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Hafryn
Old Road
Bwlchgwyn
Wrexham
LL11 5UH

Net Biodiversity Benefit Statement

Daytun Unit

VERSION 2

Draft

13 January 2025

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1. Background

BiOME Consulting Ltd was commissioned by Daytun Unit in November 2024 to undertake an ecology survey and assessment in relation to the construction of a new storage barn (*'the site'*) and associated access at Hafryn, Old Road, Bwlchgwyn, Wrexham, LL11 5UH.

After seeking pre-application advice from Wrexham County Borough Council (ref: ENQ/2024/0048), the following advice was received:

Net Biodiversity Benefit (NBB)
In accordance with paragraph 6.4.5 of Planning Policy Wales 12, all developments are required to demonstrate that provision has been made for net biodiversity benefit (NBB) i.e. a better outcome than if the site was left undeveloped. It is therefore advisable to provide details about what measures are proposed to ensure NBB.

Green Infrastructure Statement
In accordance with Planning Policy Wales (Chapter 6), all applications are now required to provide a statement in relation to Green Infrastructure (paragraph 6.2.12). This can be a short and simple submission and should include a brief statement about green infrastructure that currently exists at the property, such as whether there are grassed areas and trees within the residential curtilage and whether these will be retained or enhanced through additional planting. It should also provide details as to whether the proposal will affect any trees or grassed areas within or nearby the site, what this impact may be and how these impacts can be overcome. If the required visibility splay for the proposed access will involve the removal of existing trees and hedges, this will need to be sufficiently justified and suitable mitigated against. For completeness, reference can also be made to the NBB that is being provided. In this instance, the statement will be very short, since the works proposed, only affect the building.

This report has been produced to satisfy the above requirements.

1.1. Site Description

The site currently forms part of a larger pastural field, situated the west of to a dwelling (Hafryn), and is used for grazing and light storage.

The B5430 is present adjacent to the southern boundary, separated from the site by a defunct hedgerow and stockproof fence.

Photograph 1. Hafryn Development Site

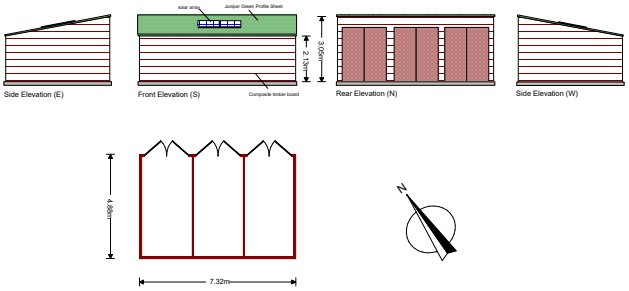


Photograph 2. Drone image (16 December 2024) of the site

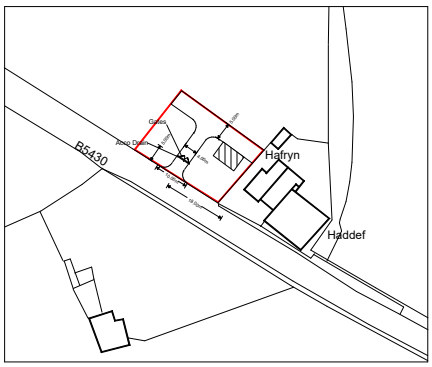


1.2. Development Plans

Details of the proposed development are provided within the below plans.



Barn Plans
Erection of Storage Barn for Agricultural Purposes and Extension to Garden Curtilage to Provide Replacement Vehicular Access to Serve the Barn and Dwelling
Hafryn, Old Road,
Bwlchgwyn, Wrexham, LL11 5UH.
Scale 1 to 100
Date November 2024
2446-01 Barn Plans 1 to 100 A3







Site Plan - 325215, 352975.
Erection of Storage Barn for Agricultural Purposes
and Extension to Garden Curtilage to Provide Replacement
Vehicular Access to Serve the Barn and Dwelling
Hafryn, Old Road,
Bwlchgwyn, Wrexham, LL11 5UH.
Scale 1 to 500
Date November 2024
2446-01 Site Plan 1 to 500 A2

2. Methods

A site survey was completed by an experienced ecologist (Martyn Owen MCIEEM) on 16 December 2024 in good weather conditions (overcast/dry). Prior to the completion of the survey, aerial imagery was reviewed[1] to provide an indication of habitat types present in the area.

The purpose of this survey was to assess the types and quality of the habitats present within the site and to identify appropriate measures to enhance biodiversity within the site post-development.

1 Google Maps [online] available at: https://www.google.co.uk/maps (accessed 16 December 2024)

3. Ecological Baseline

The site comprised modified grassland, predominately used (and heavily impacted) by chickens, occasional Ribwort Plantain *Plantago lanceolata* and Creeping Buttercup *Ranunculus repens* were present along with common grass species.

Along the B5430 an earth and stone embankment was present (separated from the site with stockproof fencing) along with two Hawthorn *Crataegus monogyna* and one Ash *Fraxinus excelsior,* which were all in poor condition. Bramble scrub dominated along this road verge.

4. Net Biodiversity Benefit Statement

The following enhancement measures are included within the strategy, and elaborated upon within this report:

- Wildflower meadow area.
- Tree planting
- Hedge planting

In addition to the above habitat creation/enhancement measures, a bird box will also be installed on the new barn.

The locations of the proposed enhancements are illustrated within **Figure 1.** All management will be undertaken by the site owner.

4.1. Wildflower Meadow Area

A wildflower meadow will be created in the grassland areas on site surrounding the new barn, and the western side of the new driveway.

This area is currently modified grassland dominated by common grass species. The area will not be cut during the period May to August (inc.) to promote a species diversity and a varied grassland structure.

Once established, this habitat will attract feeding butterflies and other invertebrates and act as a food-plant for certain species of butterfly.

Management of this area will commence at the start of the project and will be maintained in perpetuity by the site owner.

4.2. Tree Planting

Three native, locally sourced trees will be planted within the newly created grassland to increase the species diversity ecological niches within the site. Trees will be planted with appropriate guards to prevent damage from browsing livestock.

4.3. Hedgerow Creation

New access will be created through the removal of the embankment along the B5430. A new, species rich hedgerow will be planted along the site boundary adjacent to the B5430. This hedgerow will include at least five native, locally sourced species and its length maximised taking into account issues associated with access/visibility.

4.4. Bird Box

A House Sparrow *Passer domesticus* terrace will be installed on the new barn.

This box will be serviced (i.e. checked that they have not been damaged and any old nests etc. removed) each winter.


Gates
Acco Drain
5.00m
4.00m
10.00m
18.00m
Hafr
Made using QGIS Ver. 3.34.13 // Base Drawing Number 2446-01 - Stephen Locke Associates
BiOME
CONSULTING
Legend:
Habitat Enhancements
Wildflower meadow
Wildlife Enhancements
Sparrow Terrace
1SP (Schwegler)
Trees
Hedgerow
Site Boundary
Hafryn, Old Road,
Bwlchgwyn,
Wrexham, LL11 5UH
Figure 1: Net Biodiversity
Benefit Location Plan
1:300 @A3
0 2 4 m
Content: NW
Checked: MO
Drawn: NW
Version: 2.0
Date: 13/01/2025

5. Conclusion

Construction of a new barn and access driveway is proposed. A variety of ecology enhancement measures are to be implemented in the scheme comprising:

- Creation of wildflower meadow.
- Planting of three native trees
- Planting a new species-rich hedgerow
- Erection of bird box.

Following the implementation of these measures it is assessed that the scheme will achieve net biodiversity benefit.