Elite Ecology

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R and R Engineering Ltd,

Wrexham



Great Crested Newt Habitat Suitability Index (HSI) Survey Report and Method Statement

July 2026

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0. Executive Summary

This report has been prepared at the request of R&R Properties (Wrexham) Ltd. Elite Ecology was commissioned to undertake an Amphibian Method Statement for the proposed works site located at R & R Engineering, Oak Road, Wrexham, Wales, LL13 9RG (OS Grid Reference: SJ 39050 49136).

Under the current proposals, four buildings on site are to be demolished, with a new workshop to be constructed in their place. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed redevelopment site. Please refer to the Preliminary Ecological Appraisal undertaken by Elite Ecology for more information regarding these buildings.

The **HSI water body suitability for the surveyed water features** were as follows:

Pond	HSI Score	HSI Suitability
Pond 1	0.86	Excellent
Pond 2	0.70	Good
Pond 3	0.25	Poor
Pond 4	0.44	Poor
Pond 5	0.58	Below average
Pond 6	0.62	Average
Pond 7	0.67	Average
Pond 8	0.63	Average
Pond 9	0.49	Poor
Ditch 1	0.76	Good

Recommendations

Further presence/absence surveys are recommended to be undertaken following this Habitat Suitability Index (HSI) Survey Report, as it is almost impossible to confirm whether great crested newts (*Triturus cristatus*) are on site using this methodology alone.

Compulsory recommendations are required for this project in relation to great crested newts. All engaged site staff should be informed about great crested newts and other protected species. If any amphibians are found on site during the development, all works should cease immediately, and an ecologist contacted for advice.

Recommendation details are outlined in **Section 6.1**.

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of R&R Properties (Wrexham) Ltd. Elite Ecology was commissioned to undertake a Habitat Suitability Index (HSI) survey for great crested newts (*Triturus cristatus*) at R & R Engineering, Oak Road, Wrexham, Wales, LL13 9RG (OS Grid Reference: SJ 39050 49136).

This survey effort involved both a desktop study and field survey.

The main purpose of this assessment was to establish the suitability of the site for great crested newt. The field surveys were carried out on the 8th and 27th of April 2026 by:

Mr. Richard Millington: BSc (Hons), ACIEEM, CERPIT, MRSB, MArborA, Principal Ecologist. Newt Licence Number: 2025-83607-SCI-CL08.

Miss. Rebecca Kay: MSc, Assistant Ecologist.

1.2 Site Description and Works

The site is situated on the outskirts of the Wrexham Industrial Estate located approximately 5.7km to the east of the city centre of Wrexham.

The site measures approximately 1.97ha and contains a number of habitats. These include buildings, built linear features, developed land, mixed scrub, native hedge with trees, and sparsely vegetated urban land. The habitats on site could have the potential to support a number of protected species. The photographs of the site are found within **Appendix E**.

Within the wider landscape further habitats are present. These come in the form of arable land, hard standing ground, hedgerows, improved grassland, pastureland, residential dwellings (and their associated gardens/yards), scattered trees, standing water, and woodland. This shows that the habitats in the area surrounding the site have the potential to support protected species.

Under the current proposals, four buildings on site are to be demolished, with a new workshop to be constructed in their place. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed redevelopment site. Please refer to the Preliminary Ecological Appraisal undertaken by Elite Ecology for more information regarding these buildings. Please refer to **Appendix A** for the site plans.

Figure 1: An aerial map showing the boundary of the site at of R&R Properties (Wrexham) Ltd. (as shown by the red outline).



Figure 2: An aerial map showing the site at of R&R Properties (Wrexham) Ltd. (as shown by the yellow star) in relation to some of the local landscape.



Figure 3: An OS map obtained from Bing showing the location of R&R Properties (Wrexham) Ltd. (as shown by the yellow star).



2. Survey Methodology

2.1 Desktop Survey

A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth, and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

The local records centre was contacted to provide data on all protected species and sites within 2km of the proposed development site. Cofnod was the relevant local record centre for this project.

2.2 Field Survey

Walkover Survey

A walkover survey of the site and adjacent land (up to 500m where land access had been granted) is undertaken to ascertain the presence of habitats and suitable resources that could be utilised by local populations of great crested newt (*Triturus cristatus*) and other amphibians. This process includes a visual inspection of these habitats for any amphibians during their terrestrial phase.

Habitat Suitability Index (HSI)

The 'Great Crested Newt Habitat Suitability Index (HSI)' is a quantitative measure of habitat quality (Source: Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. [2000]). This is used to evaluate the suitability of aquatic habitats for the great crested newt. This form of survey is used to indicate the likelihood of great crested newt being present and should not be used as a replacement for a presence/absence survey. Ultimately, the HSI can be used to evaluate the need for eDNA analyses on the pond(s) of interest or further presence/absence surveys.

3. Desktop Survey Results

3.1 Ecological Data Results

The ecological data received from MAGIC Maps revealed no statutory protected sites
(e.g., LNR, SSSI, SPA, SAC, or Ramsar) were found within the 2km radius of the site.

However, two non-statutory sites were identified within 2km of the survey site. These are listed in the table below.

Site Name	Designation	Approx. Distance (m)	Heading
Petre's Dingle	LNR	900	Unknown
Wrexham Industrial Estate	LNR	30	N/A

Within the ecological data search provided by Cofnod, five amphibian species were revealed within 2km of the survey site. These were common frog (*Rana temporaria*), common toad (*Bufo bufo*), great crested newt (*Triturus cristatus*), palmate newt (*Lissotrition helveticus*), and smooth newt (*Lissotriton vulgaris*). The closest record to the site was of great crested newt, recorded approximately 147m to the north of the site centroid.

It should be noted that no information for European Protected Species Licences was available via the Natural Resources Wales Interactive Map.

Comments made by Natural Resources Wales on the planning application (P/2025/0638) state great crested newt "*have been recorded within approximately 95m North of the application site*" and that there have been "recent surveys confirming GCN presence in a pond in adjacent land approximately 25m to the West of the application site".

An inspection of aerial and Ordnance Survey data, and walkover of the local area identified that there are no ponds within the site boundary. In addition, there are eleven ponds within a 500m radius of the site. There is one ditch present south of the site, which has been deemed as good suitability for supporting great-crested newts. Although, no evidence of great-crested newts was found during the surveys.

Figure 4: A map showing the location of the eight ponds (**P1-P11;** blue fill) and one ditch (**D1;** blue fill) near R & R Engineering Ltd. (red outline). A 500m buffer zone of the site is shown by a yellow outline.



4. Field Survey

4.1 Constrains on Obtaining the Survey Data

No access to ponds **P10** and **P11** was granted to Elite Ecology. Therefore, these ponds could not be surveyed.

4.2 Environmental Variables

The environmental variables on the survey visits can be found within **Table 1**.

Table 1: The environmental conditions during the day of the survey.

Environmental variables	Walkover Survey – 08/04/2026	Walkover Survey – 27/04/2026
Temperature Start:	17°C	14°C
Temperature Finish:	17°C	14°C
Humidity Start:	69%	84%
Humidity finish:	69%	84%
Cloud Cover Start:	10%	10%
Cloud Cover Finish:	10%	10%
Wind Speed:	9mph	8mph
Precipitation:	None	None

4.2 Walkover Survey

The preliminary ecological appraisal survey revealed multiple habitats on site. The following habitats were recorded on site (in habitat code order):

- h2a 11 – Native Hedge with Trees
- h3h – Mixed Scrub
- u1b – Developed Land; Sealed Surface
- u1b5 – Buildings
- u1c – Unsealed Surface
- u1e – Built Linear Features
- u1f – Sparsely Vegetated Urban Land

There are habitats on site that have the potential to support amphibians whilst in their terrestrial phases, such as the hedgerow and scrubland habitats. However, the majority of the site is heavily disturbed through the lands usage as a goods yard.

The walkover surveys of the water features within the site were undertaken on the 8th and 27th of April 2026.

Ponds **P1**, **P2**, **P6**, **P7**, and **P8** are all natural ponds. They are situated north-west to north-east of the site. Ponds **P3, P4**, and **P9** are all artificial. A small ditch (**D1**) with running water can be found located to the south of the site. No Access was granted to **P10** and **P11** and therefore could not be surveyed.

Pond 1 (P1):

This pond is located closest to the site, located approximately 20m to the west, and has an area of approximately 483m^2. Dense bramble (*Rubus sp*) scrub and trees surround the pond, creating good terrestrial habitat for amphibian species for foraging and shelter. This habitat also creates shading on at least 70% of the water surface. The pond is deemed to never dry and is of moderate water quality. No waterfowl or fish were noted on the pond during the time of the survey and there was approximately 50-60% macrophyte cover on this pond at the time of the survey.

Pond 2 (P2):

This pond, located approximately 95m to the north-west of the site, measures approximately 136m^2 and is located to the north-west of the site. Trees and scrub are present surrounding the pond which causes up to 80% shading on the water surface. It is thought that the pond rarely dries, and the water is of moderate quality with some waterfowl present but no fish present. Approximately 20% of the pond is covered by macrophytes.

Pond 3 (P3):

This pond is approximately 140m to the north-west of the site and measures approximately 68m^2 and is located within the amenity area of a disused office block to the north of the site. The pond dries annually with poor water quality and is surrounded by concrete slabs with a vertical artificial margin. Adjacent to the pond is modified grassland at a short sward height which would not provide good terrestrial habitat for amphibians. Roughly up to 60% of the pond is shaded due to several trees located nearby and nearby buildings. At the time of the survey there were no waterfowl or fish present and 100% of the pond was covered by macrophytes.

Pond 4 (P4):

This pond is approximately 117m to the north of the site and measures 24m^2 and is located to the north of the site, close to **P9**. The is surrounded by concrete slabs with a vertical artificial margin. Adjacent to the pond is modified grassland at a short sward height which would not provide good terrestrial habitat for amphibians. The pond is thought to never dry and is shaded by up to 60%, mainly due to a stone monument on the eastern edge. During the time of the survey, no waterfowl or fish were present and the pond features roughly 25% macrophyte cover.

Pond 5 (P5):

This pond is located approximately 170m to the east of the site, close to the road, and measures approximately 336m^2. The pond dries annually. The surrounding habitat includes trees, modified grassland and scrub which causes approximately 95% shading on the water surface. A drainage pipe enters the waterbody which has deemed the water quality as poor and no waterfowl or fish were present during the survey. The pond has 90% macrophyte cover.

Pond 6 (P6):

This pond is located approximately 478m to the east of the site and measures approximately 176m^2. It is surrounded by modified grassland dries annually with a moderate water quality. Up to 60% of the pond is shaded due to the make-up of the habitat and no waterfowl or fish were seen on the pond during the time of the survey. A large amount of the water surface was covered by macrophytes, roughly 90-100%.

Pond 7 (P7):

This pond is located 485m to the east of the site and measures approximately 135m^2. It is immediately surrounded by modified grassland and several trees which cause at least 25% of the pond surface to be shaded. *The pond is assumed to rarely dry with a moderate water quality and Canada geese (Branta canadensis*) were present during the survey, and fish were present during the survey. Roughly up to 30% of the surface is covered by macrophytes.

Pond 8 (P8):

This pond is located 450m to the east of the site and measures approximately 232m^2. The pond is surrounded by modified grassland which is thought to rarely dry and is of poor water quality. The surrounding habitat means that up to 60% of the pond is shaded. During the time of the survey, a grey heron (*Ardea cinerea*) and woodcock (*Scolopax rusticola*) were noted around the pond. No fish were present and roughly 30% of the pond was covered with macrophytes.

Pond 9 (P9):

This pond is a chemical treatment plant with a stone perimeter, located approximately 160m to the north of the site and measures approximately 1056m^2. Modified grassland surrounds it at a short sward height, and it is thought to never dry with no macrophytes covering its surface. The water quality is deemed as bad due to the chemicals used within it and as such no waterfowl or fish were present during the survey. Up to 60% of the pond is shaded.

Ditch (D1):

This ditch, with a slow flow of water, is located approximately 9m to the south of the site and measures less than 50m^2. The ditch is surrounded by bramble scrub which causes at least 60% on the water surface. The water quality is moderate, with the ditch rarely drying and no signs of waterfowl or fish presence during the survey. Roughly 75% of the surface is covered with macrophytes.

4.4 Habitat Suitability Index (HSI)

A Habitat Suitability Index Survey (HSI) was conducted on the ponds within a 250m of the proposed development site (see **Table 2**).

Table 2: Habitat Suitability Index (HSI) results for the water bodies located on and around the site.

Water Body Reference:	Pond 1	Pond 2	Pond 3	Pond 4	Pond 5	Pond 6	Pond 7	Pond 8	Pond 9	Ditch 1
SI1 – Location	1	1	1	1	1	1	1	1	1	1
SI2 – Pond Area	0.8	0.2	0.1	0.1	0.4	0.2	0.2	0.2	0.9	0.1
SI3 – Pond permanence	0.9	1	0.1	0.9	0.1	0.1	1	1	0.9	1
SI4 – Water Quality	0.67	0.67	0.01	0.67	0.33	0.67	0.67	0.33	0.01	0.67
SI5 – Shade	0.9	0.8	1	1	0.3	1	0.9	1	1	1
SI6 – Fowl	0.67	0.67	1	1	1	1	0.67	0.67	1	1
SI7 – Fish	1	1	1	1	1	1	0.67	0.67	1	1
SI8 – Ponds	1	1	1	1	1	1	1	1	1	1
SI9 – Terrestrial Habitat	1	1	0.01	0.01	1	0.67	0.67	0.67	0.33	1
SI10 – Macrophytes	0.8	0.4	0.9	0.5	1	0.9	0.5	0.5	0.3	1
HSI Score:	**0.86**	**0.70**	**0.25**	**0.44**	**0.58**	**0.62**	**0.67**	**0.63**	**0.49**	**0.76**
HSI Category	**Excellent**	**Good**	**Poor**	**Poor**	**Below Average**	**Average**	**Average**	**Average**	**Poor**	**Good**

Categorisation of HSI Scores

HSI - Water Body Suitability

<0.50	Poor
0.50 – 0.59	Below average
0.60 – 0.69	Average
0.70 – 0.79	Good
>0.80	Excellent

As shown by **Table 2**, the three ponds that a HSI was undertaken for have varying suitabilities for amphibians, including great crested newts (*Triturus cristatus*). The table below details the HSI categories for each score and the likelihood that each pond contains great crested newts:

Pond Number	HSI Category	Likelihood of GCN occurrence (%)
P1	Excellent	93
P2	Good	79
P3	Poor	3
P4	Poor	3
P5	Below average	20
P6	Average	55
P7	Average	55
P8	Average	55
P9	Poor	3
D1	Good	79

As is shown by the table above, it is highly likely that **P1** contains great crested newts. It is likely that **P2** contains great crested newts. Conversely, it is highly unlikely that **P3**, **P4**, and **P9** contain great crested newts. **D1**, while the HSI score is within the good category, this dich contains slow-running water and is unlikely to support great crested newt.

5. Impact Assessment

5.1 Great Crested Newts (*Triturus cristatus*)

Based on the information gathered during the site visit, there are no ponds present within the site boundary. As found in the HSI survey **P1** has been found to have a high likelihood of containing great crested newt populations. While D1 came was deemed as good based on the HSI, the ditch contains running water and is likely to dry and therefore has been deemed to be unsuitable. These waterbodies are located 20m to the west and 9m to the south of the site respectively and are located in within woodland habitats. There is a limited amount of habitat on site that can be utilised by amphibians in their terrestrial stages, this comes in the form of hedgerow and mixed scrub. The hedgerow is to be retained as part of the development with the mixed scrub to be lost. The site is heavily disturbed due to the storage of equipment and materials, and human and vehicle traffic due to the site being industrial. Due to this the works have been deemed to have a **low impact** on great crested newt populations. Evidence of this disturbance can be found in **figure 5**.

Figure 5: Photographs of the site showing the high level of disturbance from industrial activities.



5.2 Other Amphibians

As the ponds within the development site were not assessed for other amphibians, their presence/absence cannot be confirmed. The pond could support populations of other amphibians and therefore further measures are recommended (please see **Section 6**).

The terrestrial habitats on site that other amphibians could utilise such as the hedgerow and scrub are set to be affected by the works due to clearing. As such, other amphibian species utilising the site are also likely to be moderately affected by the works.

6. Recommendations

Based on the survey results, the site contains limited potential for any terrestrial amphibians, including great crested newts (*Triturus cristatus*). The proposed works area mainly consists of sparsely vegetated urban land and unsealed surface. Although hedgerow with trees and mixed scrub are present. As such, the impacts on amphibians will be **low** during the construction phase only. Therefore, the method statement (as outlined below) is deemed the most suitable option for this project. This method statement needs to be adhered by to ensure that no amphibians get harmed by the works.

Please note: If a great crested newt is found during the works then all works are to cease immediately and a species development licence for GCN is to be obtained.

The following methods should be adhered to:

- Amphibian fencing is to be installed along the west, south and eastern boundaries to prevent GCN and other amphibians for entering the construction area. The location of this fencing is shown in **figure 6**.
- Keep the vegetation below 15cm in height to ensure that amphibians are deterred from using the site.
- Prior to day one of the works onsite, two artificial hibernacula will need to be created just offsite. The specification for this is found below. Post works, these hibernacula are to remain in situ and are to be monitored in years 2, 5, and 10 of the projects.
- On day one of the works, a toolbox talk will be undertaken by a licenced great crested newt ecologist. This will educate contractors in relation to the amphibians that could be encountered and the legislation covering them. Associated documentation will be left with the site manager/project manager. This documentation will include contact details for Elite Ecology and the licenced ecologist appointed to the project.
- Prior to the commencement of the construction works, a fingertip search of the area will be undertaken by a licenced great crested newt ecologist. Any rubble on site will need to be removed by hand, under the supervision of the licenced ecologist. The overnight temperature before this fingertip search is required to be 5^{o}C or higher for five consecutive nights. This is to ensure that no hibernating amphibians are affected by the works and therefore put at undue risk by translocation.
- Any vegetation clearance will need to be carried out with an ecologically friendly method and supervised by a suitably-qualified and licenced ecologist. The ecologist will carry out a fingertip search prior to any clearance and safely remove any amphibians that are found.
- Vegetation clearance will move in a suitable direction. The figure below shows the directions of which vegetation should be removed. This will encourage any amphibians on site to move out on their own and will prevent any amphibians being isolated in fragmented sections of vegetation.
- Once this has been done, the site can be declared vacant of amphibians, and the works can commence without creating a negative impact. Clearing the vegetation in this way will ensure that the site becomes unsuitable to the local Amphibians populations and discourages their return to the site for the scheme of works.

- Any open excavations and trenches should be backfilled before nightfall or, alternatively, escape ramps should be installed to allow newts to escape if they become trapped. If any amphibians are found within trenches dug into the ground, the licenced ecologist shall be contacted, and these amphibians translocated to the chosen site. In addition to this, if any great crested newts are found during the construction phase, then works will stop immediately and the licenced ecologist contacted.
- At the end of every working day, all construction materials need to be stored on raised platforms (i.e. pallets). This is to deter the amphibians from using the construction materials as temporary resting sites.
- At the completion of the works, Elite Ecology will produce a letter statement to detail all amphibians captured and translocated. This will include photographic evidence of the works, the amphibians translocated and the site at the completion of the works.

Please note: If any great crested newts are encountered during the above methods, then works need to cease, with both the Local Planning Authority and Natural England contacted for more information.

Figure 6: An ariel map of the site at R and R Engineering Ltd, Wrexham, showing the location on the amphibian fencing.

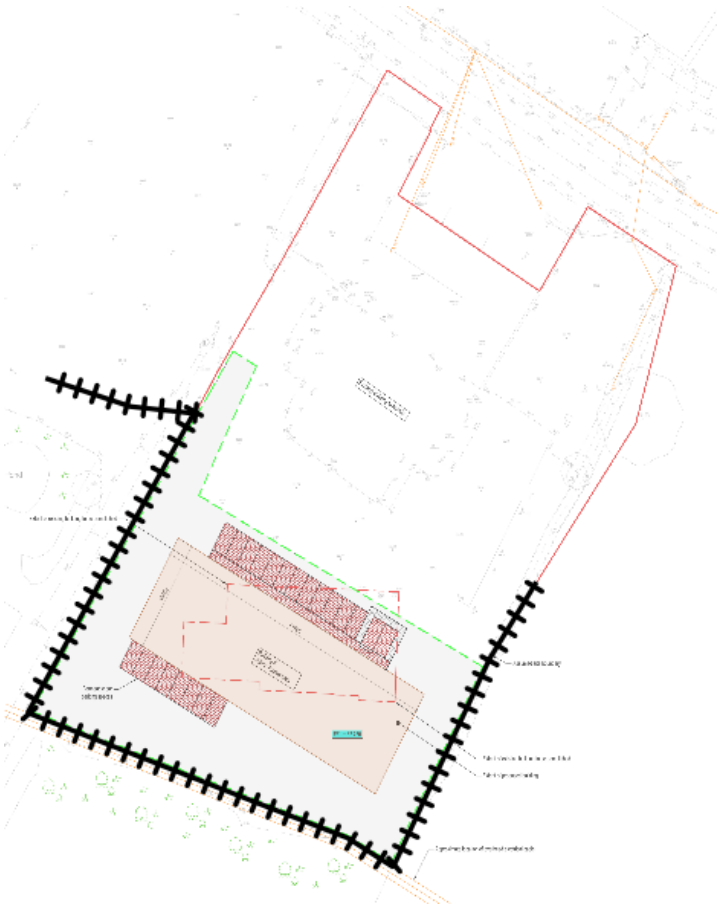
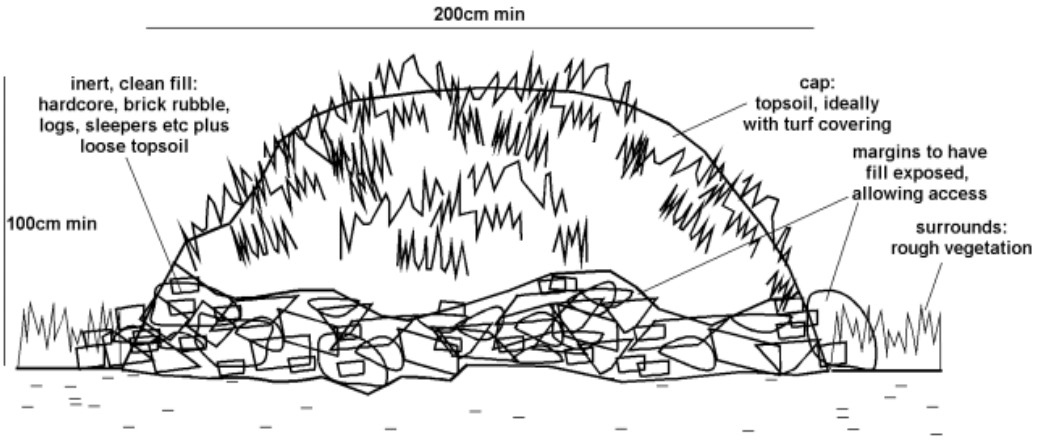


Figure 7: An ariel map of the site at R and R Engineering Ltd, Wrexham (redline boundary), showing the direction of vegetation removal towards the closest pond from the site (arrows). The artificial Hibernacula are shown by the blue shapes.

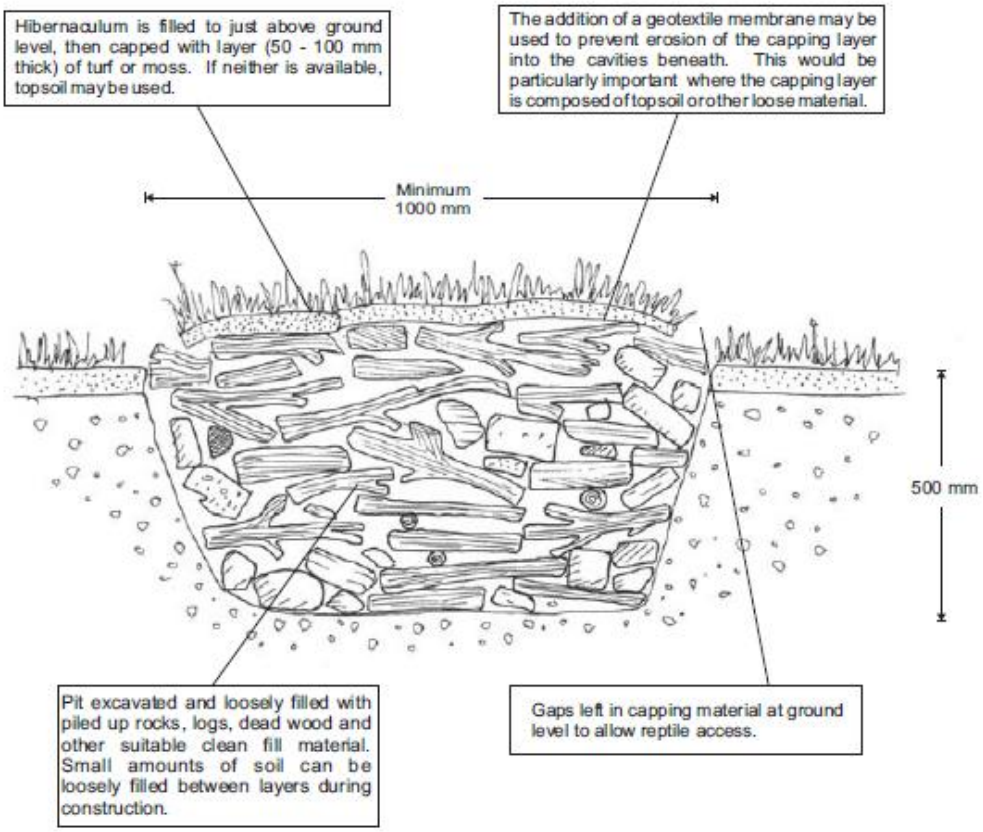


Figure 8: Diagrams illustrating the recommended hibernacula (GCN Mitigation Guidelines)



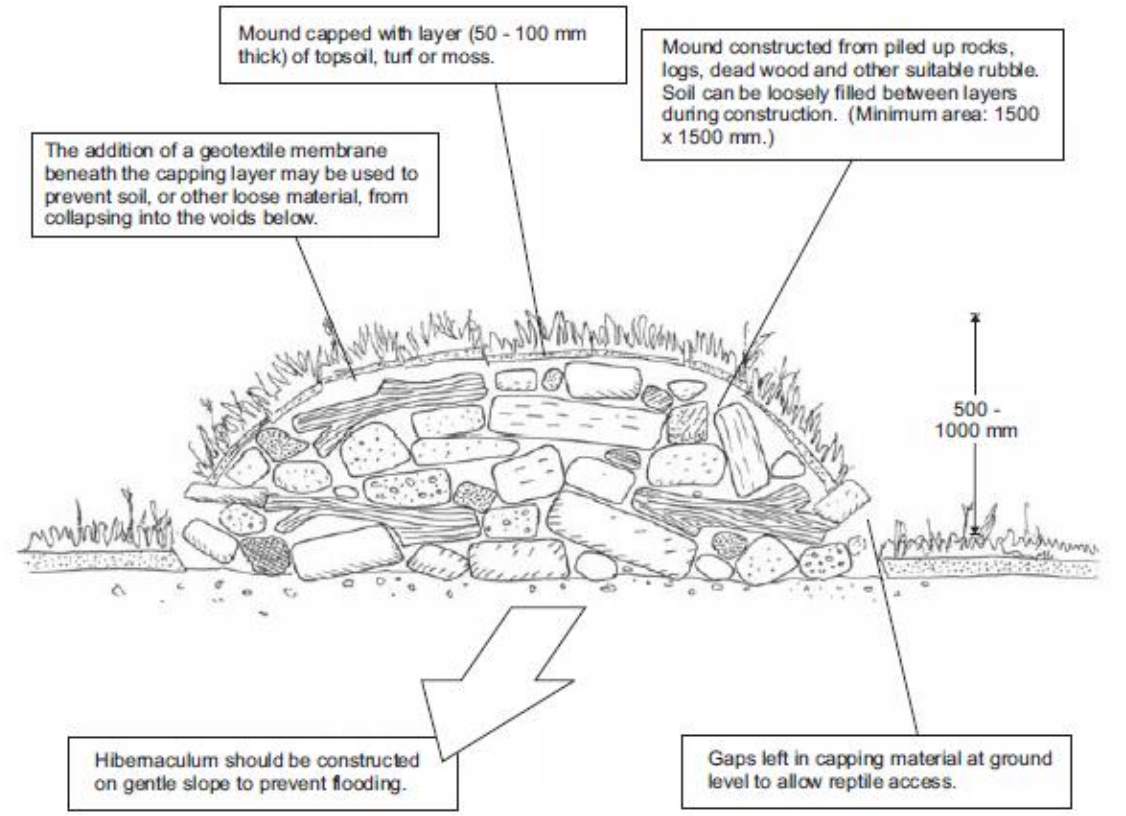
Hibernaculum on free-draining ground

Where ground conditions allow, the hibernaculum should be incorporated into a shallow pit. This design is more likely to remain frost-free, and will be less obtrusive and thus unlikely to be subject to interference.



Hibernaculum on impermeable ground

Where ground conditions are impermeable, then an 'above-ground' or mounded design should be utilised in order to prevent the hibernaculum from flooding. This design should also be used if it is not possible to excavate a pit for any other reason.



7. References

Countryside Rights of Way Act (2000)

Edgar, P., Foster, J. and Baker, J. (2010). Herptile Habitat Management Handbook. Amphibian and Herptile Conservation, Bournemouth.

FROGLIFE (1999) Herptile Survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10. Froglife, Halesworth

Joint Nature Conservation Committee (2003) Herpetofauna Workers' Manual.

Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great Crested Newt Conservation Handbook, Froglife, Halesworth

The European Conservation (Natural Habitats, &c.) Regulations 1994. HMSO.

Wildlife and Countryside Act (1981).

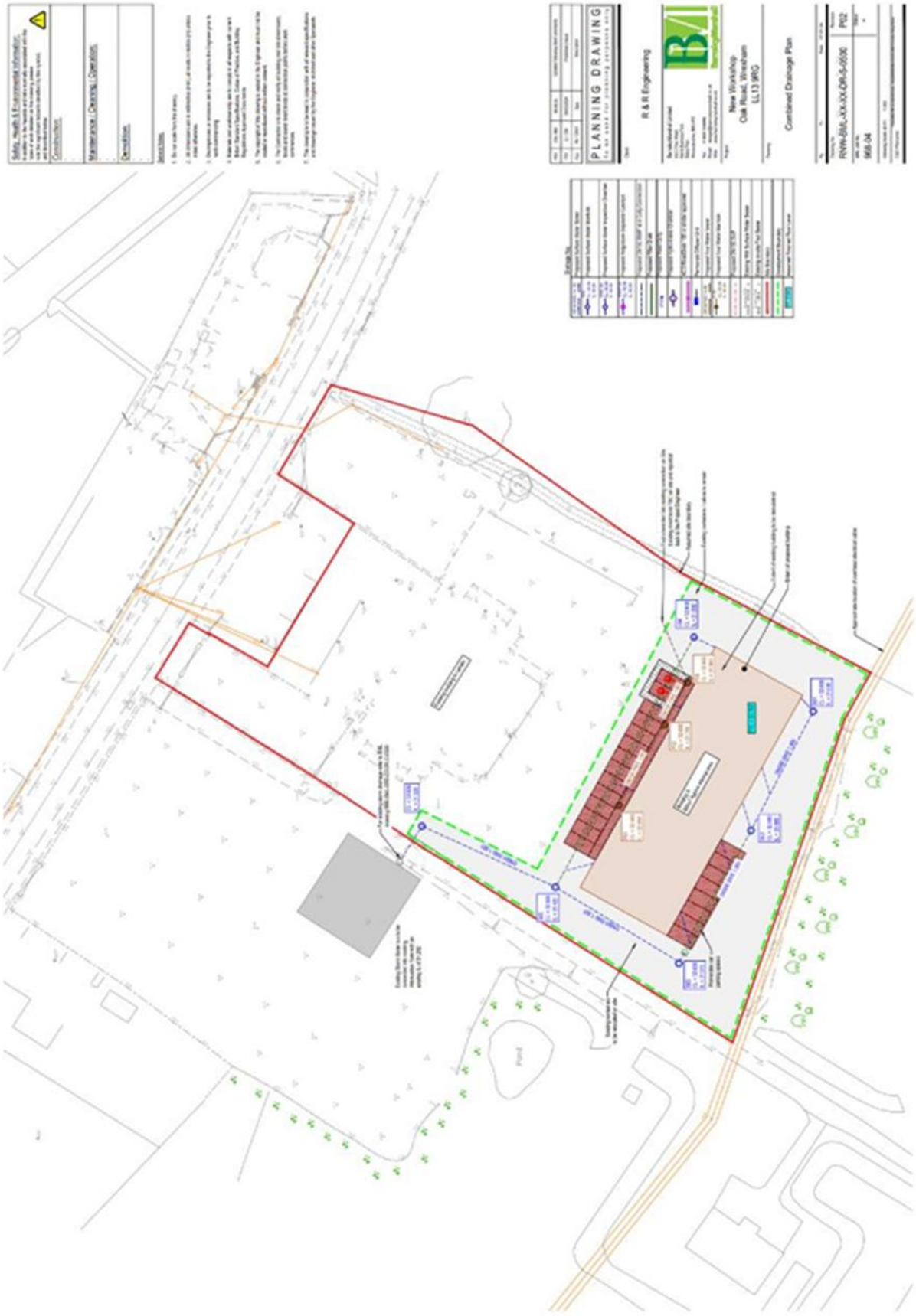
8. Appendices

Appendix A: Site Plans

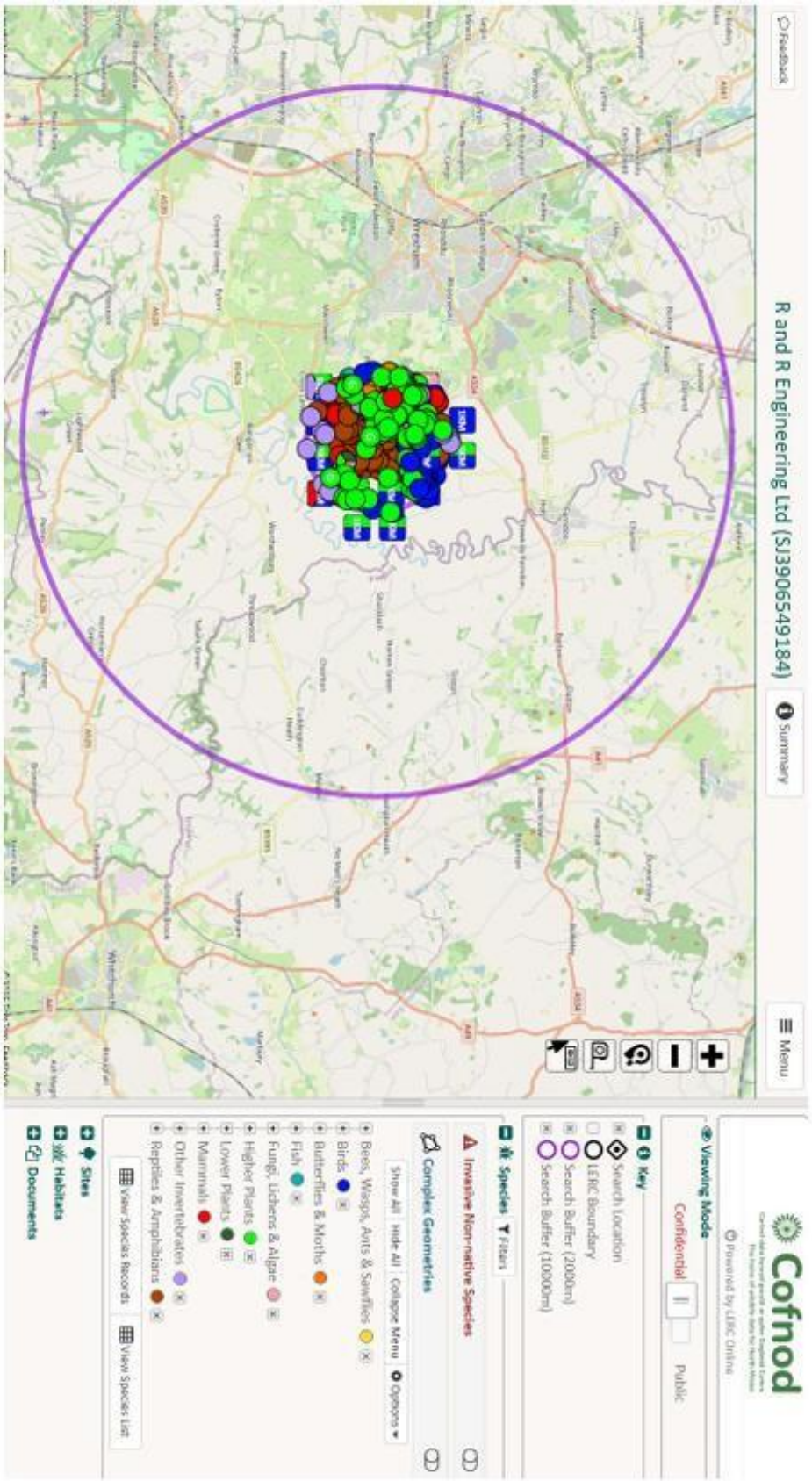
Appendix B: Legislation and Policy

Appendix C: Site Photographs

Appendix A: Site Plans



Appendix B: Desktop Study Map



Appendix C: Photographic Records

Plate 1: An image showing **P1**.



Plate 2: A photograph showing the surrounding vegetation of **P2**.



Plate 3: An image showing **P3**.



Plate 4: An image showing **P4**.



Plate 5: An image showing **P5** and the surrounding vegetation.



Plate 6: An image of the vegetation growing within **P6**.



Plate 7: An image showing **P7.**



Plate 8: An image showing **P8**.



Plate 9: An image showing the ditch to the south of the site.



Appendix D: Legislation and Policy

Great Crested Newt

The Great Crested Newt (*Triturus cristatus*) is fully protected under a variety of legislation and conventions. These include:

- Bern Convention (Appendix II)
- Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)
- The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2017
- EU Habitats Directive (Annex II and IV)
- Nature Conservation (Scotland) Act 2004
- NERC Act 2006 (Section 41 England; Section 42 Wales)
- Wildlife and Countryside Act 1981 (as amended)

In addition to this, the great crested newt has been listed as a priority species on the UK Biodiversity Action Plan (UKBAP).

This legislation covers all aspects of newt life stages (eggs, efts and adult newts) and makes it illegal to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a great crested newt while it is occupying a structure or place which it uses for that purpose.

Activities that would otherwise be unlawful may be permitted under licence from Natural Resources Wales (NRW). Licences are issued under the Conservation of Habitats and Species Regulations 2017, for the following reasons:

- Imperative reasons of overriding public interest (IROPI)
- Public health or public safety
- Social or economic reasons
- Environmental benefits of primary importance
- Preventing the spread of disease
- Preventing serious damage to property or fisheries
- Where no satisfactory alternative exists
- Where FCS of the species will be maintained

The above regulations allow people to carry out activities which would otherwise be illegal.

9. Notice to Readers: Conditions of this Report

All reports are certified products and cannot be shown, copied, or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s).

Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care, and diligence, within the terms of the contract that has been agreed with the client and abiding by Elite Ecology's Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2-year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.