

REPORT

Holyhead Waterfront Development

Extended Phase I Habitat Survey

Client: Conygar (Wales) PLC

Reference: PB8908-RHD-ZZ-XX-RP-Z-0008

Status: 0.1/Draft

Date: 29/07/2019

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Document title: Holyhead Waterfront Development

Document short title: Holyhead Waterfront Development Ecology Report

Reference: PB8908-RHD-ZZ-XX-RP-Z-0008

Status: 0.1/Draft

Date: 29/07/2019

Project name: Holyhead Waterfront Development

Project number: PB8908

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Classification

Project related



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1 Introduction

In 2009 Argus Ecology Limited undertook an Extended Phase 1 Habitat Assessment (herein referred to as the “2009 survey” (Argus, 2009)) in relation to the Holyhead Waterfront Development Scheme (herein referred to as the “proposed scheme” and forms the basis of the 2019 survey area).

This report provides the findings of an updated Extended Phase 1 Habitat Survey that was undertaken in July 2019 to provide an up-to-date understanding on the key habitats, and their potential to support legally protected and/or notable fauna and flora species.

The 2019 survey area is denoted by the solid red line on **Figure 1**. The survey area contains the area of the proposed scheme which stretches west from the ferry terminal to the breakwater and edge of Holy Island Coast. The central National Grid Reference (NGR) for the 2019 survey area is SH 24071 83337.

1.1 Purpose of this report

This report provides an up-to-date understanding of the survey area to those recorded in 2009 (Argus, 2009). The up-to-date findings will be used to identify any ecological constraints associated with the proposed scheme and in turn identify any further surveys and/or recommendations (including enhancement opportunities) that will be required to enable the construction of the proposed scheme.

1.2 Scope of this of report

This report comprises the results of the updated Extended Phase 1 Habitat Survey which was undertaken on the 4th July 2019 during high tide by two Royal HaskoningDHV ecologists. The updated Extended Phase 1 Habitat Survey comprises three components, which collectively has enabled an up-to-date understanding of the ecological baseline conditions of the survey area to be made:

- An updated desktop review that summarises the up-to-date information on existing protected species records and nature conservation designations within the survey area and up to 2km from its boundaries;
- An up-to-date record of the key habitats within the survey area, as noted during the updated Extended Phase 1 Habitat Survey; and
- An up-to-date understanding of the presence/likely presence/absence of legally protected species or species of conservation concern, as well as invasive non-native species, within the survey area.

This report has been prepared in line with the guidelines set out in the Chartered Institute of Ecology and Environmental Management’s (CIEEM) Guidelines on Ecological Report Writing Second Edition (December 2017).

1.3 Legislation

Table A1 in **Appendix A** provides a summary of the key ecological legislation in relation to individual species that have been identified as being relevant to the survey area from the updated Extended Phase 1 Habitat Survey. It is for information only and is not intended to be comprehensive or to replace specialised legal advice



2 Methodology

2.1 Study area

A 2km buffer around the 2019 survey area is considered an appropriate 'study area' for the gathering of information during the updated desk study.

For the updated Extended Phase 1 Habitat Survey walkover, the survey area's footprint plus a 50m buffer from its boundary is considered appropriate (with the exception of a 500m zone for the purposes of great crested newts *Triturus cristatus*).

This study area, as stated above, is sufficient to include the zone of influence which is defined as the area encompassing all predicted negative ecological effects from the proposed scheme's proposed works; both those which will occur as a result of land-take and habitat loss, and those which may occur indirectly through disturbance such as noise or via other pathways such as the fluvial environment, however it should be noted that the updated Extended Phase 1 Habitat Survey does not cover the subtidal area.

2.2 Desk study

The findings of the 2009 surveys were reviewed as part of the 2019 desk study. This included a review of:

- The habitat survey carried out on various dates between 6th and 12th August 2009.
- Breeding bird survey carried out on 31st March, 8th May and 6th June 2009.
- The daytime inspection of Porth-y-Felin House for bats, carried out on 15th July 2009, followed by an emergence survey and transect survey in August 2009.
- Badger activity survey carried out on 15th July and 11th August 2009.

The Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk) was reviewed in July 2019 for information on statutory sites and notable habitats (e.g. ancient woodlands) of nature conservation value within 2km of the survey area centred on SH 24071 83337.

A search for water bodies within and up to 250m of the survey area boundary was made using 1:25 000 Ordnance Survey (OS) maps in June 2019 to inform the potential for great crested newts to be present. A search area of 250m was chosen having considered the habitats around the survey area and because although great crested newts can use suitable terrestrial habitat up to 500m from a breeding pond (Great Crested Newt Mitigation Guidelines, English Nature, 2001), research suggests that newts are likely to travel no more than 250m from ponds where suitable habitats for foraging and hibernation exist (Cresswell and Whitworth, 2004).

The water body information derived from the OS maps was then used to identify the potential presence of (and potential for impacts on) great crested newts and other aquatic and semi-aquatic protected species including otter *Lutra lutra*, water vole *Arvicola amphibius* and white clawed crayfish *Austropotamobius pallipes*.

Google Earth aerial photos were reviewed in July 2019 to assist in identifying any other notable habitats within the survey area and its surrounding areas.

The UK Biodiversity Action Plan (UK BAP) and Anglesey Local BAP (LBAP) were reviewed in July 2019 to identify habitats and species of conservation concern that may be present within the survey area.

A biological data request from the North Wales Environmental Information Service (NWEIS) was undertaken in July 2019.

2.3 Field survey methodologies

2.3.1 Extended Phase 1 Habitat Survey

The updated Extended Phase 1 Habitat Survey of the survey area and its immediate surrounds was undertaken on 4th July 2019 by two Royal HaskoningDHV ecologists.

The 2019 updated survey followed the 'Extended Phase 1 Habitat Survey' methodology as set out in *Guidelines for Baseline Ecological Assessment* (Institute of Environmental Assessment, 1995) and the *Handbook for Phase 1 Habitat Survey* (Joint Nature Conservation Committee (JNCC), 2010). This method of survey enables an up-to-date understanding on the habitats in the survey area and assesses the potential for legally protected species to occur on or adjacent to it.

Updated preliminary investigations were undertaken in respect of the presence of the following legally protected species within the survey area:

- Great crested newts. Searching for suitable habitats for breeding populations within the survey area and up to 250m from its boundary. Also, searching for suitable terrestrial habitat within the survey area;
- Badger *Meles meles*. Searching for signs of activity including setts, tracks, snuffle holes and latrines within the survey area and up to 30m from its boundary;
- Water voles, otters and white clawed crayfish. Searching for suitable habitat for in water bodies within or immediately adjacent to the survey area;
- Bats. Preliminary daytime inspection of potential bat roosting sites, particularly within trees/buildings within the survey area from the ground level and using binoculars;
- Reptiles. Searching for suitable habitats for foraging, basking and hibernating reptiles within the survey area;
- Birds (nesting/breeding). Searching for signs of nests and identifying any suitable nesting habitats within the survey area;
- Invertebrates. Assessing the suitability of habitats to provide appropriate habitat for rare and notable aquatic and terrestrial invertebrate species.
- Other protected species (e.g. dormice *Muscardinus avellanarius*). Searching for suitable habitat within the survey area; and
- Invasive species. Assessing their presence within, and up to 10m from the survey area boundary. The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats. The 2019 survey assessed, in particular, the presence of Japanese knotweed *Fallopia japonica*, giant knotweed *Fallopia sachalinensis*, hybrid knotweed, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, rhododendron *Rhododendron ponticum* and cotoneaster.

2.3.2 Preliminary daytime inspection for bats

An updated daytime inspection of all features (e.g. all trees and buildings where present) within the survey area was undertaken on the 4th July 2019, and at the same time as the updated Extended Phase 1 Habitat survey.

During this survey, all suitable buildings, structures or trees within the survey area were externally surveyed from the ground level and using binoculars for their potential to support roosting bats. Each tree/building that was noted as being within the survey area was categorised using a four-point scale (negligible, low, medium and high) that is broadly based on the Bat Conservation Trust (BCT) guidelines (3rd Edition, 2016) for their potential to support roosting bats. Where,

- **Negligible potential** – no features present which could offer bats the opportunity to roost;
- **Low potential** – only minor crevices or cracks present which are considered to offer poor roosting spaces for bats;
- **Medium potential** – features present such as small cavities and gaps leading to small enclosed spaces, which offer some form of protection for either individual bats or small numbers of bats; or
- **High potential** – significant holes, cracks or crevices in roof or building structures, which are considered very suitable to be used by bats for roosting and could support large or important roosts such as maternity roosts.

2.3.3 Constraints to survey

The updated Extended Phase 1 Habitat Survey was undertaken within the optimal survey window (which is typically between April and September). Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. There may be invasive plant species present within the survey area which were not recorded, but it is considered that this survey is sufficient to identify any significant constraints posed by invasive species. The 2019 updated ecological survey has not produced a complete list of plants and animals and the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future.

Only land immediately surrounding the survey area and up to 50m from its boundary was surveyed at the time of the 2019 survey. The water bodies (three in total) that had been identified to be within and up to 250m of the survey area were accessed (and in turn surveyed) on the 27th June 2019. The internal of the derelict buildings was not surveyed due to health and safety reasons.

The results of the 2019 ecological survey, in combination with the previous survey findings, has allowed an up-to-date evaluation of the survey area to be used by legally protected species and the requirement for mitigation for these species to be made.

3 Baseline Environment

3.1 Designated sites

3.1.1 Statutory designated sites

The survey area overlaps with the North Anglesey Marine / Gogledd Môn Forol Special Area of Conservation (SAC) and Anglesey Terns / Morwenoliaid Ynys Môn Special Protection Area (SPA). The SAC stretches from the northern coast of the Isle of Anglesey into the Irish Sea and is afforded protection as being an area of importance for harbour porpoise *Phocoena phocoena*, covering an area almost five times the size of Anglesey. The North Anglesey Marine SAC overlaps a range of habitats including coarse and sandy sediments, rock, and mud. Encompassed within the site is the Croker Carbonate Slabs cSAC/SCI which was designated for submarine structures made by leaking gases. The SPA was first classified in 1992 and designated for species including common tern *Sterna hirundo*, Arctic tern *S. paradisea*, roseate tern *Sterna dougalli* and sandwich tern *S. sandvicensis*. The colonies of the four species of tern for which the SPA is classified are situated at three different sites: Ynys Feurig, Cemlyn Bay and The Skerries.

There are an additional four sites of importance for nature conservation within and up to 2km from the survey area, as detailed in **Table 3-1**.

Table 3-1: Sites of importance for nature conservation within and up to 2km of the survey area.

Site	Designation features	Distance from the survey area
Holy Island Coast / Glannau Ynys Gybi SPA	Breeding and non-breeding chough <i>Pyrhocorax pyrrhocorax</i> .	0.1km
Glannau Ynys Gybi / Holy Island Coast SAC	1230 Vegetated sea cliffs of the Atlantic and Baltic Coasts. 4030 European dry heaths 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	0.1km
Glannau Ynys Gybi: Holy Island Coast Site of Special Scientific Interest (SSSI)	Heathland and maritime grassland communities, coastal cliffs and ledges, assemblages of vascular plants and birds and invertebrates.	0.1km
Tre Wilmot SSSI	Lowland wet heath, marsh gentian <i>Gentiana pneumonanthe</i> and pillwort <i>Pilularia globulifera</i> . Feeding ground for choughs.	1.2km

3.1.2 Non-statutory designated sites

The survey area overlaps with Chwarel Morglawdd Local Wildlife Site (LWS). This LWS is composed of three sites, of which the easternmost overlaps with the survey area. This section of the LWS is an important feeding and nesting area for birds. Species recorded include shelduck *Tadorna tadorna*, oystercatcher *Haematopus ostralegus*, ringed plover *Charadrius hiaticula* and red-breasted merganser *Mergus serrator*. The western site consists of a disused quarry, which forms a small area of dry heathland. The quarry floor where undisturbed has a grassland cover with red clover *Trifolium pratense*, birdsfoot trefoil *Lotus corniculatus* and common centaury *Centaureum erythraea*. Sea thrift *Armeria maritima* and sea plantain *Plantago maritima* also occur. The spoil heaps are dominated by bracken *Pteridium spp.*, gorse *Ulex spp.*, bramble *Rubus spp.* and rosebay willow herb *Chamaenerion angustifolium*. The rare silver studded blue butterfly *Plebejus argus* is recorded from these areas.

Table 3-2: Non-statutory designated sites within and up to 2km of the survey area.

Site	Features	Distance from the survey area
Cors Tre Wilmot LWS	A valley wetland containing herb-rich, rush dominated fen meadows. Where wetter, the grassland includes bogbean <i>Menyanthes spp.</i> , marsh st.john's wort <i>Hypericum elodes</i> , bog pimpernel <i>Anagallis tenella</i> , with invading reeds or bog pond-weed <i>Potamogeton polygonifolius</i> and sedge associations.	0.8km
Rhostir Mynydd Celyn LWS	This site consists of enclosed pastures with a number of low rock outcrops. Grassland forms a mosaic with areas of dry and wet heath amongst bare rock on the outcrops. The dry mosaic dominated by heather <i>Calluna vulgaris</i> , bell heather <i>Erica cinerea</i> and western gorse <i>Ulex gallii</i> gives way, in the hollows amongst the rocks, to wet mosaic dominated by creeping willow <i>Salix repens</i> , cross-leaved heath <i>Erica tetralix</i> and purple moor-grass <i>Molinia caerulea</i> . In these areas, there are several colonies of marsh gentian <i>Gentiana pneumonanthe</i> . This plant occurs locally on Anglesey and has no other known sites in Wales.	1.6km
Cors Pont Hwfa LWS	A shallow pool with a reed bed, tall fen vegetation and marshy grassland. The open water at the centre has fragmented areas of amphibious bistort <i>Persicaria amphibia</i> and club-rush <i>Schoenoplectus spp.</i> with common water-plantain <i>Alisma plantago-aquatica</i> near the wide margin of rushes and sedges. The marshy grassland is species-rich and has nodding bur-marigold <i>Bidens cernua</i> and greater spearwort <i>Ranunculus lingua</i> , both of very local distribution on Anglesey, amongst purple loosestrife <i>Lythrum salicaria</i> , lesser spearwort <i>Ranunculus flammula</i> , water mint <i>Mentha citrata</i> and marsh cinquefoil <i>Comarum palustre</i> .	0.9km

3.2 Flora and habitats

3.2.1 Habitats

The 2019 Extended Phase 1 Habitat Survey recorded the following habitats within the survey area:

- Semi-improved grassland with scattered scrub and tall ruderals (comprising species such as bramble, white clover *Trifolium repens*, common hogweed *Heracleum sphondylium*, common nettle *Urtica dioica*, broad-leaved dock *Rumex obtusifolius*, ragwort *Jacobaea vulgaris*);
- Poor semi-improved grassland (comprising species such as grasses, broad-leaved dock, white clover, dandelion *Taraxacum spp.*, and red clover *Trifolium pratense*);
- Continuous scrub (comprising species such as bramble and common nettles, common ivy *Hedera helix*, and mature field maple *Acer campestre*);
- Continuous and dense stands of bracken *Pteridium aquilinum*;
- Scattered scrub (comprising species such as gorse, bracken, bramble, dandelion, scarlet pimpernel *Anagallis arvensis*, sea arrowgrass *Triglochin maritima*, teasel *Dipsacus spp.*, and Yorkshire fog *Holcus lanatus*, kidney vetch *Anthyllis vulneraria*, scentless mayweed *Tripleurospermum inodorum*, yarrow *Achillea millefolium*, bush vetch *Vicia sepium*);
- Areas of bare ground (hard standing and areas of rubble);

- Areas of bare ground (with scattered scrub);
- Semi-natural broadleaved woodland (species recorded field maple, sycamore *Acer pseudoplatanus*, common ash *Fraxinus excelsior*, wild cherry *Prunus avium* with bramble and bracken understorey);
- Amenity grassland;
- Rock above high tide line; and
- Rock/boulder intertidal with brown algae *Fucus spp.*, filamentous green algae, limpets and barnacles.

The habitats recorded during the 2019 survey are unchanged to those recorded in 2009. The location of these habitats is shown on **Figure 1**.

3.2.2 Notable flora

The following notable flora species have been recorded by the Anglesey Rare Plant Register to be within the survey area:

- Autumn Lady's-tresses *Spiranthes spiralis* (recorded in the survey area in September 2004); and
- Starved Wood-sedge *Carex depauperate* (recorded in the survey area in 1967).

None of the above species were recorded in the survey area during the 2019 Extended Phase 1 Habitat Survey and therefore no further surveys are required; these species are not considered further in this report.

3.2.3 Invasive species

There are several recent records of invasive species, including Japanese knotweed (recorded in August 2015) to be within the survey area. Himalayan balsam and Japanese rose *Rosa rugosa* were also recorded to be within the survey area by the NWEIS. However, no evidence of these species was noted during the updated Extended Phase 1 Habitat Survey.

Japanese knotweed was recorded within the survey area during the 2019 updated Extended Phase 1 Habitat Survey (**TN-2**, **TN-3** and **TN-4**, **Figure 1**). Stands of Japanese knotweed were recorded during the 2009 survey within the survey area. Mitigation measures to treat invasive species will be required if any further works are undertaken within or up to 10m from these locations, particularly as it is an offence to plant or cause Japanese knotweed to spread in the wild under the Wildlife & Countryside Act 1981. Further details are provided in **Section 4.5**.

3.3 Legally protected and notable species

3.3.1 Badgers

There are 15 records of badger within and up to 2km of the survey area, the most recent being in April 2015. None of these records are located within the survey area; however, the closest record was within 10m of the southern boundary of the survey area, recorded in February 2001. No evidence of badger was recorded in the survey area during the 2009 survey.

There is suitable habitat for badger within the survey area, including the area of woodland and scrub. No evidence of badger was recorded within these areas during the updated Extended Phase 1 survey; however, a single badger was observed exiting the grounds of Soldier's Point (location **B2** in **Figure 1**) shortly after

dusk during a subsequent bat survey on 19th September 2019. Given that badger activity in the area is known, in combination with suitable habitat being present, the presence of badger setts within the development area cannot be excluded. Although no further surveys are recommended, general ecological awareness, as detailed in **Section 4**, is recommended to minimise any potential impacts on the local badger population within the wider area.

3.3.2 Water voles

There are three records of water vole within 2km of the survey area, the most recent being in July 2011, although none are within the survey area. No evidence of water voles was recorded during the 2009 survey. Furthermore, there is no suitable habitat to support water voles within the 2019 survey area (only one culverted watercourse was noted in the survey area) and therefore no further surveys and/or mitigation measures are required. As such this species is not considered further in this report.

3.3.3 Otters

There are no records of otters within 2km of the survey area. No evidence of otter was recorded in the survey areas during the 2009 survey. Furthermore, there is no suitable habitat to support otters (only one culverted watercourse was noted in the survey area) within the survey area and therefore no further surveys and/or mitigation measures are required. As such this species is not considered further in this report.

3.3.4 Great crested newts and white clawed crayfish

There are 18 records of great crested newts within 2km of the survey area, the most recent being in May 2016, although none are within the survey area.

Two ponds are located within 500m of the survey area, one within the survey area near to the old railway bridge south of Porth-y-Felin, the other approximately 480m southwest of the western-most edge of the survey area. These ponds were surveyed in 2009 and resurveyed in 2019. Both the 2009 and 2019 Habitat Suitability Index (HSI) results for these ponds indicate 'poor' and 'below average' suitability for GCN. At the time of the 2019 survey both ponds were dry, despite there being rain in the preceding weeks, and therefore assessed as unsuitable for great crested newts. Consequently, this species is considered to be absent and is not considered further in this report.

There are no records of white clawed crayfish within 2km of the survey area. No evidence of white clawed crayfish was recorded in the survey areas during the 2009 survey. Furthermore, there are no waterbodies suitable to support white clawed crayfish within the survey area (only one culverted watercourse was noted in the survey area) or within 250m of the survey area. Consequently, this species is considered to be absent and is not considered further in this report.

3.3.5 Bats

There are 11 records of bat species within 2km of the survey area, including records of soprano pipistrelle *Pipistrellus pygmaeus*, lesser noctule bat *Nyctalus leisleri*, myotis bat species *Myotis spp.*, and common pipistrelle *Pipistrellus pipistrellus*, although none are within the survey area. The closest record is approximately 500m south west of the survey area at its nearest point. During the 2009 surveys common and soprano pipistrelles and a *Myotis sp.* bats were recorded within the survey area.

There are derelict buildings within the survey area including Porth-y-Felin House, a former Royal Air Force (RAF) building, and an old hotel at Soldier's Point (locations **B1** and **B2**, respectively, in **Figure 1**). The daytime preliminary inspection assessed both of these buildings as being of moderate potential to support

roosting bats. This was primarily due to the presence of crevices and/or cracks which were noted as providing potential roosting spaces for bats.

The daytime preliminary inspection of the old railway bridge assessed this structure as being of low potential to support roosting bats (**3, Figure 1**). This was primarily due to the presence of minor crevices and/or cracks which were noted as providing potential roosting spaces for bats.

There are number of trees (which form part of a small woodland) within the survey area which were assessed from the ground using binoculars for their suitability to support roosting bats. The woodland is assessed as providing suitable foraging and/or commuting habitat for bat species. However, the individual trees are assessed as offering negligible potential for roosting bats due to the absence of suitable cracks/crevices for which roosting bats could use.

Further surveys in the form of dusk emergence and pre-dawn re-entry surveys of the two structures (i.e. **1** and **2**) are recommended if these buildings are to be demolished. In order to ascertain an up-to-date understanding of the survey area's usage by foraging and/or commuting bats, a suite of monthly bat activity surveys (comprising transect and automated / static activity surveys) is recommended. Further details are provided in **Section 4.2**.

3.3.6 Reptiles

There are 11 recent records of reptiles within 2km of the survey area including slow worm *Anguis fragilis* (most recent May 2015) and adder *Vipera berus* (most recent May 2015). None of these records are from within the survey area. A common lizard *Zootoca vivipara* was observed within the survey areas during the 2009 survey. No other evidence of reptile presence in the survey area was found during the 2009 surveys.

During the 2019 Extended Phase 1 Habitat Survey, the habitats within the survey area were assessed as providing potential to support common reptile species. In particular the areas of scattered scrub adjacent to semi-improved grassland were noted to provide suitable basking, refugia and foraging habitat (**Figure 1**). Further surveys to ascertain the presence or likely absence of common reptile species within the survey area were undertaken in the form of artificial refugia searches in the western half of the survey area, where suitable habitats for reptiles are present. The reptile survey consisted of seven separate visits (on non-consecutive days) to check for the presence of reptiles using artificial refugia mats for basking or sheltering purposes. Surveys were undertaken in line with the Joint Nature Conservation Committee's (JNCC's) guidance *Herpetofauna Workers' Manual* (Gent and Gibson (eds.), 2003).

3.3.7 Dormice

There are no records of dormice within the survey area and of dormice was recorded in the survey area during the 2009 survey. No evidence of dormice or their habitat (i.e. woodland or hedgerow habitat with hazel present) was recorded during the 2019 Extended Phase 1 Habitat Survey. It is therefore, considered this species is absent and consequently no further surveys and/or mitigation measures are required. Consequently, this species is not considered further in this report.

3.3.8 Birds

There are several records of Schedule 1 bird species within and up to 2km of the survey area, including records of goshawk *Accipiter gentilis*, marsh warbler *Acrocephalus palustris*, kingfisher *Alcedo atthis*, garganey *Anas querquedula*, scaup *Aythya marila*, Lapland bunting *Calcarius lapponicus*, purple sandpiper *Calidris maritima*, dotterel *Charadrius morinellus*, long-tailed Duck *Clangula hyemalis*, common rosefinch *Erythrura erythrina*, whooper swan *Cygnus Cygnus*, merlin *Falco columbarius*, peregrine *Falco peregrinus*, brambling *Fringilla montifringilla*, great northern diver *Gavia immer*, red-throated diver *Gavia stellate*, little

gull *Hydrocoloeus minutus*, red-backed shrike *Lanius collurio*, Mediterranean gull *Larus melanocephalus*, black-tailed Godwit *Limosa limosa*, common crossbill *Loxia curvirostra*, common scoter *Melanitta nigra*, red kite *Milvus milvus*, whimbrel *Numenius phaeopus*, Leach's petrel *Oceanodroma leucorhoa*, black redstart *Phoenicurus ochrurus*, snow bunting *Plectrophenax nivalis*, Slavonian grebe *Podiceps auratus*, red-necked grebe *Podiceps grisegena*, black-necked grebe *Podiceps nigricollis*, chough *Pyrrhocorax pyrrhocorax*, firecrest *Regulus ignicapilla*, little tern *Sternula albifrons*, wood sandpiper *Tringa glareola*, greenshank *Tringa nebularia*, green sandpiper *Tringa ochropus*, redwing *Turdus iliacus*, fieldfare *Turdus pilaris*, and barn owl *Tyto alba*.

Bird species recorded within the survey area during the 2019 Extended Phase 1 Habitat Survey included blackbird *Turdus merula*, European robin *Erithacus rubecula*, and magpie *Pica pica*.

During the 2009 breeding bird survey a total of 41 species of birds were recorded in and around the survey area. One protected species and SPA interest feature, chough, was seen foraging on one occasion on the grassland at the south end of the breakwater; or foraging in fields to the west of the survey area, near the Breakwater Country Park. The only probable breeding species specifically associated with coastal habitats was rock pipit; a pair was holding territory at the southern end of the breakwater on all three survey occasions. Non-breeding species included a pair of red-breasted merganser in the harbour on two occasions, and waders including oystercatcher, ringed plover and redshank.

The trees, area of woodland, and areas of scattered scrub within the survey area are assessed as providing opportunities to support common nesting bird species (**Figure 1**), although no evidence of active nests was noted at the time of the survey.

It should be noted that the intertidal habitats could potentially support bird populations providing feeding grounds. It is recommended that existing ornithological data should be obtained through the Wetland Bird Survey (WeBS). This information will provide an understanding of the species that use these sites, the seasonal variation in species and their use of the site (i.e. feeding).

3.3.9 Aquatic and terrestrial invertebrates

The scrub, trees and area of woodland within the survey area may support common species of terrestrial invertebrates. The tidal habitat may also provide suitable habitat for common species of aquatic/marine invertebrates.

No further surveys are required for invertebrate species but mitigation measures, as outlined in **Section 4.7**, are recommended to minimise impacts to invertebrate populations.

3.3.10 Summary

Based on the findings of the 2019 updated ecological survey, ecological receptors have been scoped in or out of further assessment as detailed in **Table 3.3** and which are considered further in **Section 4**.

Table 3-3: Summary of the ecological receptors which are scoped in/out as requiring further consideration.

Receptor	Scoped in for further assessment (Yes/No)	Reasoning
Statutory designated nature conservation site	Yes	The survey overlaps with a designated site North Anglesey Marine / Gogledd Môn Forol SAC and Anglesey Terns / Morwenoliaid Ynys Môn SPA. Any proposed redevelopment has the potential to directly and indirectly impact upon the site. No further surveys are recommended in relation to the SAC, but consultation with Natural Resource Wales (NRW) will be required to ensure that mitigation measures especially in regards to the chough population are considered during the construction and operational phases of the proposed scheme to minimise impacts (direct and indirect) upon habitats and species.
Non-statutory designated nature conservation sites	Yes	The survey area overlaps with a non-statutory designated site Chwarel Morglawdd LWS. No further surveys are recommended in relation to the LWS, but mitigation measures will need to be considered during the construction and operational phases of the proposed scheme to minimise impacts (direct and indirect) upon habitats and species. In addition, consultation with the land managers of the LWS will also be required.
Habitats	No	Any proposed development within the survey area will result in areas of habitat being lost. Some areas of existing vegetation (e.g. woodland and scrub) will be retained and incorporated within the design wherever possible.
Invasive species	Yes	Japanese knotweed was recorded to be within the survey area during the 2019 survey. An Invasive Species Management Plan (ISMP) will need to be agreed with NRW prior to the commencement of any on-site works. The Method Statement will need to contain mitigation measures to avoid further spread of Japanese knotweed. The adoption of a long-term management plan will also be required to eradicate the problem during the operation phase
Badgers	No	General ecological awareness is detailed in Section 4.5 to minimise potential impacts to local badger populations.
Water voles	No	No habitat suitable to support water vole species was recorded within the survey area. Therefore, no further surveys and/or mitigation measures are required and consequently these species are not considered further in this report.
Otters	No	No habitat suitable to support otter species was recorded within the survey area. Therefore, no further surveys and/or mitigation measures are required and consequently these species are not considered further in this report
GCN and white clawed crayfish	No	Given the nature of the survey area and its immediate surrounds, in combination with the absence of suitable aquatic and terrestrial habitat within the survey area, it is unlikely that great crested newts and white clawed crayfish are present within the survey area. Therefore, no further surveys and/or mitigation measures are required and consequently these species are not considered further in this report.
Bats	Yes	If the buildings within the survey area require removal, further surveys in the form of dusk emergence and pre-dawn re-entry surveys will be required. In addition, and to ascertain the survey area's current usage by foraging and/or commuting bats, a suite of monthly activity transect surveys and static activity surveys will be required. The findings of which will inform the identification of any potential impacts on bats from works associated with the proposed scheme and inform the requirement for any mitigation and/or licensing requirements.

Receptor	Scoped in for further assessment (Yes/No)	Reasoning
Reptiles	Yes	There are suitable habitats within the survey area which reptiles could use. Therefore, a presence/absence survey and mitigation measures will need to be considered during the construction and operational phases of the proposed scheme to minimise impacts to local reptile populations.
Dormice	No	There is no suitable habitat for dormice within the survey area. Consequently, it is considered this species is absent and no further surveys and/or mitigation measures are required.
Birds	Yes	The proposed scheme will result in direct and in-direct impacts to birds as a result of disturbance and habitat loss. Therefore, mitigation measures will need to be considered during the construction and operational phases of the proposed scheme to minimise impacts to local bird populations. The subtidal and intertidal habitats could potentially support bird populations providing feeding grounds. It is recommended that existing ornithological data should be obtained through the Wetland Bird Survey (WeBS).
Aquatic and terrestrial invertebrates	Yes	The areas of scrub, trees and woodland within the survey area may support common terrestrial invertebrate species. The tidal habitat may also provide suitable habitat for aquatic invertebrate species. No further surveys are required for invertebrate species but mitigation measures are recommended during the construction and operational phases of the proposed scheme to minimise impacts to invertebrate populations.

4 Recommendations

4.1 Statutory and non-statutory designated sites

Any proposed works within the 2019 survey area have the potential to directly and indirectly impact (i.e. noise, lighting and/or visual impacts) on the habitats and/or species associated with the North Anglesey Marine / Gogledd Môn Forol SAC, and Anglesey Terns / Morwenoliaid Ynys Môn SPA and the Chwarel Morglawdd LWS.

Liaison with NRW to confirm the requirement and scope to the Habitats Regulations Assessment will be required to ensure that any potential impacts on the integrity of the SAC are considered and appropriately assessed to confirm that there are no likely significant effects on this site.

4.2 Bats

No evidence of roosting bats was noted during the 2019 survey. The two buildings (locations **B1** and **B2**, **Figure 1**) were assessed to be of moderate potential for supporting roosting bats and the old railway bridge (Point **3**, **Figure 1**) was assessed as being of low potential. Since these features require removal, further surveys in the form of dusk emergence and pre-dawn re-entry surveys have been undertaken, full details of which are in the Bat Survey Report (Appendix 8-3 to the Environmental Statement (ES)). The surveys were undertaken between July and October 2019 and included activity transect surveys, emergence / re-entry surveys at locations **B1** and **B2** and the placement of static bat detectors, in line with the Bat Conservation Trust's Guidance, *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins (ed.), 2016).

The trees within the area of woodland were assessed as providing potentially suitable foraging and commuting habitat for bat species. To ascertain the survey area's usage by foraging and commuting bats, a suite of monthly activity transect surveys incorporating these habitat features (e.g. woodland area and trees) will be required. These surveys will be undertaken in accordance with the methodologies outlined in the Bat Conservation Trust Good Practice Guidelines (BCT, 3rd Edition, 2016). The optimal surveying window for these surveys is between April and October.

4.3 Reptiles

The habitats present within the survey area were of suitable potential for reptiles to be present and therefore a reptile presence/absence survey was undertaken in September 2019, following JNCC guidance (Gent and Gibson (eds.), 2003). As reptiles were confirmed during the survey, it is anticipated that a reptile sensitive clearance methodology (under ecological supervision) is adhered to prior to the commencement of any construction works. This will ensure that any reptiles are safeguarded from the construction process. Full details of the reptile survey and mitigation measures are provided in the Reptile Survey Report (Appendix 8-4 to the ES).

The reptile sensitive methodology involves the manipulation of the habitat to become unfavourable to reptiles, followed by a destructive search. Habitat manipulation should be carried out a maximum of one week prior to works commencing on site. Any potential sheltering features should be inspected (visually and by hand) before entire removal by an ecologist. Any reptiles present can then be rescued and moved to an identified and suitable location (which has been identified prior to works commencing). Any vegetation removal works should start from the furthest extent so that any reptiles, should they be present, can move into an area that will not be accessed or disturbed by the works. All arisings should be removed from the works area immediately and either taken off-site, or placed in a predetermined location well away from the works area (and any access). A method statement for these actions should be prepared by an ecologist in

advance of any works starting on site. This work will be undertaken within the reptile activity season (March – October inclusive).

4.4 Birds

The survey area contains suitable nesting bird habitat, such as areas of scattered and dense scrub and woodland. The bird species recorded within the survey area are common species and are therefore considered to be of low ecological value.

All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended) and it is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built. The optimal time for vegetation removal is outside of nesting bird season (March to September inclusive). Should there be a requirement for vegetation to be removed during the nesting bird season, a check of any vegetation to be removed would be required. An ecologist would need to check the area for nesting birds a maximum of 48 hours prior to the commencement of any works. Active nests and their associated vegetation/location must remain until young birds have left the nest and during this period an alternative approach to the works must be undertaken. Enhancement measures for these species (e.g. owl and other bird species boxes) should be considered within the designs where possible in order to provide suitable habitat for species and ecological benefits.

The intertidal habitats could potentially support bird populations providing feeding grounds. It is recommended that existing ornithological data should be obtained through the Wetland Bird Survey (WeBS). This information will provide an understanding of the species that use these sites, the seasonal variation in species and their use of the site (i.e. feeding/roosting).

4.5 Aquatic and terrestrial invertebrates

The proposed scheme should consider the potential to integrate suitable habitat for invertebrate species in its design. This could include measures such as a varied planting regime comprising scrub fringes such as hawthorn, field maple, blackthorn and ivy, which provide sheltered elevated temperatures for invertebrates, foraging areas for predatory wasps, and nectar and pollen for flower-dependant invertebrates.

4.6 Japanese knotweed

An Invasive Species Management Plan (ISMP) will need to be agreed with NRW prior to the commencement of any on-site works. The Method Statement will need to contain mitigation measures to avoid further spread of Japanese knotweed. The adoption of a long-term management plan will also be required to eradicate the problem during the operation phase.

4.7 General ecological awareness

In the event that no construction work is undertaken within two years of the 2019 updated survey, it is recommended that a further updated survey is undertaken to take consideration of any changes in habitat cover or species presence during the intervening period.

In addition, and as part of the site works, it is recommended that a toolbox talk with respect to all ecological receptors (both habitats and species) is provided to all construction workers prior to any construction works. This should include:

- Legislation and legal obligations regarding these species;
- Field signs to look out for; and,

- Who to contact in the event of discovering the presence of these species.

With specific regards to badgers, all excavations should be covered overnight to avoid potential harm or entrapment to badgers or other animals. Exit routes (e.g. using ramps) within each excavation should be provided in order to allow a route of escape.

If a badger sett or evidence of otter or any other species be discovered during the works, works should cease and a suitably qualified ecologist consulted immediately.

5 Conclusion

An updated Extended Phase 1 Habitat Survey was undertaken on the 4th July 2019 by two Royal HaskoningDHV ecologists of the site in Holyhead. A desk study was also undertaken to review existing information.

Any proposed works within the 2019 survey area has the potential to directly impact (i.e. noise, lighting and/or visual impacts) upon the North Anglesey Marine / Gogledd Môn Forol SAC, Anglesey Terns / Morwenoliaid Ynys Môn SPA and the Chwarel Morglawdd LWS, primarily as they are overlap within survey area. Liaison with NRW will be required prior to the commencement of any works to assess the potential direct and/or indirect impact on the integrity of these sites.

The main habitats recorded during the 2019 updated survey include:

- Semi-improved grassland with scattered scrub;
- Poor semi-improved grassland;
- Continuous scrub;
- Scattered scrub;
- Continuous and dense bracken;
- Areas of bare ground;
- Semi-natural broadleaved woodland;
- Amenity grassland; and
- Rock/boulder intertidal.

These habitats remain unchanged to those recorded in 2009.

No evidence of roosting bats was noted during the 2019 survey; however, the woodland area within the survey area was assessed as providing potentially suitable foraging and commuting habitat for bat species. The two buildings and old railway bridge were assessed as being of moderate or low potential to support roosting bats. Further surveys in the form of dusk emergence and pre-dawn re-entry surveys were undertaken. In addition, and to ascertain the survey area's current usage by foraging and/or commuting bats, a suite of monthly bat activity surveys (transect and automated / static activity survey) was undertaken. These surveys followed recommendations in the Bat Conservation Trust Good Practice Guidelines (BCT, 3rd Edition, 2016).

An ISMP will need to be agreed with NRW prior to the commencement of any on-site works. The Method Statement will need to contain mitigation measures to avoid further spread of Japanese knotweed. The adoption of a long-term management plan will also be required to eradicate the problem during the operation phase.

It is understood that the areas of existing vegetation will be retained and incorporated within the proposed scheme, where possible. However, should any vegetation removal works associated with the proposed scheme be required, these should be undertaken outside of the nesting bird season (March to September inclusive). Where this is not possible, a check by a suitably qualified ecologist prior to removal is recommended.

The subtidal and intertidal habitats could potentially support bird populations providing feeding grounds. It is recommended that existing ornithological data should be obtained through the Wetland Bird Survey (WeBS). This information will provide an understanding of the species that use these sites, the seasonal variation in species and their use of the site (i.e. feeding).

There is potential for reptiles to be present within the potential working areas of the proposed scheme. Therefore, a reptile presence / absence surveys and reptile sensitive clearance methodology (under ecological supervision) should be implemented prior to any construction works to ensure that any reptiles are safeguarded from the construction process.

Due to the potential for badger setts to be present within the wider area, a toolbox talk with respect to these species should be provided to the construction workers prior to commencement, explaining identification measures for these species, what to do if a sett is identified and their legal obligations with respect to this species. All excavations should be covered when not working on site to avoid potential harm to badgers. Exit routes within each excavation should be provided in order to allow a route of escape.

Any proposed development should also consider the potential to integrate suitable habitat for invertebrate species in its design. This could include measures such as a varied planting regime comprising scrub fringes such as hawthorn, field maple, blackthorn and ivy, which provide sheltered elevated temperatures for invertebrates, foraging areas for predatory wasps, and nectar and pollen for flower-dependant invertebrates.

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Appendix A Legislation

Table A1 Summary of protected species legislation relevant to the 2019 survey area

Species	Legislation	Level of Protection	Licensing procedures and guidance (Wales)
Reptiles	Wildlife and Countryside Act 1981 S.9(1) (part); S.9(5)	Intentionally kill or injure any common reptile species.	No licence is required in Wales.
Birds	Wildlife and Countryside Act 1981 (as amended) S.1	Intentionally kill, injure or take any wild bird; intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; intentionally take or destroy the nest or eggs of any wild bird. [Special penalties are liable for these offences involving birds on Schedule 1 (e.g. kingfisher).] Intentionally or recklessly disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety.
Bats	Conservation of Habitats and Species Regulations 2017 Reg 43	Deliberately capture, injure or kill; deliberate disturb; deliberately take or destroy the eggs of; or damage or destroy a breeding site or resting place used by a European protected species. [The protection of bat roosts is considered to apply regardless of whether bats are present.]	A Natural Resources Wales (NRW) licence in respect of development is required in Wales. European Protected Species: Mitigation Licensing- How to get a licence (Natural England 2010) Bat Conservation Trust Good Practice Guidelines (BCT, 3rd Edition, 2016). Bat Workers Manual (JNCC, 2004)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb it in such a place.	Licence from NRW is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
Dormice (EPS)	Conservation of Habitats and Species Regulations 2017 (as amended) Reg 41 43	Deliberately capture, injure or kill; deliberate disturb; deliberately take or destroy the eggs of; or damage or destroy a breeding	Licences issued for development by NRW. European Protected Species: Mitigation Licensing- How to get

Species	Legislation	Level of Protection	Licensing procedures and guidance (Wales)
		site or resting place used by a European protected species.	a licence (Natural England 2010)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb it in such a place.	A licence is required from NRW for surveying and handling.
Otters	Conservation of Habitats and Species Regulations 2010 2017 (as amended) Reg 41 43	Deliberately capture, injure or kill; deliberate disturb; deliberately take or destroy the eggs of; or damage or destroy a breeding site or resting place used by a European protected species.	Licences issued for development by NRW. European Protected Species: Mitigation Licensing- How to get a licence (Natural England, 2010)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection; disturb a wild animal in such a place.	
Water voles	Wildlife and Countryside Act 1981 (as amended).	Intentionally kills, injures or takes any wild animal. Intentionally or recklessly damage or destroys any structure or place which any named wild animal uses for shelter or protection, obstruct access to such a place, or, disturb an wild animal in such a place.	A licence is required from NRW to 'displace' water voles i.e. to make their habitat unfavourable and encourage them to move away.
White-clawed crayfish	Wildlife and Countryside Act 1981 (as amended).	Intentionally kills, injures or takes any wild animal. Intentionally or recklessly damage or destroys any structure or place which any named wild animal uses for shelter or protection, obstruct access to such a place, or, disturb an wild animal in such a place.	No licence is required in Wales.
Invasive species	Wildlife and Countryside Act 1981 S.14	It is illegal to plant or otherwise cause to grow in the wild these species.	Any contaminated soil or plant material is classified as controlled waste and should be disposed of in a suitably licensed landfill site, accompanied by appropriate Waste Transfer documentation, and must comply with section 34 of the Environmental Protection Act 1990.

Species	Legislation	Level of Protection	Licensing procedures and guidance (Wales)
			The Knotweed Code of Practice (Environment Agency, 2006) Managing Invasive Non-native Plants (Environment Agency, 2010) Guidance on Section 14 of the Wildlife and Countryside Act, 1981 (Defra, 2010)

Appendix B Target Notes

Please note that the Target Notes (TN) presented in the table below are to be read in conjunction with Figure 1.

Target Note (TN)	Description	Photo
Potential Bat Roosting Site 1	Derelict building in scrubland (Porth-y-Felin House). Moderate roosting potential, with access points for bats.	
Potential Bat Roosting Site 2	Derelict hotel at Soldier's Point. Burned out building, no roof, moderate roosting bat potential.	
Potential Bat Roosting Site 3	Bridge under road. Low potential for roosting, no cracks or crevice. Good commuting habitat.	

TN-1	Alongside scrub, small area of red Campion, foxglove, bramble, thistle, hogweed. Optimal reptile habitat and bird nesting habitat	
TN-2	Small stand of Japanese knotweed on shingle.	
TN-3	Large stand of Japanese knotweed.	
TN-4	Extensive and mature stands of Japanese knotweed.	
TN-5	Ivy clad wall which may provide habitat for basking and foraging reptiles, exposed stone and ivy clad areas.	
TN-6	Former ornamental garden in front of the former hotel, featuring species including buddleia, rhododendron and fuchsia.	
TN-7	Large stands of rhododendron within the grounds of Porth-y-Felin House	