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Preliminary Ecological Appraisal & Roost Assessment

Survey site:
Premier Inn Wrexham North (A483) hotel Chester Road, Gresford, Wrexham LL12 8PW

Client:
Premier Inn

Survey date:
01/06/2026

Project:
This report is prepared to inform a planning application with Wrexham County Borough Council.

Potential conversion of restaurant.

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 December 2027, 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 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.

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 01/06/2026 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
16.7	84.0	75	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.

B1 could not be fully assessed as the loft was unboarded and a safe access route could not be determined due to the presence of mineral wool insulation. This has been considered when considering the value of this building to roosting bats.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of

the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SJ 34259 54040 and has an area of approximately 0.99ha.

The site is well connected to nearby habitats via field margins, hedgerows and tree lines.

The site is enclosed by fencing to the northwest and south-west, and hedgerow to the northeast. The site is open to the east of the site.

The site is located in a rural setting, immediately surrounded by agricultural land in all directions. The A483 is located ~161m to the west. The wider landscape consists of agricultural land in all directions. The road to the west (A483) separates the site from further agricultural land. The built-up town of Gresford is located ~1.1km northeast.

A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s.

There are no ponds or watercourses located on or adjacent to site. Light sand-rich, and medium sandy-loam soils and subsoils. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

There are six priority habitats within 2km of the site. These comprise restored ancient woodland site, lowland fens and reedbeds, ancient semi natural woodland, open mosaic habitat on previously developed land, raised bog and plantation on ancient woodland site. The closest priority habitat comprises restored ancient woodland site, located 260m W from the site.

Designated Sites

Statutory Designations within 2km

There are four statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
Vicarage Moss Site of Special Scientific Interest (SSSI)	Vicarage Moss itself is about 200 metres long and forms a deep basin occupied by mire vegetation which also occupies one of the smaller kettle holes. The basin mire is exceptionally welldefined by its sharp junction with the steep surrounding slopes.	1335m E
Marford Quarry Site of Special Scientific Interest (SSSI)	A large diversity of lepidopteran species have been recorded including many notable species. The butterfly and moth species lists include one and four nationally rare species respectively with additional locally and regionally notable species. The butterfly list is particularly diverse with around thirty individual species being recorded and is significant in a county context.	1945m NE
Alyn Waters Local Nature Reserve (LNR)	The reserve contains a diverse mosaic of habitats associated with the River Alyn floodplain, including, semi-natural broadleaved woodland, young community woodland, neutral and marshy grassland, riverside habitats along the River Alyn, wetland and scrub communities in low-lying areas.	1335m NW
Midland Meres & Mosses Phase 2 Ramsar Site	The Meres and Mosses of the Clwyd-Shropshire-Cheshire-Staffordshire plain form an internationally important series of open water and peatland sites. These have developed in natural depressions in the glacial drift left by receding ice sheets, which formerly covered this plain.	1335m E

Statutory Designations within 10km

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

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Reason	Distance from Site
Afon Dyfrdwy A Llyn Tegid (Wales) Special Area of Conservation (SAC)	Marine habitats.	5485m SW
River Dee And Bala Lake Special Area of Conservation (SAC)	Marine habitats.	5515m NE
Johnstown Newt Sites Special Area of Conservation (SAC)	The Johnstown Newt Sites are a nationally and internationally important wildlife area located around Johnstown, south-west of Wrexham. The site is designated as a Special Area of Conservation (SAC) because it supports one of the largest known populations of the great crested newt (Triturus cristatus) in Great Britain.	7425m SW
Berwyn And South Clwyd Mountains Special Area of Conservation (SAC)	The Berwyn and South Clwyd Mountains Special Area of Conservation (SAC) is one of the largest and most important upland protected landscapes in Wales, covering approximately 27,200 hectares across parts of Denbighshire, Wrexham, Gwynedd and Powys. It encompasses extensive upland moorland, blanket bog and heathland habitats and is recognised internationally for its conservation value.	7815m SW

SSSI Risk Zone

The site does fall within the impact risk zone for Vicarage Moss 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, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

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

Developed land; sealed surface (u1b)

Sections of hard-standing surface are present in the form of pedestrian paths, car park and roads.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Modified grassland (g4)

The site is covered with grassland comprised of a low variety of common grassland species. This grassland is actively managed via regular mowing, resulting in a short sward of ~5cm. No signs of compaction or damage are present, resulting in areas of bare ground totalling <10% of the site. The species composition is poor, with less than 8 vascular plant species present per m2.

Table 5a: Species abundance for modified grassland.

Abundance	Species
Dominant	Perennial Rye-grass *(Lolium perenne)*

Abundant	Daisy *(Bellis perennis)*, Dandelion *(Taraxacum)*
Frequent	Creeping Buttercup *(Ranunculus repens)*, White Clover *(Trifolium repens)*
Occasional	Ribwort Plantain *(Plantago lanceolata)*, Common Nettle *(Urtica dioica)*
Rare	Dove's-foot Crane's-bill *(Geranium molle)*

Line of trees (33)

The site is enclosed by a line of trees along sections of the south and western site boundaries]. The line of trees borders the site with dense introduced shrubs present. There is also a small line of trees within the centre of the site which consists of lawson cypress trees.

Table 5b: Species abundance for line of trees.

Abundance	Species
Dominant	Sycamore *(Acer pseudoplatanus)*
Abundant	Lawson's Cypress *(Cupressus lawsoniana)*, Beech *(Fagus sylvatica)*
Frequent	-
Occasional	Hawthorn *(Crataegus monogyna)*, Elder *(Sambucus nigra)*
Rare	Oak sp. *(Quercus sp.)*, Yew *(Taxus baccata)*

Non-native and ornamental hedgerow (h2b)

The site is enclosed by non-native and ornamental hedgerow along sections of the northeastern site boundary. The hedgerow is maintained at 4m(h) and 1.5m(w)]. The hedgerow appears densely vegetated at canopy level, though the understorey is relatively open and sparsely vegetated.

Table 5c: Species abundance for non-native and ornamental hedgerow.

Abundance	Species

Dominant	Garden Privet *(Ligustrum ovalifolium)*
Abundant	Cherry Laurel *(Prunus laurocerasus)*
Frequent	Elder *(Sambucus nigra)*
Occasional	Ground-ivy *(Glechoma hederacea)*
Rare	-

Mixed scrub (h3h)

There is a section of mixed scrub to the northeastern corner of the site, which is dense, with introduced shrubs present.

Table 5d: Species abundance for mixed scrub.

Abundance	Species
Dominant	Bramble sp. *(Rubus sp.)*
Abundant	-
Frequent	Nettle sp. *(Urtica sp.)*, Elder *(Sambucus nigra)*
Occasional	Cherry Laurel *(Prunus laurocerasus)*
Rare	Yew *(Taxus baccata)*

Built-up areas and gardens (u1) - Introduced shrub (847)

Various planting areas of ornamental shrubs are present around the outside garden area of the pub and to the southwester section of the site. These shrubs are managed and trimmed regularly and do not include non-native invasive species.

Table 5e: Species abundance for introduced shrub.

Abundance	Species

Dominant	Garden Lavender *(Lavandula angustifolia)*
Abundant	Box-leaved Honeysuckle *(Lonicera pileata)*
Frequent	Cherry Laurel *(Prunus laurocerasus)*
Occasional	Cabbage-palm (sapling) *(Cordyline australis)*
Rare	Dwarf Elder *(Sambucus ebulus)*

Scattered Trees (32)

20 scattered trees are present on the site. This assemblage is predominantly native, with 11 common beech *(Fagus sylvatica)* and four sycamores *(Acer pseudoplatanus)* forming the bulk of the trees, all of which are of medium stature. Interspersed within this group are two small whitebeam *(Sorbus aria)* and three small Lawson cypress *(Chamaecyparis lawsoniana)*, with over half of the trees in this collection being mature. No potential roosting features were identified. No evidence for bats was found.

Building (u1b5)

There are two commercial buildings on site.

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

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

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
Records of bats within 2km are unknown with records from COFNOD.

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, line of trees, non-native and ornamental hedgerow, mixed scrub and scattered trees, and offsite within 2km including restored ancient woodland site, lowland fens and reedbeds, ancient semi natural woodland, open mosaic habitat on previously developed land, raised bog and plantation on ancient woodland site. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the line of trees on site extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Roosting habitat
Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There are a total of two buildings on site; two commercials (B1 & B2). B1 was surveyed, while B2 was not due to not being impacted by the proposed development. There was no evidence of roosting bats identified.

Buildings

B1: Commercial

The building is a two-storey commercial property with single-storey flat-roofed sections, featuring a multi-gabled and hipped slate roof and brick walls in good condition. While the walls and uPVC window frames offered no suitable roosting features, the eaves present a potential access point due to damage to a timber box end on the southeastern gable. Internally, the loft, though not fully accessible, contains timber rafters and insulation, with some sagging lining potentially allowing ingress, but no bat evidence was observed. The building has moderate habitat value.



Building B1

Table 6a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	**Condition/description** Good sealed condition, with minor cosmetic damage. **Suitability/access/evidence of bats** No suitable roosting features observed within the walls of B1.	 *B1 walls*

Roof	Slate	**Condition/description** B1 is utilised as a restaurant and is overall in a good condition. The roof has occassional defects, such as lifted tiles, missing/damaged mortar and gaps under ridge tiles. The walls were observed in good condition with minor cosmetic damage. The roof is multi gabled and hipped, with areas of flat roof. The building is two storeys, with flat roof single storey sections. **Suitability/access/evidence of bats** No evidence of bats was observed within B1. The building was assessed as having moderate value for roosting bats due to the presence of suitable roosting features for bats.	 *B1 roof - missing mortar below end tile.*  *B1 roof - lifted end tiles.*

Eaves	Timber board	**Condition/description** Overall in good condition, sealed, with no visible crevices or suitable roosting features. There is a section on the southeastern facing box end on the gable end. **Suitability/access/evidence of bats** The damage box end allows ingress into the eaves at this section, and allows suitable ingress point for bats.	 *B1 eaves*
Barge boards	N/A	N/A	N/A
Windows	uPVC	**Condition/description** Good sealed condition with no gaps. **Suitability/access/evidence of bats** No visible suitable roosting features for bats.	 *B1 window / doors frames and lintels*

Internal void 1	Timber rafters. Bitumen felt lining, PVC lining, Spray foam insulation. Brick partition walls	**Condition/description** The loft has a high density of mineral wool insulation which covers the floor of the loft. The lining present is in good condition with no visible sections of damage. There is no visible light ingress within the loft. There are sections of sagging lining which would allow ingress into the loft. Dimensions (approx): ~12m (l), ~5m (w), ~2m (h) Temp: 21°C // Humidity: 82% **Suitability/access/evidence of bats** No evidence of bats found, such as droppings or bats themselves, however the loft was not fully accessible therefore, this may have been missed.	 *B1 internal void 1*

B2: Commercial

B2 was not surveyed for roosting bat suitability as this building will not be impacted by the proposed works.



Building B2

5.2 Foreseen Impacts

Roosting habitat [Buildings]

The building has external suitability for crevice dwelling bats which will not be impacted by the proposed works.

Roosting habitat [Trees]

There are no trees anticipated to be mpacted, therefore no impacts are foreseen.

Foraging and commuting habitat

It is unknown if the proposed development will result in the removal of any habitats which could be used by foraging or commuting bats however to the ecologist knowledge, trees, hedgerow and scrub will all be retained. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

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]
No further surveys required.
Care will be taken within loft voids to minimise noise and vibration. If at any point a bat is seen then works will cease and advice will be sought from a suitably qualified ecologist.

Roosting habitat [Trees]
None.

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
Enhancements are dependent on the outcome of further surveys.

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 and B2, however the buildings are considered suitable for nesting for species such as house sparrows.

Trees and vegetation

No bird nests were identified within the vegetation on-site, however line of trees, non-native and ornamental hedgerow, mixed scrub, introduced shrub and scattered trees offer nesting opportunities and nest-building resources for birds, and modified 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

Buildings / trees
The proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation
None foreseen.

Barn Owls
None foreseen.

6.3 Recommendations

Buildings / trees
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 (buildings or 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 are unknown without records from COFNOD.

Habitat suitability
The dominant habitat onsite (modified 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 was recorded as being a relatively short sward.
Given the management regime employed on the modified 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 scrub provide sheltering and hibernation 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 and grassland 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

It unknown if vegetation will be removed for the proposed plans, however, the habitats on site are considered suboptimal, with the lines of trees and scrub of higher value, however, these habitats are situated away from B1 and likely to be retained. If modfied grassland habitat is being impacted 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 maintained at a short sward (5cm) to discourage reptiles.
- 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 are uknown 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 220m E.

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

Terrestrial habitat suitability
The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows and scrub may offer refuge for these species, however given the urban nature of the site (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) and the presence of a main road directly adjacent to the east of the site, it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.

8.2 Foreseen Impacts

Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.

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.
- 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 for 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

Records 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.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

- [redacted]
- [redacted]
- [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, including hedgerows and trees, 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 ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.

13.2 Foreseen Impacts

Hedgehogs
It is unknown if vegetation is to be removed due to the proposed development. The loss of onsite habitats such as introduced shrub or grassland 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

Similar to the [redacted], a 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:

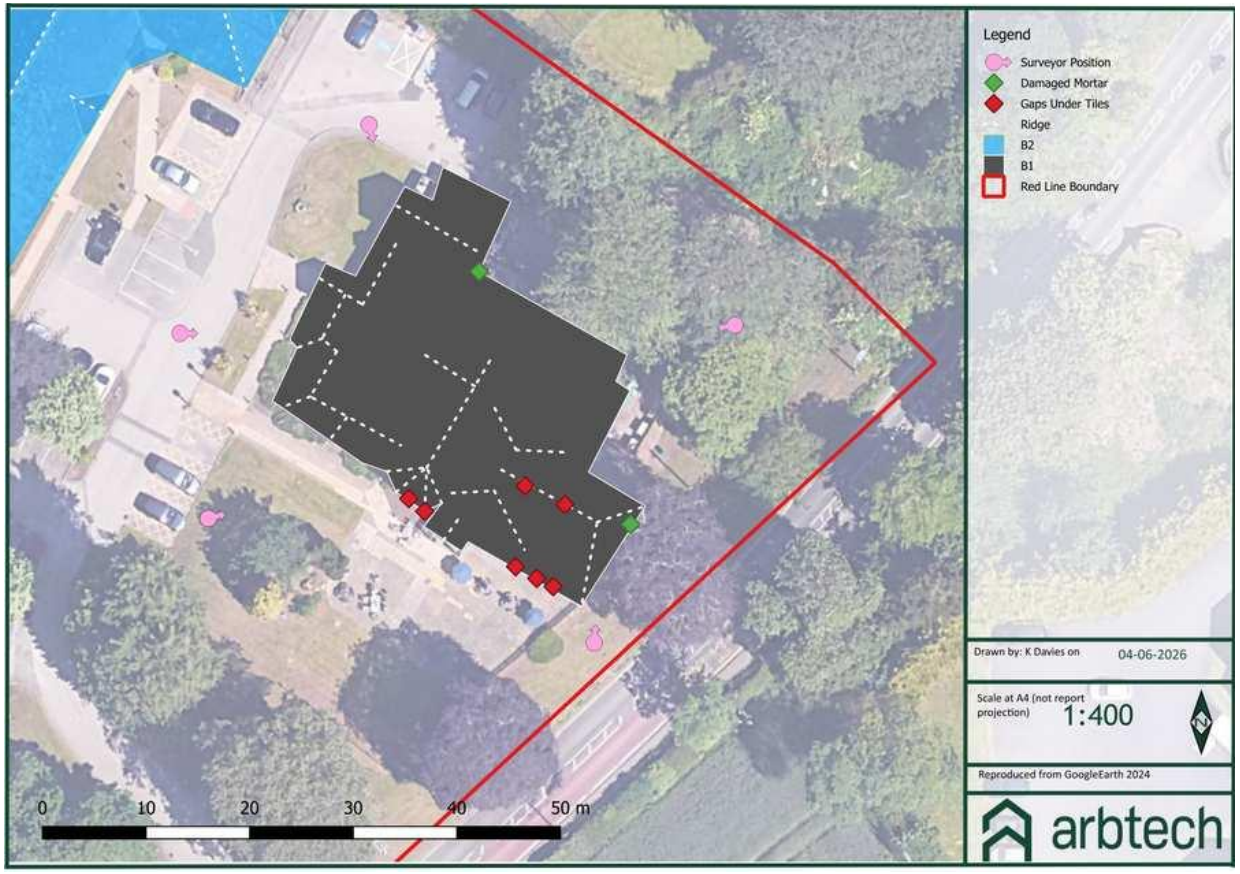
- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

APPENDIX 1: SURVEY/HABITAT MAP

PEA Map



PRA Map


Legend
Surveyor Position
Damaged Mortar
Gaps Under Tiles
Ridge
B2
B1
Red Line Boundary
Drawn by: K Davies on 04-06-2026
Scale at A4 (not report projection) 1:400
Reproduced from GoogleEarth 2024
arbtech
0 10 20 30 40 50 m

APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

APPENDIX 4: HABITAT IMAGES



Developed land; sealed surface



Modified grassland



Line of trees



Non-native and ornamental hedgerow



Mixed scrub



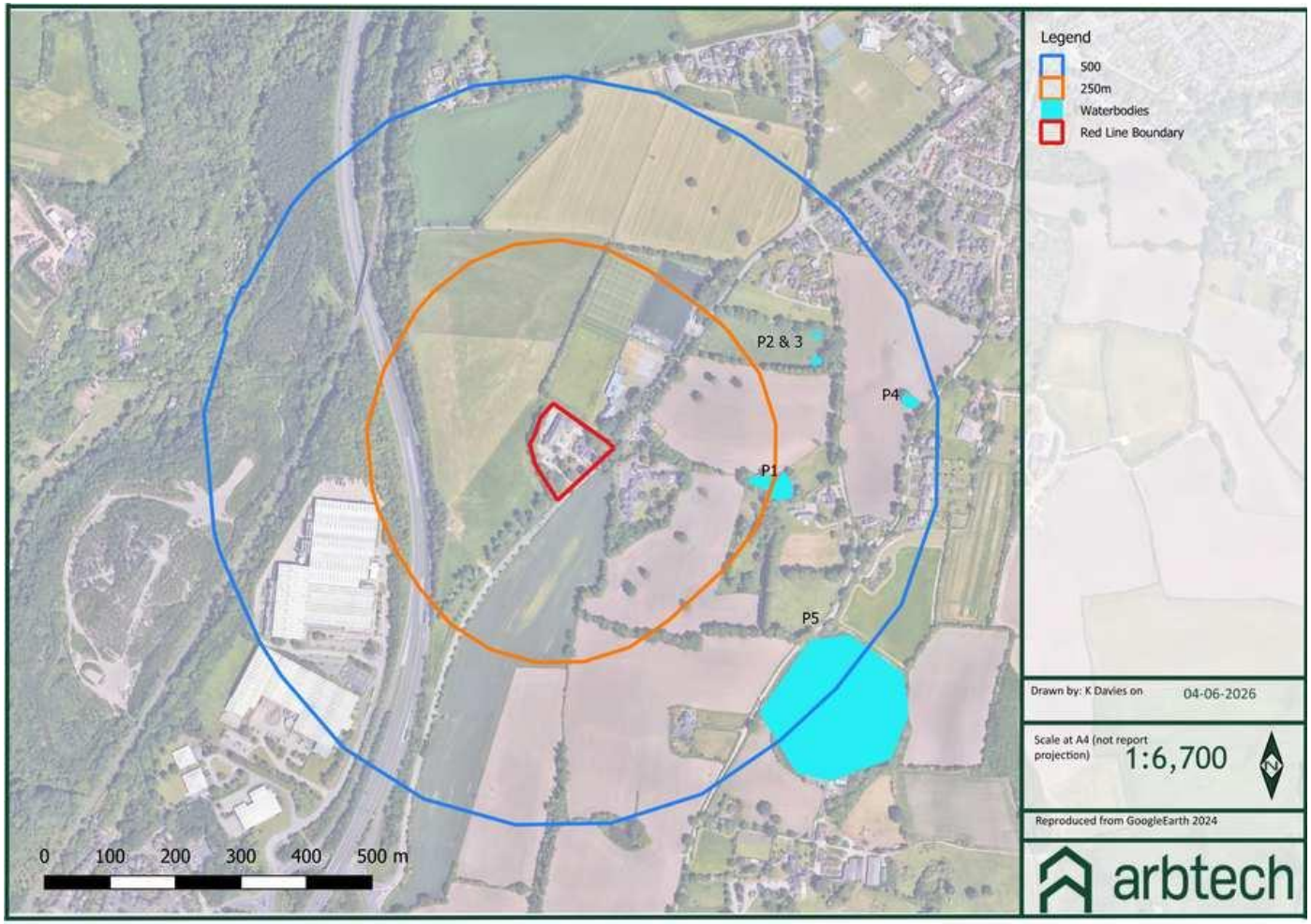
Introduced shrub



Scattered trees

APPENDIX 5: PONDS

Pond Map



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