PRIORY GRANGE CARE HOME, RHOS ON SEA

Preliminary Ecological Appraisal Report

December 2024

Collington winter
environmental

Report Control Sheet

Project Name: *Priory Grange Care Home, Rhos on Sea*
Project Reference: *CW20-1830*
Report Title: *Preliminary Ecological Appraisal Report*
Report Reference: *CW20-1830 RPT 001*
Printing Instructions: *Print at A4 Portrait, Double Sided.*

Rev	*Date*	*Description*	*Prepared*	*Reviewed*	*Approved*
/	20/12/2024	Draft report sent to Client for comment.	AT	OC	OC
II	13/01/2025	Final report sent to Client	AT	OC	OC

Quality Assurance

All ecological reports produced by Collington Winter Environmental Ltd are checked and approved by a Principal Ecologist with appropriate professional membership (CIEEM or IES) who are bound by a code of professional conduct and ethics.

EXECUTIVE SUMMARY

Site Address	13-17 Kenelm Rd, Rhos on Sea, Colwyn Bay LL28 4EE
Grid Reference	SH 84161 79817
Approximate Site Area	0.21ha
Current Site Use	Currently the site forms the former Priory Grange Care home. The site is currently vacant.
Designated Sites within Zone of Influence	• Liverpool Bay / Bae Lerpwl Special Protection Area (SPA) is found approximately 500m east of site • Bryn Euryn Site of Special Scientific Interest (SSSI) can be found approximately 850m west of site.
Notable Habitat Features	No notable habitats present on site.
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Badger • Hedgehog
Mitigation Recommendations	• A detailed Construction and Environment Management Plan (CEMP) specific to the proposed development is to be created. • A nesting bird check should be undertaken if any trees or buildings are to be removed/refurbished within the nesting bird season (March – September inclusive). • A sensitive lighting strategy should be adopted. • A pre commencement check for badger setts should be undertaken. • Reasonable avoidance measures reptiles, amphibians, bats, badgers and hedgehog
Recommended Further Surveys and Assessment	Emergence Bat Surveys on B1 due to the building being assessed as providing bat roosting suitability: • B1 – Moderate Bat roost suitability – a minimum of two further surveys recommended. • B3 – Low Bat roost suitability – a minimum of one further survey recommended.
Recommended Ecological Enhancements	The Nature Conservation and Planning, Technical Advice Note (2009) highlights the requirement for planning policies and decisions to conserve an enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

CONTENTS

1 INTRODUCTION

1.1. SCOPE & PURPOSE

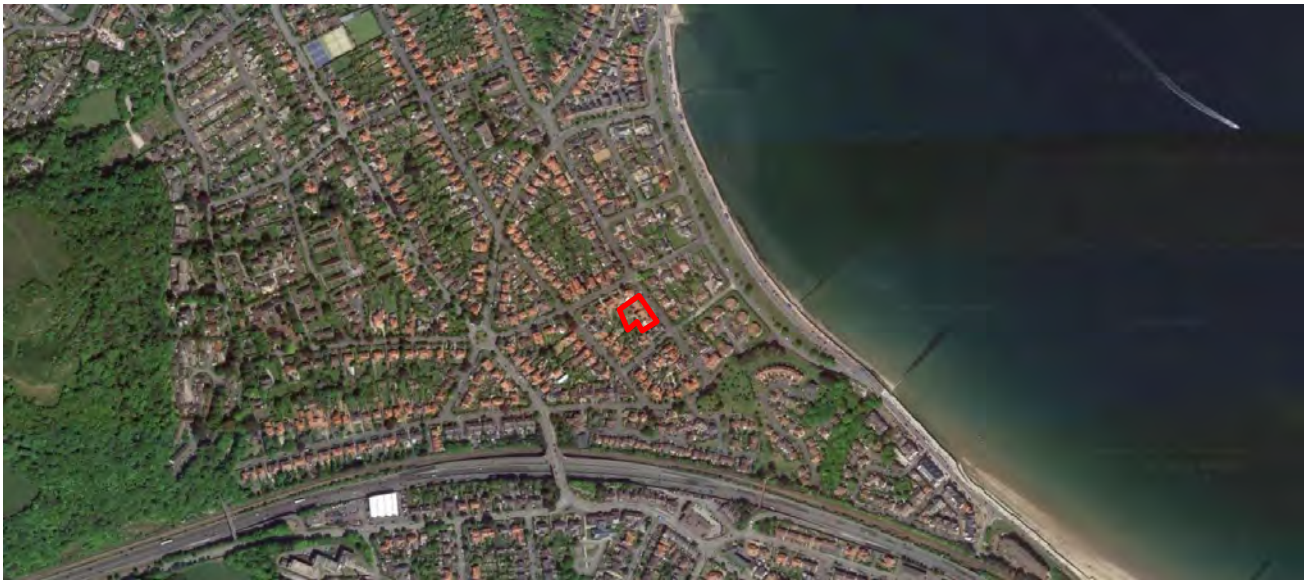
1.1.1. Collington Winter Environmental Ltd was commissioned by Root3 Associates Ltd to undertake a Preliminary Ecological Appraisal (PEA) at Priory Grange Nursing Home, 13-17 Kenelm Rd, Rhos on Sea, Colwyn Bay LL28 4EE. This report has been prepared to inform an outline planning application for a nursing home.

1.1.2. The author of this report is Andrew Taylor MSc Ecological Project Manager at Collington Winter Environmental Ltd. This report has been overseen by Olivia Collington BSc (Hons), MIEnvSc, CEnv, Director at Collington Winter Environmental. Oliva is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on the northwest coast of Wales within Rhos-on-Sea, a seaside resort and community in Conwy County Borough, Wales. (Grid reference: SH 84161 79817)

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 1 km of the site from Cofnod – North Wales Environmental Information Centre (Cofnod), The results of which had not been received at the time of writing.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.

2.1.2. Please note that the results of the data search have not been included within this report. Once these results have been received, the report will be revised to include the data search.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Andrew Taylor, Ecological Project Manager at Collington Winter. The survey was undertaken on the 25th November 2024. The weather was clear (2/8 oktas), with no precipitation, wind speed 1 and 10°c.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in the Appendix of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT AND BAT ACTIVITY ASSESSMENT

2.4.1. A Preliminary Bat Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) of the site was undertaken by Andrew Taylor and was overseen by Olivia Collington who holds a Class 1 Bat Survey License

from Natural England (Reference 2020–46960-CLS–CLS).

2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).

2.4.5. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[a]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

2.5.1. No ponds were present on site; or identified within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

2.6. SURVEY LIMITATIONS

2.6.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.6.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

2.6.3. November is a suboptimal time for carrying out a Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint due to the size and location of the site and limited extent of the habitats; it is considered very unlikely that any rare or priority plant species were missed.

2.6.4. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

2.6.5. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.7. PROPORTIONALITY

2.7.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

"The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate."

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located within a predominately urban area, to the south of the seaside resort of Rhos on Sea. The site is surrounded by residential properties on all aspects. The Irish Sea can be found approximately 250m east of the site. the North Wales Expressway is approximately 200m south and may act as an anthropogenic barrier for local fauna and flora. Patches of woodland are located approximately 250m south of the site and 400m north of the site, whilst Bryn Euryn Nature reserve is located approximately 700m west from the site boundary. Gardens and treelines connect the nature reserve to the site and may provide commuting and foraging value. The woodlands and nature reserve hold value for local fauna and flora species.

3.2. DESIGNATED SITES

3.2.1. Several statutory designated sites were found within 5km of the site boundary, based on consultation with Magic.gov.uk;

- Liverpool Bay / Bae Lerpwl Special Protection Area (SPA) is found approximately 500m east of site. It was originally classified in 2010 for common scoter (*Melanitta nigra*), red-throated diver (*Gavia stellata*) and waterbird assemblage. In 2017, the SPA was reclassified by the UK and Welsh Governments. At this time, three more bird features were added. These are non-breeding little gull (*Hydrocoloeus minutus*), breeding little tern (*Sternula albifrons*) and breeding common tern (*Sterna hirundo*). As part of the reclassification in 2017, the boundary of the SPA was extended to the north and west to support the addition of little gull.
- Bryn Euryn Site of Special Scientific Interest (SSSI) can be found approximately 850m west of site. Bryn Euryn's designation as a Site of Special Scientific Interest dates to 1957 when it was recognised as 'an area of species of rich grassland'. It has a population of naturally scarce vascular plants and in 1983/4 restrictions on agricultural, cultivation, building and development were imposed within the designated area. The rock which forms Bryn Euryn is a carboniferous limestone formed 350 million years ago from compressed coral reefs and the multiple remains of sea creatures.
- Creuddyn SSSI can be found approximately 1.8km west of site. Creuddyn is of special interest for its botanical and entomological features; semi-natural woodland, calcareous grassland, rare vascular plant assemblage including spiked speedwell. Veronica spicata and grassland invertebrate assemblage. This site incorporates Coed Bron-Garth SSSI, Gloddaeth SSSI, Marle Hall Woods, SSSI and Pydew SSSI, all of which were first notified in 1960 for their limestone flora and insect interest.
- Creigiau Rhiwledyn / Little Ormes Head SSSI is found approximately 3.7km northwest of site. It is of special scientific interest for its geological, botanical, ornithological and marine biological features. The limestone headland, which rises to a height of 141 m, includes sea cliffs and boulders and extends for 1.4 km along the North Wales coastline, separating Penrhyn Bay from Llandudno Bay.
- Y Fenai a Bae Conwy / Menai Strait and Conwy Bay (SAC) (SAC) is found approximately 3.7km northwest of site. It is designated primarily due to the presence of the following habitats; sandbanks which are slightly covered by sea water at all times, mud and sandflats not covered by water at low tide and reefs.

3.2.2. No other statutory sites are located within 5 km of the site boundary.

3.2.3. Details of non-statutory sites will be added once results of the data search have been received.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary:

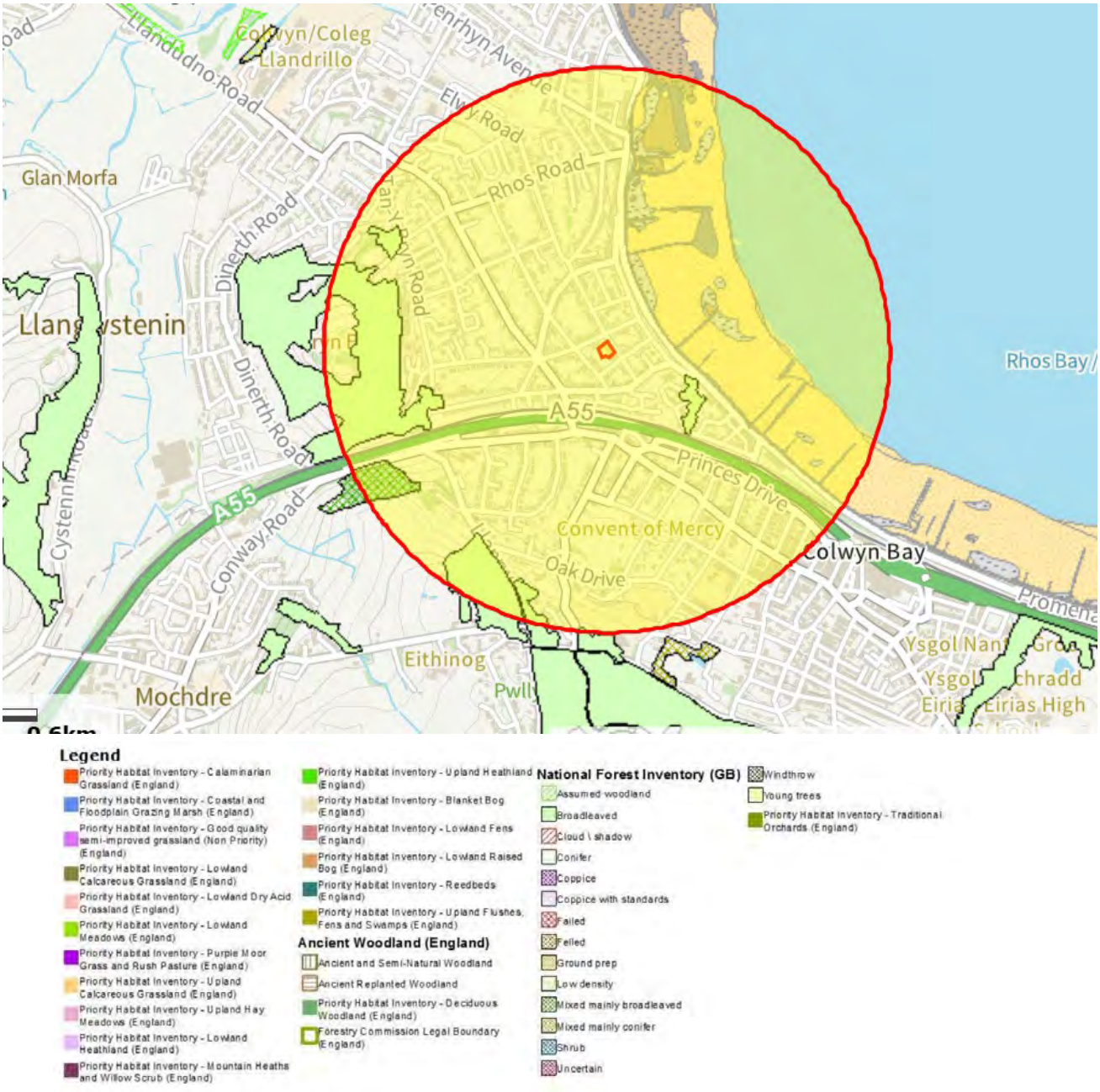


Figure 3.2 Priority Habitats within 1km from the Site (Magic.gov.uk, 2023)

3.4. HABITATS

3.4.1. Please refer to Drawing 20-1830 – 001 for the UK HAB Map for the site. Photographs of the site are presented in the Appendix.

DEVELOPED LAND/SEALED SURFACE

3.4.2. The majority of the site was comprised of developed land/sealed surface in the form of three large residential buildings, two garages, parking space and paths. Some parts of the habitat were colonised with butterfly bush (*Buddleja davidii*) and bramble (*Rubus fruticosus agg.*).

MODIFIED GRASSLAND

3.4.3. Six parcels of modified grassland in an unmanaged condition were found on site located in the front and rear of the property. Species included: cocks' foot *(Dactylus glomerata),* creeping buttercup *(Ranunculus repens*), creeping bent *(Agrostis stolonifera),* and red fescue *(Festuca rubra).*

TALL FORBS

3.4.4. A small parcel of tall forbs is present within the rear corner of the garden. Species present within the tall forbs included bitter dock *(Rumex obtusifolius),* cocks foot and bramble *(Rubus fruticosus*).

ORNAMENTAL HEDGEROWS

3.4.5. Two ornamental hedgerows were present to the southeastern and northern aspect of the site and were of similar composition and management. The hedgerows were dominated by cherry laurel *(Prunus laurocerasus),* as well as California privet *(Ligustrum ovalifolium)* which is present within the second hedgerow.

INTRODUCED SHRUB

3.4.6. A small band of introduced shrub was also located within the garden to the rear of the building. Species included sweetbriar rose (*Rosa rubiginosa*), oregano (*Origanum vulgare*), Mexican orange (*Choisya ternata*), African lily *(Agapanthus sp),* and stinking iris *(Iris foetidissima).*

INDIVIDUAL TREES

3.4.7. A total of 15 individual broadleaved trees were present on site, with the majority being found on the southern aspect of the site. Species included weeping willow *(Salix babylonica),* wild cherry *(Prunus avium),* goat willow *(Salix caprea),* cedar *(Cedrus sp),* field maple *(Acer campestre),* silver birch *(Betula pendula),* and Leyland cypress *(Cupressus × leylandii).*

3.5. SPECIES

FLORA

3.5.1. The majority of the site comprised small parcels of modified grassland with limited floristic diversity. It is anticipated that the managed habitats are unlikely to support any notable plant species. The grassland comprises species typical of this habitat, which are likely to outcompete more sensitive notable flora.

3.5.2. The unmanaged areas also comprised a very limited number of species. Due to the survey being completed in November it is anticipated additional flowering species within the unmanaged habitats are present but could not be identified during the survey.

INVERTEBRATES

3.5.3. Limited flowering species were observed across the site extent of the amenity grassland area. The ornamental shrubs, individual trees and tall forbs on site are anticipated to be of some value, providing habitats for invertebrates associated residential areas.

3.5.4. Overall, notable invertebrates may utilise the site for foraging but are not thought to utilise the site in significant numbers and habitats on site are common within the local area.

AMPHIBIANS

3.5.5. No ponds were located onsite or within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site (English Nature, 2001).

3.5.6. The site comprised parcels of unmanaged modified grassland and tall forbs, which may provide suitable foraging resources and cover for common amphibians such as common toad (*Bufo bufo*). Ornamental water bodies may be located within nearby residential gardens which may provide suitable conditions for breeding common amphibians.

3.5.7. The presence of great crested newt within the site has been reasonably discounted, though common amphibian species may occur on site.

REPTILES

3.5.8. The majority of the site provides limited value for reptiles, given it comprised developed land and modified grassland which lack the structure and habitat quality to support the species group. The tall forbs and hedgerows on site may provide suitable cover for reptiles.

3.5.9. Overall reptiles may occur onsite, but it is not considered to be of significant value for the species.

BIRDS

3.5.10. The site provides a range of potential breeding habitats for a variety of birds in association with the hedgerows, and individual trees. Although no evidence of breeding birds was observed during the site visit it is anticipated that birds will utilise the site for nesting during the summer months.

3.5.11. An inspection for the building was also completed for nesting birds, no nests or nests in construction were located within the building. The building provides suitable locations for nesting birds, such as house sparrows (*Passer domesticus*) relating to the roof structure.

3.5.12. Ground nesting birds are not anticipated to be on site due to the sites use for residential purposes, and the surrounding trees offering perching opportunities for birds of prey.

BATS

3.5.13. The buildings were subject to a PRA and are detailed below. Please refer to Table 3.1 for photographs of the buildings

BUILDING 1 (B1)

3.5.14. B1 consisted of the main former nursing home building on site. The building consisted of two storeys with a total of three loft voids. The building was in a state of disrepair. Loft void 1 and 2 were both approximately 13m length by 9m width and 2m height. Loft voids 1 and 2 were separated by red brick walls. Loft 1 consisted of a pitched roof on the east and west aspect with a red brick wall on the north aspect. No cracks or crevices were observed within the walls with no missing mortar. No roofing felt was present and roof tiles could be seen. Timber support beams were present. A mix of insulation and floorboards were present on the loft floor. Approximately 3 – 4 areas of natural light were observed along the apex and eastern aspect of the roof where tiles may be lifted or missing. This allows access for roosting bats into the loft void. No droppings or feeding remains were identified.

3.5.15. Loft 2 consisted of a pitched roof with roofing felt present on the eastern and western aspects. This roofing felt may act as a PRF for crevice dwelling bats which may roost between the roofing felt and tiles. No gaps or rips were identified within the felt. A brick chimney breast was also present within Loft 2. This was well sealed with no gaps or missing mortar.

3.5.16. Loft 3 was located at the south end of the building. The loft was approximately 10m length by 9m width and 1.5m height. The loft was of similar build to the previous spaces. The loft consisted of pitched roof on all aspects with roofing tiles visible. Approximately 9-10 tiles were missing or slipped from the northwest corner of loft 3 giving access to the internal for roosting bats. tiles were also lifted at the roof ridge where natural light could be seen.

3.5.17. Externally the building consisted of red brick walls with a red clay tile roof. walls were in good condition with no gaps in mortar identified. The roof was in a state of disrepair with missing tiles located on the eastern and western aspects of the building. approximately 20-25 tiles missing. The roof ridge on the southern end of the building was also lifted with missing mortar present. Missing tiles and mortar create PRFs for roosting bats and may also give access internally into the loft space.

3.5.18. Hanging tiles were also present on the eastern aspect of the building. a total of one hanging tile was missing with lifted lead flashing. This may act as a PRF for roosting bats.

3.5.19. Overall B1 was assessed as providing 'Moderate' bat roosting suitability.

BUILDING 2 (B2)

3.5.20. B2 was a single storey garage building utilised for storage. Externally, the building consisted of rendered walls with a clay tile roof. the roof tiles were in good condition with no lifted or missing tiles. The soffit boards were in good condition with no gaps. Walls were also in good condition with no missing mortar present. Internally, the building did not have a loft void and tiles could be seen. Timber support beams were present. no gaps or crevices were observed internally, with no natural light observed.

3.5.21. Overall, the building was assessed as providing 'Negligible' bat roosting suitability.

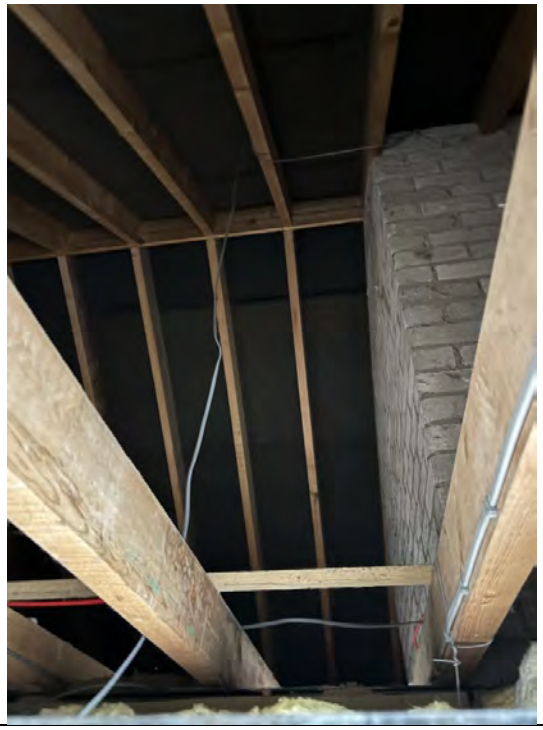
BUILDING 3 (B3)

3.5.22. B3 consisted of a single storey garage building located towards the southern aspect of the site. The garage consisted of rendered walls with a clay tile roof. Externally the roof tiles were in good condition with no lifted or missing tiles identified. Dense ivy cover was present on the southwest corner of the building. Ivy may be utilised by roosting bats. However limited access to the south rear garden and no internal access prevented further inspection of the building.

3.5.23. **Therefore, the building has been assessed as providing 'Low' bat roosting suitability.**

Table 3.1 PRA Photographs

Building Ref	Photograph
B1 (Loft 1)	

B1 (Loft 2)	
B1 (Loft 3)	  

B1 External	     
B2	

	 
Building 3	

3.5.24. The habitats on site are anticipated to provide some value for bats due to the individual trees and hedgerows providing linear features for commuting and foraging.

3.5.25. The site has the potential to support roosting bats whilst the habitats were assessed as having low value.

BADGER

3.5.26. No signs of badger (*Meles meles*) presence were recorded within the site or the surrounding 30 m (where accessible) during the site visit. The site does provide suitable conditions for sett building and foraging within the shrub and grassland habitat. Therefore, their presence cannot be discounted from site.

OTHER TERRESTRIAL MAMMALS

3.5.27. Given the habitats present within the site including hedgerows and shrub, it is anticipated that hedgehog could be present within the site.

3.5.28. The site is anticipated to have limited value for brown hare (*Lepus europaeus*) due to the sites use for residential purposes and are not considered present.

NON-NATIVE INVASIVE SPECIES

3.5.29. No non-native invasive species were observed during the survey. However, November is a sub-optimal period for identification, and it is possible specimens may have been missed.

SPECIES DISCOUNTED FROM ASSESSMENT

3.5.30. Water vole (*Arvicola amphibius*), otter (*Lutra lutra)*, beaver (*Castor fiber)* and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no aquatic habitats are located on site or within proximity. The closest aquatic habitat is located approximately 300m southeast of the site boundary, relating to A small stream within a patch of woodland. The brook is sufficiently separated from the site by anthropogenic barriers as such no negative impacts would occur on aquatic species during the proposed development.

3.5.31. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern english counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the Rhos on Sea area (Wembridge et al., 2016. The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

3.5.32. Red squirrel (*Sciurus vulgaris)* has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and Scotland and are not known to be present in the Rhos on Sea area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

4.1.1. The site is located within proximity several SSSIs within 5km, the closest to site is Bryn Euryn SSSI, located 0.5km east from the site.

4.1.2. Liverpool Bay/Bae Lerpwl SAC is located approximately 500m east from the site boundary.

4.1.3. Due to the proximity of Bryn Euryn SSSI and Liverpool Bay/Bae Lerpwl SAC, it is recommended that a detailed Construction and Environment Management Plan (CEMP) specific to the proposed development is created (and adhered to throughout the course of construction works) to avoid, minimise and mitigate for negative impacts resulting from construction practices on all habitats surrounding the site.

4.1.4. This plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the site including:

- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
- Appropriate measures to suppress dust during hot, dry and/or windy conditions.
- Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.
- An ecologist should be contacted for advice should any protected species be discovered during construction.

4.1.5. There may be small increase of visitors to the nearby sites. However, based on the size of the scheme and the proposed retention of green space on site, it is anticipated the potential impacts will not be of significance.

4.1.6. Further non statutory designated sites may be present in the locality, and this will be updated once the data search has been received.

4.2. HABITATS

INDIVIDUAL TREES AND HEDGEROWS

4.2.1. An arboricultural survey has been undertaken for the site by Root3 Associates (reference: R3-733-0-AR-01). Based on current proposals a total of 8 trees on site will be retained.

4.2.2. Generally, the protection measures of retained trees will be through used of temporary protective demarcation fencing to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

4.2.3. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

4.2.4. It is recommended that replacement tree planting at a 1:3 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

AMPHIBIANS

4.2.5. Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.

4.2.6. It is recommended that consideration of amphibian presence during habitat management is considered. Any

debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the impacted area.

BREEDING BIRDS

4.2.7. Nesting birds are anticipated to utilise the individual trees, tall forbs, building and hedgerows.

4.2.8. Any vegetation management should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.

BATS

4.2.9. Building 1 was assessed as providing moderate bat roosting potential. Building 3 was assessed as providing low bat roosting potential. As such, further surveys are recommended and detailed in Section 5.

4.2.10. The habitats of highest potential value for commuting and foraging bats include the individual trees and hedgerows.

4.2.11. Slow-flying species such as brown long-eared, which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

4.2.12. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023).

4.2.13. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

BADGERS

4.2.14. No badger setts were identified during the survey; however, they may be within the local area. The following Precautionary Working Methods will be adhered to during the construction phase to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):

- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
- All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become

trapped.

- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- Ensure no dogs are brought to the work site.
- Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
- Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
- Badger paths must not be blocked to ensure access to foraging areas is maintained.

4.2.15. Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

TERRESTRIAL MAMMALS

4.2.16. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If identified during management, should be relocated carefully by hand to a location away from the working area. If any injured either species are located they should be taken to a local vets.

5 FURTHER SURVEYS AND CONCLUSION

5.1. BAT SURVEY (SUMMER ROOSTING)

5.1.1. Buildings B1 and B3 on site were found to provide bat roosting potential, and therefore, in accordance with Best Practice guidance (Collins, 2023), further nocturnal emergence surveys should be undertaken between May-August (inclusive) to determine usage by roosting bats.

5.1.2. The following further surveys are recommended as a minimum;

- B1 – Moderate Bat Roosting Potential – two further surveys.
- B3 – Low Bat Roosting Potential – one further survey.

5.1.3. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural Resources Wales Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

5.2. CONCLUSION

5.2.1. The site was found to predominantly comprise a former nursing home making up developed land, along with associated hardstanding, amenity grassland, tall forbs, individual trees and introduced shrub which is anticipated to provide a range of habitats for local notable flora and fauna. The site was found to have value or potential value for bats, birds, amphibians, reptiles and terrestrial mammals.

5.2.2. A Biodiversity Net Gain Report (reference CW20-1830 Rhos on Sea BNG) has been produced in conjunction with this report.

5.2.3. Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features withing the site.
- The inclusion of ‘hedgehog highways’ to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

6 BIBLIOGRAPHY

- Aire Rivers Trust. (2020). Wonderful Wildlife. Available from: https://aireriverstrust.org.uk/wonderful-wildlife/#:~:text=The%20White%2Dclawed%20crayfish%20is,White%2Dclawed%20in%20our%20catchment. Last accessed 20/11/2020.
- Badger Trust (2023). Badger Protection: Best Practice Guidelines for Developers, Ecologists and Planners (England).
- Bat Conservation Trust and Institute of Lighting Professionals (2023). Bats and artificial lighting at night – Guidance Note (GN08/23)
- British Hedgehog Preservation Society / People's Trust for Endangered Species (2019). Hedgehogs and Development. BHPS / PTES.
- Chanin P (2003). Ecology of the European Otter. Conserving Natura 2000
- CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.
- CIEEM (2019). Guidelines for Preliminary Ecological Appraisal. CIEEM.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.
- Collins (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Fourth Edition). The Bat Conservation Trust, London.
- Rivers Ecology Series No. 10. English Nature, Peterborough.
- Dean M., Strachan R., Gow D., Andrews R. (2016). The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series). Eds Fiona Mathews and Paul Chanin. The Mammal Society, London.
- Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746. Available online at britishbirds.co.uk/wp-content/uploads/2014/07/BoCC4.pdf IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.
- English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- Environment Agency. (2020). Catchment Data Explorer. Available: https://environment.data.gov.uk/catchment-planning/WaterBody/GB104027062880.
- Froglife (1999) Reptile Survey: An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation. Froglife Advice Sheet 10. Froglife, Halesworth.
- Gent, A.H & Gibson, S.D. (2003) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.
- Gov.uk (2020). Guidance Otters: surveys and mitigation for development projects. Available: https://www.gov.uk/guidance/otters-protection-surveys-and-licences.
- Harris S., Cresswell P., Jefferies D. (1989). Surveying Badgers. The Mammal Society.
- IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.
- JNCC (2004). Bat Workers Manual. JNCC, Peterborough.
- JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council. Reprinted JNCC.
- Liles, G. (2003). Otter Breeding Sites. Conservation and Management. Conserving Natura 2000 Rivers

Conservation Techniques Series No. 5. English Nature, Peterborough.

- Maddock, A. (2008). UK biodiversity action plan; priority habitat descriptions. UK Biodiversity Action Plan.
- Mathews, F., Kubasiewicz, L.M., Gurnell, J., Harrower, C.A., McDonald, R.A., and Shore, R.F. (2018). A review of the population and conservation status of British mammals.
- Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great crested newt conservation handbook, Froglife, Halesworth.
- Oldham, R.S., Keeble, J., Swan, M.J.S., and Jeffcote, M. (2000). Evaulating the suitability of habitat for the Great Crested Newt (Triturus cristatus). Herpetology Journal 10 (4), 143-155.
- UKHab Ltd (2023). The UK Habitat Classification, Version 2.0 (at https://www.ukhab.org).
- Peay, S. (2002). Guidance on Habitat for White-clawed Crayfish and its Restoration. Environment Agency.
- Shuttleworth, C., RSST (n.d.). Red and grey squirrels distribution in the British Isles in 1945 and 2010.
- The Mammal Society (2020). Species Factsheet: Red Squirrel. Available: https://www.mammal.org.uk/species-hub/full-species-hub/discover-mammals/species-red-squirrel/
- Wembridge, D., Al-Fulaij, N. and Langton, S. (2016). The State of Britain's Dormice 2016. Population index, p.100

Description	Photographs
Developed Land; Sealed Surface	
Modified Grassland	

Tall Forbs	
Introduced Shrub	

Individual Trees	
Non-Native and Ornamental Hedgerow	

Priory Grange Nursing Home
- UKhab
Date: 20.12.2024

- Individual Trees
- Modifed Grassland
- Ornamental Hedgrows
- Tall Forbs
- Developed Land Sealed Surface
- Introduced Shrub
- Buildings
- Red Line Boundary

Scale: 1:600
Drawn By: CW
Checked By: OC
Approved By: OC

Collington winter environmental

Client: Root3 Associates Ltd
Site: 13-17 Kenelm Rd, Rhos on Sea
Project Number: 20-1830 | Rev: 1.0

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK


Collingtonwinter
environmental