Net Biodiversity Benefit Plan

Bronington Village Stores

School Lane

Bronington

Whitchurch

Wrexham

SY13 3HN

Date: 03/11/2024

Planning Authority: Wrexham County Borough Council

Planning Ref: P/2023/0621

The Principle Contractor:-

R.G.M. Construction

Tilstock Lodge

Tilstock Lane,

Tilstock

Whitchurch,

Shropshire SY13 3JW

The Agent:-

Paul Howell (RGM Architectural Services)

Flat 11, Barstaple House

Brentry

Bristol

BS10 6UD

The Site

This small site (approx. 0.0245ha) is located to the north east of Bronington, on the south side of School Lane at the junction with Bronington Park. A parking bay for 4 cars is located directly opposite the store on the western side of Bronington Park at its junction with School lane.

The existing store lies to the south of the site, approx. 1.0 m away from the southern boundary.

The site is mainly laid in tarmac and used for parking and deliveries. The principal elevation faces north. The boundaries fronting School Lane and to the west Bronington Park have no demarcation boundary between the site and the pavement.

There is an area immediately adjacent to the eastern gable (staff parking. Hatched on plan) which has been laid to gravel. This has become overgrown with scrub, grass and moss. It is our intention to relay this area in tarmacadam to provide a more substantial parking area together with a wild flower planter.

The proposal is for a first floor extension to the existing local store/ post office, forming a staff rest area and store room. A small single storey extension has been added to the front elevation forming an entrance lobby. The eaves height will be increased to 4.7m above floor level, with a ridge height of approx. 6.4m'

The site does not lend itself to Net Bio Diversity due mainly to the street lighting affecting 3 elevations and the lack of green space on the plot.

There are no specific features on site which would provide for foraging, commuting or roosting bats. And there are no features to be disturbed which would support nesting birds.

Although there are known to be great crested newts in the area. The terrestrial habitat on site is of no great value for newts, with no hibernacula. There are no reasons why rodents, hedgehogs should be encouraged on site due to the nature of the space.

Key to Net Biodiversity Plan

1) Beamaris Woodcrete Midi Green bat box. Located on the South Elevation, facing the neighbouring, tree/hedge lined boundary. Box to be set at a height of approx. 4.5m under the eaves.

2) Schwegler 2b bird box, located on the southern extreme of the east gable, avoiding, as best as possible nearby street lighting.

3) The east boundary comprises an existing vertically boarded timber fence approx. 1500 high. To the proposal side of the fence, immediately adjacent to and alongside the fencing. overhaul and rebuild the existing planter, provide an area of wild flowers, (Suggest: Wild Flower Habitat Seed Mixes 100% UK Native Wildflower Seed - Landlife Wildflower or Bee Bombs)

This report only deals with the net bio diversity benefits that will be provided by the contractor upon completion of the contract.

The Boundaries:-



North Elevation facing Shop Lane.



West Elevation facing Bronington Walk. Street lighting in close proximity



East Elevation. Staff parking area. Scrub grass and overhanging trees.

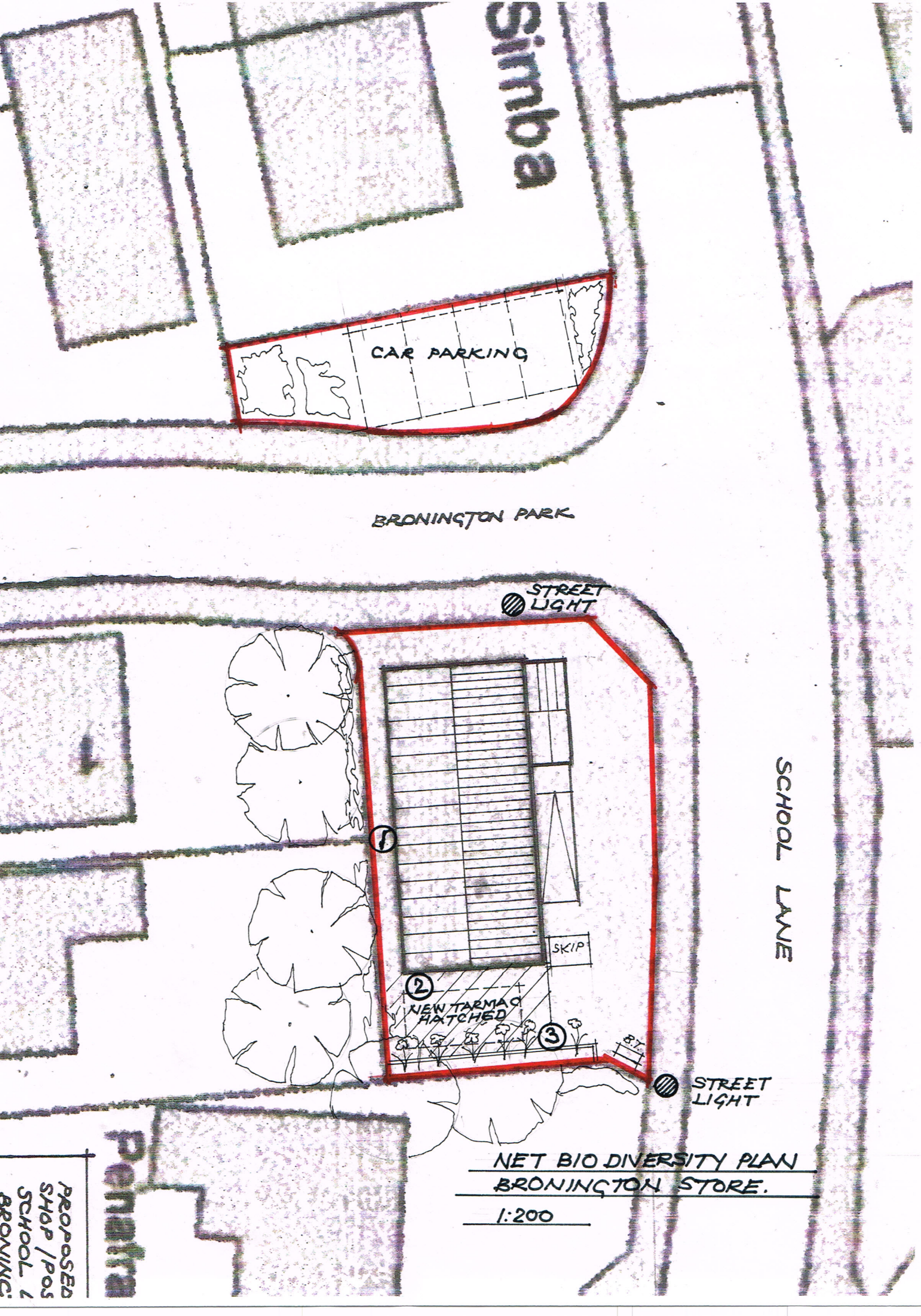


The existing vertically boarded timber fencing has become overgrown with mature native hedgerow (mostly holly, sycamore and ivy), together with the overhanging trees form the northern and western boundaries of the neighbouring properties,

As such we are only able to cut back and stabilise the growth on the local store side of the boundary fence.

As I write, no discussions with the neighbouring properties have taken place with regard to the overgrown boundaries.

South Elevation



NET BIO DIVERSITY PLAN
BRONINGTON STORE.

1:200