



Client – Kevin Chan

Site – Bryn Awel

Reference – 20240028

Location – Gwynfryn, Wrexham

Central Grid Reference – SJ 25745 52533

Date – 28th March 2024

Biodiversity Statement

Author: Steven Whitcher, MCIEEM

Revision: 1

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1. Introduction

1.1. Planning permission has been passed for the a 'two storey side and front extension' at Bryn Awel in Gwynfryn, reference MIN P/2024/0049.

1.2. Condition 3 of the planning permission states:

'No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.'

1.3. This document outlines the biodiversity enhancements that will be implemented on the site.

2. Biodiversity Enhancements - Building

2.1. The proposed development is the construction of new extensions to the front and rear of the existing building, as shown in Figure 1.



Figure 1: Proposed development plans.

2.2. A Preliminary Roost Assessment of the building carried out by Gritstone Ecology during January 2024, in support of the planning application, assessed the existing building to provide negligible opportunities for roosting bats.

2.3. During the development a single bat brick, 'Habibat 001 Bespoke Stone Facing', as shown in Figure 2, or equivalent, will be installed in the stonework on the southern gable end of the building in the location shown in Figure 4.

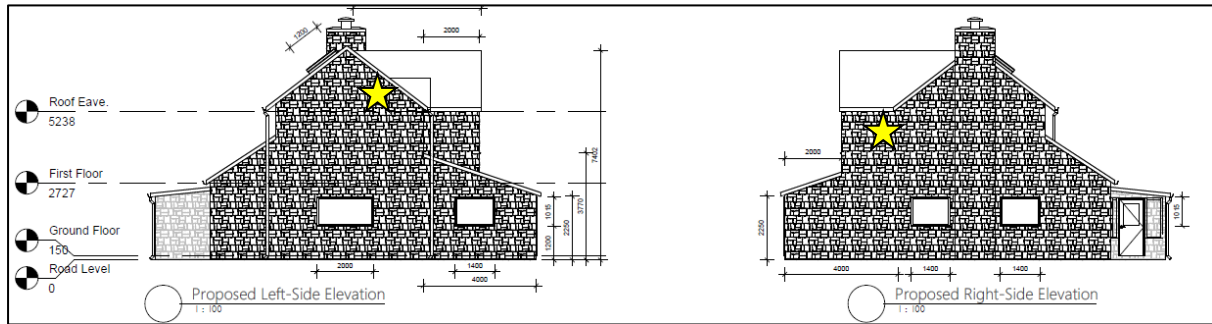
2.4. A single bird box, 'Habibat Terraced Sparrow 003', as shown in Figure 3, or equivalent, will be installed in the stonework on the northern gable end of the building in the location shown in Figure 4.



Figure 2: Habibat 001.



Figure 3: Habibat Terraced Sparrow 003.



2.5. The integrated bat and bird boxes will create opportunities for bats and birds in the building but will not require long term maintenance.

2.6. No external lighting will be erected around the southern gable end of the building retaining a dark corridor around the bat box installed in that elevation.

3. Biodiversity Enhancements - General

3.1. During the development a total of three-hundred and forty native trees will be planted as hedgerow along the southern boundary of the land associate with Bryn Awel.

3.2. The trees, which will include the species listed below, will be planted to create a 45m length of hedgerow along the site boundary.

- Hawthorn (*Crataegus monogyna*) – 100 trees,
- Rowan (*Sorbus aucuparia*) – 50 trees,
- Hazel (*Corylus avellana*) – 100 trees,
- Holly (*Ilex aquifolium*) – 50 trees,
- Dog rose (*Rosa canina*) – 10 trees,
- Crab apple (*Malus sylvestris*) – 10 trees,
- Silver birch (*Betula pendula*) – 10 trees,
- Sweet cherry (*Prunus avium*) – 10 trees.

3.3. The hedgerow will create a screen to the adjacent land, as shown by the yellow line in Figure 5.

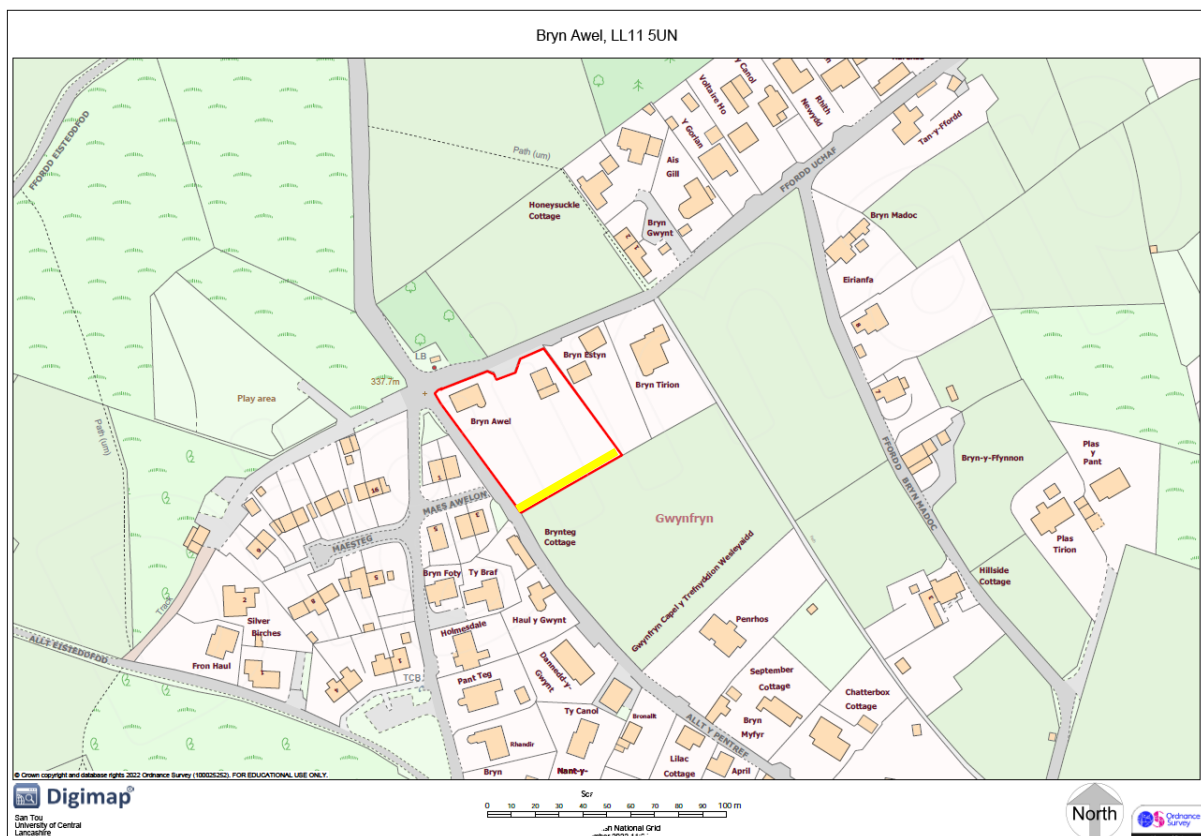


Figure 5: Hedgerow planting location at Bryn Awel.

3.4. The hedgerow will be managed and maintained by the owners of Bryn Awel with any failures within the first two years being replaced like for like. Following this period management will comprise occasional cuts throughout the growing season to maintain a suitable height and width to the hedgerow.

4. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

BRHK (2021). Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals. Pelagic Publishing, Exeter.

Collins, J. (ed.)(2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23: Bats and artificial lighting at night. ILP, Rugby

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

Legislation and Policy.

Conservation of Habitats and Species Regulations 2017. Available at <http://www.legislation.gov.uk/ukxi/2017/1012/contents/made> (Accessed 20th March 2023).

Countryside Rights of Way Act 2000. Available at <http://www.legislation.gov.uk/ukpga/2000/37/contents> (Accessed 20th March 2023).

The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed 20th March 2023).

The Environment (Wales) Act 2016. Available at <https://www.legislation.gov.uk/anaw/2016/3/contents/enacted> (Accessed 26th February 2024)

Planning Policy Wales, Edition 12. Available at https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf (Accessed 24th February 2024)

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

The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed 20th March 2023).

Appendix I: **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.’

2. Legislation Summary

Species	Legislation	Offences include
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or ○ Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: *‘It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.’*