Plas Coch Retail Park, Wrexham, LL11 2AG

Net Benefit for Biodiversity

On Behalf of

Mcdonald's restaurants

Version 2 | May 2025

Document Control

Version	Date	Produced by	Reviewed by	Notes
Version 1	2nd December 2024	Katherine Sturman BSc (Hons) Assistant Ecologist	Sara Curtis MSc, Principle Ecologist, M:CIEEM	
Version 2	8th May 2025	Katherine Sturman BSc (Hons) Ecologist	-	Minor amends, landscape plan updated to 17229-VL-McD_L01 F

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1 Introduction

1.1 Background

Practical Ecology Ltd were commissioned by McDonald's Restaurants Ltd to undertake a Net Benefit for Biodiversity of Plas Coch Retail Park, Wrexham, herein referred to as the 'Site'.

Planning Policy Wales includes a Step-Wise Approach for securing net benefits for biodiversity. The Step-Wise Approach as outlined in Section 6 of Planning Policy Wales[i] to minimise adverse impacts as a result of the Proposed Development. This includes a first priority for planning authorities to avoid damage to biodiversity and ecosystem functioning. The Step-Wise Approach also includes avoiding impacts and proposals in statutory designated sites which also extends to those sites containing protected species and habitat which are irreplaceable.

All new proposals should avoid damage to biodiversity with biodiversity and ecosystems impacts minimised. Where, after measures to minimise impacts, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposals should mitigate the data and must be in place to limit the negative effects of the development. Effective mitigation or restoration measures should be incorporated into the design proposal following earlier steps have been considered. When all the steps above have been exhausted, and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes further on-site /immediately proximate, as a last resort off-site compensation for unavoidable damage must be provided. This must be of significant magnitude to fully compensate for any loss. Each stage of the step-wise approach must be accompanied by a long term management plan of agreed and appropriate avoidance, minimisation, mitigation/restoration and compensation measures alongside the agreed enhancement measures.

The purpose of this report is to demonstrate how the proposed development incorporates ecological features which contribute to a Net Benefit for Biodiversity.
show how the development can mitigate any negative impacts of the development and have a positive benefit for biodiversity which will be in place for the lifetime of the development.

1.2 The Site

The Site is approximately 0.3 ha (central OS grid reference SJ 32568 51336, postcode LL11 2AG) and is located in Plas Coch Retail Park, c.1.25 km north west of Wrexham City Centre. The Site comprises developed land; sealed surface, non-native hedgerows, scattered trees and introduced scrub. Surrounding the Site is sealed surface, in the form of roads surrounding the Site, along with car parks and commercial buildings as an extension of the retail park. A Site boundary (red line) is provided in **Figure 1** overleaf.

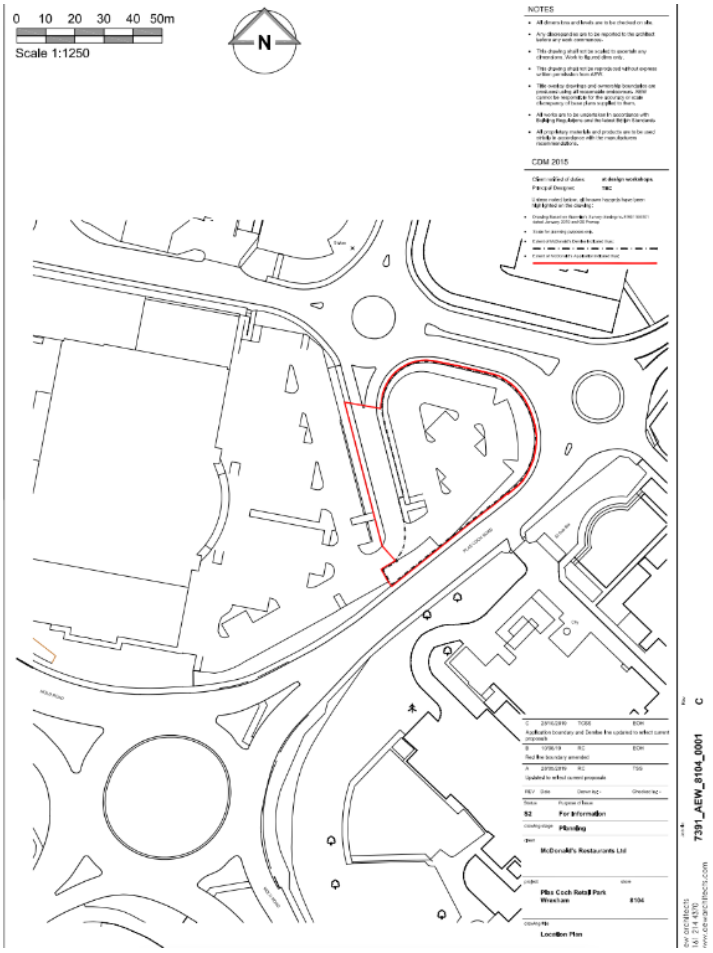


Figure 1: Site Boundary Redline

1.3 Proposed Development

The proposals include clearance of the car park, some scattered trees, non-native hedgerow and introduced scrub onsite for the development of a McDonald's restaurant, drive-thru and associated car parking. Ten trees are to be retained onsite to facilitate the development. A proposed site plan has been included in Appendix 1 (Drawing number:7391_AEW_8104_1004 F)(Planning reference P/2019/0919).

1.4 Net Benefit for Biodiversity

Figure 2 overleaf details the enhancements put forward within the landscape plan for the Site, with **Table 1** detailing each enhancement provided within the landscape plan to mitigate and compensate for the proposed development.

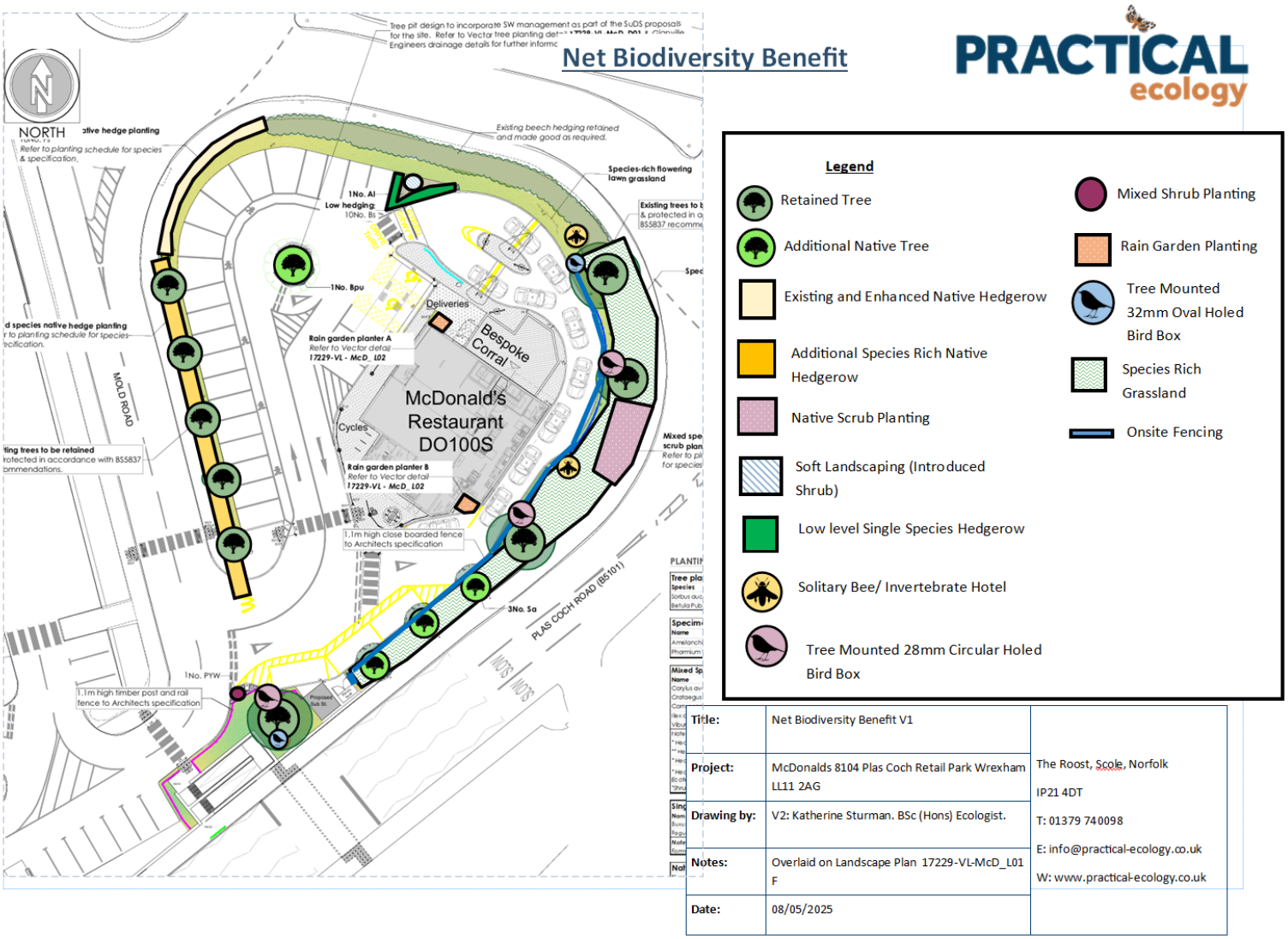
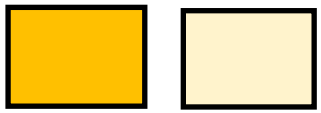


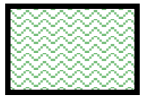
Figure 2: Map of Environmental Enhancements Onsite, Overlaid on Landscape Plan 17229-VL-McD_L01 F

Key			
Feature	**Native Tree**	**Species Rich Native Hedgerow/ Single Species Hedgerow**	**Native Scrub Planting**
Purpose	Planting of native trees to enhance the Site, for wildlife through the provision of refuge, commuting and foraging habitat.	Enhance the Site for wildlife by providing foraging, commuting and nesting opportunities. Hedgerow offers foraging an shelter resources for a wide range of species.	Scrub planting to enhance the Site for wildlife, providing shelter and foraging habitat.
Installation and Maintenance Detail All Installation and maintenance is to be undertaken by the land owner or management company for the Site. All planting and ecological features should be installed as per the manufacturer's instructions	Square holes to promote root growth, a suitable root feed on planting, and regular watering for the first two years until established. Regular watering for the first two years until established. Mulching annually, using tree guards and stakes. Maintenance to avoid nesting bird season (March to October inclusive).	Whip planting using 'slot method', can be supported by mulching whip planted hedgerow, a suitable feed on planting, and regular watering until established should all be undertaken. Removal of tree guards once hedge is established. Mulching annually, using tree guards and stakes. Maintenance to avoid nesting bird season (March to October inclusive). Same method applies for enhancing the single species hedgerow by filling any gaps with whip planting.	Regular watering until established and ongoing maintenance in line with the planting schedule. Maintenance to avoid nesting bird season (March to October inclusive). Refer to separate planting schedule label on each species.

Example Specification	Species recommended in line with 2015 Tree Guidance[ii] are: Downy birch (*Betula pubescens*) ,Silver birch (*Betula pendula*), wild cherry (*Prunus avium*) , small leaved lime (*Tilia cordata*), Pedunculate oak (*Quercus robur*) , sessile oak (*Quercus petraea*), rowan (*Sorbus aucuparia*) and sycamore (*Acer pseudoplatanus*)	Dominant species around 80% of the hedgerow should be hawthorn (*Crataegus monogyna*) and other species comprising; hazel (*Corylus avellana*), holly (*ilex aquifolium*), blackthorn (*Prunus spinosa*), guelder rose (*Viburnum opulus*). Single species hedgerow is beech (*Fagus sylvatica*).	Common hazel (Corylus avellana), common hawthorn (*Crataegus monogyna*), and common holly (*Ilex aquifolium*), and Guelder-rose (*Viburnum opulus*).
Example Images	 	 	

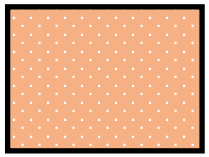
Key			
Feature	**Soft Landscaping (Introduced Shrub)**	**Low level Single Species Hedgerow**	**Solitary Bee/ Invertebrate Hotel**
Purpose	Soft landscaping to provide a range of resources for wildlife and pollinating invertebrates including native and non-native ornamental planting.	Enhance the Site for wildlife by providing foraging and commuting opportunities. Hedgerow offers foraging an shelter resources for a wide range of species.	Enhancing the Site for invertebrates by providing shelter and nesting sites for solitary bees, such as mason bees and a wide range of other invertebrate species.

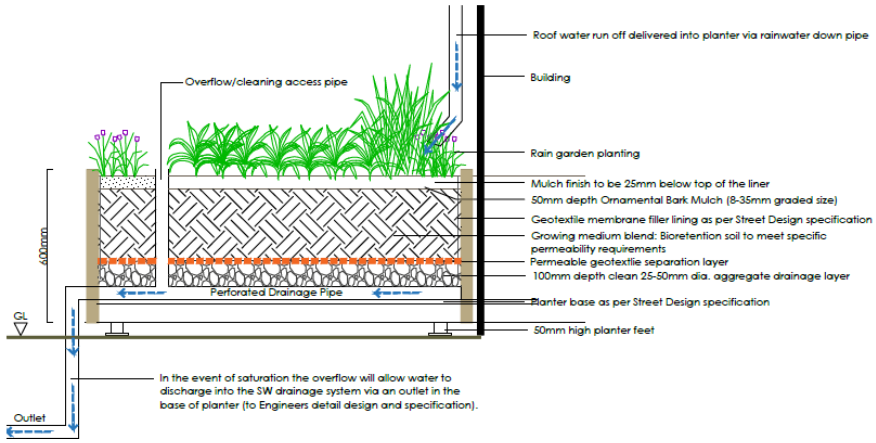
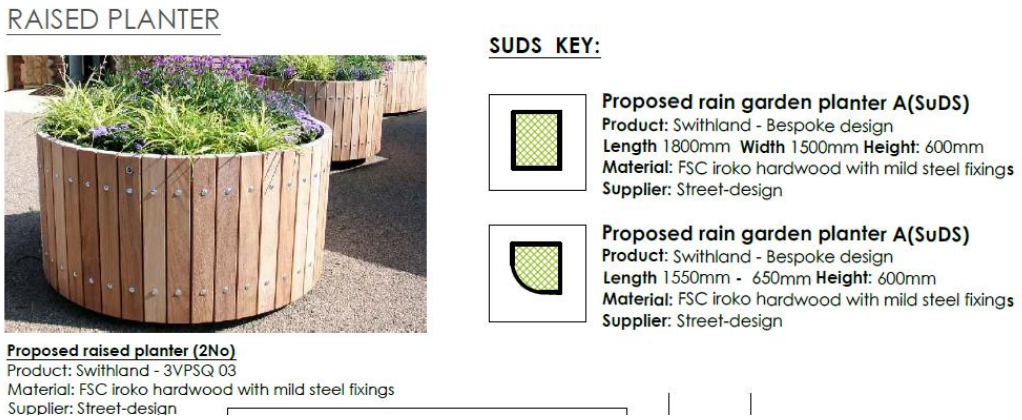
Installation and Maintenance Detail All Installation and maintenance is to be undertaken by the land owner or management company for the Site. All planting and ecological features should be installed as per the manufacturer's instructions	Planting to be as specified planting schedule. Suitable feed and regular watering until established. Regular weeding to ensure plants establish. Maintenance to avoid nesting bird season (March to October inclusive).	Slot hole method used, a suitable feed on planting, and regular watering until established should all be undertaken. Refer to separate individual species specific planting schedules. Maintenance to avoid nesting bird season (bird nesting season is typically March to October inclusive).	Bee / invertebrate hotels should be placed in a warm, sunny spot, south facing., ensuring no vegetation is obstructing them. They can be pole mounted or fixed to wall/fence. To be installed tilting slightly forward to allow water to drain out. Annual inspection to sure the hotels are secure and replaced if damaged, replace any canes and clear any vegetation in front of the box.
Example Specification	Snowy mespilus (*Amelanchier lamarckii*) and flax lily 'Yellow Wave' (*Phormium*)	Common box (*Buxus sempervirens*)	https://www.wildcare.co.uk/insect-block.html https://www.wildcare.co.uk/elegance-insect-hotel-10301.html https://www.nhbs.com/national-trust-apex-insect-house
Example Images			

Key		

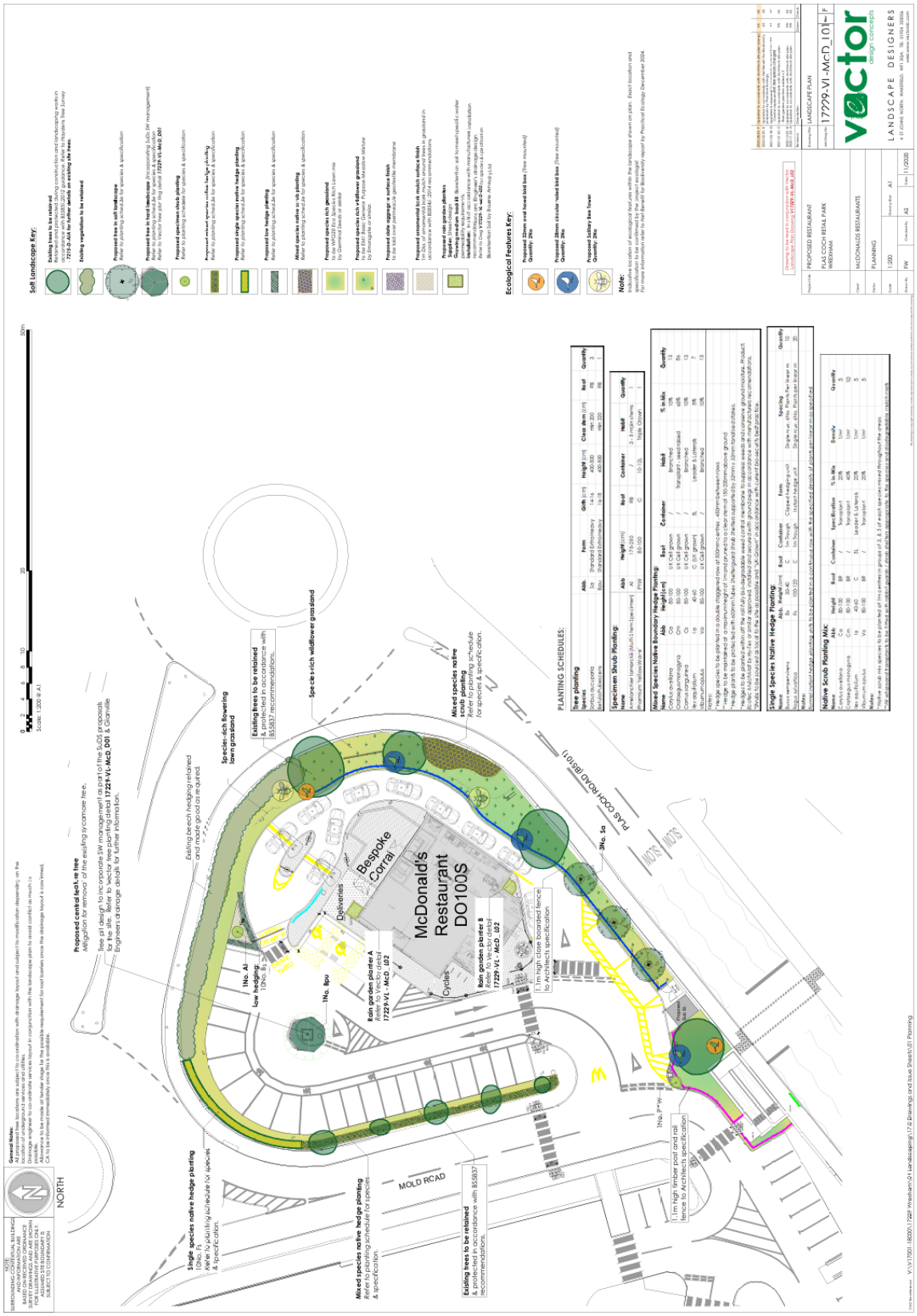
Feature	Tree Mounted 28mm Circular Holed Bird Box/ Tree Mounted 32mm Oval Holed Bird Box	Species-rich Grassland
Purpose	Enhancing the Site by providing nesting habitat for passerine species with the 28 mm circular hole-fronted providing nesting opportunities for species, such as blue tit (*Cyanistes caeruleus*), coal tit (*Periparus ater*), and great tit (*Parus major*), the 32 mm circular hole-fronted providing nesting opportunities for species, such as great tit (*Cyanistes caeruleus*), and robin (*Erithacus rubecula*).	Species-rich meadow and amenity grassland planting to provide a range of resources for wildlife and pollinating invertebrates.
Installation and Maintenance Detail All Installation and maintenance is to be undertaken by the land owner or management company for the Site. All planting and ecological features should be installed as per the manufacturer's instructions.	One 28mm circular hole fronted nest box to be mounted on retained trees, at least 2—4 m, north through to southeast facing, and with a clear line of flight. One 32mm oval hole fronted nest box to be mounted on retained trees. They should be at least 3—5 m, north through to southeast facing, and away from doors and windows, and with a clear line of flight. Annual inspection of box to ensure it is clean and secure, carried out between October-February, outside of the nesting season.	Sow in mid-Spring or early Autumn. Cultivate the soil, fork over to loosen it and remove weeds or large stones. Leave the soil to settle for four to six weeks. Mix seeds with dry sand to scatter 10g per sq m. Firm down the seeds. Water seedlings. Mow once in April and August. If possible areas of grassland should have reduced mowing, a maximum of twice per year (early March and mid-late August) with all arising removed to reduce fertility and provide improved conditions for wild flowers. This will allow a differing sward height across the grassland, creating more diverse microclimates to form.
Example Specification	Woodstone Seville 28mm Nest Box or suitable alternative. Schwegler 1B Hole Nest Box (32mm) or suitable alternative.	Emorsgate EM1 Basic General Purpose Meadow Mixture for the Species-rich meadow grass.

Example Images	 	

Key	
Feature	**Rain Garden Planters**
Purpose	Rain garden planters allow management of rainwater runoff from rooftops, allowing water storage to be maximised and provide growing conditions for a wide range of plant species, including pollinator friendly species.

Installation and Maintenance Detail All Installation and maintenance is to be undertaken by the land owner or management company for the Site. All planting and ecological features should be installed as per the manufacturer's instructions.	Installation details and specifications from Rain Garden Planter Plan (17299-VL-McD-L02-)[iii] 
Example Specification and Suggested Species List	<u>Suggested species include:</u> Bugle (*Ajuga reptans), hemp* agrimony *(Eupatorium cannabinum),* bellflower *(Campanula glomerata),* Pendulous sedge (*Carex pendula*), male fern (*Dryopteris felix-mas*), broad buckler fern (*Dryopteris dilatata*) and black-eyed susan (*Rudbeckia birta*)[iv] 

Appendix 1: Proposed Site Plan



References

[i] https://www.gov.wales/addressing-nature-emergency-through-planning-system-update-chapter-6-planning-policy-wales
[ii] https://naturalresources.wales/media/2994/guidance-on-selecting-tree-species-english.pdf
[iii] Rain Garden Planter Plan. Vector design concepts. January 2021. 17299-VL-McD-L02.
[iv] https://www.eastofedenplants.co.uk/rain-garden