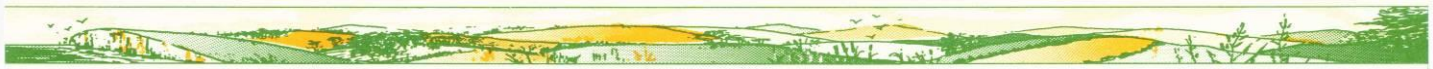
ECO TECH
ECOLOGICAL CONSULTANCY



SPECIALISTS IN: HABITAT AND SPECIES SURVEY ECOLOGICAL IMPACT ASSESSMENT MANAGEMENT PLANNING AND ADVICE

Land at 31 Miners Road, Llay Industrial Estate LL12 0PJ

Selected Protected Species Assessment

June 2026

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1 INTRODUCTION

1.1 Terms of Reference

This report considers the likely impacts on selected protected species of the proposals for Land at 31 Miners Road, Llay Industrial Estate LL12 0PJ (NGR: SJ270188) (the Site). The proposals were advised as being the demolition of the existing buildings, erection of 2 no. units one a storage warehouse and one a padel centre, both with associated parking and servicing. The total Site extent is some 0.5ha.

Eco Tech was commissioned to compile this report for submission with the planning application, utilising information derived from selected protected and other species surveys and consideration of existing information.

Species are evaluated and potential effects of the proposed development are described, as required. Mitigation, compensation and enhancement measures are outlined, as appropriate. Legal obligations in regard to any protected and non-native invasive species are also considered.

1.2 Sources of Information

Information used in the production of this report was derived from the following surveys:

- Outline and detailed species survey/assessment as follows:
  - Great crested newt (search for suitable breeding habitat in the locality, including the use of online maps and aerial photography. Also, visual searches under on-site refuges);
  - Reptiles (assessment of habitat suitability; visual search under on-site refuges);
  - Wild birds (assessment of potential breeding habitat, obvious signs of previous or current breeding and incidental records);
  - Bats (preliminary roost assessments of any buildings and trees, essentially as per Collins, J. (ed.), 2023);
  - Water vole (search for suitable habitat and signs of activity);
  - Otter (search for suitable habitat and signs of activity);
  - Badger (search for setts and signs of activity e.g., paths, latrines within the Site and within some 30m of its boundary, where access permission allowed);
  - Other protected species and species of principal importance for biodiversity conservation (assessment of habitat suitability and outline search for signs);
  - Survey for invasive non-native species (those listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended).

Survey was undertaken in June 2026.

In addition, current existing biological records for protected habitats and species within some 1km of the centre of the Site were obtained from Cofnod (the North Wales Environmental Information Service). See associated and submitted Cofnod “public” records for full details. Note that Cofnod T&Cs do not allow the release of confidential records into the public domain.

2 RESULTS

2.1 General ecological context

Map 1 shows the location of the Site and its immediate surrounds.

The Site is essentially a rectangle comprising nearly all buildings or concrete and other hardstanding. Vegetation is limited to tiny amounts of amenity planting and amenity grassland at the north and, at the south, a tiny area of hardstanding used for storage that has vegetated with grassland a little scrub. See photos 1 to 3.

The surrounding landuse is primarily light industrial, but with a (disused?) colliery to the south, (beyond what appears to be an aggregate storage or processing site) that supports a mosaic of habitats, including waterbodies. See Map 1.

2.2 Species

Great crested newt

There are no waterbodies within the Site. Within some 250m of its boundary, at least one waterbody appears to be present on OS map. This lies some 60m to the south of the Site boundary at the nearest points, see Map 1. Cofnod holds 244 records for great crested newts (GCN) within 1km of the centre of the Site including what appears to be records from this nearest waterbody (know therein as “Llay – Colliery: Pond 1”).

Searches under at least 15 temporary artificial potential refuges/places of rest (stored materials and equipment) at the southern end of the Site (see photos 3 and 4) discovered no GCN, or other amphibians.

Hence, whilst GCN are known to breed in the locality, given:

- The distance between the waterbody and the Site*
- The significant barriers to newt dispersal into the Site, namely what appears to be an active aggregate processing site devoid of vegetation (see Map 1)
- The paucity of any permanent places of rest (poor terrestrial habitat) within the Site.
- That the several temporary potential places of rest (stored materials and equipment) present at the south of the Site held no GCN or other amphibians beneath them.

It is considered highly unlikely that this species uses the Site as a place of rest or would commute across it during construction works.

*Jehle (https://www.thebhs.org/publications/the-herpetological-journal/volume-10-number-4-october-2000/1616-02-the-terrestrial-summer-habitat-of-radio-tracked-great-crested-newts-triturus-cristatus-and-marbled-newts-triturus-marmoratus/file,accessed June 2026) found that 95% of all summer refuges for great crested newt lie within 63m of a breeding pond, with the most frequently used habitats directly adjacent to the shoreline.

Reptiles

No habitat well suited as reptile habitat is present and none were seen under on-site artificial potential refuges (see photos 3 and 4).

Whilst Cofnod holds several records for reptiles within 1km of the centre of the Site, the nearest is 300m to the north-east and with much light industrial development between these records and the Site. Hence overall, it is considered highly unlikely that reptiles are present within the Site.

Wild birds

Within or over the Site, six species of bird were recorded incidentally, none of which are considered possibly breeding due to lack of suitable breeding habitat (see Appendix 1 for details).

Whilst Cofnod holds many records for wild birds within 1km of the centre of the Site, including some notable species, the habitats present within the Site are not suited to bird nesting or foraging.

Bats
There are two joined buildings on Site, split into various parts and uses. They have brick, block and/or metal sheeting walls. They have double pitched metal sheet roofs with some translucent polycarbonate panels. There is no separate roof void and no potential roost features (PRFs) were noted, see photos 2 and 5 to 7.

Overall, the buildings are considered to have no suitability for to bat use. This is largely due to them being constructed of materials considered unsuitable for use by roosting bats, being very well lit and with no PRFs present. In addition, no bats or signs of bat use were seen in, on or immediately adjacent to the buildings.

There were no trees/bushes on Site that held potential roost features.

Whilst Cofnod holds several records for bats within 1km of the centre of the Site, the buildings and habitats present within the Site are not suited to bat roosting, foraging or commuting.

Water Vole
There is no habitat suitable for this species. Hence it is considered highly unlikely that water vole is present within the Site.

Otters
There is no habitat suitable for this species. Hence it is considered highly unlikely that otter is present within the Site.

[redacted]

[redacted]

Other protected species and species of principal importance for biodiversity conservation
Other than those mentioned above, the Site is not considered well suited to other protected species or species of principal importance for biodiversity conservation.

Invasive non-native species
No such species were recorded within or immediately adjacent to the Site.

Map 1: Location of the Site and its immediate surrounds. The redline is the application boundary as supplied, but please note that all tree visible have trunks outwith the site. "Llay – Colliery: Pond 1" is arrowed



Photos



Photo 1 - View from north-east corner of the Site, looking south. It shows the Site essentially comprises nearly all buildings and concrete and other hardstanding. Note that the trees visible to the right have trunks outwith the Site



Photo 2 - Consecutive view from north-east corner of the Site, looking south-west. It shows the Site essentially comprises nearly all buildings and concrete and other hardstanding. Note that the trees visible to the left have trunks outwith the Site

Photos (cont.)



Photo 3 – View from south-western corner of the Site, looking east along the southern boundary and several potential places of rest (refuges). Note that the trees visible to the right have trunks outwith the Site



Photo 4 – Typical view under 1 of at least 15 artificial potential refuges/places of rest at the southern end of the Site, showing suitability as a refuge, but with no amphibians or reptiles present.

Photos (cont.)



Photo 5 – External view of buildings on Site, showing them being constructed of materials considered unsuitable for use by roosting bats and with no PRFs present.



Photo 6 – Internal view of a building on Site, showing it being constructed of materials considered unsuitable for use by roosting bats, being very well lit and with no PRFs present.

Photos (cont.)

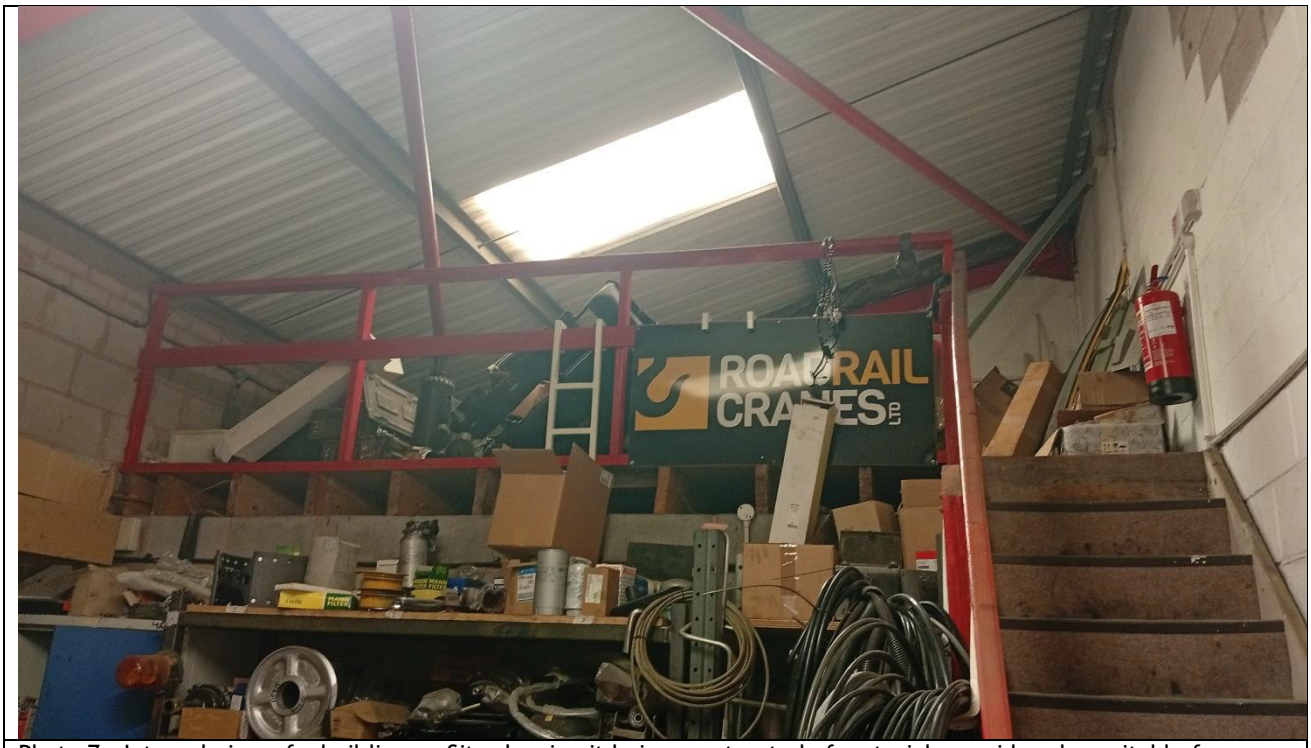


Photo 7 - Internal view of a building on Site showing it being constructed of materials considered unsuitable for use by roosting bats, being very well lit and with no PRFs present.

3 EVALUATION

3.1 Method for evaluation of features

Species evaluation essentially follows the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines for Ecological Impact Assessment (CIEEM, 2024).

In order to assess impacts arising from a particular development, it is necessary to establish the biodiversity conservation value of each feature/receptor likely to be affected by the proposals, both within and adjacent to the Site.

The value or potential value of each feature identified is evaluated according to its importance in a geographical context, as follows:

- International;
- National (Wales);
- 'County' (Wrexham);
- Site (the Site or a larger area if impacts extend further for certain features);

or

- Of negligible value/importance.

The CIEEM guidelines suggest that value assigned to a feature should be a matter of professional judgement based on statutory requirements and policy objectives for biodiversity. These include the key sites, as well as habitats and species of principal importance for biodiversity conservation in Wales, as derived from the Environment (Wales) Act 2016 (see CIEEM, 2024 for more detail). Species of principal importance for biodiversity conservation in Wales are also commonly referred to as priority species. Individual species that are protected under European or National legislation are evaluated as above, but with the additional consideration of legal obligations.

3.2 Species

Great crested newt
Given their highly likely absence, the value of the Site for this species is considered to be negligible.

Reptiles
Given their highly likely absence, the value of the Site for reptiles is considered to be negligible.

Birds
The diversity and numbers of birds recorded within the Site (or considered likely to be present) are not considered to be of note. Hence, the Site is considered highly likely to be of negligible value for this species group as a whole.

However, the active nests of wild birds are protected from damage and destruction under the Wildlife and Countryside Act 1981 (as amended). See Appendix 2 for details.

Bats
Given their highly likely absence, the value of the Site for reptiles is considered to be negligible.

Badger
Given the paucity of signs for this species, the Site is considered to be of negligible value for badger.

Other protected species and species of principal importance for biodiversity conservation
Given the lack of suitable habitats and existing records, the Site is considered to be of negligible biodiversity value for any such species.

4 PROPOSED MITIGATION, COMPENSATION AND ENHANCEMENT

Given the highly likely absence of protected species and thus no significant impacts upon then arising from the proposals, no mitigation or compensation is required.

However, the following steps will be taken as species enhancement measures to achieve Net Benefit for Biodiversity, as required by local and national policy.

- some 30m of species-rich hedgerow will be planted along the roadside frontage of the Site.
- the value of the site for nesting birds should be enhanced by the installation of three sparrow terraces on or in the new buildings within the Site. An example can be found online here (accessed June 2026).
- the potential for the site to support bat roost sites in the future should be enhanced by the erection of three appropriate boxes on/in new buildings within the Site. Integrated bat boxes are recommended for installation on buildings, for example here (accessed June 2026). Comprehensive information on suitable installation sites can be found at http://www.bats.org.uk/pages/bat_boxes.html (accessed June 2026).

5 REFERENCES & BIBLIOGRAPHY

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Appendix 1 Species Lists

BIRDS

Species	Likely status within the Site
Buzzard	Present
Carrion Crow	Present
Feral Pigeon	Present
Goldfinch	Present
Magpie	Present
Wood Pigeon	Present

Definitions:
Present - Observed on or over the area but suitable breeding habitat not considered present
Possibly breeding – Observed on the area and suitable breeding habitat considered present
Confirmed breeding – Observed showing breeding activity

Appendix 2 Further guidance pertaining to protected and invasive non-native species

The latest guidance can be found at the following websites (all accessed June 2026):

General and signposts
https://naturalresources.wales/about-us/news/statements/licences-for-european-protected-species-under-regulation-55-of-the-conservation-of-habitats-and-species-regulations-2017-and-article-9-of-the-ec-birds-directive/?lang=en

Great crested newt
https://naturalresources.wales/permits-and-permissions/species-licensing/list-of-protected-species/great-crested-newt-licensing/?lang=en

Reptiles
https://naturalresources.wales/permits-and-permissions/species-licensing/list-of-protected-species/adder-grass-snake-slow-worm-and-common-lizard-licensing/?lang=en

Wild birds
https://naturalresources.wales/permits-and-permissions/species-licensing/protected-species-licensing/bird-licensing/?lang=en

Bats
https://naturalresources.wales/permits-and-permissions/species-licensing/protected-species-licensing/bat-licences/?lang=en

Water vole
https://naturalresources.wales/permits-and-permissions/species-licensing/list-of-protected-species/water-vole-licensing/?lang=en

Otter
https://naturalresources.wales/permits-and-permissions/species-licensing/list-of-protected-species/otter-licensing/?lang=en

Badger
https://naturalresources.wales/permits-and-permissions/species-licensing/list-of-protected-species/badger-licensing/?lang=en

Invasive non-native species
https://naturalresources.wales/permits-and-permissions/species-licensing/invasive-alien-species/invasive-alien-species-regulations/?lang=en