Client – Shirley Hughes

Site – Pines

Reference – 20240096

Location – Rossett, Wrexham

Central Grid Reference – SJ 35851 57399

Date – 2nd December 2024

Net Benefit for Biodiversity (NBB) Statement

Author: Steven Whitcher, MCIEEM

Revision: 1

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Disclaimer

This report has been prepared by Switch Ecology Ltd for the sole use of the commissioning party. The report may not be relied upon by any other party without written agreement from Switch Ecology Ltd.

In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Introduction

1.1. Purpose

1.1. Planning permission has been passed for the renovation of Pines in Rossett, including demolition of the existing garage, the construction of new extensions and the rendering of the entire building, reference P/2023/0396.

1.2. Condition 4 of the planning permission states:

'The development shall not be occupied until a detailed plan to provide net benefit for biodiversity (NBB) has been implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained thereafter for the lifetime of the development.'

1.3. This document outlines the NBB measures that will be implemented during the development.

1.2. Site Description and Location

1.2.1. The site comprises Pines in Rossett, an existing residential property and the associated decorative gardens.

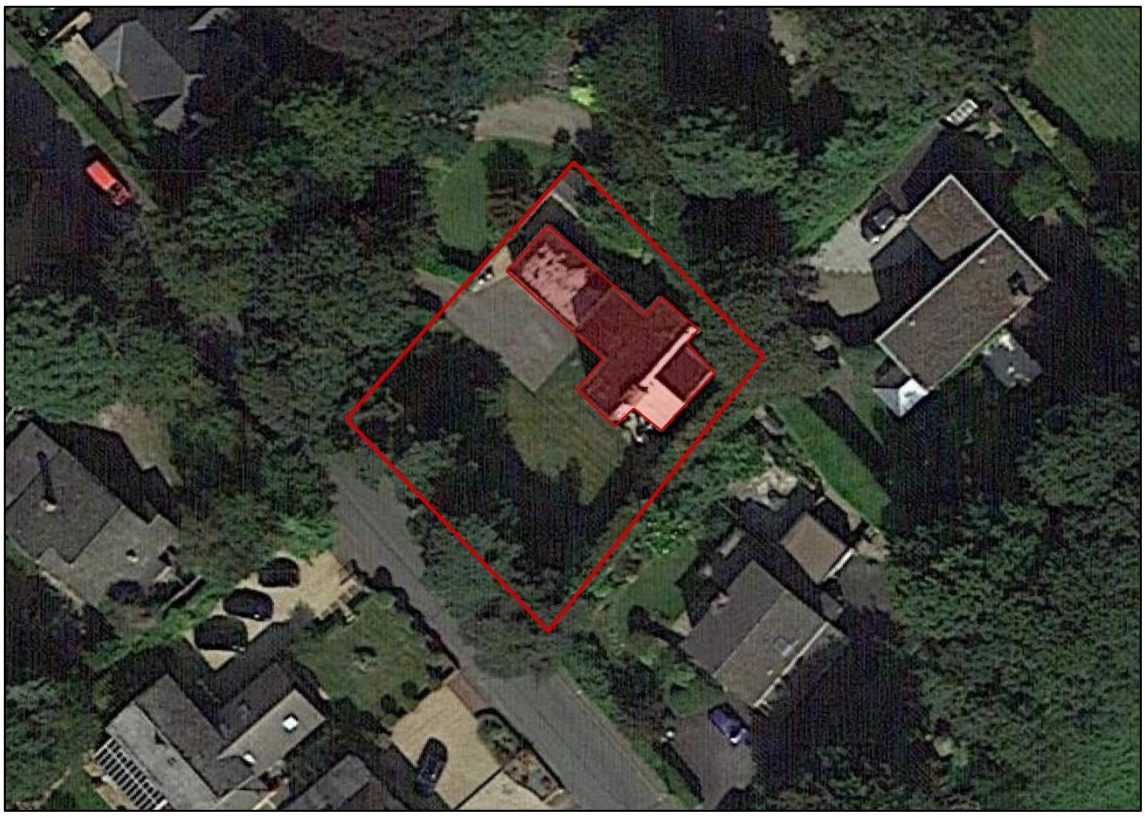


Figure 1: Showing the location of Pines in Rossett.

2.2.2. The existing building comprises a predominantly two-storey residential dwelling with a single storey area and uPVC conservatory on its southeast elevation and a single storey garage on its northwest elevation.



Figure 2: Pines, viewed from the west.



Figure 3: Pines, viewed from the southwest.

The land associate with the building comprises a large garden to the front of the property that includes areas of frequently managed grassland, decorative shrubs and occasional trees.



Figure 4: The garden associated with Pines.



Figure 5: The location of the proposed additional parking.

2.2.6. The land immediately surrounding the property comprises further residential properties surrounded by established gardens and tree lines to the north, east and south with Burton Road to the west, with further residential properties beyond.

2.2.7. The wider surrounding area comprises a mixture of open farmland and small pockets of urban land with the A483 running north to south through the area. The village of Rossett is located 750m to the east, on the opposite side of the A483.



Figure 6: Showing the building in context with the wider surrounding area.

2. Proposals and Impacts

2.1. The proposals are the renovation of the existing building, including the demolition of the existing garage, the construction of new extensions and the rendering of the entire building. Plans showing the proposals are included in Appendix I of this document.

2.2. The proposals will have minimal impact on the land associated with Pines with the only loss being areas of amenity grassland immediately surrounding the existing building and driveway, to accommodate the slightly increased footprint of the building and associated terrace and to allow additional parking.

2.3. Figures 7 and 8 show the existing and proposed site layout.

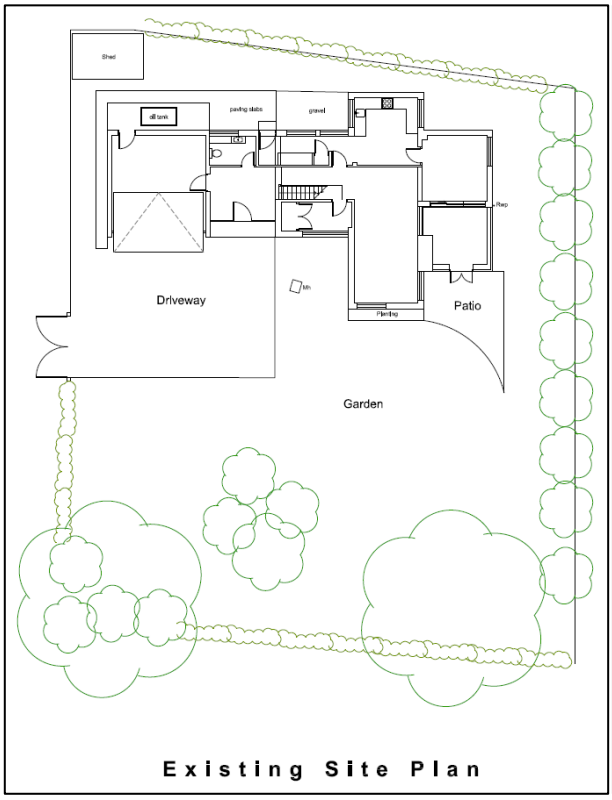


Figure 7: Existing site plan.

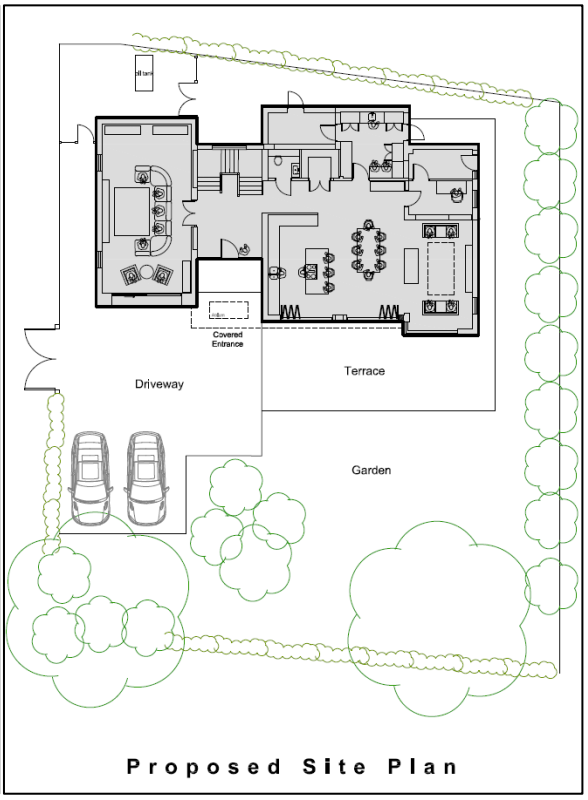


Figure 8: Proposed site plan.

2.4. The parking area will have grass reinforcement mesh installed, and will therefore remain an area of grassland, although with an increased level of disturbance.

2.5. All existing trees and shrubs associated with the gardens of Pines will be retained during the development.

3. NBB Statement

3.1. The areas of grassland that will be removed to create additional parking are areas of regularly mown amenity grassland associated with the lawn of the property. The grassland loss will be offset through the use of grass reinforcement mesh, which will retain some of the area as grassland but also allow the area to be used for parking.

3.2. During the renovation the garden of the property will be re-designed and, in addition to the retained trees, shrubs and hedgerows, additional planting will be carried out to increase the value of the garden for biodiversity. The planting will include flowering plants and shrubs to encourage invertebrates into the garden with bug hotels incorporated into the planting to provide additional opportunities for invertebrates.



Figure 9: Vivaro Pro Seville Nest Box

3.3. In addition to the planting the property owners, who are keen bird watchers, also plan to install a minimum of two new nest boxes on the trees within the garden, which will be general purpose boxes, Vivaro Pro Seville Nest Box (Figure 9), or equivalent.



Figure 10: Bug hotel

3.4. The property owners also plan to install a water feature in the garden. The water feature will be designed in a manner that will encourage wildlife and will also be designed to ensure that animals, such as hedgehogs (*Erinaceus europaeus*), don't become trapped through the inclusion of shallow areas around the margins or ladders to allow animals to climb out of the water.

4. References

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Legislation and Policy.

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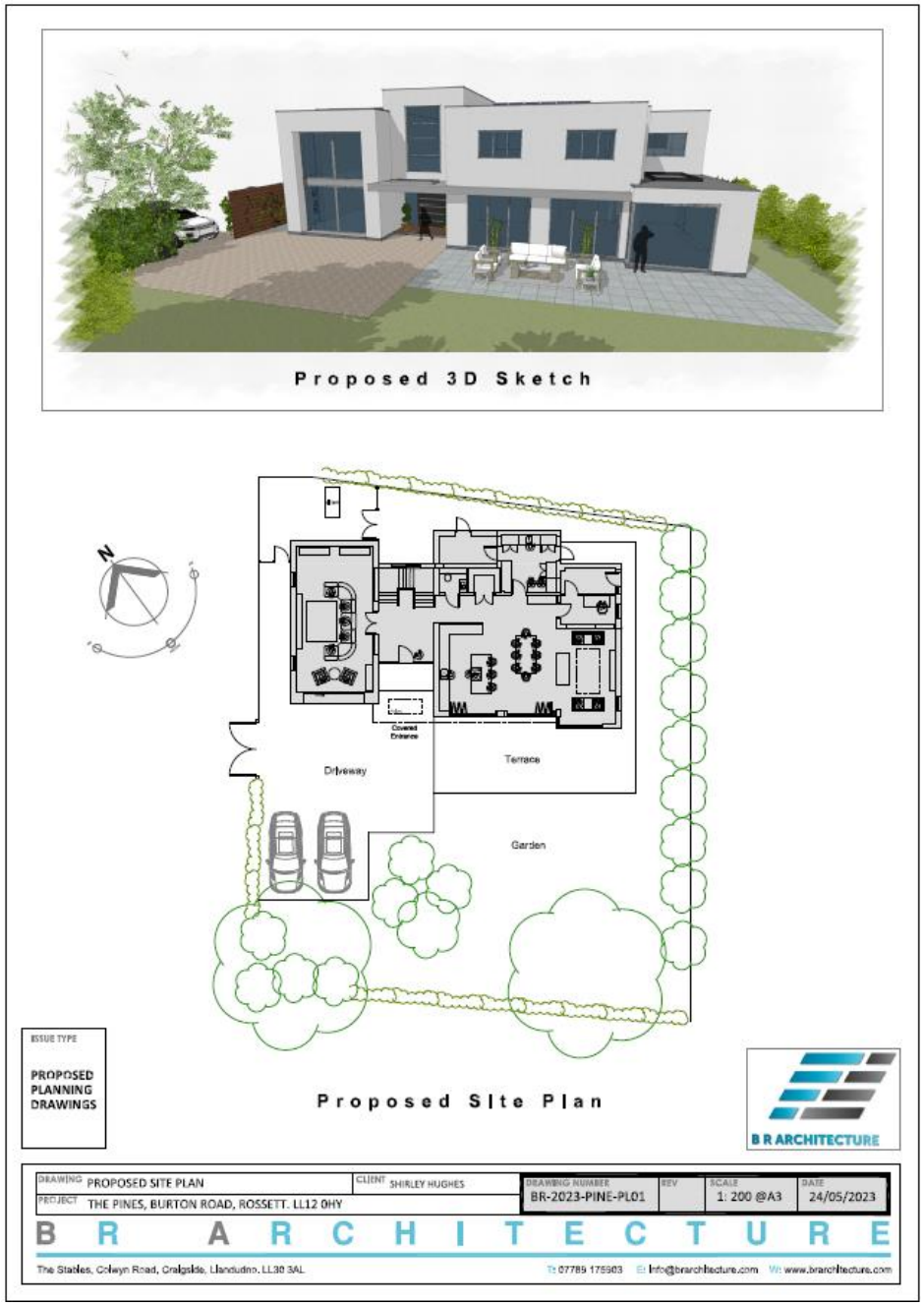
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Natural Environment and Rural Communities (NERC) Act 2006. Available at http://www.legislation.gov.uk/ukpga/2006/16/contents (Accessed 20th March 2023).

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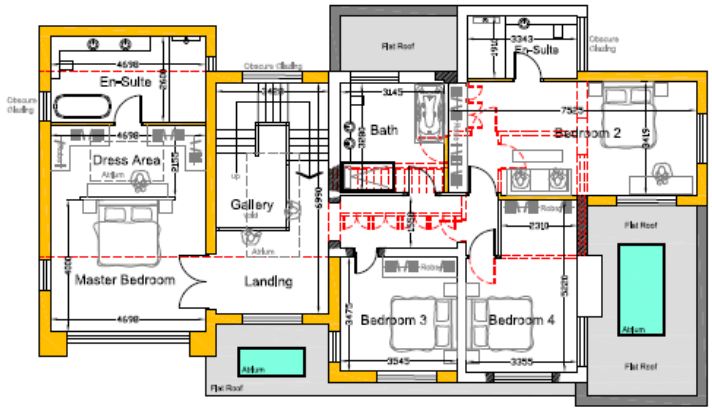
Appendix I: **Development Plans**



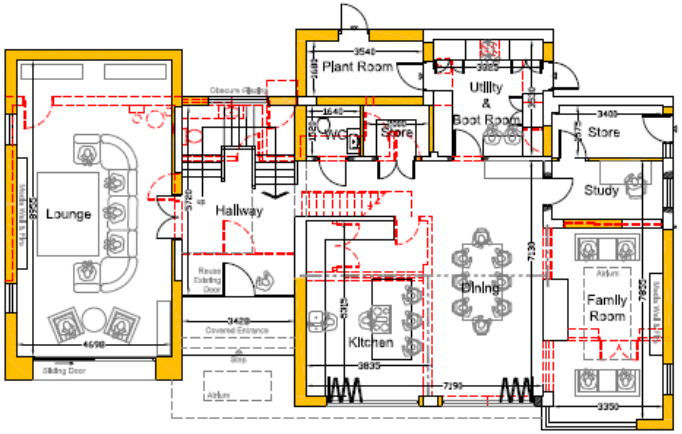
Total Areas of Extensions = 166m sq.

Scale = 1:100

0m 2m 4m 6m 8m 10m



Proposed First Floor Plan



Proposed Ground Floor Plan

PROPOSED
PLANNING
DRAWINGS

B R ARCHITECTURE

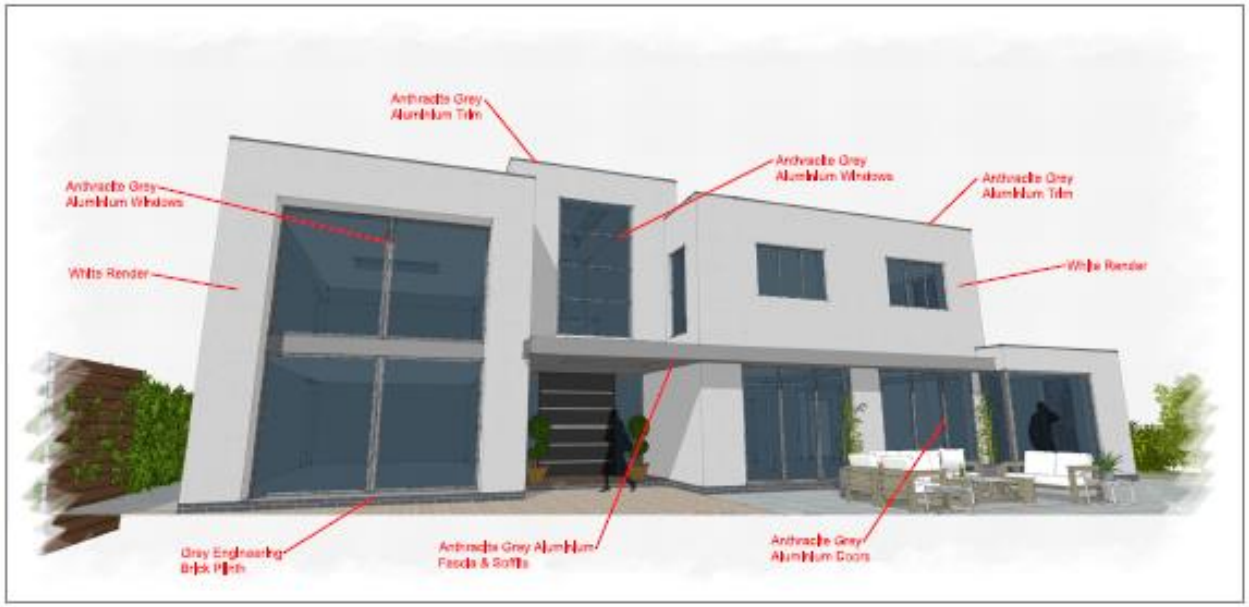
DRAWING	PROPOSED FLOOR PLANS	CLIENT	SHIRLEY HUGHES	DRAWING NUMBER	REV	SCALE	DATE
PROJECT	THE PINES, BURTON ROAD, ROSSETT. LL12 0HY			BR-2023-PINE-PL03		1: 100 @A3	24/05/2023

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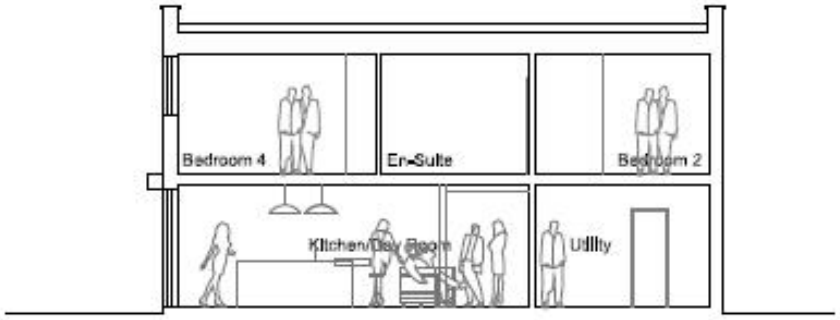
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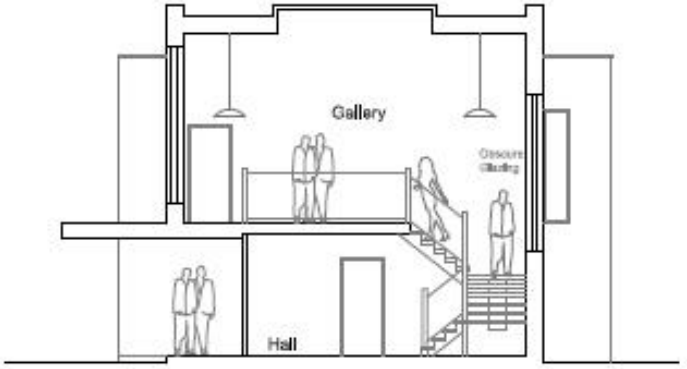
0m 2m 4m 6m 8m 10m



Proposed 3D Sketch



Proposed Section 1



Proposed Section 2

ISSUE TYPE

PROPOSED PLANNING DRAWINGS

DRAWING: PROPOSED SECTIONS	CLIENT: SHIRLEY HUGHES	DRAWING NUMBER: BR-2023-PINE-PL04	REV:	SCALE: 1: 100 @A3	DATE: 24/05/2023
PROJECT: THE PINES, BURTON ROAD, ROSSETT, LL12 0HY					

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Scale - 1:100

0m 2m 4m 6m 8m 10m



Proposed 3D Sketch



Proposed Front Elevation

ISSUE TYPE		DRAWING	PROPOSED ELEVATIONS	CLIENT	SHIRLEY HUGHES	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED PLANNING DRAWINGS		PROJECT	THE PINES, BURTON ROAD, ROSSETT. LL12 0HY			BR-2023-PINE-PL05		1: 100 @A3	24/05/2023

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Scale - 1:100
0m
2m
4m
6m
8m
10m
Obscure Glazing
Proposed Front Elevation
Proposed Side Elevation
Obscure Glazing
Obscure Glazing
Proposed Rear Elevation
Obscure Glazing
Proposed Side Elevation
ISSUE TYPE
PROPOSED PLANNING DRAWINGS
DRAWING PROPOSED ELEVATIONS
CLIENT SHIRLEY HUGHES
PROJECT THE PINES, BURTON ROAD, ROSSETT. LL12 0HY
DRAWING NUMBER BR-2023-PINE-PL06
REV
SCALE 1: 100 @A3
DATE 24/05/2023
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B R ARCHITECTURE

Appendix II: **Planning Policy and Species Legislation Summary**

1. Planning Policy

1.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Section 6.4 relates to biodiversity and ecological networks.

1.2. Paragraph 6.4.3 states:

'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and secure enhancement.'

1.3. Paragraph 6.4.11 states:

'Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'