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Addendum Report to Preliminary Ecological Assessment at Carreg Llwyd, Froncysyllte, Llangollen LL207RY

Background information

Arbor Vitae carried out a Preliminary Ecological Assessment of this site in 2021. The summary of that report stated:

'The proposed development will result in the loss of a small amount of improved grassland. The habitat type is of little ecological significance and the proposal will not have a major impact. The proposed development will have no impact upon habitats which might be in use by bat species. The two mature sycamore trees within the hedgerow at the south boundary do not possess any potential roosting features. The construction of the dwelling will have no impact upon bat species.

The habitats on site do not provide potential nesting sites for breeding birds and the adjacent hedgerows showed no evidence of nesting during the survey. The proposed development will have no impact on breeding birds.

There are no ponds within 100m of the site and no records within 1km of the area. The terrestrial habitats on site do not provide suitable hibernation or foraging opportunities for GCN and connectivity to the site is limited by poor hedgerows. It is highly unlikely that GCN would be found on site and the proposed development will have no impact on this species. In order to remove any residual risk, works will proceed using precautionary measures'.

Subsequent to that report, a Net Biodiversity Benefit Plan was produced in June 2025.

The Council, noting the age of the original PEA report, and noting that last year's Addendum Report only relates to NBB, have now asked me for an Addendum Report covering the whole PEA.

As a result, a new survey of the site has been carried out by Arbor Vitae to update the original information.

The survey was carried out by William Prestwood BSc on 31 July 2026.

Survey results

The survey found that the land has not changed since the original survey carried out in 2021. The site is wholly an improved/modified grassland field with no botanical interest.

The two mature sycamore trees within the hedgerow at the south boundary still exist and, as in 2021, do not contain any features which could be used by roosting bats.

Conclusions drawn in 2021 in respect of protected species still pertain. The proposals will have no impact on [redacted], bats, breeding birds or great crested newts.

Measures outlined in the Net Biodiversity Benefit Plan, namely native hedge planting, tree planting and installation of bat boxes, are recommended for adoption.

Conclusion

The survey concluded that the results of the original PEA report of 2021 remain valid and that the ecological impact of the proposals is negligible.

William Prestwood BSc

ARBOR VITAE ENVIRONMENT LTD

PHOTOGRAPH



SITE OF PROPOSED NEW HOUSE