Client – Jason Wilson

Site – Miners Park

Reference – 20260114

Location – Llay Industrial Estate, Wrexham

Central Grid Reference – SJ 32050 56297

Date – 21st October 2026

Preliminary Ecological Appraisal (PEA)

Author: Steven Whitcher, MCIEEM

Table of Contents

1. Summary 2
2. Introduction 3
2.1. Purpose 3
2.2. Site Description and Location 3
2.3. Proposals 4
3. Methodology 5
3.1. Desk study 5
3.2. Field survey 5
3.3. Limitations/Constraints 5
4. Results and Interpretation 6
4.1. Designated Sites 6
4.2. Habitats 7
4.3. Fauna 8
4.4. Invasive Non-Native Plant Species 11
5. Recommendations 12
6. Reasonable Avoidance Method Statement – Great Crested Newts 14
7. References 15
Appendix I. Habitat Map 16
Appendix II. Target Notes 17
Appendix III. Species Lists 19
Appendix IV. Development Plans 20
Appendix V: Planning Policy and Species Legislation Summary 22

Disclaimer

This report has been prepared by Switch Ecology Ltd for the sole use of the commissioning party. The report may not be relied upon by any other party without written agreement from Switch Ecology.

In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought to construct a new industrial unit on land adjacent to Wilson Auto Report at Miners Park on the Llay Industrial Estate at Wrexham. A Preliminary Ecological Appraisal and great crested newt (*Triturus cristatus*) Reasonable Avoidance Method Statement (RAMS) were commissioned to support the application for planning permission.
Results	The habitats on site are common habitats that display a generally low ecological value with no Habitats of Principal Importance present within the site. The ecological receptors identified on and around the site included: ○ Existing records of great crested newts within the surrounding area and ponds within 500m of the site, ○ A generally low value terrestrial habitat for amphibians present on the site, ○ Records of bats within the surrounding area with no roosting opportunities on site and a generally low value foraging and commuting habitat, ○ Records of bird species around the site but limited nesting opportunities on site, ○ Records of hedgehogs around the site but limited opportunities for the species on site, ○ Records of invertebrate species around the site but limited suitable habitats present on site, ○ Records of reptiles around the site and low value terrestrial habitats on the site.
Recommendations	○ Adhere to the Reasonable Avoidance Method Statement (RAMS) included in section 6 of this report during the construction phase of the development, ○ Implement a sensitive lighting scheme during the construction and operation phases of the development, ○ Commence works prior to the vegetation on site becoming established or carry out a nesting bird survey ahead of works commencing in the nesting season, ○ Implement precautionary working methods to prevent mammals becoming trapped during the development, ○ Implement precautionary working methods for reptiles during the development.
RAMS	○ Brief all personnel working on the site on amphibians, how to identify the species and what to do if animals are encountered, ○ Construction works to avoid peak migration periods for amphibians, ○ Carry out a site walkover immediately prior to the construction commencing, ○ Carry out excavation works with care and store materials to reduce the potential for amphibians to seek refuge on site, ○ Seek advice in the event that great crested newts are encountered.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought to construct a new industrial unit on land adjacent to Wilson Auto Report at Miners Park on the Llay Industrial Estate at Wrexham.

2.1.2. A Preliminary Ecological Appraisal and great crested newt (*Triturus cristatus*) Reasonable Avoidance Method Statement (RAMS) were commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises an area of land adjacent to Wilson Auto Repair at Miners Park on the Llay Industrial Estate and extends to 0.1 hectares (ha).



Figure 1: Showing the extent of the site at Miners Road.

2.2.2. The site currently comprises an area of disturbed ground used as parking for the adjacent auto repair business.

2.2.3. The land immediately surrounding the site comprises industrial units on all sides, with buildings to the southeast, a Wilson Auto Repair to the northeast, Miners Park to the southwest and a further surfaced compound to the northwest.

2.2.4. The wider surrounding area comprises large areas of industrial land to the northeast, associated with the Llay Industrial Estate. To the northwest there is a margin of industrial land (approximately 125m) with open farmland beyond with a further margin of industrial land to

the southwest (approximately 100m) with open farmland beyond. To the southeast there is a margin of approximately 160m of industrial land with a large disused quarry beyond.



Figure 2: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to construct a new industrial unit on the site, including parking and turning area.

2.3.2. Plans showing the proposals for the site are included in Appendix IV of this report.

3. Methodology

3.1. Desk Study

3.1.1. A desk study was carried out in order to identify existing records of protected or notable species or habitats within 2km of the survey area.

3.1.2. Records of locally designated sites and existing records of protected species were requested from Cofnod in support of a 2023 survey of the site.

3.1.3. The area within 500m of the site was searched for waterbodies using publicly accessible mapping including Ordnance Survey, Google Earth and the MAGIC website.

3.2. Field Study

3.2.1. A field survey of the site was undertaken on by Steven Whitcher (MCIEEM) on the 16th October 2026. The Preliminary Ecological Appraisal (PEA) was carried out in accordance with the industry standard and mapped using UKHab Classifications (*2018*).

3.2.2. The weather at the time of the survey was cloudy with showers and a breeze (BWS 1-2). A temperature of 11°C was recorded at the time of the survey.

3.2.3. During the survey all habitats were noted, including dominant species, mapped and notable ecological features were target noted.

3.2.4. The survey also looked for evidence of protected or notable fauna species or invasive non-native plant species and followed specific survey guidelines, where applicable, including:

- Checking all buildings, trees and structures for bat roosting potential in line with the Bat Conservation Trust Good Practice Guidelines, 3rd edition (*Collins 2016*), BTHK Bat Roosts in Trees (*BTHK 2018*) and BRHK Bat Roosts in Rock (*BRHK 2021*).
- Assessing all accessible ponds within 500m of the surveyed area using the Habitat Suitability Index (HSI) assessment criteria (*Oldham et al. 2000*).
- Assessing the habitats on site for their suitability to support protected or notable species, including but not limited to, badgers (*Harris et al 1989*), water voles (*Strachan et al 2011*), otters (*Channin, 2003*), crayfish, nesting birds (*BBS,BTO*), reptiles (*Froglife 1999*), hedgehogs and hazel dormice.

3.3. Limitations/Constraints

3.3.1. This survey was carried out to CIEEM methodologies and therefore provides an overview of the habitats present on the site with dominant, notable or indicator species within those habitats noted. As such the species lists included are intended to be sufficient to confidently assess habitat condition but are not intended to provide an exhaustive list of all species present.

3.3.2. The ponds identified within 500m of the site on maps of the area are all located on private land away from public access. Due to the extensive existing records of great crested newts within the area this was not assessed as a significant constraint to the findings of the survey.

4. Results and Interpretation

4.1. Designated Sites

4.1.1. Cofnod returned several records of statutory and non-statutory designated sites within the 2km search area, although no sites within or immediately adjacent to the surveyed site. The sites comprise:

Table 1: Non-statutory sites within 2km

Site Name	Designation	Reason for Designation	Location
Alyn Waters	LWS	Woodland and grassland habitats	750m west
Blast Road Pond	LWS	Pond and surrounding grassland	750m south
Rhydyn Hall Grassland	LWS	Pasture/meadow and scrub	900m northwest
Alyn Waters	Local Nature Reserve (LNR)	Unknown	950m south
Sydallt Wood	LWS	Woodland habitats	1km west
Nant Y Gaer & Llay Valley	LWS	Unknown	1km east
Hope Mountain & Ffrwdd Wood	LWS	Unknown	1.1km west
Bryn-y-Gaer	LWS	Broadleaved woodland and scrub	1.25km north
Caeau Abermonddu	LWS	Pasture /meadow and scrub, wet woodland	1.3km west
Caergwrle Castle	LWS	Broadleaved woodland and scrub, pasture/meadow and scrub	1.4km northwest
Caergwrle	Regionally Important Geological Site (RIGS)	Unknown	1.4km northwest
Silverdale Meadow	LWS	Pasture/meadow and scrub	1.95km north
Caeau Farm Wood	LWS	Broadleaved woodland and scrub	1.95km north
Bryn Yorkin	LWS	Broadleaved woodland and scrub, lowland heathland, wet woodland	1.95km northwest

Table 2: Statutory sites within 2km.

Site Name	Designation	Reason for Designation	Location
Llay Bog	Site of Special Scientific Interest (SSSI)	Bog habitats and associated species.	800m south

4.1.2. The proposed development will not have a direct impact on any of the statutory or non-statutory designated sites.

4.1.3. The proposed development is unlikely to have an indirect impact on any of the designated sites from changes in foot traffic or drainage due to the small size and industrial nature of the development and the extensive industrial land surrounding the site.

4.2. Habitats

4.2.1. Cofnod returned several records of ancient woodland within the 2km search area, although no records within or immediately adjacent to the surveyed area. The closest record is located 700m to the west of the site.

4.2.2. The habitats present within the surveyed area are outlined below and shown on the plan in Appendix I of this report. Appendix III includes species lists for each habitat.

4.2.3. u1c-10 Artificial unvegetated, unsealed surface – scattered scrub (0.1ha)

4.2.3.1. The site comprises areas of previously disturbed land that are used for parking and storage associated with the adjacent auto repair business.

4.2.3.2. The site is predominantly clear of vegetation although some areas of scattered scrub are becoming established along the site boundaries. The scrub predominantly comprises common scrub species including dock (*Rumex sp.*), bramble (*Rubus fruticosus*), willow (*Salix sp.*) and ash (*Fraxinus excelsior*).

4.2.3.3. Two shipping containers are present on the area, providing storage. Due to the impermanent nature of the containers that area was also classified as artificial unvegetated, unsealed surface.

4.2.3.4. The scrub species present on site remain minimal and do not provide significant vegetative cover. Therefore, the areas of unsealed surface were assessed as displaying negligible ecological value.



Figure 3: Looking north across the site.



Figure 4: Looking south across the site.

4.2.4. u1e Built linear feature (76m)

4.2.4.1. The site boundaries comprise a mixture of large concrete walls, palisade and chain-link fencing.



Figure 5: Concrete walls along the site boundaries.



Figure 6: Areas of fencing to the front of the site.

4.2.4.2. The site boundaries provide negligible ecological value with the concrete walls also creating a barrier to the movement of animals on and off the site.

4.3. Fauna

4.3.1. No watercourses are present on site or in the immediate surrounding area and therefore species commonly associated with watercourses, including crayfish, otters (*Lutra lutra*) and water vole (*Arvicola amphibius*) are unlikely to be impacted by the proposals and are therefore not considered further in this report.

4.3.2. Amphibians

4.3.2.1. Cofnod returned abundant records of great crested newts and other amphibians within the 2km search area, although no records within or immediately adjacent to the surveyed area.

4.3.2.2. The closest records refer to the presence of great crested newts and other amphibians in ponds in the farmland 170m to the southwest with extensive records in the old quarry 200m to the south. Further records extend throughout the area including between 500m to 1.5km to the south, west and north of the site.

4.3.2.3. Seven ponds were identified within 500m of the site on maps of the area, three of these being located within 250m of the site. Figure 9 shows the location of the ponds in the area surrounding the site, including 250m and 500m buffers around the site boundary. The ponds outlined in red (P1, P3, P6 & P7) have existing records of great crested newts associated with them.

4.3.2.4. The ponds all lie on private land away from areas of public access and therefore a thorough assessment of the ponds was not carried out during the survey.

4.3.2.5. The site displays stored materials that may provide suitable refugia for amphibians although the areas are considered low value due to the nature of the site and the level of disturbance the area is subject to.



Figure 7: Showing the location of the ponds around the site, including 250m and 500m buffers.

4.3.2.6. The concrete walls along the site boundaries are predominantly tight to the ground creating a barrier to amphibian movements onto the site from the north or northeast. There are further areas of concrete walling on the opposite side of Miners Park, to the south, and existing buildings to the southeast, which also create potential barriers to amphibian movements. The areas along Miners Park are also subject to high levels of disturbance.



Figure 8: Concrete walls along the site boundaries.



Figure 9: Miners Road and the disturbance associated with it.

4.3.2.7. No great crested newts or other amphibians were identified underneath areas of suitable refugia during the site survey.

4.3.2.8. Overall, it is assessed that the site provides a low value habitat for great crested newts and other amphibians and that the barriers to movement around the site make it unlikely that

amphibians from the surrounding area would be present on site. Therefore, the impact of the development on amphibians is assessed as very low with the precautionary measures outlined in the Reasonable Avoidance Method Statement (RAMS) in section 6 of this report further reducing the likely impacts.

4.3.3. Badgers

[redacted]

4.3.3.2. No badger setts or other badger field signs were identified within the surveyed area and the site provides no opportunities for the species. Therefore, there will be no impact on badgers during the proposed development.

4.3.4. Bats

4.3.4.1. Cofnod returned abundant records of bat species within the 2km search area, although no records specific to the surveyed area or the immediate surrounding area. The closest records refer to the presence of an unidentified bat species 600m to the west.

4.3.4.2. No buildings or trees that would provide suitable opportunities for roosting bats were identified within the surveyed site. Existing buildings are present along the southeast site boundary, although due to the industrial construction of the buildings the roosting potential of the elevation facing the site was assessed as negligible.

4.3.4.3. The concrete walls along the northern and northeast site boundaries comprise steel posts and large concrete panels. The walls provide negligible opportunities for roosting bats due to the lack of suitable roost features.

4.3.4.4. The site is small and displays little or no vegetation and no significant linear features along the site boundaries. Therefore, the site was assessed as providing a low value foraging or commuting habitat for bats. A thorough assessment of the foraging and commuting activity on and around the site was not carried out during the survey.

4.3.4.5. The proposed development is likely to have a negligible impact on roosting or foraging bats with a sensitive lighting scheme implemented during the development further reducing the potential impacts.

4.3.5. Birds

4.3.5.1. Cofnod returned abundant records of bird species within the 2km search area, although no records within the surveyed area or immediate surrounding area. The closest records refer to the presence of several bird species in the old quarry to the south, including lapwing (*Vanellus vanellus*) and willow warbler (*Phylloscopus trochilus*), and species identified within Llay Industrial Estate, including goldfinch (*Carduelis carduelis*), great tit (*Parus major*) and whitethroat (*Curruca communis*)

4.3.5.2. The site lacks areas of vegetation that would provide opportunities for bird species. The open nature of the site provides some opportunities for ground nesting birds although no ground nesting species were noted on or around the site during the survey. The small size of the site is likely to deter ground nesting birds, which typically prefer an open landscape.

4.3.5.3. If the development commences before the vegetation on site has a chance to become established the impact on nesting birds is likely to be negligible.

4.3.6. Hedgehogs

4.3.6.1. Cofnod returned occasional records of hedgehog (*Erinaceus europaeus*) within the 2km search area, although no records specific to the surveyed area or the immediate surrounding area. The closest records refer to the presence of the species on the Llay Industrial Estate, 500m to the northeast.

4.3.6.2. The site provides limited opportunities for hedgehogs due to the lack of vegetation on site and the presence of barriers to hedgehog movements along the site boundaries. No hedgehog field signs were identified during the site survey. Therefore, the proposed development is unlikely to have an impact on hedgehogs.

4.3.7. Invertebrates

4.3.7.1. Cofnod returned abundant records of invertebrate species within the 2km search area, although no records specific to the surveyed area or the immediate surrounding area. The closest records refer to the presence of several species, including purple hairstreak (*Favonius quercus*) and small heath (*Coenonympha pamphilus*) butterflies within the old quarry 500m to the east.

4.3.7.2. The site displays no habitats suitable to support significant invertebrate communities. Therefore, although a thorough invertebrate survey was not carried out as part of this survey, the impact on invertebrate communities is assessed to be negligible.

4.3.8. Reptiles

4.3.8.1. Cofnod returned occasional records of reptile species within the 2km search area, although no records specific to the surveyed area or immediate surrounding area. The closest records refer to the presence of grass snakes (*Natrix helvetica*) within the Llay Industrial Estate 450m to the northeast.

4.3.8.2. The site provides occasional areas of suitable refugia and basking sites for reptiles. However, due to the barriers to reptile movements along the site boundaries and the lack of direct connectivity to areas of suitable reptile habitat in the surrounding area it is assessed as unlikely that reptiles will be present on the site or impacted upon by the development.

4.4. Invasive Non-Native Plant Species

4.4.1. No invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were identified within the surveyed area at the time of this survey.

5. Recommendations

5.1. Designated Sites

5.1.1. There will be no impact on designated sites during the development and therefore there are no recommendations specific to designated sites.

5.2. Habitats

5.2.1. The habitats on the site are common habitats that display a generally low ecological value with no Habitats of Principal Importance present. Therefore, there are no recommendations specific to the habitats on site.

5.3. Fauna

5.3.1. Amphibians

5.3.1.1. It is recommended that the Reasonable Avoidance Method Statement (RAMS) outlined in section 6 of this report is implemented during the construction phase of the development.

5.3.2. Bats

5.3.2.1. It is recommended that a sensitive lighting scheme is implemented during the construction and operation phases of the development, in line with Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance (*2023*).

5.3.3. Birds

5.3.3.1. It is recommended that the development commences before the vegetation on site becomes established and suitable for nesting birds.

5.3.3.2. If the development has not commenced prior to the vegetation on site becoming established it is recommended that any work commencing during the nesting season, which extends from March to September each year, is immediately preceded by a thorough nesting bird survey carried out by a suitably experienced surveyor. Any nests identified must remain undisturbed until the young have fledged from the nest.

5.3.4. Mammals

5.3.4.1. As a precaution, it is recommended that any excavations created during the construction phase of the development have at least one sloped side to allow any animals that may become trapped to escape. Any open pipe ends should be capped between shifts to prevent inquisitive animals becoming trapped.

5.3.5. Reptiles

5.3.5.1. It is recommended that all personnel working on the site are briefed on the potential presence of reptiles on the site, how to identify the species and what to do if animals are encountered.

5.3.5.2. It is recommended that the following precautionary working methods are implemented during the construction phase of the development.

- Materials should be stored on pallets or batons to avoid reptiles seeking refuge underneath,
- Any aggregates stored on the site should be compacted to reduce the potential for reptiles to seek refuge in piles of loose material.

5.3.5.3. In the unlikely event that reptiles are encountered during the development they should either be carefully moved to areas of suitable habitat outside the site boundary or should be allowed move away of their own accord. In the event that large numbers of reptiles are encountered (5+) all works on site should cease and further advice should be sought.

6. Reasonable Avoidance Method Statement (RAMS) – Great Crested Newts

6.1. Prior to works commencing on the site all site personnel will be briefed on great crested newts and other amphibians, how to identify the species and what to do if amphibians are encountered. A copy of this RAMS document will be retained on site throughout the development for reference.

6.2. The concrete wall along the site boundary will remain in place throughout the development to retain the barrier to amphibian movements along the site boundary.

6.3. Where possible construction works will avoid the peak migration period for amphibians, that being February/March and June/July.

6.4. Immediately prior to construction works commencing during each shift a site walkover will be carried out by site personnel to inspect for amphibians. This will include carefully turning over loose materials to inspect the area underneath for amphibians.

6.5. Any excavation works carried out on the site will be carried out with care with site personnel being vigilant for amphibians.

6.6. During the construction phase of the development all materials stored on the site will be done so in a manner to reduce the potential for amphibians to seek refuge on site. This will include:

- Materials being stored on pallets or batons to raise them off the ground and prevent amphibians seeking refuge underneath,
- Loose aggregates being compacted or stored in bulk bags, to prevent amphibians seeking refuge in loose piles of material.

6.7. Where materials are lifted from the pallets or batons, or loose materials are moved, the area underneath will be inspected for amphibians.

6.8. In the event that common amphibians are encountered they will be carefully moved to areas of suitable refugia outside the development footprint.

6.9. In the event that any great crested newts are encountered on the site works will cease and a licenced ecologist will be contacted for further advice.

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Appendix I: Habitat Map

Site - Miners Park, Llay Industrial Estate
Reference - 20260114

Habitats

u1c-10 Artificial unvegetated, unsealed surface - scattered scrub

Linear Habitats

u1e Built linear features

0 10 20 m



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Appendix II: Target Notes

Site - Miners Park, Llay Industrial Estate
Reference - 20260114

Site boundary

Target Notes

T1 - Concrete wall, potential barrier to amphibian movements

T2 - Low value refugia within the site

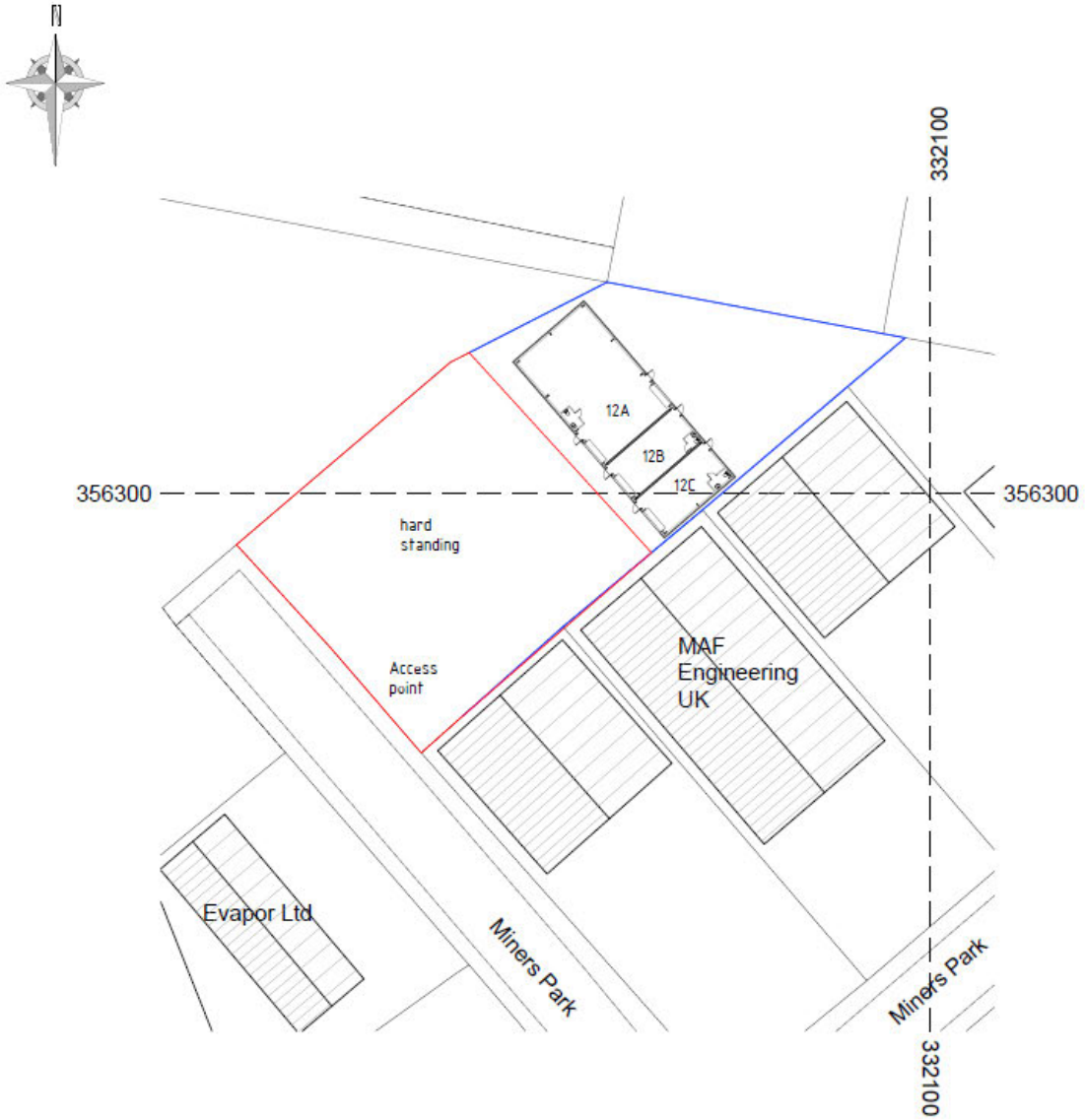
0 10 20 m

Appendix II: **Target Notes**

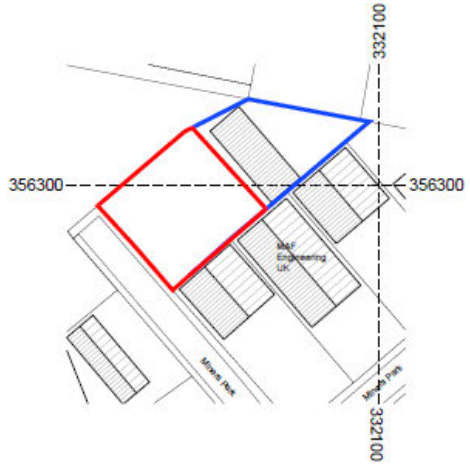
T1	The concrete site boundary wall, which is assessed as a barrier to amphibian movements.	
T2	The generally low value terrestrial habitat present within the site.	

Appendix III: **Species Lists**

u1c-10 Artificial unvegetated, unsealed surface – scattered scrub	
Species Present	DAFOR Assessment
Dock (*Rumex sp.*)	O
Colts foot (*Tussilago farfara*)	O
Nettle (*Urtica dioica*)	O
Bramble (*Rubus fruticosus*)	O
Ash (*Fraxinus excelsior*)	O
Willow (*Salix sp.*)	O



As Existing Block Plan 1:500



Site Location Plan 1:1250

1:1250

Legend

Site boundary

Other land in ownership

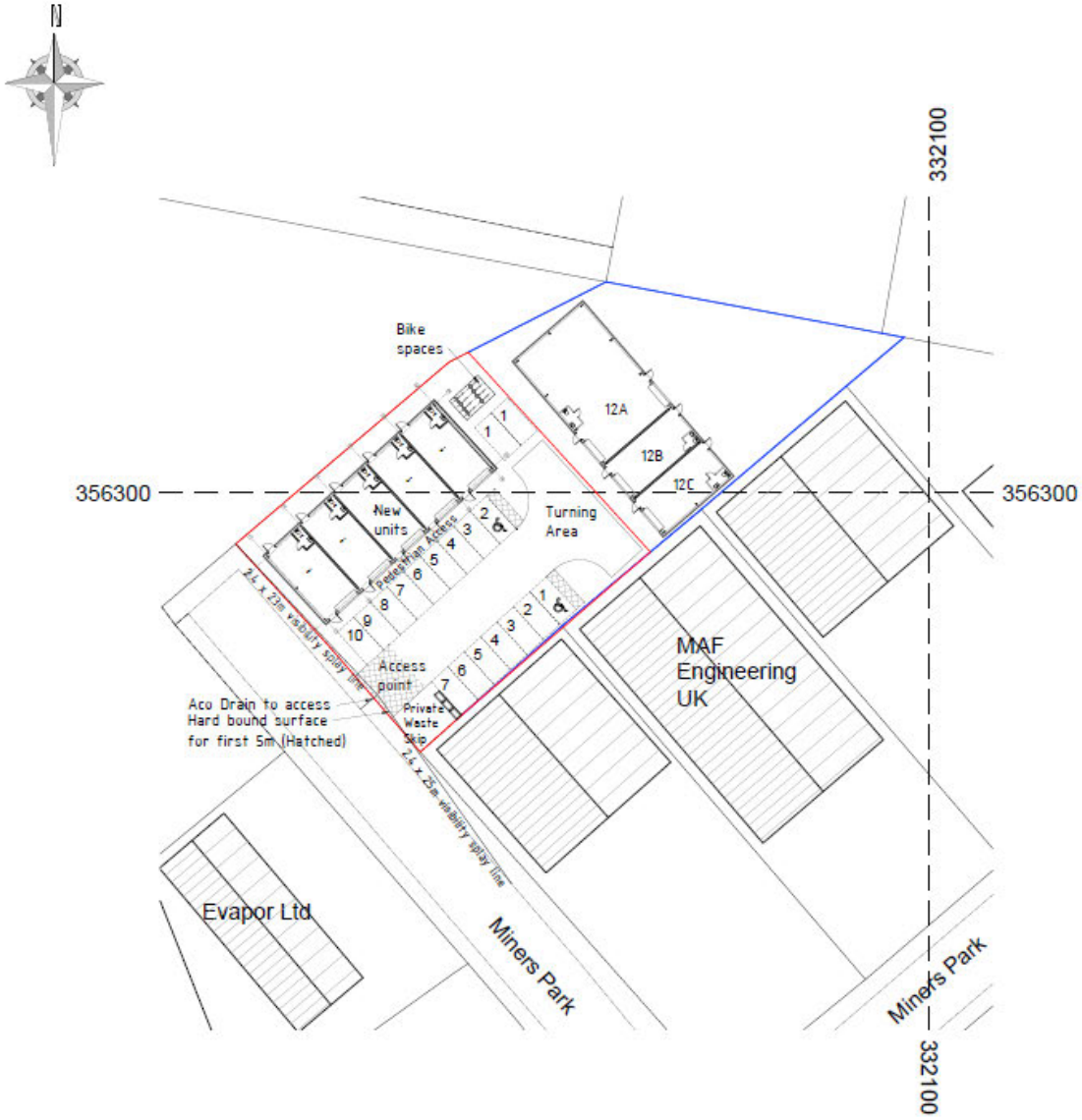
1:500

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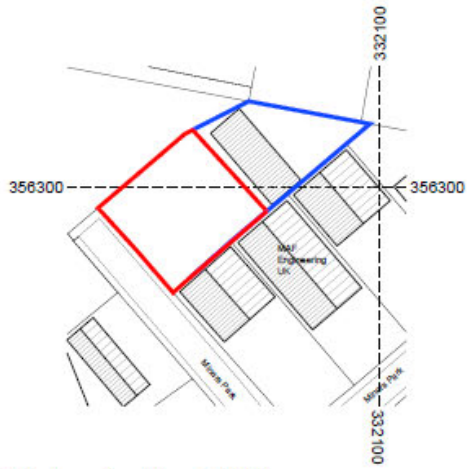
HDS ARCHITECTURAL SERVICES

HDS Architectural Services, The Foundry, 15 Yorke Street, Wrexham LL13 8LW Tel (01978) 346250 hdsarchitectural.co.uk

Project; Land adjoining Wilson Auto Repair, Miners park, Llay Industrial Estate, Wrexham, LL12 0PJ	
Title; 01-As Existing Site Plan	**Scale (A3);** 1:1250/500
Dwg No; WAR/PD/01	**Date;** 08.05.26
Revision;	



As Existing Access / Block Plan 1:500



Site Location Plan 1:1250

1:1250 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Legend

- Site boundary
- Other land in ownership

1:500 1m 10m 20m 30m 40m 50m

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HDS ARCHITECTURAL SERVICES
HDS Architectural Services, The Foundry, 15 Yorke Street, Wrexham LL13 8UW
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Project; Land adjoining Wilson Auto Repair, Miners park, Llay Industrial Estate, Wrexham, LL12 0PJ	
Title; 02-Proposed Site Plan	**Scale (A3);** 1:1250/500
Dwg No; WAR/PD/02	**Date;** 08.05.26
Revision;	

Appendix V: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

2. Legislation Summary

Site	Legislation
Locally Designated Sites	Locally designated sites are not covered by any statutory legislation but are protected by local development plans.
Statutory Sites	Statutory sites are protected in different ways depending on the reason for the sites designated with sites being covered by legislation including the Wildlife and Countryside Act 1981 and the Habitats Directive.
Species and Habitats or Principal Importance	Species and habitats of principal importance are covered by the Natural Environment & Rural Communities Act 2006.

Species	Legislation	Offences include
Badgers	Protection of Badgers Act 1992	○ Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so; ○ To intentionally or recklessly interfere with a sett (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.

Birds	Wildlife and Countryside Act 1981	o Intentionally kill, injure, or take any wild bird; o Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or o Intentionally take or destroy an egg of any such bird.
Crayfish	Wildlife and Countryside Act 1981	o Obstruct access to any structure or place which a crayfish uses for shelter or protection; or o Disturb a crayfish while occupying a place which it uses for that purpose.
Great Crested Newts	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Intentionally or deliberately capture, injure, kill, or disturb the species; o Intentionally or recklessly damage, destroy or disturb a GCN in a place of shelter or protection, or obstruct access to such a place; or o Damage or destroy a breeding site or resting place.
Hazel Dormice	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Deliberately capture, injure or kill a dormouse; o Deliberately disturb dormice; o Damage or destroy a breeding site or resting place of a dormouse o Obstruct access to any structure or place which a dormouse uses for shelter or protection; or o Disturb a dormouse while occupying a structure or place which it uses for shelter or protection
Otters	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	o Deliberately capture, injure or kill any wild otter; o Deliberately disturb wild otters; o Damage or destroy a breeding site or resting place of an otters. o Disturb an otters while it is occupying a structure or place which it uses for shelter or protection; or o Obstruct access to such a place.
Red Squirrels	Wildlife and Countryside Act 1981	o Kill, injure or take a red squirrel; o Damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or o Disturb a red squirrel while it is occupying a structure or place which is used for that purpose.
Reptiles (non EPS)	Wildlife and Countryside Act 1981	o Intentionally kill or injure a reptile.
Water Voles	Wildlife and Countryside Act 1981 Natural Environment & Rural Communities (NERC) Act 2006	o Intentionally capture, kill or injure water voles; o Intentionally or recklessly damage, destroy or block access to their places of shelter or protection; or o Disturb water voles while occupying a place of shelter used for that purpose.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*'