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Preliminary Ecological Appraisal & Roost Assessment

Survey site:
Unit 13 Abenbury Way, Wrexham Ind Est, Wrexham LL13 9UZ LL139UZ

Client:
A E Evans Ltd

Survey date:
01/09/2026

Project:
This report is prepared to inform a planning application with Wrexham County Borough Council. This proposal can be described as "additional industrial Building erected in land behind current building".

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until March 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• Green Infrastructure Assessment Planning Policy Wales (2024) requires all developments within Wales to conduct a Green Infrastructure Assessment to deliver Net Biodiversity Benefit and maintain biodiversity during development. Therefore, the planning application must be accompanied by a Green Infrastructure Statement to detail how the site is maintaining biodiversity and include recommendations to further enhance the site biodiversity. • A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. • A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting[1]. • Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2025.
PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2025.

Survey Details

The site survey was undertaken on 01/09/2026 by Kayleigh Davies BSc (Hons), MSc, Consultant Ecologist accredited on Natural Resource Wales License (S094455/2) and holder of Level 1 GCN NRW license (S094823/1).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19.4	64.0	38	18.5	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

There were no specific limitations to the survey.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SJ 37529 49918 and has an area of approximately 1.73ha. The site comprises one building (B1), sparsely vegetated urban land, developed land; sealed surface, other neutral grassland and scattered trees.

Priority Habitats

There are six priority habitats within 2km of the site. These comprise restored ancient woodland site, ancient semi natural woodland, lowland fens and reedbeds, traditional orchards, purple moor grass and rush pastures and parkland. The closest priority habitat comprises restored ancient woodland site, located 40m NE from the site.

The site is well connected to nearby habitats via tree lines.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

There are four national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 3: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Afon Dyfrdwy A Llyn Tegid (Wales) Special Area of Conservation (SAC)	3495m W
River Dee And Bala Lake Special Area of Conservation (SAC)	4355m N
Johnstown Newt Sites Special Area of Conservation (SAC)	6750m SW

Midland Meres & Mosses Phase 2 Ramsar Site	3985m N

SSSI Risk Zone

The site does fall within the impact risk zone for Afon Dyfrdwy (River Dee) SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

3. ONSITE HABITATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

Urban - Sparsely vegetated urban land (u1f)

The majority of the site consists of unmanaged urban land, with damaged concrete ground, with scattered vegetation throughout this habitat.

Table 4a: Species abundance for sparsely vegetated urban land.

Abundance	Species
Dominant	Yorkshire-fog *(Holcus lanatus)*
Abundant	Herb-Robert *(Geranium robertianum)*, Dandelion *(Taraxacum)*, Perennial Rye-grass *(Lolium perenne)*, Bristly Oxtongue *(Helminthotheca echioides)*
Frequent	Ribwort Plantain *(Plantago lanceolata)*, Prickly Sow-thistle *(Sonchus asper)*
Occasional	Common Ragwort *(Jacobaea vulgaris)*
Rare	Oxeye Daisy *(Leucanthemum vulgare)*

Urban - Developed land; sealed surface (u1b)

Sections of hard-standing surface are present in the form of roads and pavements.

Grassland - Other neutral grassland (g3c) with Scattered Trees (32)

The site is covered with grassland comprised of a variety of common grassland species. The grass has a varied sward length and no signs of compaction or damage are present, resulting in areas of bare ground totalling <10% of the site.

Table 4b: Species abundance for other neutral grassland.

Abundance	Species
Dominant	Perennial Rye-grass *(Lolium perenne)*
Abundant	Yorkshire-fog *(Holcus lanatus)*

Frequent	Broad-leaved Dock *(Rumex obtusifolius)*, Common Sorrel *(Rumex acetosa)*
Occasional	Dandelion *(Taraxacum)*, Rosebay Willowherb *(Chamaenerion angustifolium)*
Rare	Daisy *(Bellis perennis)*, Buttercup sp. *(Ranunculus sp.)*

Full details of scattered trees within this habitat are provided in Table 5 below.

Scattered Trees (32)

19 scattered trees are present across the site, comprising 16 trees within two distinct groups and three individual specimens. The larger group consists of nine medium-sized trees, a mix of three sycamores *(Acer pseudoplatanus)* and six ash *(Fraxinus excelsior)*, with over half of these being young or semi-mature. A further group comprises seven medium-sized trees, including two common oaks *(Quercus robur)*, three common alders *(Alnus glutinosa)*, and two silver birches *(Betula pendula)*, also predominantly young or semi-mature. The individual trees are T1, a medium-sized young or semi-mature goat willow *(Salix caprea)*, T11, a small young or semi-mature lawson cypress *(Chamaecyparis lawsoniana)*, and T12, a small young or semi-mature common alder. Overall, the scattered trees represent a mix of native and non-native species. No potential roosting features were identified. No evidence for bats was found.

Table 5: summary of scattered trees on site.

Tree / Group	Common Name	Primary Habitat
Group 1	Sycamore (medium) x3, Ash (medium) x6	Other neutral grassland (g3c)
Group 2	Common Oak (medium) x2, Alder (medium) x3, Silver Birch (medium) x2	Other neutral grassland (g3c)
T1	Hawthorn (medium)	Other neutral grassland (g3c)
T11	Lawson Cypress (small)	Other neutral grassland (g3c)
T12	Common Alder (small)	Other neutral grassland (g3c)

Building (u1b5)

There is one building on site; an industrial unit.

3.2 Foreseen Impacts

No direct impacts to any notable habitats will occur as a result of the proposed development. However, indirect effects such as pollution or habitat damage could occur during construction, whilst encroachment on the grassland and garden areas by contractors and machinery could result in plants and biodiversity value being dug up or trampled on.

3.3 Recommendations

A Construction Ecological Management Plan (CEMP) may be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

Green Infrastructure Assessment
Planning Policy Wales (2024) requires all developments within Wales to conduct a Green Infrastructure Assessment to deliver Net Biodiversity Benefit and maintain biodiversity during development. Therefore, the planning application must be accompanied by a Green Infrastructure Statement to detail how the site is maintaining biodiversity and include recommendations to further enhance the site biodiversity.

4. INVASIVE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

5.1 Summary of Survey Findings

EPSL data and local records

Bat records within 2km of the site are unknown with records from the local record centre.

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of other neutral grassland and scattered trees, and offsite within 2km including restored ancient woodland site, ancient semi natural woodland, lowland fens and reedbeds, traditional orchards, purple moor grass and rush pastures and parkland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; industrial (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Industrial

The building is an industrial structure situated on the site. Its construction, characterized by a well-sealed exterior and lack of internal voids or accessible crevices, offers no suitable features for bat roosting. The internal of the building consists of vaulted ceilings, with artificial lighting and skylights which allows in high levels

of sunlight. Therefore, the interior is considered unsuitable for void dwelling bats.
The building has negligible habitat value.



Building B1



Building B1

Trees

T1 : hawthorn

T1 is a hawthorn located at SJ 37531 49870. The tree has a DBH of 45cm.

No roosting features were identified for this tree.



Scattered trees; T1

T2-T10 Group of trees (mixed)

No roosting features were identified for these trees.

T11 : Lawson Cypress

T11 is a lawson cypress located at SJ 37466 49913. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.



Scattered trees; T11

T12 : Common Alder

T12 is a common alder located at SJ 37471 49968. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.



Scattered trees; T12

5.2 Foreseen Impacts

Roosting habitat [Buildings]
Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]
None of the trees present on site included suitable roosting features for bats to utilise. Therefore, no impacts to roosting bats are anticipated.

Foraging and commuting habitat
The proposed development will result in the loss of small areas of other neutral grassland and sparsely vegetated land, but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Artificial lighting
The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

5.3 Recommendations

Roosting habitat [Buildings]
In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]
In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat
No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released

Suggested biodiversity enhancements
The installation of two bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be erected on mature trees around the site. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

6.1 Summary of Survey Findings

Buildings
No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation
No bird nests were identified within the vegetation on-site, however scattered trees offers nesting opportunities and nest-building resources for birds, and other neutral grassland offers foraging opportunities.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Trees
The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests due to the nearby trees to the area of proposed works.

Vegetation
None foreseen.

Barn Owls
None foreseen.

6.3 Recommendations

Trees
None.

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation
No additional surveys required.

Barn Owls
No further barn owl surveys required.

Suggested biodiversity enhancements
The installation of a minimum of two bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds e.g Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

7. FAUNA: REPTILES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

7.1 Summary of Survey Findings

EPSL data and local records

Records of reptiles within 2km are unknown without information from COFNOD.

Habitat suitability

The dominant habitat onsite (other neutral grassland) is considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland to the east and south of the site was recorded as being a relatively short sward. The grassland to the northwest of the site is unmanaged and sits at a higher sward which offers commuting habitat for reptiles.

Given the management regime employed on the majority of the onsite grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat.

However, the tree lines and bramble scrub provide sheltering opportunities for reptiles. In any case, the tree lines are to be retained as part of the development proposals, albeit loss of bramble scrub to facilitate development.

Wider landscape

The adjacent sections of woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.

7.2 Foreseen Impacts

Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.

7.3 Recommendations

A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Vegetation will be subject to a two-stage cut (if sward is >10cm) prior to removal in a directional manner, the first cut at 10cm and the second to ground level and maintained as a short sward (5cm) or bare ground throughout construction.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- 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.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

8. FAUNA: AMPHIBIANS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

8.1 Summary of Survey Findings

EPSL and survey data
Records of GCN within 2km of the site are unknown without records from COFNOD.

The site is located in an area where no District Level Licensing scheme for GCN is available.

Aquatic habitat suitability (including ponds within 500m)
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of five ponds within 500m. The closest pond is located 180m E.

A pond map showing approximate pond locations is provided in Appendix 6.

Terrestrial habitat suitability

Areas of shrubbery may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of sparsely vegetated land and small areas of grassland. If great crested newts are present within the pond located 180m E, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

Furthermore, the habitat to be impacted is of low value to GCN, with no shelter habitat being removed.

8.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians 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.
- Any rubble piles will be dismantled by hand outside the amphibian hibernation window and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

9. FAUNA: RIPARIAN ANIMALS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

9.1 Summary of Survey Findings

Records within 2km of riparian mammals are unknown without records from COFNOD.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

10.1 Summary of Survey Findings

EPSL data and local records

The records of hazel dormice within 2km are unknown without records from COFNOD.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

[redacted]

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

11.1 Summary of Survey Findings

[redacted]

11.2 Foreseen Impacts

[redacted]

11.3 Recommendations

[redacted]

[redacted]

12. FAUNA: INVERTEBRATES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

12.1 Summary of Survey Findings

The habitats present on-site, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

None foreseen.

12.3 Recommendations

No further surveys.

13. FAUNA: OTHER NOTABLE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

13.1 Summary of Survey Findings

Hedgehogs

The scrub and tree lines offer foraging and commuting opportunities for hedgehogs and other small mammals. The structural diversity within these habitats is beneficial for hedgehogs, providing dense cover for shelter and open spaces that support a variety of invertebrate species essential to the hedgehog diet. The availability of such shelter and food resources makes the site favourable for hedgehog activity, even for transient periods.

As the site is located near to woodland, the site's proximity and connectivity further enhance its value for hedgehogs. The woodland to the NE offers extensive habitat resources and serves as an ecological corridor, linking the site to the wider landscape and supporting the movement of local hedgehog populations.

13.2 Foreseen Impacts

Hedgehogs

Sparsely vegetated land will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

13.3 Recommendations

Hedgehogs

[redacted] precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Planting species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

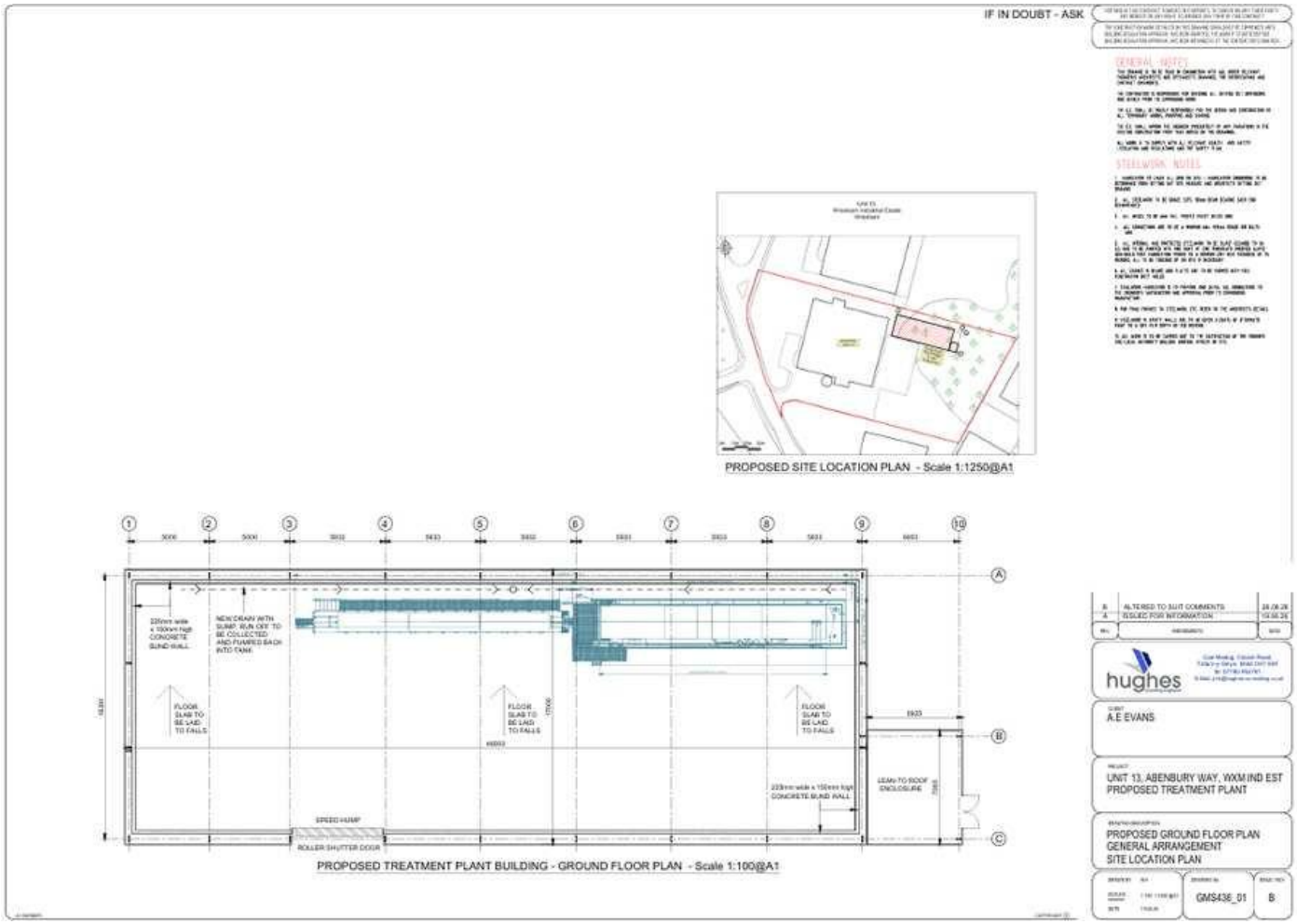
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Sparsely vegetated urban land



Developed land; sealed surface



Other neutral grassland - unmanaged



Other neutral grassland - managed



Scattered trees; group 1



Scattered trees; group 2



Scattered trees; T1



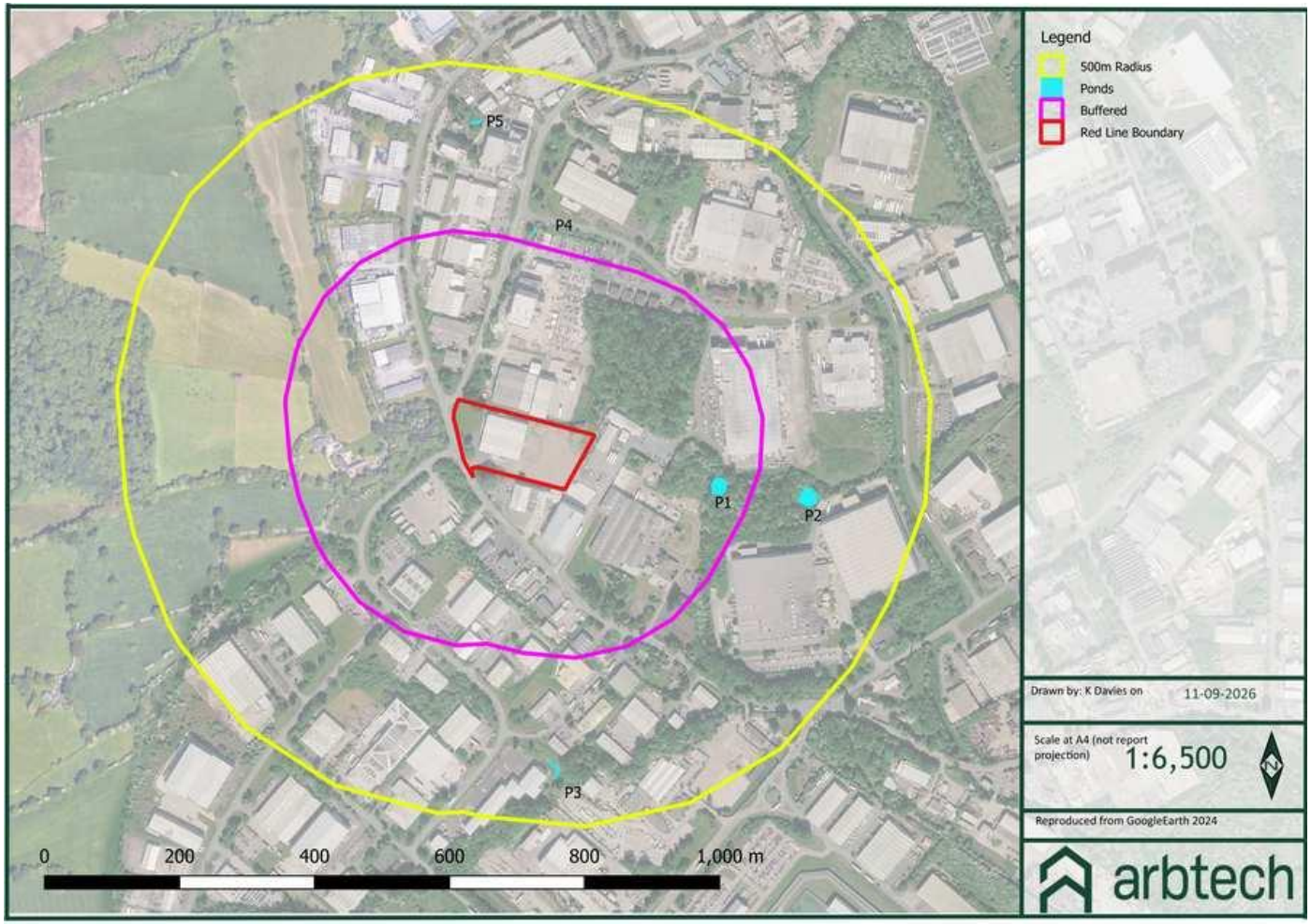
Scattered trees; T11



Scattered trees; T12

APPENDIX 5: PONDS

Pond Map



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VERSION CONTROL

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Draft	0.1	Kayleigh Davies BSc (Hons), MSc, Consultant Ecologist	08/09/26
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