Cambrian Ecology Ltd
5 Tan y Bwlch
Maentwrog
Gwynedd
LL42 3YU

chris@cambrianecology.com
07765 254035 (Chris Hall)

Ecological Assessment
Land at Bull Bay Road, Amlwch
Proposed Housing Development

3rd September 2020

Report by: Chris Hall ACIEEM

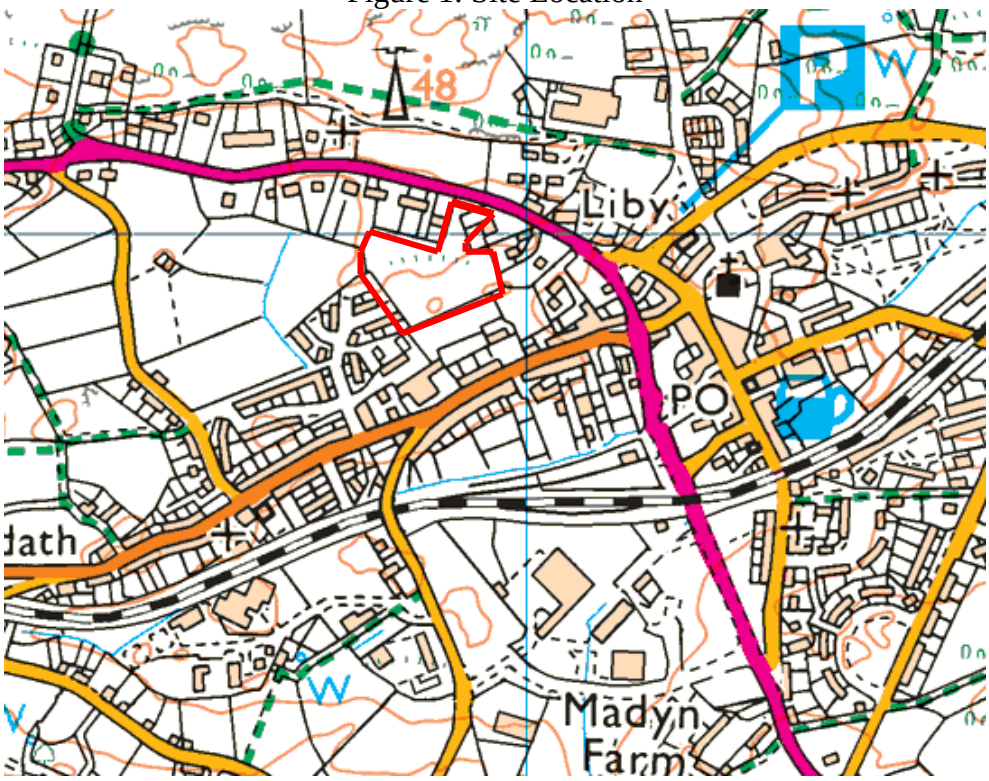
Client: Isle of Anglesey County Council

Planning Authority: Isle of Anglesey County Council

Grid Reference: SH 43899 92956

CONTENTS **Page No**

Figure 1: Site Location



Ecological Assessment
Land at Bull Bay Road
Proposed Housing Development

3rd September 2020

1. Summary

An Ecological Assessment was carried out by Cambrian Ecology Ltd on land at Bull Bay Road in Amlwch. It is intended to submit a planning application to develop the site for housing.

The surveys revealed that the habitats present on the site are dominated by very dense scrub, tall ruderal vegetation and neutral grassland. There are also a number of trees adjacent to the site access which will be lost as a result of the proposals, along with three small buildings.

No protected species were recorded during the survey although there is some potential for nesting birds and hedgehogs; (*Erinaceous europaeus*) to be present in the areas of dense scrub that will be lost and red squirrels; (*Sciurus vulgaris*) in trees proposed for removal. Some of these trees also have potential as bat roosts. Reasonable Avoidance Measures, (RAMs) will be required with regards to any tree removal.

Due to the habitat appearing to be suitable for reptiles, a suite of surveys was undertaken. The surveys were all negative.

Three small buildings are proposed for demolition as part of the scheme. A bat survey of these buildings was negative and it was concluded that there is no potential for bats to be present.

One 'Invasive Non-Native Species' (INNS) in the form of Montbretia; (*Crocosmia crocosmiflora*) was recorded on the site. This plant is listed under the Wildlife & Countryside Act and there are legal implications with regards to its presence.

A biological records search was carried out with the Local Records Centre, (LRC) Cofnod as recommended in the guidance from the Chartered Institute of Ecology & Environmental Management, (CIEEM). This enables the proposed development site to be assessed in a wider context and a potential wider 'zone of influence' of the development to be taken into account.

The biological records search revealed that there are a large number of hedgehog records in the area which will need to be taken into account in the site design for this rapidly declining species, along with records of red squirrel.

Due to the limited assemblage of common plant species, no negative impact is anticipated from a botanical perspective. There is however a potential negative impact on nesting birds, hedgehogs and red squirrels.

Under Chapter 6 of Planning Policy Wales 10, planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. To satisfy this condition, the use of plants of benefit to Biodiversity has been recommended for inclusion in any landscaping schemes, along with the provision of bat tubes as an integral part of the fabric of the new buildings.

Key Messages:

1. **There is the potential for bats, nesting birds, hedgehogs and red squirrels to be present for which mitigation measures & RAMs will be required, see Section 9.2**
2. **These RAMs include the timing of tree removal. Due to the combination of species potentially present this tree removal will need to be carried out between 1st November and 31st January.**
3. **The Montbretia will be controlled with the aim to eradicate as part of the proposed works, see Section 9.1**
4. **Enhancements are recommended in the form of new planting of benefit to wildlife, and new accommodation for bats, see Section 10**

2. Introduction

Cambrian Ecology Ltd was commissioned by the client Trystan Evans of Isle of Anglesey County Council, (IoACC) to carry out an ecological assessment of land at Bull Bay Road in Amlwch. It is intended to submit a planning application to develop the site for housing.

The relevant planning authority is IoACC who require ecological surveys to be carried out as an integral part of the planning process.

The proposed development site is located at Grid Reference SH 43899 92956.

3. Methodologies

3.1 Habitats

The Habitat survey was carried out on 12th July 2020 by ecologist Chris Hall. The survey took the form of an extended Phase I survey and identified baseline ecological conditions, as well as any important or notable habitats. All habitats within the proposed development site were classified and species lists were drawn up for each habitat type identified and the habitat condition was assessed. In the context of this report, *important or notable habitats* are considered to be those which are of a sustainable size and which meet any of the following criteria:

- Habitats which have a high intrinsic ecological value, i.e. they support a diverse range of vascular plant and/or faunal species;
- Mature or semi-natural habitats in built-up areas;
- Environment Wales Act priority habitats;
- Habitats considered having a significant extent and/or ecological interest.

- Invasive Non-Native Species, (INNS)

All habitats considered to have the potential to support rare, protected or otherwise notable species of flora and fauna were noted, as were any direct signs of these species. Where possible, habitats were cross-referenced to any relevant UK/Wales priority habitats.

3.2 Bats

The survey was carried out on 19th August 2020 by licensed bat worker Chris Hall (S085724-1), assisted by licence trainee Natalie Parry. Chris has been working as an independent ecologist for 16 years and has held a bat license from CCW/NRW for 24 years. He is an associate member of Chartered Institute of Ecology & Environmental Management (CIEEM).

Survey Objectives:

- Identify any signs of the presence of bats associated with the buildings
- Assess the potential of the building to support bats or any other protected species
- Make recommendations for mitigation/compensation or any further survey work required in order to comply with current legislation

All crevices and other likely roosting areas were methodically searched for signs of bat occupation, such as droppings, feeding remains and marks on timbers from oils in the animal's fur. This included both the interior and exterior of the building, which was also assessed on its potential to support roosting bats.

3.3 Reptiles

A suite of five reptile surveys was carried out by Chris Hall and Kate Williamson, assisted by Natalie Parry, following the guidance of the Herpetofauna Workers Manual, (JNCC 2003). A total of 50 refugia were placed on the edge of scrub habitats on this and the adjacent Maes Mona site. The refugia were bitumen felt sheets, 0.5m x 0.5m in size and were fixed in suitable sites using metal tent pegs to avoid problems of wind blow. After a 'settling in' period of a fortnight, they were then checked on five occasions between 2nd July 2020 and 27th August 2020. Any animals basking on top of or sheltering underneath the refugia were recorded, noting species, sex and age class. These surveys were all conducted in appropriate environmental conditions, see Table 1 below.

Date	**Temperature**	**Wind**	**Rain**	**Cloud Cover**
2nd July	15.°C	Still	None	100%
12th July	16°C	Light breeze	None	50%
16th July	18°C	No breeze	None	0%
23rd July	15°C	Light breeze	Occasional light drizzle	75%
27th August	16°C	No breeze	None	50%

Table 1: Environmental conditions for reptile surveys in 2020

3.4 Protected Species

The site was assessed on its potential to support any protected or important species, including reptiles. During this survey, a search was made for field signs of protected or notable species and assessments made of the potential of habitats to support these species. In the context of this report important or notable species are considered to be those that meet any of the following criteria:

- Species protected by British or international law
- Environment Wales Act priority species or local BAP species
- Nationally rare or scarce species
- Species of Conservation Concern (e.g. JNCC Red List, RSPB/BTO Red or Amber lists)

3.5 Desk Study

The desktop study aims to collate existing information about priority species, habitats and designated sites within 1km of the survey area. This information has relevance to the likelihood of priority species being present within the survey area, as well as giving context to any species and habitat records from the actual site.

A data search for all priority species, habitats and designated sites was conducted with Cofnod. The search parameters were 1km from the survey site area.

4 Survey Limitations

Field signs for protected and important species are often difficult to find or absent from a site. For this reason, the site and its habitats are assessed on their potential to support these species.

In the case of this particular site, some areas of the proposed development area are covered with dense, impenetrable scrub and were not physically accessible. There is therefore the potential for some protected or invasive species to be present and remain undetected. A precautionary approach has therefore been recommended which includes the supervision of site clearance works.

5 Results

5.1 Habitat

The habitats present on the site are dominated by very dense scrub, tall ruderal vegetation and neutral grassland. There are also a number of trees adjacent to the site access which will be lost as a result of the proposals, along with three small buildings.

The Phase I Habitat Map can be found in Appendix 2.

Neutral Grassland

There is an area of grassland at the site entrance on Bull Bay Road which is very difficult to categorise and doesn't really fit into any of the standard 'Phase 1' habitats as it appears to have regenerated on the location of a former building. It has therefore been classified as 'Neutral Grassland'. There appears to have been no management for some considerable time and there is evidence of the fly tipping of garden waste on the site.

Grasses present include common bent; (*Agrostis capillaris*), Yorkshire fog; (*Holcus lanatus*) and Cock's foot; (*Dactylis glomerata*).

Broadleaved species present include creeping buttercup; (*Ranunculus repens*), broadleaved dock; (*Rumex obtusifolius*), creeping thistle; (*Cirsium arvense*), hogweed; (*Heracleum sphondylium*), willow herb; (*Epilobium montanum*) and scarlet pimpernel; (*Anagallis arvensis*).

Due to the dumping of garden waste on the site, some exotic species are present including trailing *Lobelia*, a plant normally associated with hanging baskets, fuchsias and Montbretia. This latter plant is listed as an INNS under the Wildlife & Countryside Act.

Scrub

There are extensive areas of very dense scrub on the site which is dominated by large hawthorn; (*Crataegus monogyna*), gorse; (*Ulex europaeus*), bramble; (*Rubus fruticosus*) and young sycamore; (*Acer pseudoplatanus*). Butterfly bush; (*Buddleia davidii*) and elder; (*Sambucus nigra*) are also present in places as minor components.

Tall Ruderal

There is a large area of tall ruderal vegetation in the form of nettle; (*Urtica dioica*), rosebay willow herb; (*Chamaenerion angustifolium*) and greater willow herb; (*Epilobium hirsutum*).

Trees

There are number of trees on the site, primarily in the vicinity of the site entrance. The location of these trees is shown in Appendix 3.

Sycamore is the most numerous species along with some wych elm; (*Ulmus glabra*) and hawthorn.

Where the trees are grouped around the site entrance, ground flora includes herb Robert; (*Geranium robertianum*), foxglove; (*Digitalis purpurea*), cleavers; (*Galium aparine*) and hart's tongue fern; (*Asplenium scolopendrium*).

Figure 2: Aerial Image of the proposed development site

5.2 Protected Species

5.1 Bats

Buildings

There are three buildings on the site, all of which are proposed for demolition. The location of these building is shown in Appendix 3.

Building 1 is a single storey stone building with a concrete slab roof which is covered with felt. There are no internal crevices and no potential bat access to the interior.

On the exterior, there are no viable roosting crevices and a dense covering of ivy; (*Hedera helix*) in places.

Building 2 is a rendered and pebble-dashed single storey structure with a concrete roof. There is no potential bat access to the interior where there are no crevices.

Building 3 is a small, prefabricated garage with a concrete slab roof. One section of the roof has collapsed giving potential bat access to the interior but there are no potential roosting crevices on either the interior or exterior of the building.

Trees

Of the 14 trees surveyed for their potential as bat roosts, a total of five were assessed as having some roosting potential. Of these one was assessed as being 'Low' potential, one as 'Medium' potential and three as 'Medium-High' potential.

Table 2: Summary of tree survey results

Tree No	**Species**	**Features**	**Roosting Potential**
1	Wych Elm	Mature tree with some wounds/rot holes and crevices	Medium- High
2	Sycamore	Young tree	None
3	Wych Elm	Mature tree with some wounds/rot holes and crevices	Medium-High
4	Hawthorn	Young tree	None
5	Sycamore	Young tree	None
6	Hawthorn	Young tree	None
7	Hawthorn	Young tree	None
8	Elm	Young tree	None
9	Sycamore	Young tree	None
10	Wych Elm	Mature tree but no apparent defects. Open canopy and very close to adjacent street lighting	Low
11	Sycamore	Young tree	None
12	Sycamore	Mature tree with a dense crown and ivy cover	Medium
13	Sycamore	Young tree	None
14	Elm	Dead tree with some re-growth from the base. Areas of lifting bark along with rot holes and crevices	Medium-High

5.2 Reptiles

The reptile surveys were all negative.

5.3 Other Protected Species

The protected species survey was negative.

There is the potential for nesting birds to be present at the appropriate time of the year, hedgehogs in the areas of scrub and tall ruderal vegetation which are all proposed for removal, and red squirrels in trees that will be lost around the site entrance.

5.4 Desk Study

The most relevant records received from the biological record search was that of numerous hedgehogs within the search area.

There are also red squirrels, with five records within the 1km radius search area and two records of bats in the form of pipistrelles; (*Pipistrellus spp*).

With regards to protected/designated sites, the nearest is the Porth Llechog Wildlife Site just over 400m away to the north and the North Anglesey Marine Special Area of Conservation, (SAC) and the Anglesey Terns Special Protection Area, (SPA) which lie just over 500m away to the north.

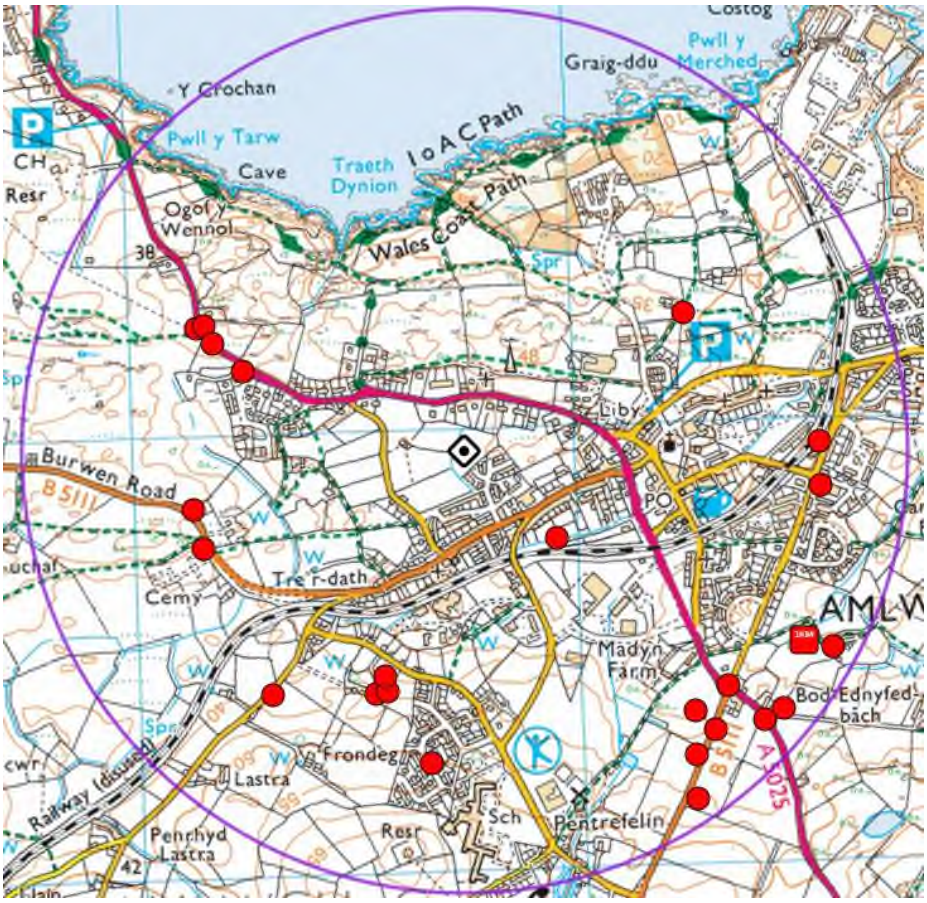


Figure 3: Location of hedgehog records

Figure 4: Location of red squirrel records

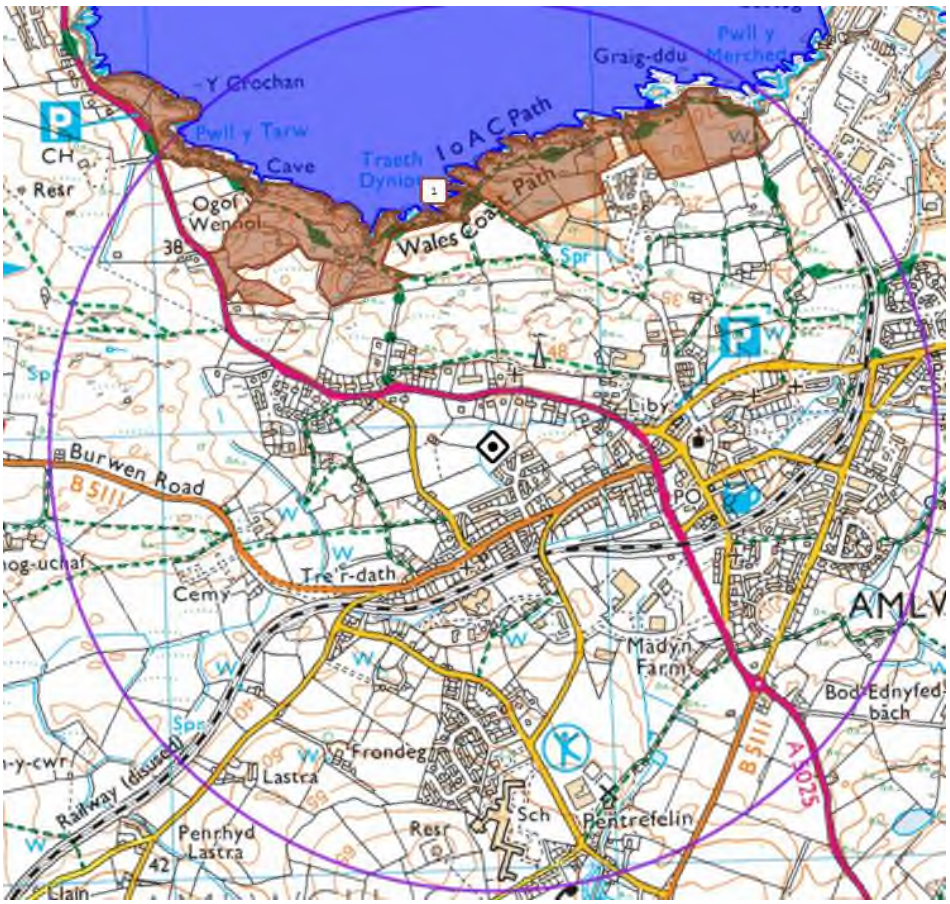


Figure 5: Location of protected/designates site: SAC/SPA: blue and Wildlife Site: brown

6 Habitat Evaluation & Impact Assessment

Neutral Grassland

The grassland has negligible ecological value being composed of a very limited range of common and widespread species of no conservation concern. No negative impact on Biodiversity at any level is therefore anticipated as a result of the loss of this habitat.

There is however the potential for a positive impact on Biodiversity as a result of the development if plants of benefit to wildlife are utilised in the landscaping schemes and the Montbretia is eradicated.

Scrub and Tall Ruderal

The scrub habitat on the site currently lacks diversity being composed of a limited range of common and widespread species. No negative impact on Biodiversity from a botanical point of view at any level is anticipated as a result of the loss of this habitat. There are however potential protected species issues that will need to be taken into account in the form of nesting birds and hedgehogs. This will not only include disturbance as a result of vegetation clearance but also the loss of habitat.

Trees

A total of 10 trees will be lost as a result of creating a viable entrance to the site. While the loss of this relatively small number of common tree species may not have a negative impact other than at a localised level, there is the potential for an impact on protected species, in particular red squirrels and bats and to some extent nesting birds.

7 Species Evaluation & Impact Assessment

Bats

The buildings that will be lost as a result of the proposals have no bat roosting potential. No impact on bats will therefore occur as a result of the loss of these buildings.

With regards to the loss of the trees at the site entrance, five of these were assessed as having some roosting potential although one was only ‘Low’ potential.

There is however the potential for a negative impact on bats at a local level if any of the trees proposed for removal harbour bat roosts.

Due to the small number of potential roosts, there is an opportunity to provide a level of Biodiversity enhancement if new bat accommodation is provided as an integral part of the scheme which would satisfy the Planning Authority’s obligations under the Environment Wales Act (2016).

Hedgehogs

The dense habitats on the site provide potential foraging habitat for hedgehogs in addition to secure day-time concealment.

There is the potential for the killing and/or injury of hedgehogs during the removal of the scrub habitat on the site if this is carried out in an insensitive manner. This could result in a negative impact on hedgehogs at a local level.

There is also the potential for the killing/injury of animals during the construction phase if simple precautionary measures are not in place. The entrapment of animals in open excavations is the primary risk.

Consideration must also be given to the impact of habitat loss which could have a negative impact at a local level. This impact could be minimised by ensuring that hedgehogs have access to the gardens of the properties post-development as these can provide valuable foraging habitat.

The hedgehog is a priority species across North Wales including Anglesey and as a result of this conservation status, any negative impact must be avoided.

Nesting Birds

Nesting birds will undoubtedly be present in the dense scrub habitat which covers a large part of the site. Any disturbance during the nesting season resulting in the failure of the brood could have a negative impact at a local level.

All birds, with the exception of some ‘pest species’ which can be controlled under licence, are protected while nesting. This factor must be taken into account in the mitigation strategy.

Red Squirrels

The loss of the trees has the potential to impact on foraging opportunities for red squirrels, which research has shown forage on sycamore flowers and elm seeds in the spring.

Equally important is the maintenance of connectivity, especially arboreal linkage with habitats outside of the development boundary. Red squirrels spend around 70% of their time in the canopy and do not like to have to cross open areas. In situations where habitat fragmentation occurs, there is an increased risk of fatalities when animals have to cross open spaces. The animals are vulnerable to predation from domestic cats when on the ground and are also more likely to come into conflict with traffic.

There is also potential for disturbance and injury/killing of individuals during felling. Some 'Reasonable Avoidance Measures' (RAMs) are recommended in Section 9, which will minimise the likelihood of this occurring.

Due to the conservation status of the red squirrel which is a priority species listed under Section 7 of the Environment Wales Act (2016) loss of any individuals can have a significant impact at the local and regional levels.

8 Protected/Designated Sites Impact Assessment

Due to the location of the protected/designated sites in relation to the proposed development site, it is not considered feasible that there could be any negative impact as a result of the proposals.

9 Mitigation Measures

9.1 Habitats

Neutral Grassland

Due to the very limited range of common and widespread species associated with this habitat, no mitigation measures for habitat loss are required.

Scrub & Tall Ruderal

No mitigation measures are required for the loss of areas of scrub and tall ruderal habitat due to the limited range of common and widespread species present. There are potential protected species issues that will need to be taken into consideration, in particular nesting birds and hedgehogs.

Trees

To mitigate for the loss of trees at the site entrance, it is recommended that new planting is undertaken as an integral part of the project.

This new planting should follow the guidance in this report detailed in the mitigation section for red squirrels, see Section 9.2.

RAMs will also be required to be employed during felling due to the potential presence of protected species, in particular bats, nesting birds and red squirrels.

INNS

There is the potential for the spread of Montbretia, particularly during the site clearance phase when large volumes of material will require removal from site, and during the initial ground-works phase,

when there will be excavations for footings, services etc. Montbretia rarely produces seed and the usual transmission vector is human activity moving the corms around during excavations etc. The corms are very persistent in the soil and this must be taken into account to avoid the risk of committing an offence.

Due to the very dense nature of the scrub habitat on the site, there is the potential for further INNS to be present having remained undetected during the surveys. It is therefore recommended that during the supervised initial cutting of the scrub due to the potential presence of hedgehogs that any further INNS are recorded and their location clearly marked so that they can be included in the eradication programme.

The timescale of the project is not known but there are two potential approaches to the Biosecurity risk posed by the presence of Montbretia. This could either take the form of pre-works eradication treatment if time allows, or a 'containment strategy' to allow the development to commence prior to eradication taking place.

Option 1: Pre-Works Eradication

It is recommended that the Montbretia on the site is treated with an appropriate herbicide prior to ground-works commencing which could result in the dispersal of the plant. This treatment must be carried out between March and the end of May when the plant is actively growing but before it starts flowering in early June for the treatment to be effective. A 'systemic' herbicide such as *Glyphosate* must be used to ensure that the roots are killed, not just the foliage. The disadvantage of this approach is that further treatments may be required in subsequent years as on occasions, corms may have become detached from the parent plant which prevents the translocation of the herbicide.

Option 2: Containment Strategy

If the works programme does not allow sufficient time for a pre-works eradication to be carried out, there is the option of containing the problem to prevent corms being dispersed in either demolition material of in soil etc during the ground works phase.

- For this to be effective, the plant must be excavated to a depth of a minimum of 75cm and a minimum of a 75cm radius from the plant to ensure that all corms have been removed.
- This material must then be deposited in an area of the garden where it will be unaffected by the proposed works.
- This area must be clearly defined and an exclusion zone set up and enforced.
- The legal implications of allowing, or causing the plant to spread must be covered in any site inductions.
- Once the plant has been contained, a decision can be made regarding whether or not to initiate an eradication programme as it is not illegal to grow the plant in a garden situation. It is however recommended that it is eradicated as the plant can easily spread beyond garden boundaries.

9.2 Protected Species

Bats

Due to the possibility of bats being present in hollows in trees proposed for felling, the following RAMs must be employed.

- Any felling of trees identified as having roosting potential will be avoided between April and August.
- Any felling of trees identified as having roosting potential will be supervised by a licenced bat worker who will guide the working methods.
- If bats, or any evidence of bats is found during the course of the works, NRW must be contacted as there may then be a requirement for a licence to undertake the works.

It is also recommended that the opportunity to enhance the habitat for bats is taken by providing new roosting opportunities as detailed in Section 10; Biodiversity Enhancement.

Hedgehogs

To prevent the killing or injury of hedgehogs, it is recommended that the scrub habitat is initially cut by hand under the supervision of a site ecologist. Any animals found during this operation can then be moved to a place of safety prior to machinery commencing work on the site.

To prevent hedgehogs, and other animals becoming trapped, any excavations left open overnight must be fitted with escape ramps.

To allow hedgehogs to move freely post-development, the new garden boundaries must be permeable to hedgehogs. This involves creating small holes in fencing or walls (13cm x 13cm) at ground level or using permeable fencing. These are easy to include for most fencing contractors and both wooden and concrete hedgehog-friendly boards can be purchased from some suppliers ready-made.

Nesting Birds

Any vegetation removal in habitats where nesting birds may be present must take place outside the nesting season, recognised as 1st March – 31st August to avoid potential disturbance to nesting birds.

To minimise the loss of foraging, it is recommended that plant species of benefit to birds are included in the landscaping scheme, with particular attention given to species which produce fruit and berries. The following species are considered appropriate:

Hawthorn; (*Crataegus monogyna*)
Blackthorn; (*Prunus spinosa*)
Holly; (*Ilex aquifolium*)
Elder; (*Sambucus nigra*)
Dog rose; (*Rosa canina*)
Guelder rose; (*Viburnum opulus*)
Rowan; (*Sorbus aucuparia*)
Whitebeam; (*Sorbus aria*)

Cherry; (*Prunus avium*)
Bird cherry; (*Prunus padus*)
Cherry plum; (*Prunus cerasifera*)
Crab apple; (*Malus sylvestris*)

It is difficult to compensate for the loss of nesting habitat in dense scrub as this habitat will be used by a range of species, including migrants. These species are likely to be different from the species which use nest boxes as nest boxes tend to replicate small tree hollows. The provision of nest boxes is however seen as beneficial and can be used to target certain species of conservation concern. In this case it is recommended that, due to the conservation status of the species, that colony nest boxes for house sparrows are provided. Models are available that are intended to be an integral part of the fabric of a new building, and as a result, these boxes are permanent. It is recommended that a minimum of 15 boxes are provided and that the location of the boxes is clearly shown on the architect's drawings following consultation with the site ecologist.

Red Squirrels

The timing of the felling of any trees must be undertaken outside of the period 1st February to 31st October. This will avoid the potential for any inadvertent breach in the legislation pertaining to nesting birds and also will avoid the red squirrel breeding period when there are likely to be young in the nests.

Prior to felling, a thorough search of the trees will need to be conducted by an experienced ecologist to look for red squirrel dreys. The work will then be supervised by the site ecologist. Some areas may need to be cleared by hand to enable an appropriate level of search to be conducted.

There will be a requirement for replacement planting to mitigate against the loss of food resources.

This should be carried out using the species of value to red squirrels with the following species recommended:

- Oak; (*Quercus petraea*)
- Sweet chestnut; (*Castanea sativa*)
- Hazel; (*Corylus avellana*)
- Cherry; (*Prunus avium*)
- European walnut; (*Juglans regia*)
- Wych elm; (*Ulmus glabra*)
- Sycamore; (*Acer pseudoplatanus*).

This planting must also take into account habitat connectivity with woodland habitats outside the site boundary, in particular the wooded area to the south of the development site boundary and the retained woodland to the west on the adjacent development site. The landscape design must clearly show how habitat linkages will be provided by the use of new planting corridors.

Figure 6: The location of the proposed development site in relation to woodlands to the south and retained woodlands on the adjacent development site to the west.

10 Biodiversity Enhancement

Under Chapter 6 of Planning Policy Wales 10, planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This policy addresses the Section 6 Duty of the Environment (Wales) Act 2016 and results in the likelihood of planning applications being refused unless they can show a positive impact on biodiversity.

Bat Roosts

It is also recommended that new bat accommodation is built into the new properties. There are a number of 'Bat Tubes' available which would be ideal for this purpose as they are built into the fabric of the buildings. These are very discreet as they are rendered over leaving only the small access point exposed. It is recommended that one bat tube is built into the elevation of each building facing the boundary of the site where it will be unaffected by lighting, and where the surrounding habitat provides connectivity. It is recommended that a minimum of 15 bat tubes are installed. These bat tubes must be clearly shown on the architect's drawings in suitable locations following consultation with the site ecologist.

Ornamental Planting

In some cases, such as landscaping within the gardens of the houses, it may be more appropriate to utilise exotic/ornamental species. Advice on beneficial species can be obtained from the North Wales Wildlife Trust at: https://www.northwaleswildlifetrust.org.uk/take-action/wildlife-gardening

There are however a number of plant species to avoid in any planting scheme for the site, as they can become invasive and/or cause long-term problems. The *Cotoneaster* genus is a prime example. Almost all of this species produce a profusion of flowers in spring which attract an equally profuse quantity of pollinating insects, particularly bees. The plant then produces a large crop of berries, which are eaten by birds and most 'wildlife gardening' sources heartily recommend the planting of *Cotoneasters.* The problem however lies with this attractiveness of the berries to birds. There is no way of controlling the spread of *Cotoneaster* into the wild via seeds deposited in bird's droppings. This spread can be over vast distances.

As a result, five *Cotoneasters* are listed as INNS under the Wildlife & Countryside Act. While it is not illegal to grow these plants in a garden situation, it is recommended that they are avoided due to this lack of control over the spread of the species into the wild. The five to avoid are *C. horizontalis, C. simonsii, C. integrifolius, C. Bullatus & C. microphyllus.*

Provided that these five are avoided, the planting of this species can be very beneficial to biodiversity in a garden situation.

The planting of *Buddleia* is also widely recommended in many sources. Again, care should be taken with regards to cultivar/species selection. While not listed as 'invasive' it is recommended that the planting of *B. davidii* is avoided. There are however some *Buddleias* worthy of consideration. Their common name of 'butterfly bush' is deserved and *B. x weyeriana* is a hybrid that is worth consideration along with *B. fallowiana alba.*

11 Legal Implications

11.1 Bats

Bats are protected under UK law by the Wildlife and Countryside Act 1981 (as amended) and also under European law by the Conservation of Habitats and Species Regulations 2017. Under these laws it is an offence to deliberately kill or injure a bat, to disturb a bat or to damage, destroy or block access to a roost. Bat roosts are protected under these laws whether the animals are present at the time of survey or not. NRW are empowered to issue licences to carry out work to bat roosts for reasons of overriding public interest.

11.1 Hedgehogs

The hedgehog is a priority species across North Wales, including Anglesey and is included in Section 7 of the Environment Wales Act (2016) as a species of importance to the maintenance and enhancement of Biodiversity in Wales.

11.2 Nesting Birds

Under the Wildlife and Countryside Act 1981, all nesting birds and their nests are protected. Once a bird places a single piece of material then it constitutes a nest. It is then an offence to cause damage to the bird, nest, eggs or chicks and immediate habitat which is likely to result in damage by causing the bird to desert its nest. This covers all bird species, with a small number of exceptions (pest species which can be controlled by special license.

In 2000, the Countryside and Rights of Way Act (CROW Act) was made law, strengthening the legal protection for many species and introducing a 'reckless disturbance' offence. Planning Authorities are also obliged to take nesting birds into account in relation to planning decisions following guidance from the Welsh Government detailed in Technical Advice Note (TAN) 5.

11.3 Red Squirrels

The red squirrel is classified as near threatened by the IUCN on the Red List and is listed under Appendix III of the Berne Convention. It is threatened in the UK and protected under Schedules 5 & 6 of the Wildlife & Countryside Act (as amended).

They are also a priority species listed under Section 7 of the Environment Wales Act (2016) which places an obligation on all Competent Authorities to consider these species in all of their activities, including planning and development issues.

11.4 INNS

Montbretia is included in the list of alien invasive species covered by the Wildlife & Countryside Act 1981. Under this legislation, the introduction of any of the species listed, or allowing them to spread into the wild could constitute an offence. The Environmental Protection Act 1990 and associated regulations define INNS contaminated soil or plant material as controlled waste and make provisions for their treatment and disposal.

The Convention on Biological Diversity 1992, which updated the Conservation of Habitats and Species Regulations 2010, calls for the prevention of the introduction, control and eradication of species which threaten ecosystems, habitats and species. The implementation of these recommendations is left to the signatory countries with a precautionary approach advised.

12 Appendices

12.1 Site photographic record

Neutral Grassland

Tall Ruderal Vegetation

Dense scrub

Montbretia

Building 1

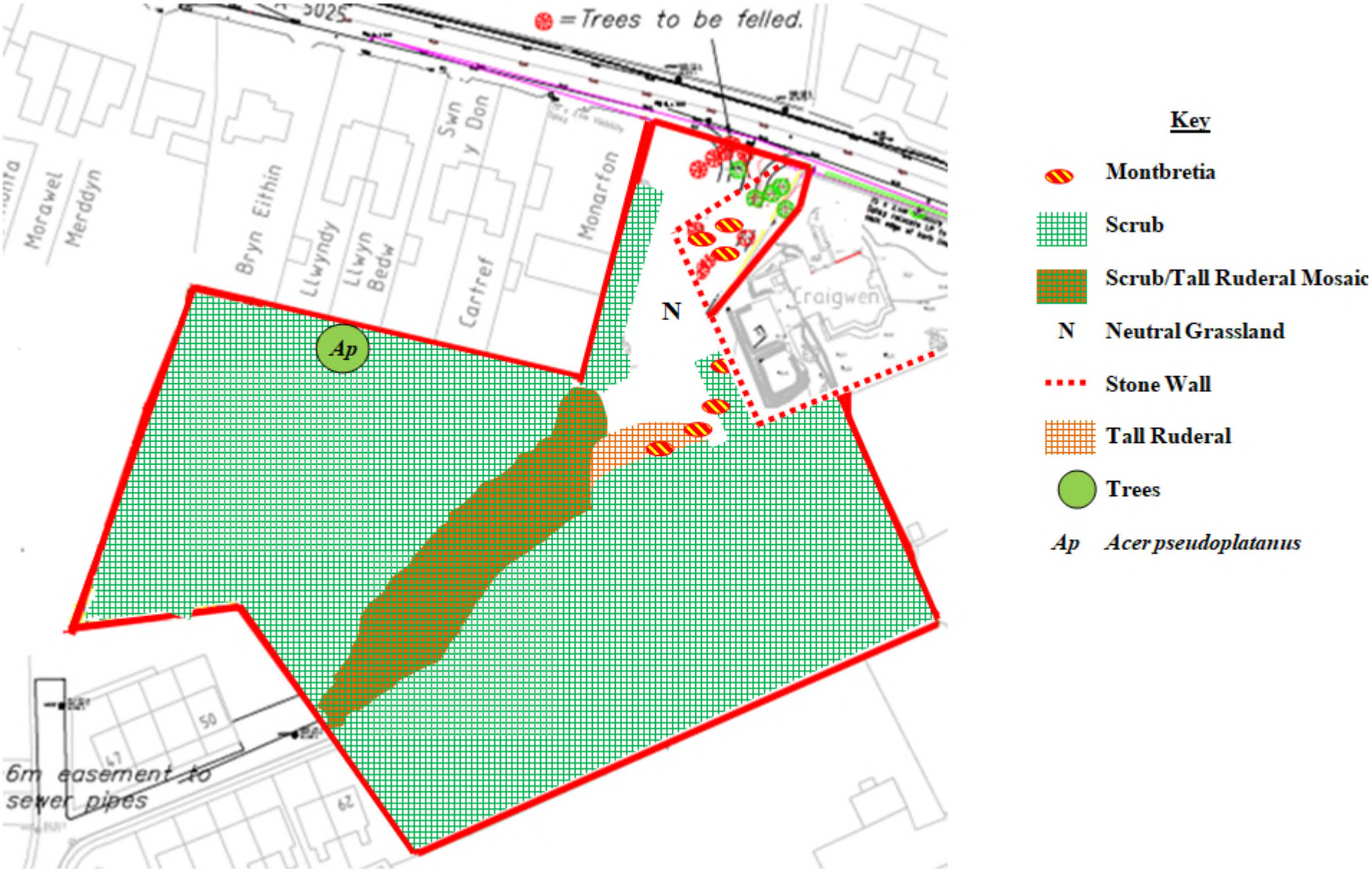
Building 2

Building 2 interior

Building 3

Trees proposed for removal with potential as bat roosts

12.2 Phase 1 Habitat Map



12.3: Tree & Building Locations

12.4 Review Table

Name	**Task**	**Date**
Chris Hall	Author	03.09.2020
Kate Williamson	Review	06.09.2020
Natalie Parry	Proof Reading	08.09.2020