Greenscape Environmental Ltd

BURBURY INVESTMENTS LTD

PHASE 1 AND 2
ENVIRONMENTAL SURVEY

PROPOSED MARINA
AND
TOURIST RELATED DEVELOPMENT
ADJACENT TO
SHROPSHIRE UNION CANAL
ELLESMERE

JULY 2013

896 01 003R

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Executive Summary

Greenscape Environmental Ltd was commissioned by Nigel Thorns Planning Consultancy, to conduct a phase 1 survey to determine the presence or absence of protected species and the potential to damage sensitive habitats, prior to planning permission for the development of fields adjacent to the Shropshire Union Canal, in Ellesmere.

The project will include the removal of a section of hedgerow to allow the creation of a new marina. An area of the field is to be set aside for static and touring caravans and there is proposed to be an area of log cabins. Access to the site is to be adjacent to the redundant factory site.

The phase 1 environmental survey to was undertaken at the site, OS grid reference SJ397 340 on 2nd August 2011, by P Marshall BSc(hons) AIEMA, an experienced biologist. A further survey was conducted on the 20th February, 1st and 18th July 2013.

Phase 2 bat activity surveys were conducted between the 26th April and May 13th with the assistance of P J Roberts.

No SSSI's notified under Section 28 of the Wildlife and Countryside Act 1981 were found within the vicinity of the site, thus there would be no impact expected from this development.

A local database search from the SEDN and NBN Gateway revealed protected species previously recorded within 2km include common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) water vole (*Arvicola amphibius*), great crested newt, GCN (*Triturus cristatus*). No habitat suitable for GCN is within the vicinity of the site.

Evidence of a small amount of badger foraging along a hedgerow was found but no signs of a badger sett in 2011. Evidence was less in 2013 and no sett identified.

The site is separated from standing water by the canal and so further survey work with respect to GCN is considered unnecessary. No suitable water bodies for GCN were found on site. A pond identified on the OS map to the west of the site is no longer in existence.

No suitable habitat for water vole was found along the canal as in the vicinity of the development the bank comprises metal sheet piling. A small ditch along one field boundary was carefully examined for potential water vole activity but none found. The Newnes Broook passes to the west of the site. Again no suitable habitat for water vole or otter was found in this area, although it is considered that the features can be enhanced for water vole.

Soprano pipistrelle and common pipistrelle bats were recorded foraging along the canal and by large trees on the site, but no bat roosts were found. The trees have been included in the draft site plan and will not be affected by the development.

No other protected species were recorded in the vicinity of the site.

The work will involve the removal of sections of hedgerow, particularly along the canal where the new marina will enter the site. No evidence of bat roosts was found in this area. The landscaping plans will include considerable tree planting and therefore enhance the area for bats.

Opinion

In the opinion of the lead surveyor, should this development proceed, it will not affect the conservation status of any protected species. Checks for badger setts immediately before work commences will be recommended.

The foraging and commuting lines of small numbers of bats will be affected. A lighting plan will be recommended to assist with the bat activity in the area.

Badger activity has been recorded in a field previously and a check must be made immediately before work commences to ensure no setts have been created.

The potential to disturb nesting birds will need to be considered and hedgerows checked immediately prior to removal. It is recommended that hedgerows are either removed between the end of August and February or a qualified ecologist employed to check these immediately before removal.

Replacement of the hedge will be recommended in compensation, along with tree planting on the site.

Enhancements along the watercourses are also recommended. This will include the use of coir rolls.

1 Instruction

Greenscape Environmental Ltd was commissioned by Nigel Thorns Planning Consultancy, to conduct a phase 1 survey to determine the presence or absence of protected species and the potential to damage sensitive habitats, prior to planning permission for the development of fields adjacent to the Shropshire Union Canal, in Ellesmere. This is in accordance with the National Planning Policy Framework 2012.

The phase 1 environmental survey to was undertaken at the site, OS grid reference SJ397 340 on 2nd August 2011, by P Marshall BSc(hons) AIEMA. A further survey was conducted on the 20th February 2013 with the assistance of H Maggs BSc(hons).

1.1 Details of surveyors

Name	Membership of associations	Licenses
Peta Marshall BSc(hons)	AIEMA	NE 20123487 (bats) NRW 42240:OTH:CSAB:2012
		CLS01255 (GCN) NRW 44978:OTH:SA:2013
		NE 20123486 (barn owl). NRW 42239:OTH:DBE:2012
Hester Maggs BSc(hons)		
Paul J Roberts		

1.2 Project Background

It is understood that the development will include:-

1. Creation of an access road to the site through the former Sewage Works and from the A.
2. A link road through the site
3. Development of a new marina
4. Creation of recreation and hospitality areas
5. Creation of an area of log cabins and service buildings
6. Providing an area for touring caravans and mobile accommodation.
7. Creation of a garden centre around natural geological features.
8. Housing

Landscape buffering will be provided by the junction of the canal. Landscaping will be an important aspect of the planning from the concept of the plans

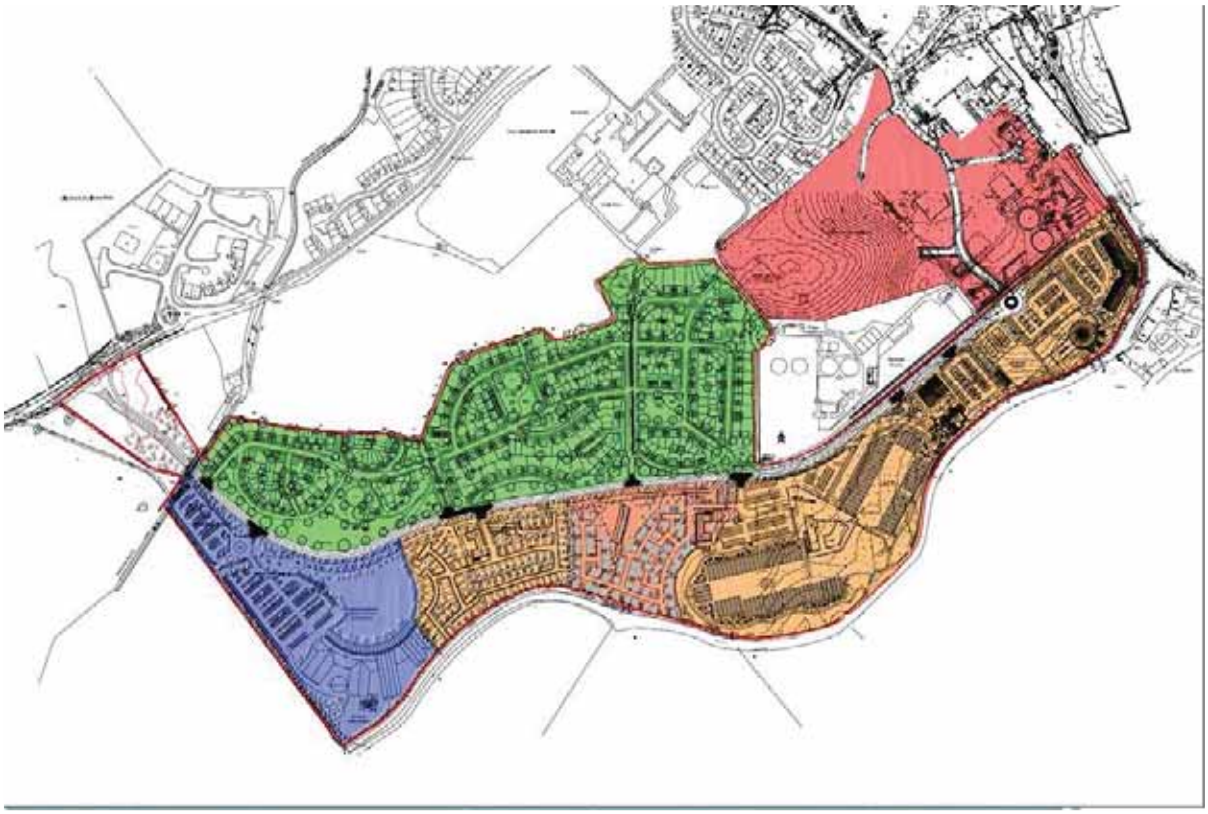


Figure 1: Proposed plan for site June 2013

2 Objectives

The aim of this type of survey is to locate and describe, as far as reasonably practicable, evidence of use or scope for wildlife including all protected species, and the potential to damage to significant habitat.

This is in accordance with:

The Wildlife and Countryside Act 1981(as amended) – as listed in:

Schedule 1. Birds protected by special penalties at all times
Schedule 5. Protected animals
Schedule 8. Protected plants

The Conservation of Habitats and Species Regulations 2010 – as listed in:

Schedule 2. European protected species of animals
Schedule 4. European protected species of plants

Countryside and Rights of Way Act (2000)

The Protection of Badgers Act 1992.

Summary recommendations have been made outlining reasonable avoidance measures and the associated habitat creation/management required to offset any impacts associated with the proposed development.

3 Survey Type - Methodology

The site was subject to a thorough Phase 1 survey recording evidence of use or scope for habitats and of any signs of protected species.

3.1 Mammals

Bats:

Trees are considered for the potential for bats by looking for crevices, ivy and cracks where bats could roost.

Dusk and dawn activity surveys were conducted to reinforce the findings using heterodyne and frequency division bat detectors, (Anabat SD1 and 2 and Bat box III. Dusk activity surveys are conducted to establish the presence of bats within a structure, what species they are, approximately how many are present and if possible where they are exiting a roost. Methodology used is in accordance with recommendations by BCT, Good Practice Guidelines (2012).

Badgers:
Daytime surveys for badgers involve looking for

- Scrapings where badgers have dug for food or used as latrines.
- Signs of a sett, including signs of use such as presence of badger hair
- Tracks and prints.

Water vole:
Daytime surveys for water vole involve looking for

- Larders where vegetation is stored and characteristic cut vegetation.
- Latrines
- Tracks and paw prints

Otter:

- Tracks and trails
- Otter spraint

3.2 Birds

Barn owls
The use of a building or tree by Barn owls can be determined by looking for signs such as

- Highly distinctive droppings or splats under roosting points.
- Presence of owl pellets/feathers

Other birds
Evidence of other birds using a building, hedge or tree will be from looking for

- Presence of nests
- Collections of droppings and/or feathers

3.3 Amphibians and reptiles

A refugia search is conducted for amphibians and reptiles looking under any logs, large stones and other debris.

4 Site Description

4.1 Location

Figure 2: Aerial view of proposed development area

The fields proposed for development is situated close to the centre of Ellesmere. Land to the north of the site is currently under re-development, whilst land to the south of the canal is predominantly agricultural, a mixture of arable and pasture typical of the area.

The site is accessed from the canal tow path to the south of the Tesco store.

4.2 Desktop Survey

The map from Natural England presented in Appendix B indicates that the buildings are not adjacent to an SSSI. Therefore no affect is expected from the development at this site.

Scrutiny of the OS map (Appendix A) and a walk around the locality showed there are not any significant areas of still water in the vicinity of the fields. One pond was observed to be on the far side of the canal, but this feature is considered a barrier for movement of newts. A pond identified on the OS map to the west of the site was found to be extinct. No further survey with respect to great crested newts is deemed necessary.

A local database search revealed protected species previously recorded within 2km include common pipistrelle bat, soprano pipistrelle, water vole and GCN.

4.3 Phase 1 Observations

The site comprised 4 fields, one is approximately 7.35ha in area and the second 6.3ha, third 6.6ha and the fourth 8ha.

All are semi-improved pasture used for grazing.

4.3.1 Field 1.

Field 1 is semi improved pasture with low numbers of species present. It is used for grazing.

It has some mature trees crossing the field in a line which may once have been a boundary. These are all mature oak trees, with potential for bat roosts. Further surveys for bat roosts were considered necessary however the trees will not need to be removed for the development to proceed.

Figure 3: Field 1 from eastern boundary

Two further mature trees were also considered for potential bat activity. These are situated in isolated positions within the field.

Figure 4: Trees considered for bat activity

Northern boundary

To the north the site boundary comprises a small watercourse and a post and wire fence.

The watercourse is partially fed from the outflow from the sewage works.

The banks of the watercourse were thoroughly investigated for the presence of water vole, however as the watercourse is culverted beyond the field leading to poor connectivity it is thought unlikely to be able to support a population of water vole. No evidence of water vole was found during surveys conducted in April or July 2013.

Figure 5: Culvert along northern boundary of field 1

Eastern boundary

The eastern boundary alongside the canal comprises a hedge line which has been enhanced with tree planting. There is no intention to alter this boundary.

Figure 6: Eastern boundary alongside the canal

Western boundary

The two fields are separated by a mature hedgerow. This is a mixed species hedgerow with some dead elm in it. The hedge is approximately 3m high in places, but has been grazed at the base making it a bit gappy.

Figure 7: Panorama of Western boundary between Fields 1 and 2

Southern boundary

The southern boundary is a hedgerow running alongside the canal towpath.

The majority of this hedge is mixed species, predominantly hawthorn (*Crataegus monogyna*). A lot of it is maintained to a height of 1.5m and kept low. It is not considered to be of historic interest as it also contains species such as beech which will have been added

A section of the will need to be removed for the entrance to the new marina.

The hedge is about 3m high in this section and therefore considered for the potential for bat use. No large trees suitable for bat roosts were found in this area.

Figure 8: Section of hedge to be removed for new marina access

No nesting birds were observed during the surveys, but birds recorded in the area include black bird *(Turdus merula*), Chaffinch (*Fringilla coelebs*) bluetit (*Cyanistes caeruleus*) and Great tit (*Parus major*). House sparrows (Passer domesticus) were abundant along the canal side close to the town where narrow boats are morred.

Evidence of foraging by badgers was noted along the hedge row but no signs of a sett observed.

No other signs of badgers were found in the vicinity.

4.3.2 Field 2

Field 2 is also SI grassland used for grazing.

Figure 9: Field 2 from the south

One large tree is situated in the field to the northern end. This was examined for potential for bat roosts, but is considered to have low potential as it has been subject to vandalism and fire. Landscaping plans with replacement trees will assist with the compensation of loss of this tree.

Figure 10: Isolated vandalised oak tree

Northern Boundary

The northern boundary is hedgerow separating the field from dwellings. This has mature oak trees and hedge plants. However it is understood that this area will not be affected by the development as it provides screening for the field.

Figure 11: Northern boundary of field 2

Eastern Boundary.

To the northern section of the field, the boundary comprises hedges and fencing separating the land from Severn Trent land. This also has some mature trees. Schwegler bat boxes were identified on these in 2011, bay appear to have been removed, potentially vandalised.

Figure 12: Eastern boundary with Severn Trent land

Southern boundary

This is hedge alongside the canal

Western boundary

This is defunct hedgerow and a length of water course issuing from field drainage.

Figure 13: Issue along western boundary.

This watercourse was examined in detail for potential for water vole. No water vole activity was observed in 2013.

The track to the north towards the housing estate was examined and mature oak trees close to the houses found to have Schwegler bat boxes attached to them. The planting of hedgerows between the oak trees in the field would assist with connectivity with these boxes.

4.3.3 Field 3

Figure 14: Panoramic view of field 3

Access to this field was obtained through a field entrance. The field is similar to 1 and 2 being semi improved grassland. The hedge and tree line to the north contains some mature trees (oak and ash) and sections of hedge extending to 3-4m high. However the hedge is not continuous along the border and will not be providing good connectivity with the canal.

Figure 15: Northern boundary

4.3.4 Field 4

This field is characterised by two higher areas or tumps. A small area of more species rich vegetation was observed in these areas where grazing is not as pronounced. No axiophytes were observed.

A fox was observed in the field during the phase 1 survey.

Figure 16: Field 4 from north

The oak tree in this field is situated in an isolated position, but will not be affected by the development. Small areas of egg and bacon plant (*Eutaxia myrtifolia*) was observed on the tump. But no significant other flora was found.

Figure 17: Egg and bacon on the tump

Areas of bare earth were observed on the tump, so these were examined in detail for potential badger activity but none observed.

The north western boundary of this field has a section of the Newnes Brook passing along the boundary. This was examined in detail for potential water vole activity and otter activity. The brook was examined from the road to an area as close to the canal as possible.

No features suitable for water vole were observed, the brook being overgrown and with shallow water in this area. Birds recorded in this area include Grey Wagtail (*Moticilla cinerea*).

Figure 18: Brook

4.3.5 Surroundings

The fields to the west of the development area were examined, particularly as a potential pond was identified on the OS map. This field was seen to be improved grassland and there was no evidence of the pond, just a depression where water would collect in times of heavy rain. No aquatic vegetation was seen in this area.

Figure 19: Improved grassland in neighbouring field

The access to the site from the A495 was examined. There is an existing farm track with small bridge over the brook in this area. The hedge along the A495 will need to be removed to allow a traffic island and access to be created. No nesting birds were observed, but the hedge has the potential to support nesting passerine birds.

The northern border to the track was examined for potential for reptiles. It is considered that as the length of land is narrow and lacks connectivity with good habitat that the presence of reptiles is unlikely.

Figure 20: Potential entrance with A495

The canal was examined along all the length of the potential development area. All the bank on the northern side of the canal comprises piled metal. No habitat suitable for water vole was found.

No otter spraints were found on the canal towpath under the bridge at OS391337.

4.4 Phase 2 Bat surveys:

Condition on surveys

Date	Time	Temp °C	Sunset	Condition
26 04 13	19:30-22:00	8	20:33	100% overcast, F2 wind in exposed areas, calmer along canal side
03 05 13	20:00-22:00	9	20:45	80% overcast, F2-3 wind in exposed areas
13 05 13	04:15-06:00	8	05:13	35% overcast, F1-2 wind from wsw.

4.4.1 New marina entrance

The first bat activity survey conducted was along the canal side where the access to the new marina will be engineered. A transect was walked along the canal edge, stopping and recording bats every 2 mins or so.

Only one bat was recorded foraging along this stretch of the canal. No roost was identified. The bat was identified as a common pipistrelle from its sonogram.

Figure 21: Sonogram of common pipistrelle recorded along canal path

4.4.2 Oak trees

Figure 22: Oak trees surveyed

The trees were surveyed on the evening of 3rd May 2013. The first bat recorded came from the hedge to the north and was seen foraging around the trees. No roost was identified.

Time	Visual	Species	Remarks
21:20	/	Common pipistrelle	Circling in figure of 8 around tree 2. Came along the hedgerow from the north direction to be protected from the winds

Bat activity was recorded until 22:03 when a noctule was recorded passing over. A soprano pipistrelle was recorded at 21:31, but activity around the trees was limited to the two pipistrelle bats.

4.4.3 Hedge between field 1 and 2

A transect was walked along the hedgerow to be removed. No bat activity was recorded in this area at all.

5 Evaluation of Results

5.1.1 Summary of Ecological Importance of Species on Site

Species	Consideration	Impact
Mammals		
Bats	No trees have been shown to support bat roosts Hedge along canal used for commuting and foraging bat	LOW LOW
Badgers	Small amount of badger activity recorded in 2011, none in 2013.	Nil
Water vole	Limited habitat found on site. No evidence found	Nil Opportunity to enhance habitats with landscaping
Hazel Dormouse	No suitable habitat on site	Nil
Otter	No suitable habitat on site to be damaged	Nil
Birds		
Barn Owl	No evidence in trees on site	Nil
Nesting birds	Potential in hedgerows to be removed. Several bird species recorded	LOW. Plan timed hedge removal
Herpetofauna		
Reptiles	No habitat on site-pastures all grazed	Nil
Great Crested Newts	No suitable habitat on site	Nil
Amphibian	No evidence of frog spawn in watercourses	Nil. Opportunity to enhance habitats with landscaping

5.1.2 Summary of Ecological Importance of Habitats on Site

Habitat Type	Consideration / is the habitat capable of supporting protected species	Impact
Fields	SI grassland	Not of notable condition
Hedgerows	No hedges considered of historic importance	Hedge removal will need to be conducted when birds not nesting
Trees	All considered to have potential for bat roosts, but none found	Will require careful if requiring removal.
Issue	Considered to have had potential for water vole but none found	Landscape planning will enhance area for water vole
Culvert	No evidence of water vole.	Nil
Canal	No evidence of watervole or otters	Nil

5.1.3 Bats

Legislation

All bat species are protected under the Conservation of Habitats and Species (Amendment) Regulations 2012 which implements the EC Directive 92/43/EEC in the United Kingdom. It is an offence, with certain exceptions, to:

- deliberately capture or kill any wild animal of a EPS;
- deliberately disturb any such animal;
- deliberately take or destroy eggs of any such wild animal;
- damage or destroy a breeding site or resting place of such a wild animal;
- deliberately pick, collect, cut, uproot or destroy a wild plant of a EPS;
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal or plant of a EPS, or any part of, or anything derived from such a wild animal or plant.

A person found guilty of an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine not exceeding level 5 (currently £5,000 per offence) on the standard scale, or to both.

No bat roosts have been identified, but low amounts of bat activity were recorded along the canal and around the mature oak trees in Field 1.

Lighting will be considered as well as the inclusion of bat boxes in buildings to enhance the area for the species.

5.1.4 Badgers

Badgers and their setts are specifically protected under the Protection of Badgers Act 1992. The act was primarily bought into force to prevent the deliberate injury to or death of badgers: however some aspects of the act affect developers. It is important that developers are aware of any badger setts located on the land they intend to develop.

All personnel working on sites where there are badgers should be aware of the Protection of Badgers Act 1992. Under this legislation it is an offence to:

- Damage a badger sett or any part of it.
- Destroy a badger sett.
- Obstruct access to, or any entrance of a badger sett.
- Causing a dog to enter a badger sett.
- Disturbing a badger when it is occupying a badger sett.

A badger sett is defined by the Act as “any structure or place, which displays signs indicating current (within the last 12 months) use by a badger”.

As signs of badgers using the site have been observed in 2011, it is recommended that the site is checked immediately before works starts to ensure no badger setts have been created. If found it may be necessary to exclude badgers under licence using one way gates.

5.1.5 Birds

Birds, their nests and young are all protected from damage during the breeding season in particular, by the Wildlife and Countryside Act 1081 (as amended).

As hedges and trees which support nesting birds will need to be removed, compensation for loss of nesting potential will be made and hedgerows and trees checked immediately before removal. If nesting birds are found then work will stop until chicks have left the nest.

5.2 Concluding remarks

In the opinion of the lead surveyor, should this development proceed, it will not affect the conservation status of any protected species. Checks for badger setts immediately before work commences will be recommended.

The foraging and commuting lines of small numbers of bats will be affected. A lighting plan will be recommended to assist with the bat activity in the area.

Badger activity has been recorded in a field previously and a check must be made immediately before work commences to ensure no setts have been created.

The potential to disturb nesting birds will need to be considered and hedgerows checked immediately prior to removal. It is recommended that hedgerows are either removed between the end of August and February or a qualified ecologist employed to check these immediately before removal.

Replacement of the hedge will be recommended in compensation, along with tree planting on the site.

Enhancements along the watercourses are also recommended. This will include the use of coir rolls.

6 Recommendations

6.1 Bats

Advice from the Bat Conservation Trust will be used to assist in the design of lighting around the site.

Type of lamp (light source)
The impact on bats can be minimised by the use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide lamps where glass glazing is preferred due to its uv filtration characteristics.

Luminaire and light spill accessories
Lighting should be directed to where it is needed and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only. Planting can also be used as a barrier or manmade features that are required within the build can be positioned so as to form a barrier.

Lighting column
The height of lighting columns in general should be as short as is possible as light at a low level reduces the ecological impact. However, there are cases where a taller column will enable light to be directed downwards at a more acute angle and thereby reduce horizontal spill. For pedestrian lighting this can take the form of low level lighting that is as directional as possible and below 3 lux at ground level. The acceptable level of lighting may vary dependent upon the surroundings and on the species of bat affected.

Predicting where the light cone and light spill will occur
There are lighting design computer programs that are widely in use which produce an image of the site in question, showing how the area will be affected by light spill when all the factors of the lighting components listed above are taken into consideration.

From BCT. 2009, Bats and lighting in the UK.

It is recommended that enhancements are made to encouraging roosting bats. Schwegler 1FR or “Habibat” bat boxes can be incorporated into the fabric of at least 5% of the houses designed for the site. These are external and will not affect the integrity of the buildings.

Figure 23: Habibat bat box in situ

6.2 Bird

The hedge rows and trees requiring removal must be removed between August to February to reduce the potential to disturb nesting birds. A check by a suitably experienced ecologist must be conducted immediately before this work commences if this occurs during the nesting season, February-August.

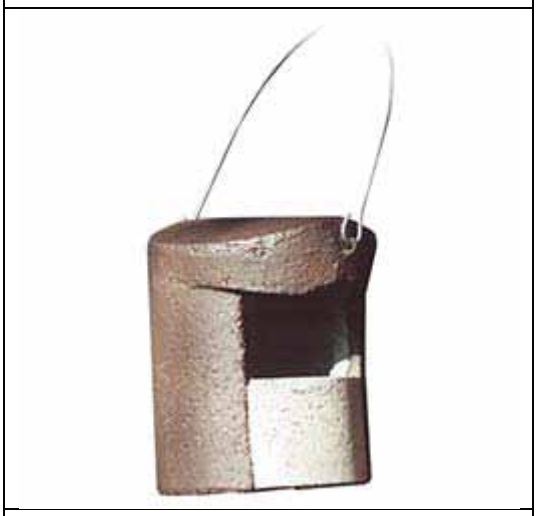
Compensation for the loss of nesting opportunities will include the hedge planting as recommended in 6.3 and the addition of artificial nesting boxes on at least 5% of the buildings before occupation.

Some nesting boxes, including swift boxes, can be incorporated into the design of the buildings.

Cedarwood Sparrow terrace

Schwegler 1b bird box

Schwegler Roundhouse wren box 1ZA



Schwegler 2H Open Fronted Robin Box

Schwegler no 17 Swift Nest box

Schwegler 9A House martin nest

Advice about the correct positioning of these boxes should be sought from an ecologist prior to erection.

6.3 Replacement of hedges and trees

The landscaping plan shows trees to be planted around the site..

This will enhance the area for biodiversity, compensate for the loss of a length of hedgerow and provide connectivity with other hedges in the area.

As much of the existing hedgerows will be conserved as possible.

Where possible, replacement hedging will be planted. This will be mixed species with at least 5 species taken from the list below.

The use of fruiting trees and shrubs will enhance the area for mammals and birds alike.

Plant	Latin name
Blackthorn	*Prunus spinosa*
Crab Apple	*Malus sylvestris*
Field Rose	*Rosa arvensis*
Field Maple	*Acer campestre*
Hawthorn	*Crataegus monogyna*
Hazel	*Corylus avellana*
Spindle	*Euonymus europaeus*
Wild Cherry	*Prunus avium*
Wild pear	*Pyrus communis*
Wild Service Tree	*Sorbus torminalis*

Table 1: Hedgerow plants

6.4 Tree planting

Common Name	Latin Name
Ash	*Fraxinus excelsior*
English Oak	*Quercus robur*
Lime	*Tilia cordata*
Rowan	*Sorbus aucuparia*
Silver Birch	*Betula pendula*
Wych Elm	*Ulma glabra*
Yew	*Taxus baccata*
Scots Pine	*Pinus sylvistris*

Table 2: Tree planting

Planting to provide visual landscape buffering will include trees from Table 2. These are trees typical for Shropshire.

6.5 Enhancement of waterways.

The landscaping plan shows the enhancement of the culvert and broadening of waterways on the site.

It is recommended that where possible the profile of the water courses will be enhanced to improve the features particularly for water vole.

Guidance will be from Water vole Conservation Handbook 3rd Edition 2011.

Banks will be profiled as in the diagram below to allow the growth of marginal plants and banks for water vole

Figure 24: Preferred profile of water bodies.

The margins will be allowed to regenerate naturally.

7 Other

- This report may not be reproduced other than in full. The report should be read in its entirety.
- Questions arising from the survey report should be directed to the author of this report, who will be pleased to clarify any technical issues raised.
- Whilst the surveyors make every reasonable effort, Greenscape Environmental Ltd cannot guarantee that all protected species have been identified and survey results are definitive.
- Reports are considered valid for 2 years after which time further survey information may be required.
- Greenscape Environmental Ltd can provide advice and support for recommendations and planning conditions.

Appendices

A Environmental Maps

Sheet(s): 1

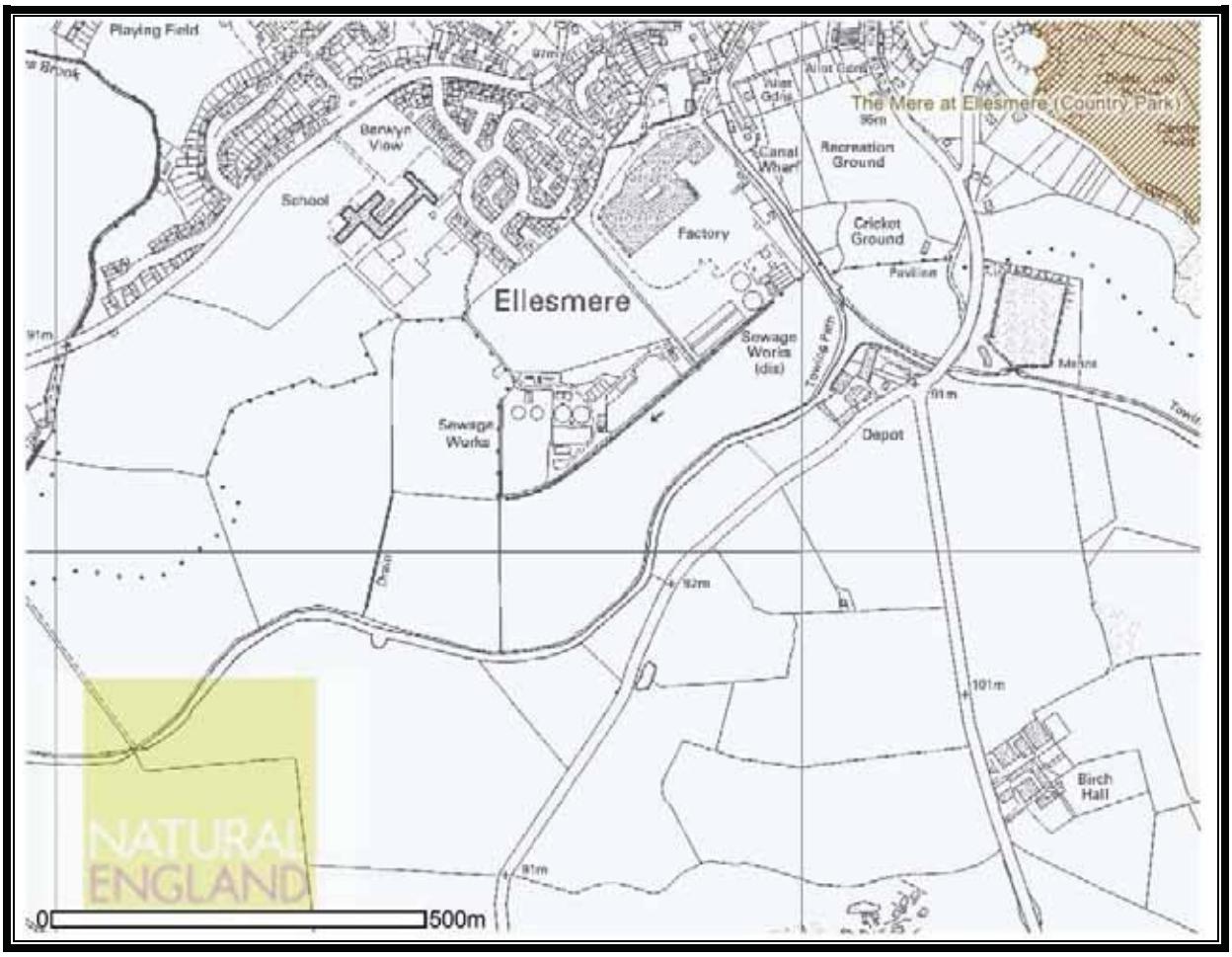
B Site Plan

Sheet(s): 1

C Bibliography

Sheet(s): 1

A Environmental Map



An Environmental map for land at Ellesmere taken from “Nature on the Map”

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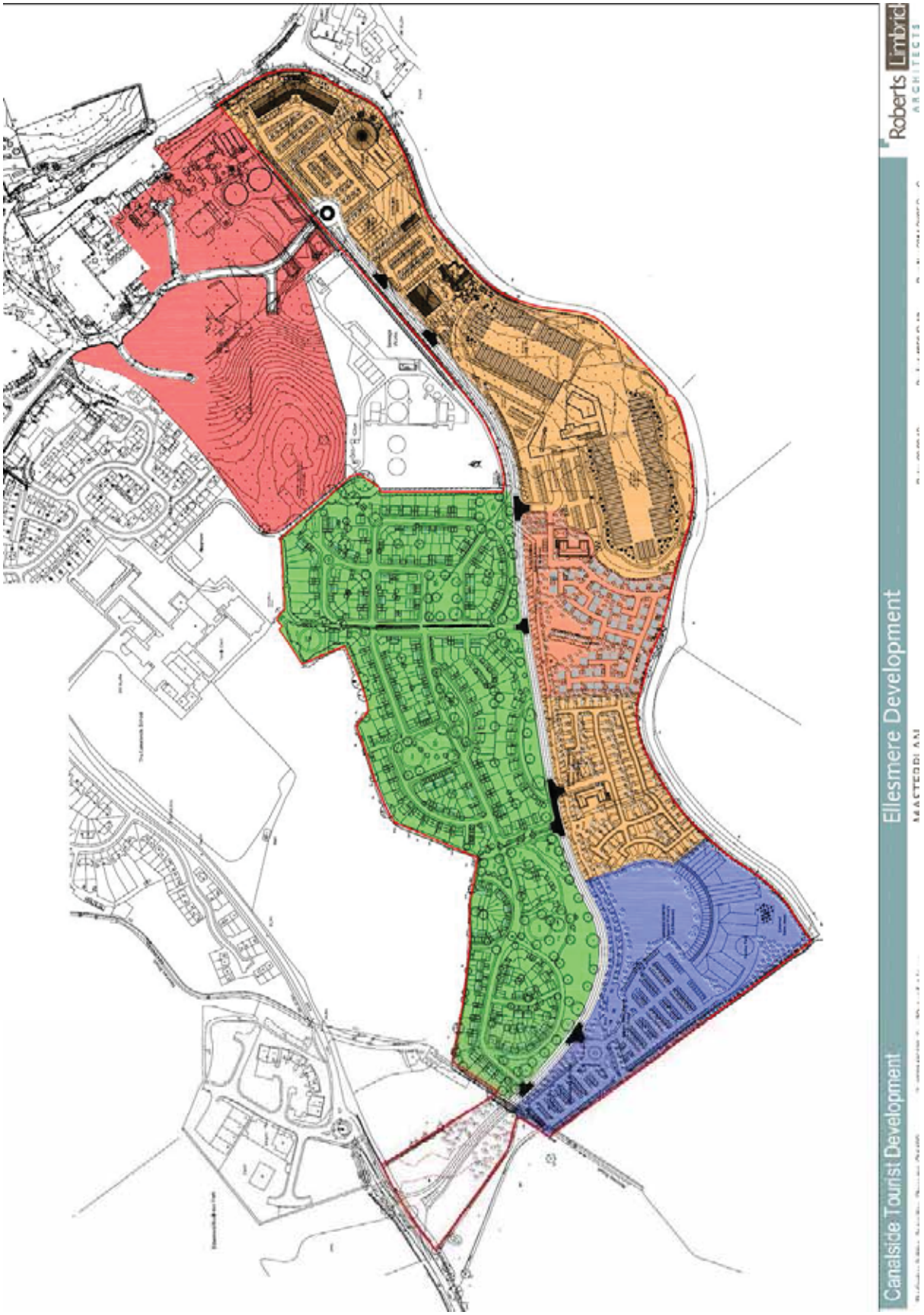
This shows that the site is not in the vicinity of a designated site as notified under Section 28 of the Wildlife and Countryside Act 1981.

The highlighted area to the north of the site is Ellesmere Mere. No affect is expected on this.

B Site Plans


Canalside Tourist Development
Ellesmere Development
Roberts Limbrick
ARCHITECTS

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