

**Application to discharge planning conditions 3, 4, 7 and 8 for the
erection of a replacement dwelling approved under planning
reference WOR P/2023/0204**

at

Caelica Farm
Sarn
Malpas
Wrexham
SY14 7LW

Planning Reference - P/2023/0204

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With reference to the Landscaping Plan.



1. Introduction

Planning Permission has been granted for the replacement of the existing Bungalow with a red brick house at Caelica Farm. The replacement dwelling scheme is because the existing bungalow does not meet modern standards of living with no insulation or central heating system and there are severe damp issues. The approved house will be highly insulated with an air source heat pump for heating and solar panels for electricity to reduce its overall environmental impact and energy requirement in the future. The planning decision dated the 12th September 2023 contains a number of conditions relating to the Net Biodiversity Benefit, the Landscaping Scheme, the solar panels and external materials of the approved house. This document will address the conditions with the proposal for the net biodiversity benefit to be incorporated into the landscaping scheme of the property. This is accompanied by the Landscaping Plan. In addition the external materials for the property will be detailed with the intention of creating a high quality house which is sympathetic to the location.

2. Net Biodiversity Benefit Condition

The following planning condition was attached to the approval for the replacement of the dilapidated bungalow with a brick house.

3. *No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first beneficial occupation of the replacement dwelling hereby permitted and shall be retained thereafter for as long as the development remains in existence.*

With the reason being:

To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).

Planning Policy Wales (Edition 11) Paragraph 6.4.5 states the following

Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:

- *diversity between and within ecosystems;*
- *the connections between and within ecosystems;*
- *the scale of ecosystems;*
- *the condition of ecosystems including their structure and functioning; and*
- *the adaptability of ecosystems.*

3. Landscaping Planning Conditions

The following planning conditions were attached to the approval and relate to landscaping:

4. *No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.*

5. *The landscaping scheme submitted and approved in connection with condition No. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.*

6. *The landscaping scheme as carried out in connection with condition No. 5 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously*

diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

With the reason being:

To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Policy GDP1 states that all new development should:-

- a) *Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*
- b) *Take account of personal and community safety and security in the design and layout of development and public / private spaces.*
- c) *Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.*
- d) *Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.*
- e) *Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.*
- f) *Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.*
- f) *Secure public services (e.g. gas, water, electricity) to development at minimum public cost.*
- g) *Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.*
- h) *Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.*
- i) *Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.*
- j) *Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.*

Policy PS2 states the following

Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

4. Site Description

The site extends to 0.25 acres which houses a prefabricated bungalow, there is a concrete driveway to the front, a concrete courtyard to the western side and surrounding lawned gardens. The lawn is bordered by trees and shrubs to the north and eastern boundaries. The site adjoins the highway on the eastern boundary, with the drive to the property called The Riddings to the south beyond the brick wall. The barn conversions called The Riddings and The Hayloft are positioned to the west with a brick boundary wall and the drive to The Hayloft is positioned to the north beyond the timber panelled fence.

The following photos show the existing boundary features:



Northern boundary



Northern boundary



Eastern Boundary Hedge



Southern Boundary



Western Boundary



Western Boundary

5. Proposed Enhancement Measures & Landscaping Scheme

Planting

The plan is to retain and manage the mature hedgerow alongside the eastern boundary of the property. Hedgerows support a wide variety of plants and animals, providing year round shelter and food supply for wildlife including pollinators, birds and small mammals. A lack of management, or the wrong kind of management, can lead to the loss of much of a hedges value for wildlife. The management will involve trimming the hedge between September and March outside of the nesting season because this has not been undertaken for a number of years on the site. This will encourage healthy and dense growth of the hedge. Thereafter the hedge will be trimmed on a 2 year rotation to allow the hedge to blossom as much as possible. Any gaps in the existing hedge will be planted with native species including hawthorn, dog rose, and hazel.

The group of trees in the northern end of the garden will be enhanced to create a small orchard with both cooking apple and dessert apple trees and a cherry tree. The brambles will be cleared to allow the trees to grow and mature. The fruit will provide an excellent food source for insects including butterflies and the blossom will be utilised by pollinators.

Areas of the garden will be planted with a wildflower meadow seed mix suitable for the clay soils which will supply an additional food supply for the birds and pollinators.

The garden will be bordered by flower beds which will be planted with a mix of plants and shrubs including lavender, rose bushes, tulips, daisies, and hydrangeas which are suitable for the clay soils. Wisteria will be planted on either side of the front door to benefit from the south facing elevation and break up the brick work.

Most importantly the lawn covering most of the garden will be maintained and reinstated where necessary after the building works are complete. Under no circumstances will a synthetic lawn be installed in the garden.

Landscaping

With reference to the Landscaping Plan, the driveway at the southern side of the property will be laid with gravel which is a permeable surface. The brick boundary wall in the south eastern corner of the property will be replaced because it is in a poor condition and it will be constructed in the same brick as the house and garage. There will be a timber gateway off the existing concrete drive to the Riddings.

There will be a courtyard area to the western side of the house between the garage and boundary wall. This will be laid with gravel with planters being installed along the existing boundary brick wall with plant species that grow in shaded conditions.

The southern elevation of the property will be laid with a stone patio at a level flush with the ground floor level of the house. The patio will extend 2m from the southern elevation. The remainder of the perimeter of the house will be surrounded by gravel as it is a permeable surface.

Bird Boxes

The following Wildlife boxes will be attached to the garage or installed on the mature trees. The table details the type and number of bird boxes which will be installed on the site and they are supplied by the RSPB:



2 x Apex Nest boxes which are suitable for a wide range of garden birds. Box dimensions - 150 x 155 x 278mm, Roof dimensions- 223 x 164mm and Entry hole - 32mm



3x roosting pockets which can provide a safe, cosy place for small birds to shelter from the weather and predators. They are handmade from mixed natural materials.



1 x Lodge Nest Box which is suitable for a variety of garden birds including blue tits, great tits and house sparrows. With a 32mm entry hole and the dimensions 25.5 x 29 x 16.5cm.



1 x Lodge Nest Box with an open front which are suitable for a variety of garden birds including robins, wrens or pied wagtails. They measure 25.5 x 29 x 16.5cm.

6. External Materials Planning Condition

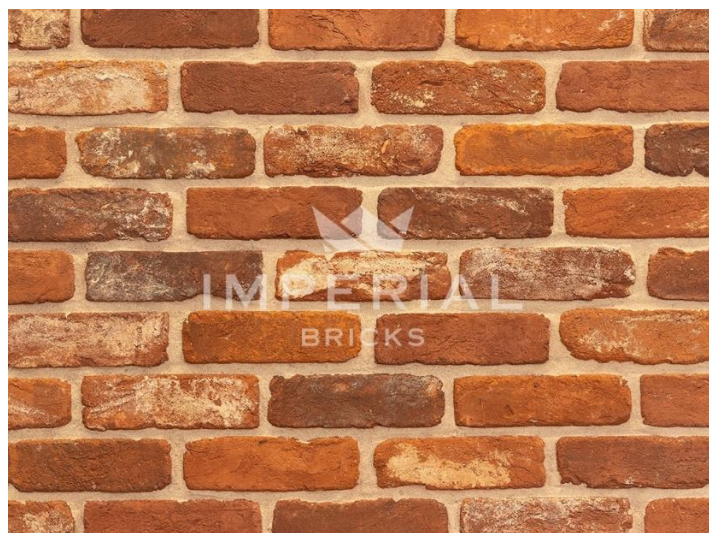
The following planning conditions were attached to the approval and relate to external materials of the new house:

7. *Prior to their first use on the development, samples of all external facing and roofing materials (to include windows and doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.*

8. *Prior to their first installation on the building, further details (scaled plans and/or brochure details of the solar PV panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be flush fitting with the surrounding roof plane. The development shall be carried out only in strict accordance with the details as approved.*

Bricks

The approved brick house replaces an old traditional brick farmhouse, we have therefore chosen to use the Imperial Tumbled Regency Multi Brick which is a rustic red and orange handmade brick with soft edges and an aged weathered finish to replicate genuine reclaims. This has been chosen to blend in with the bricks used in the local area. The brick dimensions are 215x102.5x65 and are pictured below:



Slates

Reclaimed Welsh slates will be used to match those used on the original farmhouse and the neighbouring barn conversions they are locally sourced, and a sample is pictured below:



Windows and doors

The windows and doors will be Upvc double glazed with an agate grey colour such as those pictured below:



Solar Panels

The GSE in-roof solar panels have been chosen for their efficiency and light weight design. Whilst we wanted to use solar slates the costs are too high and they are not as efficient as solar panels. We can confirm that the solar panels will be flush fitting with the surrounding roof plane. The brochure is attached, and it is intended that 5kW of panels will be installed on the roof of the house. The panels are reliable and resistant, they have been designed to offer the same resistance and longevity as normal roof coverings. The panels are resistance to fire, they ensure complete watertightness of the PV system and the roof and they offer optimal ventilation. The following picture is an example of the in-roof solar panels on a slate roof.



7. Conclusion

The replacement brick house will result in a more environmentally friendly dwelling than the existing bungalow. Particularly due to the high specification of the approved dwelling which will have an air source heat pump and solar panels along with high levels of insulation. In addition the proposed landscaping scheme will result in a more species rich garden with areas of wildflower meadow, and flower beds. The hedgerow and trees will be bought into active management with a small orchard area. This will create a much more diverse year-round food source for mammals and insects. There will also be an array of bird boxes and shelters to house the mammals on the property. It is therefore concluded that the proposed scheme will result in a net biodiversity benefit.