegated archangel (*Lamiastrum galeobdolon* subsp. *argentatum*) was not identified during the walkover, it is still anticipated to be present on site.

2.1.2.3 Common and widespread bird species, such as woodpigeon (*Columba palumbus*) were identified utilising trees and hedgerows on site, alongside the presence of red fox (*Vulpes vulpes*) cubs within unmanaged grassland to the north of site.

2.2 Ecological Constraints

2.2.1.1 The Key Ecological Constraints are summarised in Table 1 which summarises the potential impacts of the development.

Table 1. Key Ecological Constraints Summary

Ecological Constraint	Potential Impact	Relevant Legislation / Designation and Planning Policy
Habitats and Fauna		
Biodiversity Action Plan (BAP) habitats	Present on site and adjacent, most notably hedgerows located throughout site.	Listed as a priority habitat within the UK BAP.
Non-native invasive species	Invasive non-native species Japanese knotweed and variegated yellow archangel were identifed along the eastern boundary of site.	Wildlife and Countryside Act 1981 (as amended) under Section 14 (2) (a) to "plant or otherwise cause to grow in the wild" any species listed on Schedule 9, Part II of the Act.
Badger	No badger setts were identified on site or adjacent, as of the most recent site walkover (July 2024). The habitats on site provide suitable foraging and sett-building habitats.	Protection of Badgers Act 1992.
Common reptiles including common lizard, and common amphibians including common toad (*Bufo bufo*) and common frog (*Rana temporaria*)	Common lizard are confirmed present on site, in low numbers, and other common reptiles such as grass snake (*Natrix natrix*) are anticipated to be present on site in a commuting and foraging context. It is anticipated common amphibians utilise local water features, including the wet ditches for breeding purposes. The hedgerow and adjacent woodland habitats also have value for overwintering.	Common toad and all native UK reptiles are listed as species of Principal Importance in England, as defined by Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Ecological Constraint	Potential Impact	Relevant Legislation / Designation and Planning Policy
Great crested newt (GCN) (*Triturus cristatus*)	The nearest known GCN pond is located over 250m from site. The land on site located between 250m and 500m cannot be discounted for commuting and foraging value for GCN.	Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981.
Foraging and Commuting Bats	The site comprises foraging and commuting habitat of Local value for bats. The hedgerows, woodland and tall ruderal habitats on site proved to be habitats of most value for commuting and foraging bats.	The Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law by the Wildlife and Countryside Act 1981.
Breeding birds	No notable bird species were confirmed to be nesting within the site itself or the 100m buffer, however a pair of dunnock (*Prunella modularis*) were thought to be likely nesting within the site. A pair of greenfinch (*Carduelis chloris*) were also thought to be likely nesting within the buffer of the site.	With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended) and bird species listed on Schedule 1 of the Act receive further protection.
Hedgehog (*Erinaceus europaeus*) and other common mammals	Deemed likely present on site, due to the presence of unmanaged grassland and hedgerow habitats present on site which may provide resources for foraging and shelter. Fox are confirmed present on site.	Protected under the Wild Mammals (Protection) Act 1996.

3 Aims and Objectives

3.1.1.1 This management plan sets out the protection measures to be completed during the construction phase for the key ecological constraints (listed in Table 1) as identified within the EA. The plan is to be followed by all contractors on site.

3.1.1.2 The objectives of the CEMP are to:

- Outline the responsible persons and lines of communication, as detailed in Section 4;
- Demonstrate the role and responsibilities on site of the Ecological Clerk of Works (ECoW) and details of when the ECoW is required to oversee specific works, as part of the construction phase;
- Outline the potential impacts on protected/notable fauna and habitats (anticipated and/or confirmed to be) on site, in relation to the proposed construction activities;
- Detail the proposed retention of habitats, in order to maintain the site's ecological value for local wildlife using protective fences, exclusion barriers and warning signs.
- Describe the provision and maintenance of shelter for protected/notable species during the construction phase using protective fences, exclusion barriers and warning signs.
- Indicate the locations of 'Biodiversity Protection Zones' and outline the working methods to be followed during the construction phase, regarding retained habitats and associated fauna.
- Provide the location and timing of sensitive works (where applicable) to avoid harm to biodiversity features.

4 Control of Works

4.1 Site Responsibilities

4.1.1.1 The following roles must be nominated / appointed by the client, prior to the construction works commencing:

- Site manager;
- Project ecologist; and
- ECoW.

4.1.1.2 All operations on site will be the overarching responsibility of the site manager. The site manager will ensure that all site staff are appropriately inducted to the site and are aware of any ecological considerations detailed within this plan that relates to their roles on site. This includes communicating any legal responsibilities regarding wildlife legislation.

4.1.1.3 The site manager and project ecologist will be responsible for monitoring ecological impacts and ensuring development is in line with ecological mitigations, guidance and enhancement as outlined by the suite of surveys conducted. They must maintain documentation to demonstrate compliance throughout the process.

4.1.1.4 The project ecologist will ensure that the site manager is aware and understands the details of the CEMP, including the methods relevant for each phase of the construction works.

4.1.1.5 Any updates to this plan, will be provided by the project ecologist to the site manager and reviewed on a quarterly basis.

4.1.1.6 The ECoW will be provided with an updated programme of works to determine watching brief requirements and the associated ecological issues before commencement of any development related activities on site.

4.1.1.7 The ECoW will supervise construction works, where necessary, as detailed in Section 5. All works will be recorded within a site diary which will be reviewed periodically by the project ecologist. Any issues will be reported immediately to the project ecologist, and where necessary, works may be paused to explore alternative methods. The roles and responsibilities of the ECoW are expanded upon in Section 4.2 (below).

4.2 Ecological Clerk of Works

4.2.1.1 An ECoW has been appointed by the client and will be responsible for undertaking all ecologically sensitive works on site, including undertaking any required Toolbox Talks and supervision work.

4.2.1.2 They will also be the nominated person of contact (as required) and responsible for the following tasks, during the construction phase of development:

- Reviewing and understanding all existing ecology documentation, namely baseline ecology reports and any protected species licences. In addition, hold a basic understanding of the development proposals, specifically understanding how the construction phase will be achieved (tools, plant, equipment, specialist operatives) and crude timings.
- Undertaking protected species checks where required (expanded on in Section 5), namely immediately prior to vegetation clearance on site.

- Providing advice to developers and contractors on how best to minimise impacts to biodiversity on site, throughout the construction phase of development.
- Delivering Toolbox Talks on protected species and sensitive habitats to onsite operatives. These will cover protected species, invasive species, and habitats relevant to the site, including appropriate actions and reporting protocol should ecological constraints arise. All operatives must sign a register to confirm they have received the toolbox talk and understand the protection afforded to amphibians, and the measured to be adopted.
- Carrying out pre-commencement and supervision works, as outlined in Section 5, to minimise risk of breaching wildlife legislation.
- Being available as a point of contact should any issues relating to ecology arise during the construction phase.
- Maintaining a site diary relating to all works within the site which will be periodically reviewed by the project ecologist.
- Reporting any issues to the project ecologist immediately and where necessary, pausing works to prevent adverse impacts to protected habitats and species.

4.2.1.3 Further to this, the ECoW will be conducting 6-monthly Ecological Watching Briefs of the construction works on site, to ensure that the recommendations laid out within this report are being adhered to, as well as identifying any potential ecological constraints that may arise during the construction phase of the development. Following each visit, a letter statement will be produced detailing the findings on site, alongside whether further action is required prior to the following site visit.

4.2.1.4 If the ECoW identifies any issues in relation to ecology or considers that the CEMP is not being adhered to at any point during the construction phase, the site manager will be contacted, and measures will be taken to resolve any issues.

5 Method Statement

5.1.1.1 The Work Schedule (Appendix 2) details the location and timing of sensitive works to avoid harm to biodiversity features on site within the Zone of Influence. Specific precautionary measures that complement the Work Schedule are detailed below.

5.2 General Construction Phase Control Measures

5.2.1 General Pollution Control Measures

5.2.1.1 Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect terrestrial, or offsite aquatic habitats and associated protected/notable fauna. Pollution prevention and control strategies will be adhered to at all times. Any accidental damage to the adjacent habitats or fuel spillages within proximity to the site and/or adjacent habitats will be dealt with immediately and reported to the site manager and the project ecologist.

5.2.1.2 Net fencing will be placed along the southern aspect of the site. The fencing will minimise debris and dust from entering retained BAP habitats, as well as woodland to the south of site.

5.2.1.3 As groundworks and demolition comprise part of the proposed development, the installation of silt control devices will be used to catch sediment/water run-off where appropriate. The proposed regular checks, to be completed by the site manager, will ensure the installed silt control devices are in place and are effective. The silt control devices will be replaced, or additional devices installed, if silt run-off is evident. Site management will take a key role in ensuring silt control devices are effective to minimise the potential impacts of the construction phase on the retained hedgerows on site, as well as woodland to the south.

5.2.2 Biodiversity Protection Zones

5.2.2.1 Prior to the commencement of works, retained habitats, including hedgerows and trees, as noted within the EA report (TEP, 2023a) are to be appropriately fenced as 'Biodiversity Protection Zones' (BPZ). The location of protective demarcation fencing is provided within the Arboricultural Method Statement (see Appendix 4).

5.2.2.2 The BPZ fencing must remain in situ and in good condition until the construction phase of the proposed development is complete.

5.2.2.3 Should damage occur to BPZ fencing the Site manager will be responsible for the immediate remediation of these buffer zones.

5.2.2.4 All BPZ fencing must be demarcated with appropriate signage and the site induction must cover these areas, including safe working limits in regard to protected species and habitats.

5.2.2.5 Within BPZs the storage of materials, vehicles, chemicals, tracking over, and working within the BPZ is strictly forbidden.

5.2.2.6 BPZ must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

5.2.2.7 BPZ fencing will be in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction: Recommendations', as is detailed within the AMS report (Urban Green, 2026).

5.2.3 Root Protection Zones

5.2.3.1 Root protection must be implemented within areas demarcated within the AMS report (Urban Green, 2026) as Root Protection Zones (RPZs) (see Appendix 4).

5.2.3.2 Protection must comprise a compressible layer (i.e. woodchip) atop geotextile fabric with side butting scaffold boards.

5.2.3.3 RPZs must remain in situ for the full duration of the proposed works and will be in good condition, with appropriate signage. The site manager will be responsible for the immediate repair/replacement of any damaged protection measure.

5.2.4 General Lighting Control Measures

5.2.4.1 Lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCTs "Bats and Artificial Lighting at night" (2023). The construction lighting may impact species on site and within the local area which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

5.2.4.2 Nightworks are to be avoided. If this is not possible, construction lighting is not to be directed towards retained habitats and surrounding habitats. In particular, artificial light spill must avoid the following areas/habitats:

- Other Broadleaved woodland adjacent to the site along the southern boundary; and
- Retained trees and hedgerows within the site boundary.

5.2.4.3 The lighting of the construction site should only be done if active works are taking place. If required, timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.

5.2.4.4 Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin) and have peak wavelengths greater than 550nm.

5.3 Habitat

5.3.1 Urban Trees, Woodland, Tree Groups and Hedgerows

5.3.1.1 The AMS report (Urban Green, 2026) demonstrated that the extent of the proposals include the removal of seven individual trees (T9, T15, as well as individuals within G3, G5, G7, G8, and G10), removal of two hedgerows (H3 and H6) and removal of sections of hedgerows (H2, H5, H7, H10 and H12) within the site boundary.

5.3.1.2 Additional work, including pruning, on retained trees and hedgerows is scheduled during the construction phase of proposed works. This must be done in line with BS 3998:2010 'Tree work – Recommendations'

5.3.1.3 Temporary BPZs will be used to protect all retained habitats and will remain in place throughout the proposed development.

5.3.1.4 Retained trees and woodland directly adjacent to the site boundary, notably the woodland to the south, will have RPZ in place. These must measure twelve times the stem diameter of tree and RPZ fencing must protect the roots as well as the canopy. Regarding hedgerows, a minimum buffer of 1.5 – 2m from the centreline of the hedgerow.

5.3.1.5 BPZ fencing will protect the roots and canopy of trees and shall be in line with BS5837:2012 'Trees in Relation to Design, Demolition and Construction: Recommendations'.

5.3.1.6 Temporary BPZs must be installed at positions indicated within the Tree Protection Plan (Urban Green, 2026) prior to the commencement of proposed works.

5.3.1.7 Should any trees become a safety concern, then an arboriculturist and ECoW should be consulted on how best to proceed.

5.3.2 Waterbodies

5.3.2.1 The general pollution control measures detailed in Paragraphs 5.2.1 – 5.2.3 are to be implemented to minimise risk of pollution impacts of water features onsite and offsite, namely the seasonal ditch to the south-west of the site and P1, adjacent to the northern boundary of the site. P1 is to be retained during the construction phase, however, vegetation clearance works are to be completed within its proximity and a small section of the ditch may be removed to facilitate development.

5.3.2.2 The following working methods are to be completed during the construction phase, relating to P1:

- Trees and shrubs must be felled so that they fall away from the direction of waterbodies.
- All site machinery and materials will be appropriately stored away (approximately 30m buffer) from waterbodies to avoid accidental spillage.
- All operational plant will be kept well maintained.
- Turing off plant machinery when not in use.

5.3.2.3 The wet ditch to the centre of site is to be partially removed in order to facilitate development; as such, the following measures must be adopted:

- If the ditch is to be found to be holding water, prior to its removal, it is to be removed under ECoW supervision.
- It is to be drained down via pump, operated at low speed and fitted with a fine mesh filter. Alternatively, a trench may be dug into the bank of the ditch, from which the water can be drawn off.
- A fine mesh screen is to also be fitted over the mouth of the trench to facilitate amphibian capture. Amphibians can be caught by netting as draining takes place and by hand searching through plants, debris and silt when the pond is drained.
- The removal of part of the ditch is to be completed outside of the breeding season for amphibians (March to June, inclusive) should it be identified holding water during this season.
- A nesting bird check will be completed for aquatic waterfowl such as moorhen (*Gallinula chloropus*), should removal works be carried out during the nesting bird season (March to September, inclusive).

5.4 Invasive non-native Species

5.4.1.1 Records of Invasive non-native species (INNS) namely, Japanese knotweed and variegated yellow archangel were identified on site during the EA. Such species are to be removed as part of the site construction phase. All invasive species are to be eradicated following the relevant Environment Agency guidance and disposal must be carried out by a suitably experienced and qualified contractor.

5.5 Fauna

Amphibians

5.5.1.1 Direct observation or evidence thereof regarding amphibians was not found onsite during the EA (TEP, 2023a). A mosaic of unmanaged habitats such as grassland, hedgerows and a wet ditch were identified as offering suitable habitat for common amphibians such as common toad and common frog, as well as GCN which have potential to utilise the site.

5.5.1.2 Populations of GCN are known within 500m of the site, although the site lies only within distant ranging habitat of breeding ponds (>250m). As GCN are known to be present within the area, reasonable avoidance measures must be taken to safeguard potential GCN that may utilise the site.

5.5.1.3 Prior to the commencement of clearance works, the Project Ecologist must be consulted to identify a suitable off-site receptor location for the potential translocation of amphibians from the development site.

5.5.1.4 Clerance of suitable habitats should be conducted during amphibians terrestrial phase (August to September, inclusive) to avoid the breeding and hibernation seasons.

5.5.1.5 Immediately prior to the removal of suitable habitats identified within the EA, most notably all land falling between 250m and 500m of the GCN ponds, the ECoW will carry out a fingertip search of these areas to check for the presence of amphibians. This will be undertaken before habitat clearance or removal of waterbodies.

5.5.1.6 The clearance of suitable habitat will be done under ECoW supervision and should be done via two-phase cut, wherein vegetation will be initially reduced to 300mm (considers presence of amphibians and hedgehog) using hand tools only (i.e. strimmer, brush cutters or chainsaw) as part of phase 1. The ECoW must then re-check the habitat via fingertip search for the presence of protected or notable species. Following this, phase 2 of the cut may commence, wherein vegetation is cut to ground level.

5.5.1.7 Should common amphibians be found during the fingertip search (or at any time during the clearance works), these areas will be left and demarcated or the amphibian may be translocated by the ECoW, using appropriate PPE, into a suitable receptor site, beyond the site boundary. If GCN are found on site, all works must stop, and the project ecologist consulted for further guidance.

5.5.1.8 Storage of materials/waste is best undertaken on areas of hard standing or bare ground. Waste is best stored in skips or removed off site as soon as possible to avoid creating refuges which could be utilised by amphibians. Mounds of soil are to be compacted around the base to avoid creating refuges which amphibians and reptiles could utilise.

5.5.1.9 Site working is to avoid the creation of temporary waterbodies which may be attractive to amphibians. For this purpose, excavations can be backfilled as soon as possible following creation or fitted with ramps to allow a means of escape. A check for the presence of amphibians is advisable before excavations are infilled.

5.5.2 Reptiles

5.5.2.1 The EA identified the site as having potential to support reptiles due to records of grass snake and common lizard returned within the data search. The land south of Stansty Chain Road contains potential habitat suitable to support reptiles including the wet ditch across the centre of the site and the hardstanding and rubble present in the north west area. The land north of Stansty Chain Road also contains potential habitat suitable to support reptiles including stone walls amongst hedgerows and a railway embankment adjacent to the northeastern boundary. During the reptile survey, two common lizard were identified to the northern boundary, along H1.

5.5.2.2 The phased approach to vegetation clearance is intended to gradually displace reptiles from the working area during the active period for reptiles, encouraging their movement towards the receptor sites while minimizing the risk of harm. This active period typically aligns with the months of April to September, however, can extend beyond these months, weather dependent.

5.5.2.3 It is recommended that should daytime temperatures exceed 10°C, then the phased clearance approach should be applied to habitat clearance of grassland areas for reptiles. Clearance should avoid early mornings and late evenings to maximise reptile detectability.

5.5.2.4 There is negligible hibernation habitat for reptiles within the proposed clearance areas, and therefore, if works are undertaken between the months or December and February (with daytime temperatures less than 10°C), then phased clearance will not be required.

5.5.2.5 Phased cuts during the active reptile season will be conducted as such:

Phase 1 – Initial Cut (150mm height)

5.5.2.6 This initial cut reduces vegetation height and discourages reptiles from using the area while still providing cover, allowing them the opportunity to relocate to nearby receptor habitats such as the adjacent northwestern field.

5.5.2.7 The cutting should start from the centre of the grassland and gradually work outward toward the designated woodland boundary of the site. This 'centre-out' approach minimizes risk by gently guiding reptiles towards the receptor area.

5.5.2.8 Tools & Personnel: Only hand tools (such as strimmers and hedge trimmers) should be used during this phase to maintain a low disturbance level. The ECoW will supervise the cutting process and be on hand to conduct fingertip searches, particularly in denser areas where reptiles might be hidden.

Phase 2 – Secondary Cut (50mm height)

5.5.2.9 The second phase further reduces vegetation cover, significantly reducing the likelihood of reptiles remaining on-site while still allowing them to move to safer habitats.

5.5.2.10 Following a 48-hour rest period after the initial (Phase 1) cut, the remaining grassland should be cut down to 50mm.

5.5.2.11 Mechanical strimmers or raised mowers (to a preset height) can be used under direct ECoW supervision, as reptiles are more likely to have already moved, and the area's visibility is improved for monitoring purposes.

Final Clearance (10mm height)

5.5.2.12 The final cut reduces vegetation to minimal levels, effectively removing any remaining reptile habitat and preparing the site for development.

5.5.2.13 Following the secondary cut, an additional 48-hour period should be observed to allow any remaining reptiles to relocate, after which, the remaining vegetation should be cut down to a final height of 10mm but only once the ECoW confirms no reptiles are present.

Fingertip Searches

5.5.2.14 Fingertip searches should be conducted by the ECoW after each phased cut. Fingertip searches involve a careful, hands-on examination of ground-level vegetation and potential refuges within the vicinity, such as stones, logs, and leaf litter, which reptiles may use as cover.

5.5.2.15 The ECoW will document any reptiles found, noting their species, age class, and condition, and will photograph or record sightings where possible.

5.5.2.16 If at any stage during the phased clearance common reptile species are found, the ecologist may move these species by hand. The receptor habitats will be the adjacent northwestern field and bordering woodland habitat (which will be retained).

5.5.3 Badger

5.5.3.1 During the EA survey, no setts were identified within the site and no other signs of badger were observed. However, it was detailed that the habitats present on site and adjacent have potential to support badger setts in the future.

5.5.3.2 The wider area is considered to have suitable badger habitat for sett creation, most notably the woodland to the south, and the mosaic of unmanaged habitats within the site boundary, such as hedgerows and grassland, are suitable for foraging and commuting individuals. Therefore, badger may occasionally traverse through the site.

5.5.3.3 A pre-commencement survey will be undertaken on site, incorporating a 30m buffer of the surrounding land (where feasible) to determine the presence or absence of badger (including new setts) prior to vegetation clearance and construction. In the absence of additional badger setts, works may proceed under the following Precautionary Working Methods (PWMs) during proposed construction phasing:

- Avoidance of nightworks where possible to prevent displacement of individuals that may potentially occur on site. If this is not possible directional lighting should be used to avoid light spill on suitable habitat;
- If badger occur onsite, works should pause, and the badger allowed to leave the area of its own accord. The area, including 30m radius form the site boundary (where feasible) should then be walked over by the ECoW to check for the presence of a sett, if no evidence is found, works may resume, and the project ecologist should be notified;
- Should a badger sett, or evidence thereof be found on site, all works must stop, and the project ecologist contacted for further guidance;
- All site operatives will be made aware of the presence of the species, their working limits, and legal responsibilities within a Toolbox Talk. All site operatives will be inducted as to identifying potential badger setts and should be vigilant if they suspect they locate a new sett during works and inform the project ecologist immediately;

- All excavations will be battened at a 45-degree angle, or a ramp will be placed within the excavation, to allow escape should animals become trapped;
- All site machinery and materials will be appropriately stored to avoid harm to the species;
- Trees and shrubs must be felled so that they fall away from the obvious direction of a sett and must not be uprooted but cut to ground level where necessary;
- Badger trails must be cleared of felled arisings;
- Any stored spoil must be compacted at the end of each day's work to discourage badgers from digging new setts within spoil mounds;
- All working areas are to remain clear of vegetation to discourage badgers from digging new setts with the development areas; and
- No dogs are to be taken onto the site by any of the workforce.

5.5.3.4 During site inductions, all contractors will be briefed on how to identify badger setts; and given the confidence to cease works and contact an ecologist if they believe any new setts have been located.

5.5.4 Bats

Roosting Bats

5.5.4.1 Within the EA report, several trees were identified as having bat roosting potential (T1-T19 as detailed within the EA), with varying roosting potential. Although none of these trees are scheduled for removal as part of the proposed development, precautionary mitigation measures will be implemented to safeguard any bats potentially roosting within these trees from adverse impacts associated with adjacent construction activities. All trees with roosting potential are detailed within Appendix 4.

5.5.4.2 All works must be conducted outside of bat hibernation season (November to March, inclusive).

5.5.4.3 BPZ with a minimum radius of 10m and RPZ of a suitable size following guidance set out in Paragraphs 5.2.3 and the AMS (Urban Green, 2026) will be erected around trees T1-T19.

5.5.4.4 If vegetation clearance is required within 10m of any of the trees T1-T19 to facilitate development, it must be done in a directional manner, away from these trees and soft-felling techniques, as outlined within Collins (2023), must be implemented. This will include, but is not limited to, the section felling of limbs which are gently lowered to the ground via rigging. This must be via hand tools only and carried out under the direct supervision of ECoW.

5.5.4.5 Direct and indirect lighting of trees T1-T19 could negatively impact potentially roosting bats and must therefore be avoided, following guidance set out in Section 5.2.4.

5.5.4.6 Should disturbance including light or noise pollution occur in relation to T1-T19, the ECoW must stop works and consult the project Ecologist for further guidance. Disturbance activities generally include the use of generators or driving of heavy machinery etc., or flood lighting within a minimum of 20m of trees with bat roosting potential.

Commuting Bats

5.5.4.7 Guidance set out in The EA identified that the site provides local commuting and foraging value for bats, specifically the hedgerows, mature trees and woodland habitats were of note, as detailed within the Bat Activity Report.

5.5.4.8 All bat species exhibit varying degrees of sensitivity to artificial lighting. The introduction of artificial light associated with construction activities has the potential to negatively affect bat species that may use the site and adjacent habitats for foraging and commuting. Species potentially impacted include those recorded during the Bat Activity Report: unidentified *Myotis* species, noctule (*Nyctalus noctula*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*).

5.5.4.9 Section 5.2.4 will be followed in regard to all artificial lighting utilised during construction to avoid light spill on retained and adjacent habitats which are of value for foraging and commuting bats (I.e. hedgerows, mature trees and woodland).

5.5.5 Nesting Birds

5.5.5.1 As stated within the EA report, following the completion of a Breeding Bird Survey, the site holds below local significance for breeding birds, with thirteen species recorded as possible breeding individuals on site and within a 100m buffer, and six species confirmed breeding within site and within a 100m buffer.

5.5.5.2 Any necessary vegetation clearance required (including grassland) should be undertaken outside the breeding bird season of March to September, inclusive. If not possible, the ECoW will be present to undertake a nesting bird check of vegetation to be removed within 48 hours of clearance works.

5.5.5.3 Active nests will be protected by a (minimum buffer zone of 5m) that will be marked out with appropriate fencing (such as Heras fencing), until the young have fledged and the nest is no longer active. The ECoW will determine the required buffer area based on species and status of breeding condition.

5.5.6 Hedgehog and other small mammals

5.5.6.1 Deemed likely present on site, due to the presence of unmanaged grassland and hedgerow habitats present on site which may provide resources for foraging and shelter. Fox were confirmed present on site, following a site walkover conducted by Urban Green in June 2025.

5.5.6.2 An ECoW will conduct a pre-commencement survey, checking for presence or evidence of small mammals such as mammal burrows before vegetation clearance begins.

5.5.6.3 Any potential nest sites (leaf litter/ brash piles) within the working area must be either left in situ and a minimum buffer zone of 5m applied or the ECoW will dismantle potential mammal nests by hand. If a hedgehog is found with young, the area will be left, a buffer established and monitored until the hedgehog is no longer present, and vegetation removal may resume.

5.5.6.4 Removal of suitable vegetation will be done as a phased cut, under the supervision of an ECoW:

- Phase one will entail the cutting vegetation to (minimum 300mm), in a directional manner, towards alternative suitable habitat. This will be done to provide means of escape to potential hedgehogs present within the work area.

- The ECoW will then re-check the area for presence of protected or notable species. If a hedgehog found, they should be allowed to move out of the work area on their own accord. Should the individual fail to move of its own accord, a ECoW will identify a suitable receptor site and carefully relocate the animal using appropriate PPE.
- Phase two will follow the ECoW check, and vegetation will be cut to ground level.

5.5.6.5 Only hand tools, such as chainsaws, strimmer or hedge cutters will be used to carry out vegetation clearance of habitats suitable for hedgehogs. If other mammals are present within the site, they will be allowed to leave the area of their own accord before works can commence.

5.5.6.6 PWMs outlined in Section 5.5.2 will also be applied to hedgehog, where appropriate. Vegetation removal should be carried out via two-phased cut, as outlined in Section 5.5.1.

5.5.6.7 If any mammal burrows are found throughout the duration of the development (excluding badger setts), the project ecologist will be consulted for further guidance.

5.5.6.8 Artificial lighting onsite should avoid the direct or indirect illumination of habitats likely to be utilised by foraging and commuting mammals.

6 References

Bat Conservation Trust (2023). Guidance Note 8: Bats and Artificial Lighting at Night.

British Standards Institution (2010). *BS 3998:2010 – Tree Work: Recommendations*. BSI Standards Publication, London.

Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Preliminary Ecological Appraisal.

CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.

Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.

Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.

Mulberry (2019). Tree Survey & Arboricultural Implications Assessment of Land at Mold Road and Stansty Chain Road, Wrexham. REF: TRE/SCR/Rev D

Natural Environment and Rural Communities Act (NERC) 2006. Section 41 of the Natural Environment and Rural Communities Act.

The Environment Partnership (2019). Ecological Appraisal of Stantsy Chain Road, Wrexham. REF: 6358.006

The Environment Partnership (2023a). Updated Ecological Appraisal of Stansty Chain Road, Wrexham. REF: 6358.01.006

The Environment Partnership (2023b). Bat Activity Survey of Stansty Chain Road, Wrexham. REF: 6358.01.005

The Environment Partnership (2023c). Breeding Bird Survey of Stansty Chain Road, Wrexham. REF: 6358.01.009

The Environment Partnership (2023c). Reptile Survey of Stansty Chain Road, Wrexham. REF: 6358.01.007

Urban Green (2026). Arboricultural Method Statement of Stansty Chain Road, Wrexham. REF: UG3042_ARB_AMS_01_REV_03_FINAL

Appendix 1 – Relevant Legislation

Bats

All species of bat are listed on Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of *The Conservation of Habitats and Species Regulations 2017*, making them *European Protected Species*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure, or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
    - impair its ability to survive, breed, or rear or nurture their young;
    - impair its ability to hibernate or migrate.
    - Significantly affect the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

Badger

The *Protection of Badgers Act 1992* consolidates previous legislation (including the *Badgers Acts 1973 and 1991*, and the *Badgers* (*Further Protection*) *Act 1991*). It makes it an offence to:

- wilfully kill, injure or take, or attempt to kill, injure or take a badger;
- cruelly ill-treat a badger, dig for a badger; use badger tongs in the course of killing or taking, or attempting to kill or take a badger; or use for the purpose of killing or taking a badger any firearm other than that stated under the exceptions within the Act;
- intentionally or recklessly interfere with a badger sett;
- sell or offer for sale a live badger, or have possession or control of a live badger; and
- mark a badger or attach any ring, tag, or other marking device to a badger.

Section 3 of the Act defines interference (with a sett) as:

- damaging a sett;
- destroying a sett;
- obstructing access to, or any entrance of, a sett;
- causing a dog to enter a sett; or
- disturbing a badger when it is occupying a sett.

Under Section 14 of the Act, a sett is defined as "any structure or place which displays signs indicating current use by a badger".

Under Section 10 (1)(d) of the Act, a licence may be granted by Natural England to interfere with a badger sett for the purpose of development, as defined by Section 55(1) of the *Town and Country Planning Act 1990*.

Breeding Birds

With certain exceptions[1], all wild birds, their nests and eggs are protected by Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

Invasive Non-native Plant Species

The *Wildlife and Countryside Act 1981* (as amended) is the principal piece of legislation in the UK that regards invasive non-native species. It is an offence under Section 14 (2) (a) to "plant or otherwise cause to grow in the wild" any species listed on Schedule 9, Part II of the Act.

In accordance with Sections 33 and 34 of the *Environmental Protection Act 1990*, if taken from their place of origin, any plant listed on Schedule 9, Part II of the *Wildlife and Countryside Act 1981* (as amended) and their associated material (e.g. soil and ash) are classed as controlled waste and must be disposed of at a licenced landfill site by a licenced waste carrier. Any waste being disposed of must be accompanied by appropriate waste transfer documentation.

In accordance with Section 79 of the *Environmental Protection Act 1990*, in certain circumstances Local Authorities have the power to deal with plants that are considered to be a statutory nuisance. A statutory nuisance is defined as: "any premises in such a state as to be prejudicial to human health or a nuisance". For instance, giant hogweed can be considered a statutory nuisance where the plant is growing along pathways or on land which is easily accessible to users or passers-by as the plant is a risk to human health upon contact.

Amphibians

[1] Some species, such as game birds, are exempt in certain circumstances.

Common toad and common frog are protection under Section 9(5) of The *Wildlife and Countryside Act 1981* (as amended), but only against trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy). It is not an offence to collect or possess these species.

Common toad was added to the list of UK BAP species in 2007 and is on the Biodiversity Lists for England and Wales (Listed as species of principal importance under Section 41 of the NERC act 2006).

GCN are a European Protected Species and are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). They are afforded full protection which makes it an offence to:

- deliberately capture, kill, disturb or injure GCN;
- damage or destroy a breeding or resting place;
- obstruct access to their nesting or sheltering place (deliberately or by not taking enough care);
- possess, sell, control or transport GCN (alive or dead), or any part of them;
- take GCN eggs

They are also protected under the Conservation of Habitats and Species Regulations 2017 (as amended), which makes it an offence to:

- deliberately disturb GCN in a way that is likely to impair their ability to survive, breed, rear or nurture their young, or to hibernate or migrate;
- deliberately disturb them in a way that is likely to significantly affect the local distribution or abundance of the species

In addition, GCN are listed as a species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This places a duty on public authorities to have regard to the conservation of biodiversity when carrying out their functions

Hedgehog and Other Mammals

The hedgehog was added to the list of UK BAP species in 2007, and is on the Biodiversity Lists for England and Wales (Listed as species of principal importance under the *NERC act 2006*, and Northern Ireland (listed as a Priority Species in the Northern Ireland Priority Species List, March 2010).

Other mammals are afforded protection under the Wild Mammals (Protection) Act 1996, this act makes it an offense to treat any mammal with cruelty or inflict unnecessary suffering on any wild mammal.

Invasive Non-native Plant Species

The *Wildlife and Countryside Act 1981* (as amended) is the principal piece of legislation in the UK that regards invasive non-native species. It is an offence under Section 14 (2) (a) to "plant or otherwise cause to grow in the wild" any species listed on Schedule 9, Part II of the Act.

Appendix 2 – Work Schedule

The following work schedule is to be implemented prior and throughout the construction phase.

Construction Phase	Work to Action	Timing	Responsible Person
Pre-construction			
Monitoring mitigation and ecological enhancements	All activities prior to and during the construction phase must be monitored in accordance with the relevant reports provided by Urban Green and TEP, including the AIA and EA. The Site Manager and Project Ecologist are responsible for ensuring that all works adhere to the guidance outlined in these documents. If any aspect of the works deviates from the prescribed guidance, operations must be halted immediately and corrective actions taken before resuming. The Site Manager and Project Ecologist must maintain thorough documentation to demonstrate compliance throughout the process.	Prior and during Construction Phase	Site Manager and Project Ecologist
General pollution measures	Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect habitats and associated protected/notable fauna, as detailed in Section 5.2.1.	Prior and during Construction Phase	ECoW, Project Ecologist and Site Manager
General lighting control measures	Avoidance of nightworks where possible. Throughout the construction phase, directional lighting will be used, this will be achieved by orientation and angling light beams away from wider habitats, use of a cowl, louvre or other light shield, or a combination of these, as detailed in Section 5.2.4. If required, motion sensor security lighting will be used as an alternative to overnight lighting of the site.	Prior to Construction Phase	Site Manager and Project Ecologist
Toolbox Talk	Toolbox talk to be completed by the ECoW in relation to the 'Biodiversity Protection Zones', badgers, breeding birds, amphibians, bats, hedgehog, other mammals and INNS. Register of acknowledgement and understanding of Toolbox Talks must be signed by all contractors and operatives on site.	Anytime of the year – completed when relevant.	Site Manager and Project Ecologist

Construction Phase	Work to Action	Timing	Responsible Person
Retained Habitats Protection - Biodiversity Protection Zones (BPZ) and Root Protection Zones (RPZ)	Pollution control, BPZs and RPZs measures detailed in Section 5.2 are to be followed prior to and throughout the construction phase. In the event of any damage or deterioration, the Site Manager will take immediate action to rectify the issue and restore the protective measures. BPZs and RPZs will be placed around all retained habitats, and along the woodland bordering the site, with particular attention to the woodland to the south of site and retained hedgerows.	Prior to construction and throughout construction phase	Site Manager
Lost habitats - waterbodies	A wet ditch on site will require removal to facilitate development. If the ditch is to be found to be holding water, prior to its removal, it is to be drained under ECoW supervision. It is to be drained down via pump, operated at low speed and fitted with a fine mesh filter. Alternatively, a trench may be dug into the bank of the ditch, from which the water can be drawn off. A fine mesh screen is to also be fitted over the mouth of the trench to facilitate amphibian capture. Amphibians can be caught by netting as draining takes place and by hand searching through plants, debris and silt when the pond is dewatered. The ECoW must translocate any captured amphibians immediately, following appropriate PPE guidance to a suitable receptor site identified by the Project Ecologist. A nesting bird check will be completed, should removal works be carried out during the nesting bird season (March to September, inclusive).	Outside amphibian breeding season (March to June, inclusive)	Site Manager and Project Ecologist.
Invasive non-native Species (INNS) Management	Eradication of Japanese knotweed and variegated yellow archangel, and specialist disposal including removal of contaminated soil by qualified contractor. Removal of this Invasive non-native species should ideally be carried out before fruiting bodies develop, be done before late summer (mid-August – September).	Before mid-August - September	Specialist Contractor and ECoW (if required)
Vegetation clearance and construction works - Amphibians	Before works commence the Project Ecologist must identify suitable receptor site for the potential translocation of common amphibians that may occur on site.	Before clearance works commence.	Project Ecologist
Vegetation clearance and construction works - Badger	A pre-commencement badger survey must be undertaken by the ECoW immediately prior to any vegetation clearance within areas identified as suitable badger habitat.	Anytime of the year, before clearance works commence.	ECoW

Construction Phase	Work to Action	Timing	Responsible Person
Vegetation clearance and construction - Bats	<u>Roosting bats</u> BPZs of a minimum 10m, and RPZs must be established around all trees with bat roosting potential, namely T1-T19 within the EA, before works commence. Installation of BPZs and RPZs must be done outside of bat hibernation season (November – March, inclusive). <u>Commuting bats</u> Arrangement of work materials must avoid light pollution or excessive noise disturbance within 10m of suitable foraging and commuting habitats. Night works must be avoided, where possible.	Outside November – March, inclusive and before the commencement of works.	Site Manager
Vegetation clearance - hedgehog	A pre-commencement walkover survey must be carried out by the ECoW immediately prior to any vegetation clearance. This includes the inspection and dismantling of any potential refugia within suitable habitat areas to ensure no protected species are present before works begin.	Outside hedgehog hibernation season (October – March, inclusive).	Site Manager and ECoW
Vegetation clearance – other mammals	Immediately prior to the commencement of vegetation clearance, the ECoW will undertake a pre-commencement walkover survey, to check for the presence of mammals. This includes identifying any individuals on site or signs of activity, such as mammal burrows, within suitable habitat areas.	Anytime of the year, before clearance works commence.	Site Manager and ECoW
During construction			

Construction Phase	Work to Action	Timing	Responsible Person
Vegetation clearance and construction works - Amphibians	Clerance of suitable habitats should be conducted during amphibians terrestrial phase (August to September, inclusive) to avoid the breeding and hibernation seasons. Before clearance, ECoW must conduct finger-tip search of all suitable habitats. If common Amphibians are found, they will either have suitable buffer zones established as BPZs at ECoW discretion, or they will be translocated to the identified receptor site. If GCN are found onsite, all works must stop, and the Project Ecologist consulted for further guidance. ECoW will directly supervise the clearance of suitable habitats and clearance works must be conducted via directional, two phase cuts. Throughout the construction phase, pollution prevention will be adhered to, and the creation of temporary waterbodies will be avoided.	During August – September, inclusive and throughout construction phase	Site Manager, Project Ecologist and ECoW
Vegetation Clearance - Nesting bird checks	Vegetation removal is to be completed outside of the breeding bird season (March to September, inclusive). If this is not possible, the area will be subject to a nesting bird check by the ECoW, within 48 hours to works commencing. If a nest (or nest in construction) is found, a suitable buffer zone will be established by the ECoW and demarcated as a BPZ. This BPZ must remain in place until the nest is no longer active.	March to September (if required) Anytime of the year	Site Manager and Project Ecologist
Vegetation clearance and construction - Badger	Nightworks must be avoided, if possible. If badger are found onsite, works must stop, and the individual allowed to escape. The ECoW must re-check 30m radius of the site for the presence of new setts, if none are found, works may resume under ECoW supervision. If a sett(s) is found at any time of the construction, all works must stop, and the Project Ecologist consulted for further guidance. The PWM outlined in Section 5.5, and Appendix 3, must be followed throughout the construction phase.	Throughout construction phase.	Site Manager, Project Ecologist and ECoW

Construction Phase	Work to Action	Timing	Responsible Person
Vegetation clearance and construction - Bats	Roosting bats BPZs and RPZs must be established around all trees with bat roosting potential, any clearance works required to facilitate the development, within 10m of BPZ must be done under direct ECoW supervision, following soft-felling techniques with the use of hand tools only. The lighting of trees with roosting potential must be avoided for the full duration of the construction phase. If works constitute as disturbance to any trees with roosting potential, ECoW must stop works and consult Project Ecologist for further guidance. Commuting bats Lighting guidance outlined in Section 5.2.4 must be followed and night works must be avoided for the full duration of the construction phase.	Outside hibernation season (November – March, inclusive). Throughout the construction phase	Site Manager, Project Ecologist and ECoW
Vegetation clearance and construction - hedgehog	Clerance within suitable habitat must be carried out as a two-phase cute with hand tools, and under supervision of ECoW. The PWM outlined in Section 5.5 must be implemented throughout the construction phase and nightworks must be avoided, where possible.	outside hedgehog hibernation season (October – March, inclusive),	Site Manager and ECoW
Vegetation clearance and construction – other mammals	The PWM listed in Section 5.5, alongside lighting guidance set out within Section 5.2.4 must be followed throughout the construction phase in relation to other mammals. A pre-commencement survey must be carried out by the ECoW immediately prior to clearance works. All vegetation clearance shall be carried out via two-phase cut, as outlined within Section 5.5.1, under supervision of the ECoW. If a mammal is present on site, works must pause, and the individual allowed to leave of its own accord. If mammal burrows are present onsite (excluding badger setts) works should pause, and the Project Ecologist consulted for further guidance.	Immediately prior to vegetation clearance and throughout the construction phase	Site manager, Project Ecologist and ECoW.

Appendix 3 – Badger Method Statement

The habitats on site are deemed suitable for badger; therefore, badger may occasionally traverse the site.

Reasonable Avoidance Methods

The following sensitive measures are to be implemented throughout the construction phase period to reduce potential disturbance of the local badger population:

- Any man-made excavations, trenches or pits relating to the development that must remain open overnight, will either be securely fenced off or covered up overnight to avoid entrapment of badgers or other small mammals or, if left open, access ramps (e.g. mammal ladders, a roughened plank or even a ramp of earth) will be placed within the excavation each night near to crossing points to allow any animals that accidently fall into the excavation a means of climbing out.
- Any pipes stored, or installed on site, with a diameter of greater than 200mm are to be covered or capped at night to reduce the risk of badgers becoming trapped inside.
- Daily checks of excavations and pipes is to be made by construction staff prior to commencing work on site to check that no badgers or other animals have become trapped. Contractors will be made aware that trapped badgers may dig a temporary sett into the side of a trench. In the highly unlikely event that a trapped badger be found during construction works are to cease and the project ecologist or Natural England are to be immediately contacted for advice.
- Any topsoil storage on site, or piles of materials that may create mounds suitable for sett creation, are to be checked each morning by construction staff to check that no badger activity has taken place overnight. If the mounds are to be in place for a significant period, the soil is to be as compacted to deter sett building.
- Fires are not to be lit on-site during construction and fuel/oil/chemicals will be stored in secure sites within the construction compound. All chemicals or materials that may harm badgers will be safely stored away and contained in such way that they cannot be accessed or knocked over by badgers.
- If any new setts have been created during the construction phase, a minimum 20m buffer is to be maintained around each entrance, until the required mitigation is completed. The buffer is to be demonstrated within appropriate fencing to mark out the no work zone and the Project Ecologist to be contacted immediately.
- If a new sett is created during the construction phase and requires closure for development to proceed, the closure procedure detailed in the following method statement. The Local Planning Authority are to be contacted to outline the presence of a new sett and detail the proposed closure procedure.

Closure of Sett

If a new sett is identified during the pre-commencement survey to be completed by Urban Green, it should be sought to be retained, if possible, with an inclusion of a 20m buffer. If a 20m construction buffer cannot be maintained, this sett(s) may require closure to facilitate development. If the sett(s) is

located within the LWS and requires removal, consideration of land ownership and potential impacts of fauna and flora within the LWS will be completed.

The sett(s) will need to be determined as whether active or inactive. Monitoring will be completed over of a minimum period of four weeks and would include the installation of infra-red, remote, movement activated cameras overlooking the setts, the smoothing of the sand/soil in front of the entrances in order to detect badger footprints and installation of sticks at the front of each entrance.

If no activity has been recorded during the four-week period and under the ecologist's confirmation, it is to be closed under precautionary working methods, on the final day of monitoring. If badger activity is recorded within this timeframe, a Natural England Mitigation Badger License would be required to close the sett(s).

On the confirmation a sett is clear of badgers, a mini excavator (1-3 ton), and operator will slowly excavate each sett entrance back to its chamber or natural end. All excavation works will be supervised by a suitably qualified ecologist. Alternatively, the sett may be hand dug under supervision of the ecologist using the same method, to minimise impacts on the retained hedgerow and offsite trees. Inactive setts can be closed anytime of the year as no badgers will have been observed being present within the sett.

In the unlikely instance that a live badger is located within the sett during excavation works, all works will cease immediately and Natural England to be contacted.

Natural England Licence Application (if required)

If a badger is identified using the sett(s) during the monitoring period, or any new sett(s) are constructed during the construction phase, a Natural England Licence would be submitted. The following license activities are only to be completed between July to November (inclusive) to minimise impacts of pregnant or lactating females.

The following actions will be adhered, as per the licence closing procedure:

One of the named ecologists on the licence will attend the site to act as an ECoW. An ECoW will be present on site to oversee all sett closure works.

Clearance of low-lying vegetation will be undertaken around the sett(s) entrance and in areas where mesh will be installed. Where vegetation requires removal, stumps/roots at ground level will be left in-situ to reduce disturbance and the likelihood of causing any collapse of badger tunnels or chambers.

One-way gates will be installed on the sett(s) entrance. A one-way gate will be positioned over this sett entrance such that a badger can exit but not re-enter the sett(s).

Monitoring of affected sett(s) will take place throughout the duration of the exclusion period (minimum 21 days). This will involve installation of infra-red, remote, movement activated cameras overlooking the sett(s), the smoothing of the sand/soil in front of the gates in order to detect badger footprints and installation of sticks at the front of each entrance (behind and in front of the gates). The sett(s) will be visited at intervals of no more than three days to inspect the gates to ensure that they open and close freely, and to check for signs of badger having regained entry to the sett(s). Camera footage will be reviewed during each visit. If a badger has been identified re-entering the sett(s), the 21-day monitoring period would begin again, until it is deemed badger free.

Once the sett(s) is confirmed to be badger free, a mini excavator (1-3 ton) and operator will be required to slowly excavate the sett entrance back to their chamber or natural end. All excavation works will be

supervised by the Named Ecologist and suitably qualified Accredited Agents, of the Natural England Licence. In the unlikely instance that a live badger is located within the sett during excavation works, all works will cease immediately, and Natural England are to be consulted for advice.

Appendix 4 – Arboricultural Method Statement (Extracted from Urban Green, 2026)

Arboricultural Method Statement (AMS)
Stantsty Chain Road, Wrexham, North Wales LL11 4YF.

Construction work in close proximity to trees, or within the Root Protection Area (RPA) of tree(s) due to be retained were identified within the Arboricultural Impact Assessment (AIA) produced in 2019 by Mulberry (TRE/SCR/RevD). Following an additional survey by Urban Green, the Tree Removal Plan (UG3042_ARB_TRP_01_REV_03) and Tree Protection Plan (UG3042_ARB_TPP_01_REV_03) have been updated to reflect exsisting conditions, and the impacts of the latest design layout for the proposed development.

This AMS should be read in conjunction with the Tree Protection Plan, as it cross-references the Tree Protection Plan for each specific area of work.

The AMS aims to provide general guidelines to onsite personnel that must be followed when working close to trees on Construction sites. All site personnel should have access to this document and be made aware of any sections that may be relevant to their specific area of work.

It is essential to adhere to the recommendations within this document during on-site operations to ensure the successful retention of trees as part of the proposed development. Compliance with the AMS will be a requirement of all relevant contracts associated with the proposed development.

Protective Fencing

1. Temporary protective fencing will need to be installed at the alligment indicated on Tree Protection Plan UG3042_ARB_TPP_01_REV_03, prior to the commencement of any construction activities on site, including the delivery of materials and site facilities.

2. Sections of protective fencing within the RPAs of retained trees and hedgerows T2, T3, T4, T6, T7, T8 and G9 will need to be repostioned to facilitate construction works, as detailed on the Tree Protection Plan. The development will need to be phased to allow for the retention of protective fencing in the primary position for as long as is practicable.

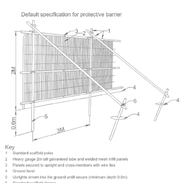
3. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately with appropriate fencing at the alignment indicated on the Tree Protection Plan.

4. The `in-ground` system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum 3m apart,

5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

6. A 600mm x 300mm warning sigh reading `TREE PROTECTION AREA KEEP OUT` shall be fixed to every 10m of protective fencing.

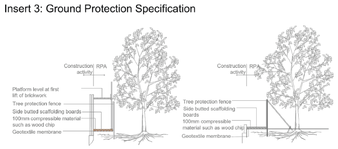
Insert 1: Tree protective fencing specification



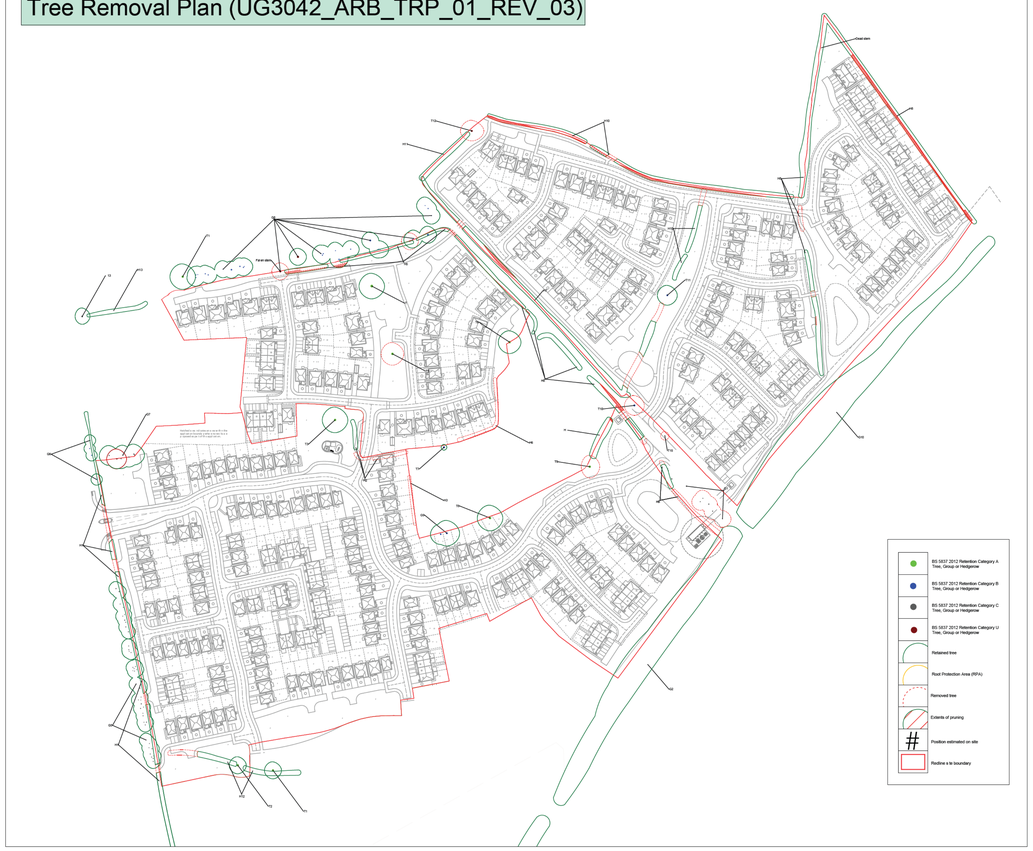
Insert 2: Tree protection notice



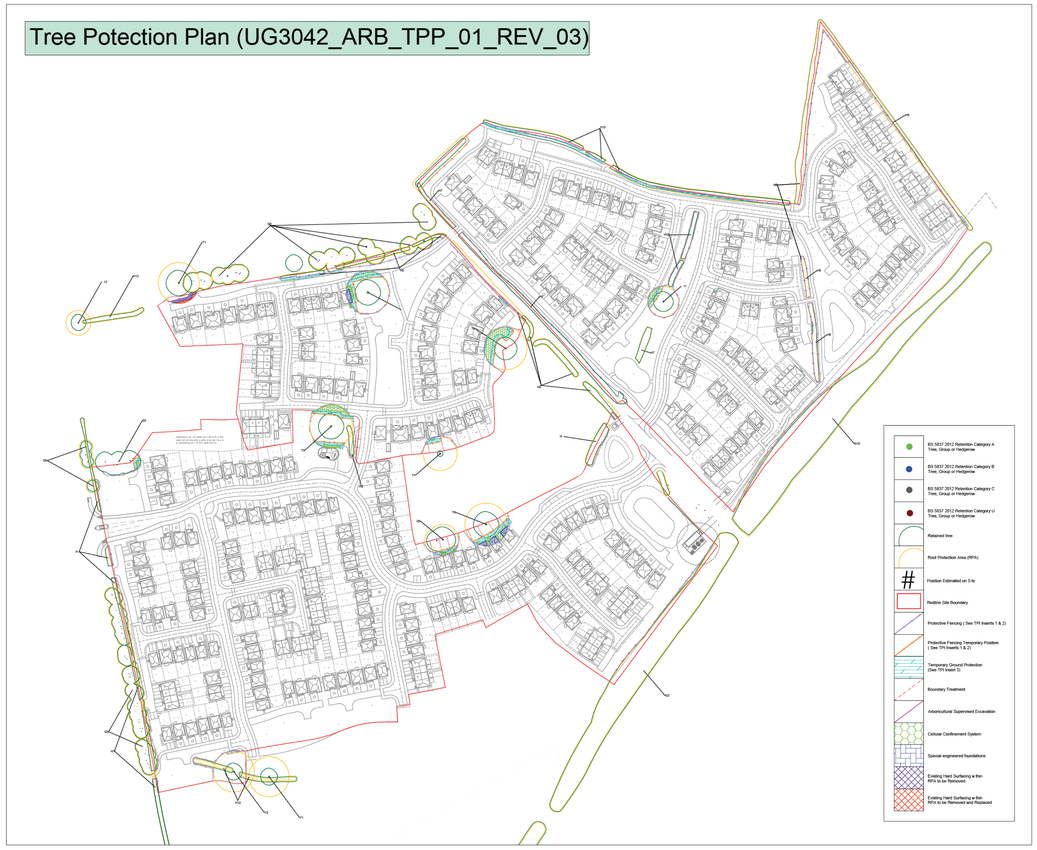
Insert 3: Ground Protection Specification



Tree Removal Plan (UG3042_ARB_TRP_01_REV_03)



Tree Potection Plan (UG3042_ARB_TPP_01_REV_03)



Tree Works Schedule (UG3042_ARB_TWS_01_REV_02)

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T5	A	Pedunculate oak	Fell to ground and grind stump.	To facilitate the development.
T9				
T10	B		Reduce to 7m standing habitat pole.	Arboricultural best practice.
T12	U			
T15	C	Ash	Remove and grind out stump.	To facilitate the development, and as part of S278 works
G1		Mixed	Remove and grind stumps	
G7	B		Remove leaning ash from within group (refer to TRP)	Arboricultural best practice.
G8			Remove dead onsite stems. Prune back westernmost section from proposed driveway (refer to TRP).	To facilitate the development/ arboricultural best practice.
H1			Remove three sections and grind stumps (refer to TRP).	To facilitate the development.
H2	C		Remove two sections and grind stumps (refer to TRP).	
H3			Remove and grind stumps.	
H4			Prune back section (refer to TRP)	
H5	B		Remove five sections and grind stumps, and prune back section over proposed highway footpath (refer to TRP).	To facilitate the development, and as part of S278 works
H6			Remove and grind stumps.	To facilitate the development.
H7			Remove three sections and grind stumps. Prune section adjacent to proposed footpath (refer to TRP).	
H8			Remove two sections. Prune section by driveway adjacent to plot 315, and prune back section adjacent to gardens of plots 350-368 to site boundary (refer to TRP).	
H10			Remove two sections and grind stumps. Prune three sections back to site boundary (refer to TRP).	
H12			Remove section and grind stumps (refer to TRP).	

Ground Protection

1. Temporary ground protection will need to be installed within the RPAs of retained trees T2, T3, T4, T6, T7 and T11, tree groups G7, G8 and G9, and hedgerows H5 and H10, as indicated in Tree Protection Plan UG3042_ARB_TPP_01_REV_03, prior to the commencement of any construction activities on site, including the delivery of materials and site facilities.

.

2. The primary method of grond protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.

2. Ground protection measures whilst working in the RPA must be capable of supporting the expected loads and avoid compaction of the soil.

3. The boarding will be left in place until the construction works are finished.

4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

5. The ground protection may be comprised of the following:

- For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;

- For pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;

- For wheeled or tacked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineered specification designed in conjunction with Arboricultural advice, to accommodate the likely loading to which it will be subjected.

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
03	04/06/26	UPDATED LAYOUT	HL	AC
02	01/04/26	UPDATED LAYOUT	HL	RB
01	23/07/25	UPDATED LAYOUT	HL	GM

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:

CASTLE GREEN

Project:

STANSTY CHAIN ROAD, WREXHAM

Title:

ARBORICULTURAL METHOD STATEMENT

Issue:

PLANNING

Drawn:	Checked:	Approved:
HL	GM	HL

Project:	Scale @ A0:	Date:
UG3042	N/A	17/06/25

Dwg No: UG_3042_ARB_AMS_01_P1

Revision: 03

Appendix 5 – Bat Tree Location Plan (Extracted from TEP, 2023a)

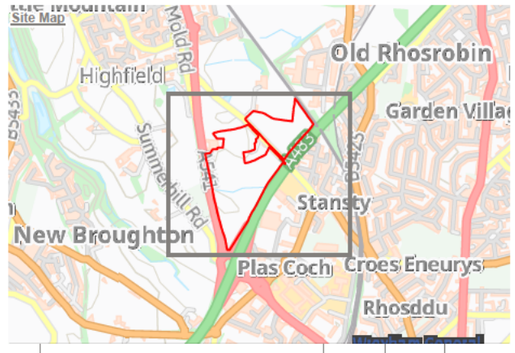


KEY

- Site boundary
- Broad-leaved tree with low bat suitability
- Broad-leaved tree with moderate bat suitability
- Broad-leaved tree with high bat suitability

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Contains data from OS Zoomstack.
DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.



Rev	Description	Drawn	Approved	Date

TEP THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Stansty Chain Road, Wrexham

Title
Bat Tree Location Plan

Drawing Number
G6358.01.008

Drawn	Checked	Approved	Scale	Date
IJ	CW	EH	1:3,500 @ A3	24/08/2023