

Reptile Reasonable Avoidance Measures (RAMs)

Survey site:

12 Smelt Road, Coedpoeth, Wrexham, LL11 3SH

Client:

Terfynfa Kennels

Report date:

4th April 2026

Project:

This report is prepared to inform a planning application with Wrexham County Borough Council. The proposal is described as:

Removal of existing kennels for proposed residential development

Planning Reference: P/2022/0754

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate. The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Contents

1.0 Introduction and Context.....	4
1.1 Background	4
1.2 Project Description	4
1.3 Site Location.....	4
1.4 Scope of This Report	4
2.0 Ecological Baseline Conditions Relevant to This Report	5
2.1 Habitats Recorded on Site.....	5
2.2. Value to Great Crested Newts and Other Common Amphibians	5
2.3 Scope for Mitigation and Enhancement.....	5
3.0 Ecological Mitigation Plan	6
3.1. Mitigation	6
4.0 Bibliography	8
Appendix 1: Site and Pond Location Plan	9

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd. was commissioned by Terfynfa Kennels to produce a Reptile Reasonable Avoidance Measures (RAMs) for *the removal of existing kennels for proposed residential development at 12 Smelt Rd, Coedpoeth, Wrexham, LL11 3SH (hereafter referred to as “the site”)*.

The site has been subject to a previous ecological assessment, as follows:

- Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) (Arbtech Consulting Ltd, November 2024).

1.2 Project Description

The proposed works are described as; *removal of existing kennels for proposed residential development*.

1.3 Site Location

The site is located at National Grid Reference SJ 27924 51411 and has an area of approximately 0.2ha comprising of the existing residential dwelling, working kennels, amenity grassland and hard standing. It is surrounded by residential dwellings with associated hard standing and amenity planting. A previous report was produced by Arbtech in 2022 for the site, using the same proposals. The report identified no major constraints to development. This report and survey are for the purpose of updating this baseline survey. The site is in a semi-rural area of east Wales, close to the England/Wales border. The landscape is dominated by residential dwellings and agricultural fields, with the village of Coedpoeth extending adjacent to the east. There are small, scattered woodland area and tree lines in the local area, which could be used by wildlife for shelter, foraging and commuting. Scattered irrigation ditches around the area will provide abundant insect foraging for birds and bats.

A site location plan is provided in **Appendix 1**.

1.4 Scope of This Report

This report provides the necessary detail required for works to lawfully proceed to include Reasonable Avoidance Measures for reptiles to be implemented throughout the proposed works.

2.0 Ecological Baseline Conditions Relevant to This Report

The ecological baseline conditions at the site of relevance to this Reptile RAMS were determined as a result of the PEA undertaken in November 2024 (Arbtech Consulting Ltd).

2.1 Habitats Recorded on Site

Habitats recorded on the site include:

- Buildings
- Other developed land
- Other neutral grassland
- Modified grassland
- Non native and ornamental hedgerow

A baseline conditions plan is included within **Appendix 2**.

2.2. Value to Great Crested Newts and Other Common Amphibians

EPSL and survey data

Records of reptiles within 2km of the site from COFNOD are below:

- Grass snake – 2 records – closest 35m south
- Common lizard – 8 records – 676m south
- Adder – 1 records – 680m
- Slow worm 33 records – 588m

Habitat suitability

Habitats recorded on site are assessed to provide suitable foraging, commuting, and refuge opportunities for reptiles in the form of ornamental shrubs, rank grassland and hedgerow. It is noted that due to recent management of amenity grassland on site which retained a short sward length at the time of survey, the majority of the grassland is currently suboptimal for reptiles due to an absence of refuge opportunities. Although potential connectivity to the site for reptiles is limited in extent, the presence of a small population of common reptiles cannot be fully discounted, albeit limited to peripheral vegetation. If present, reptiles are only likely to utilise the site for short periods of time, likely for commuting purposes.

2.3 Scope for Mitigation and Enhancement

The presence of reptiles on site and within the wider site curtilage cannot be discounted. Mitigation will be required during construction activity to ensure reptiles potentially present within the site are suitably protected. There is limited scope to enhance the site for reptiles as part of the current proposals, however hibernaculum are recommended to create new shelter/resting opportunities within the site as part of any future development proposals brought forward for the site.

3.0 Ecological Mitigation Plan

3.1. Mitigation

Mitigation prescriptions to reduce adverse impacts to existing ecological features and biodiversity as identified through previous ecological assessment are detailed in **Table 1** below.

Table 1: Mitigation Prescriptions

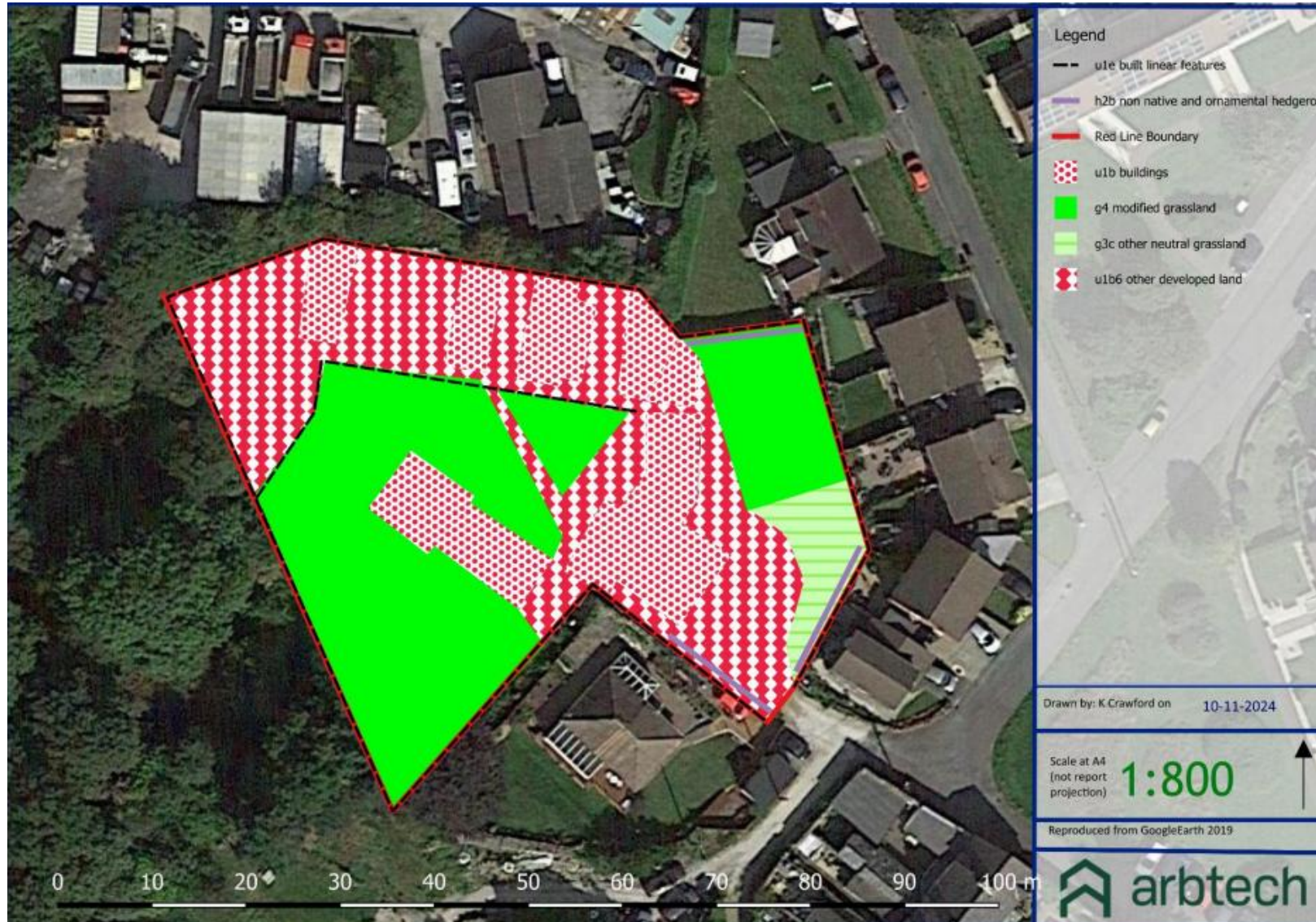
Mitigation	Specification
Persons responsible and lines of communication	Overview Effective communication between the site and project teams will need to be maintained to ensure mitigation and enhancement measures outlined within this reptile RAMs are adhered to. Should mitigation and enhancement measures not be implemented correctly, the anticipated protection of ecological features and gains to biodiversity as a result of the proposed development may not be achieved. Mitigation It is recommended that a Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the contract or project manager. The Development Biodiversity Champion is responsible for ensuring all actions outlined in this reptile RAMs are implemented. Any queries with regards to the mitigation and enhancement prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist throughout the project. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist of the commencement of enhancement installation works and provides updates where necessary.
Reasonable Avoidance Measures (RAMS)	Timing of Works Works must commence outside of the hibernation period for reptiles, which is typically between November and March inclusive. Reptiles are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking initial site clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats if disturbed. Grassland Management The onsite grassland should be continued to be maintained to a short grass sward length (5cm) to discourage reptiles from the site. If any areas are allowed to grow to a longer sward a staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. COSHH

	No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002). Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. Displacement of reptiles Any reptiles that are encountered during the works these should be moved carefully by hand by the Development Biodiversity Champion and placed within an area of dense vegetation offsite to the west. Removal of Debris and Storage of Building Materials In order to prevent the creation of large debris piles resulting from development works that could in turn become suitable refuge hibernacula for reptiles, all debris will be stored over hardstanding or within a skip. Furthermore, the storage of building materials will be located over hardstanding or stored on pallets. Prevent Trapping Amphibians During Works Deep excavations may be required during construction activity. Deep excavations could trap reptiles and cause injury or death. All excavations will therefore either be suitably sealed overnight, or a ramp will be installed to enable any trapped animals to escape such as a piece of rough timber that is long enough to reach the base of the excavation from ground level. Should any trapped reptiles be found, the Development Biodiversity Champion should contact for project ecologist for advice on how to proceed.
Enhancements	The site will be enhanced for reptiles post-development through creation of habitat piles from removed material from the development. These habitat piles should be created within the 'ecology' area within the wider site to the north.

4.0 Bibliography

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- HMSO: Countryside & Rights of Way Act (2000) <http://jncc.defra.gov.uk/page-1378>
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- HMSO: The Conservation of Habitats and Species Regulations (2010) <http://www.legislation.gov.uk/uksi/2010/490/contents/made>
- National Planning Policy Framework. (2021). <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, 2024)

Appendix 1: Site Plan





Appendix 3: Biological Record Data from COFNOD:

Species Group	English Name	Number of Records	Closest Distance from Site (m)
Amphibian	Common Frog	3	35
Amphibian	Common Toad	2	35
Amphibian	Smooth Newt	1	35
Bird	Barn Owl	1	477
Bird	Black Grouse	2	460
Bird	Black-headed Gull	6	718
Bird	Brambling	1	508
Bird	Bullfinch	10	190
Bird	Chaffinch	11	335
Bird	Coal Tit	5	718
Bird	Collared Dove	4	718
Bird	Cormorant	2	567
Bird	Cuckoo	2	772
Bird	Curlew	4	567
Bird	Dipper	2	253
Bird	Duncock	11	718
Bird	Garden Warbler	2	460
Bird	Goldcrest	4	573
Bird	Great Grey Shrike	1	508
Bird	Greenfinch	9	718
Bird	Grey Heron	2	522
Bird	Grey Wagtail	4	335
Bird	Greylag Goose	2	335
Bird	Hen Harrier	1	1450
Bird	Herring Gull	4	588
Bird	House Martin	4	588
Bird	House Sparrow	16	123

Species Group	English Name	Number of Records	Closest Distance from Site (m)
Bird	Kestrel	1	886
Bird	Lapwing	1	1045
Bird	Lesser Black-backed Gull	1	1450
Bird	Linnet	2	732
Bird	Magpie	12	257
Bird	Mallard	2	335
Bird	Meadow Pipit	3	335
Bird	Mistle Thrush	2	886
Bird	Osprey	1	1450
Bird	Pied Flycatcher	1	1450
Bird	Red Grouse (scotica)	3	335
Bird	Red Kite	2	718
Bird	Redstart	2	886
Bird	Redwing	8	304
Bird	Reed Bunting	2	508
Bird	Ring Ouzel	1	1450
Bird	Rook	10	718
Bird	Short-eared Owl	1	1450
Bird	Snipe	1	673
Bird	Song Thrush	4	335
Bird	Sparrowhawk	7	35
Bird	Spotted Flycatcher	1	588
Bird	Starling	9	718
Bird	Stock Dove	1	1245
Bird	Swift	17	307
Bird	Tawny Owl	2	588
Bird	Whinchat	1	1450
Bird	Whitethroat	2	1045

Species Group	English Name	Number of Records	Closest Distance from Site (m)
Bird	Willow Warbler	5	545
Bird	Woodcock	1	892
Bird	Woodpigeon	12	335
Bird	Wren	11	335
Conifer	Scots Pine	1	1201
Fern	Adder's-tongue	1	1450
Fern	Brittle Bladder-fern	2	990
Fern	Soft Shield-fern	2	1063
Flowering Plant	Annual Pearlwort	1	567
Flowering Plant	Bladder Campion	1	991
Flowering Plant	Bluebell	2	941
Flowering Plant	Broad-leaved Helleborine	6	460
Flowering Plant	Butterbur	1	1450
Flowering Plant	Charlock	1	1201
Flowering Plant	Common Butterwort	1	1450
Flowering Plant	Common Cow-wheat	1	905
Flowering Plant	Common Spotted-orchid	5	460
Flowering Plant	Common Twayblade	2	526
Flowering Plant	Cowslip	1	1450
Flowering Plant	Crosswort	3	941
Flowering Plant	English Stonecrop	1	877
Flowering Plant	Feverfew	1	753
Flowering Plant	Field Maple	3	460
Flowering Plant	Field Scabious	1	1063
Flowering Plant	Gelder-rose	3	608
Flowering Plant	Hairy-brome	1	1450
Flowering Plant	Hedge Bedstraw	1	928
Flowering Plant	Henbit Dead-nettle	2	567

Species Group	English Name	Number of Records	Closest Distance from Site (m)
Flowering Plant	Hoary Willowherb	1	460
Flowering Plant	Hybrid Avens	1	1450
Flowering Plant	Pyramidal Orchid	3	584
Flowering Plant	Scentless Mayweed	1	941
Flowering Plant	Smooth Tare	1	671
Flowering Plant	Sweet-briar	1	737
Flowering Plant	Weld	1	567
Flowering Plant	Welsh Poppy	2	941
Flowering Plant	Wild Teasel	1	963
Flowering Plant	Yellow Bird's-nest	1	698
Flowering Plant	Yellow-wort	1	593
Flowering Plant	Zigzag Clover	2	905
Fungus	Summer Truffle	1	460
Insect - Butterfly	Dingy Skipper	1	588
Insect - Butterfly	Small Pearl-bordered Fritillary	1	964
Insect - True Fly (Diptera)	Dark Giant Horsefly	1	412
Insect - True Fly (Diptera)	Mycomya pectinifera	1	834
Reptile	Adder	1	680
Reptile	Common Lizard	8	676
Reptile	Grass Snake	2	35
Reptile	Slow-worm	33	588
Terrestrial Mammal	Badger	1	518
Terrestrial Mammal	Brandt's Bat	1	753
Terrestrial Mammal	Brown Long-eared Bat	2	753
Terrestrial Mammal	Common Pipistrelle	2	753
Terrestrial Mammal	Daubenton's Bat	1	887
Terrestrial Mammal	Hedgehog	20	194
Terrestrial Mammal	Natterer's Bat	2	753

Species Group	English Name	Number of Records	Closest Distance from Site (m)
Terrestrial Mammal	Noctule	1	887
Terrestrial Mammal	Soprano Pipistrelle	2	753

Version control			
Status	Issue	Name	Date
Draft	0.1	Kayleigh Davies BSc (Hons) MSc Consultant Ecologist	14/04/2026
Review	0.2	Elen Griffin BSc (Hons), MRSB, Senior Ecologist	20/04/2026
Final	1.0	Kayleigh Davies BSc (Hons) MSc Consultant Ecologist	20/04/2026
Updated with BRD	1.1	Kayleigh Davies, BSc (Hons), MSc Consultant Ecologist	30/06/2026