

Net Biodiversity Benefit Plan

Date: 10/10/2024

Planning Authority: Wrexham County Borough Council

Planning Ref: P/2023/0802

Development Site:-

Land Adjacent to Church View

School Lane

Bronington

Whitchurch

SY13 3HN

The Principle Contractor:-

R.G.M. Construction

Tilstock Lodge

Tilstock Lane,

Tilstock

Whitchurch,

Shropshire SY13 3JW

The Author:-

Paul Howell (RGM Architectural Services)

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The Site

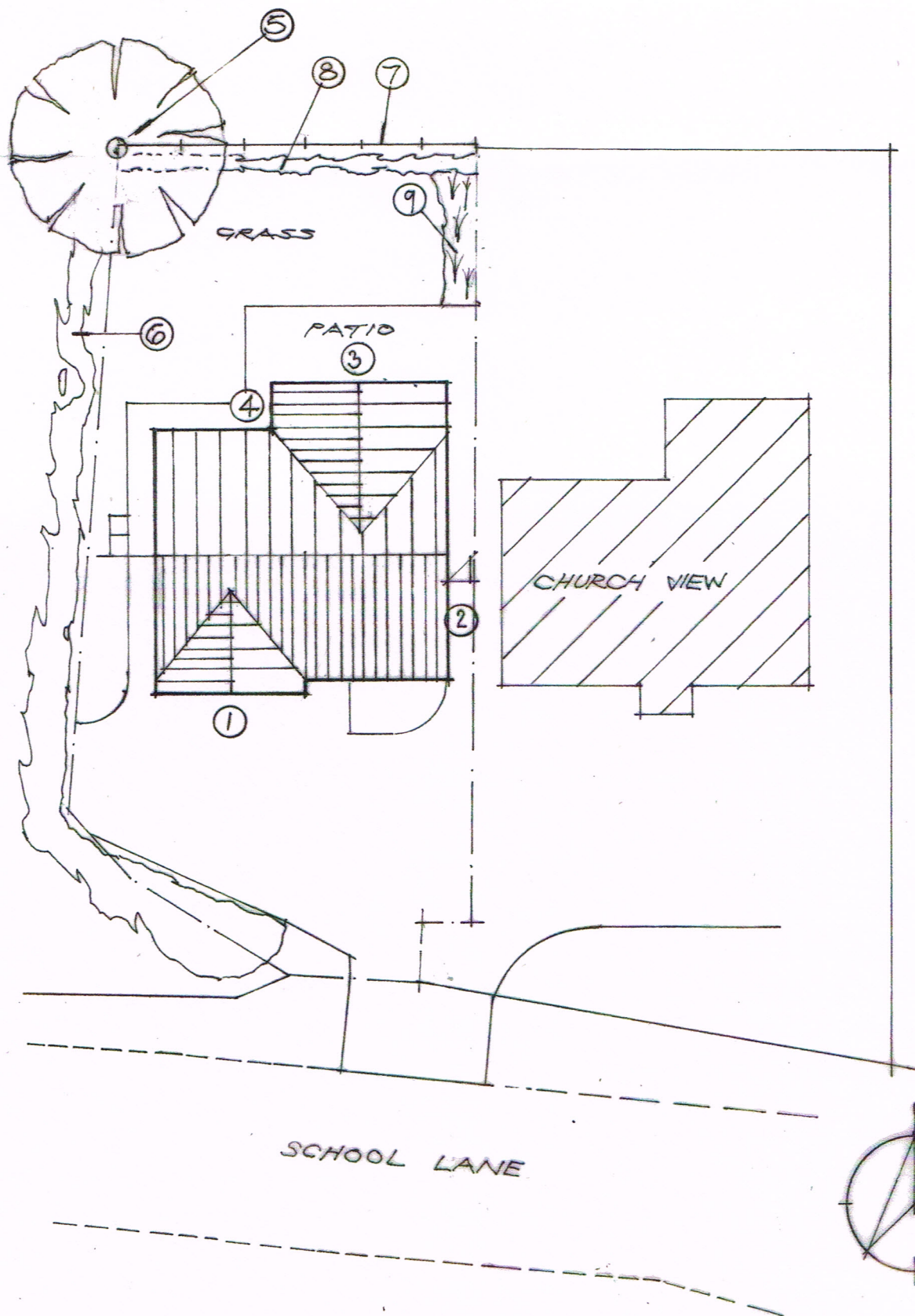
This very small site (approx. 0.035ha) is located to the north of Bronington, it is set in a mainly rural environment with open' agricultural fields to the North and West boundaries (Site of the Old School House), housing to the south opposite (School Road) and to the east (Chawton).

The proposal is for a 3 bed detached bungalow, adjacent too and in close proximity to Church View, a comparatively modern existing bungalow.

The site comprises approximately 320M2, of gravelled hard standing and disturbed ground adjacent to a comparatively recently constructed bungalow The plot has fences on three boundaries 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. No evidence of badger activity was seen within 30m of the site. There are no ponds within 250m, although there are known to be great crested newts in the area. The terrestrial habitat on site is of low value for newts, with no hibernacula

Key to Net Biodiversity Plan

- 1) Integral Bat Box. Ibstock Bricks Ltd to be positioned on the south gable end of the south extension, as high as possible under ridge/barge boards. Alternatively a Woodcrete Beaumaris Midi bat box can be installed at a similar position.
- 2) External down lighter orientated towards the ground and in a southerly direction, controlled by PIR, set on a short timer. There will be no direct illumination of any enhancement features erected for bats.
- 3) Swift Bird Box, Ibstock Bricks Ltd to be fitted to the north gable end of rear extension as high as possible under ridge/barge boards.
- 4) A Cedarwood Sparrow Terrace is to be fitted under the eaves and to the west side of the rear north extension.
- 5) To the beech tree (Be 6 C) to the rear, north west corner of the site, provide and fix 1 no.26/32mm hole bird nest box (e.g. Schwegler 1b) installed at a height of between 3-4M above ground set in a north or north easterly direction. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.
- 6) Existing overgrown, mature native hedgerow to the west boundary to be retained, in combination with existing wooden post and rail fence. Gaps to existing western boundary hedge to be planted up using native species of local provenance i.e Beech, Blackthorn, Cotoneaster, Sycamore and Hawthorn. The hedgerow has become leggy and is sparse around the lower stem due to lack of maintenance Recommendation to lay the hedge to improve lower hedge density and strengthen this boundary by promoting re-growth of the hedge from ground level. Thereby promoting bird and wildlife.
- 7) To the north boundary: remove existing chain link fencing. Cart away. Provide and fix new timber post and rail boundary fence similar to the west boundary.
- 8) Plant new Green Privet hedge in accordance with professional recommendations, to the full width of the north boundary. Providing new bird nesting and shelter to the site, its flowers will also provide pollen and nectar for insects when it is in flower in summer.
- 9) The east boundary comprises an existing vertically boarded timber fence approx. 1500 high. To the proposal side of the fence provide and plant an area of wild flowers. (Suggest: Wild Flower Habitat Seed Mixes | 100% UK Native Wildflower Seed - Landlife Wildflower or Mixtures | Emorsgate Seeds – (01553) 829 028 (wildseed.co.uk) Bee Bombs) immediately adjacent to and alongside the fencing, this will attract bees and other pollinating insects.



NET BIO-DIVERSITY GAIN PLAN.

LAND ADJACENT TO:-

CHURCH VIEW

SCHOOL LANE

BRONINGTON

S/13 3HN

OCT. '2024
SCALE 1:200

The Boundaries:-



To the south is the access drive to the site leading from School Lane



To the west are mainly trees, hedgerow combined with timber post and rail fencing.



To the north is an existing chain link fence that is to be removed during construction phase.



To the east is 1500 high vertically boarded timber fencing. This forms the boundary between Church View and the proposal.

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