



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

Project name: Bryn Hall, Knolton Bryn, Overton, Wrexham, LL13 0LF

Document title: Net Benefit for Biodiversity Plan

Planning reference: P/2023/0216

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1 Background information

Planning consent has been granted for the erection of a new warehouse building at Bryn Hall, Overton.

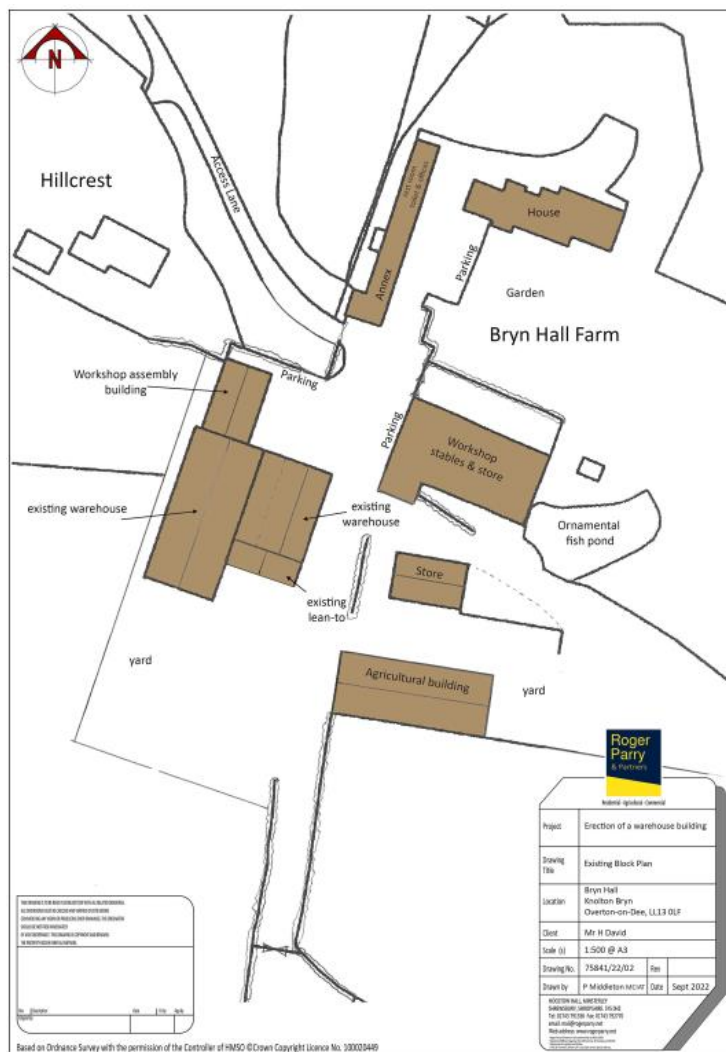
One of the conditions of the planning consent states:

4. No development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted and approved by the LPA. The measures should thereafter be implemented in full and maintained for the lifetime of the development.

Reason: To comply with Welsh Government Planning Policy Wales and subsequent letter to LPAs which requires all development to provide NBB. Failing to provide such a benefit is a valid reason for refusal.

This document has been produced in order to detail the ways in which the project will deliver a Net Benefit for Biodiversity.

Existing site plan.



1 Background

The site currently supports a range of modern steel framed portal buildings, set over a large area of hard standing. Land surrounding the compound is agricultural grassland, bordered by native hedgerow. The south and west boundary of the compound are currently post and wire, with existing hedgerow systems present to the south.

2 Proposed enhancement measures

Native tree lines

A line of native trees will be planted along the west and south boundary of the site, with a linear measurement of 100m. There will be a small gap to account for the existing field access at the south boundary but the tree planting will link to an existing double hedge at the south of the site. All tree planting to be carried out on site will be done so during the first available planting season upon completion of development. This is to reduce the risk of damage to new plants. Tree planting will take place between November and March when plants are dormant and ground moisture levels are high.

Native standards will be planted along the west and south boundary of the site. Trees will be planted with a 1.25m clear radius around them, therefore 1 tree every 2.5m. All trees will be fitted with appropriate support and spiral guard. Trees should be planted at a minimum height of 1.2m. Species which will be planted are: wild cherry *Prunus avium*, damson *Prunus domestica*, crab apple *Malus sylvestris*, silver birch *Betula pendula*, holly *Ilex aquifolium* and grey willow *Salix cinerea*.

The base of all planting will be covered with bark mulch in order to suppress the growth of competing vegetation.

All planting will be watered once a month between March and September during the first 3 growing seasons, unless usual rainfall provides the plants and ground with sufficient resources.

Guards and supports are to be removed from the tree line from year 8-10, provided the plants are established and not at risk from browsing pressure.

Additional management points:

- Mature vegetation will only be removed from the tree line when it poses a health and safety risk.
- Ground 1m either side of the tree planting will be protected and remain free from disturbance for the lifetime of the development.

Wildlife boxes

The following wildlife boxes will be installed onto buildings on site once the development is complete:

- Two Woodcrete open-front nest box. These will be at least 2m from ground level and face away from the prevailing wind.

- Two Woodcrete sparrow terrace with multiple brood chamber. These will be placed beneath the eaves of the building at the north elevation to avoid the prevailing wind.

Proposed site plan

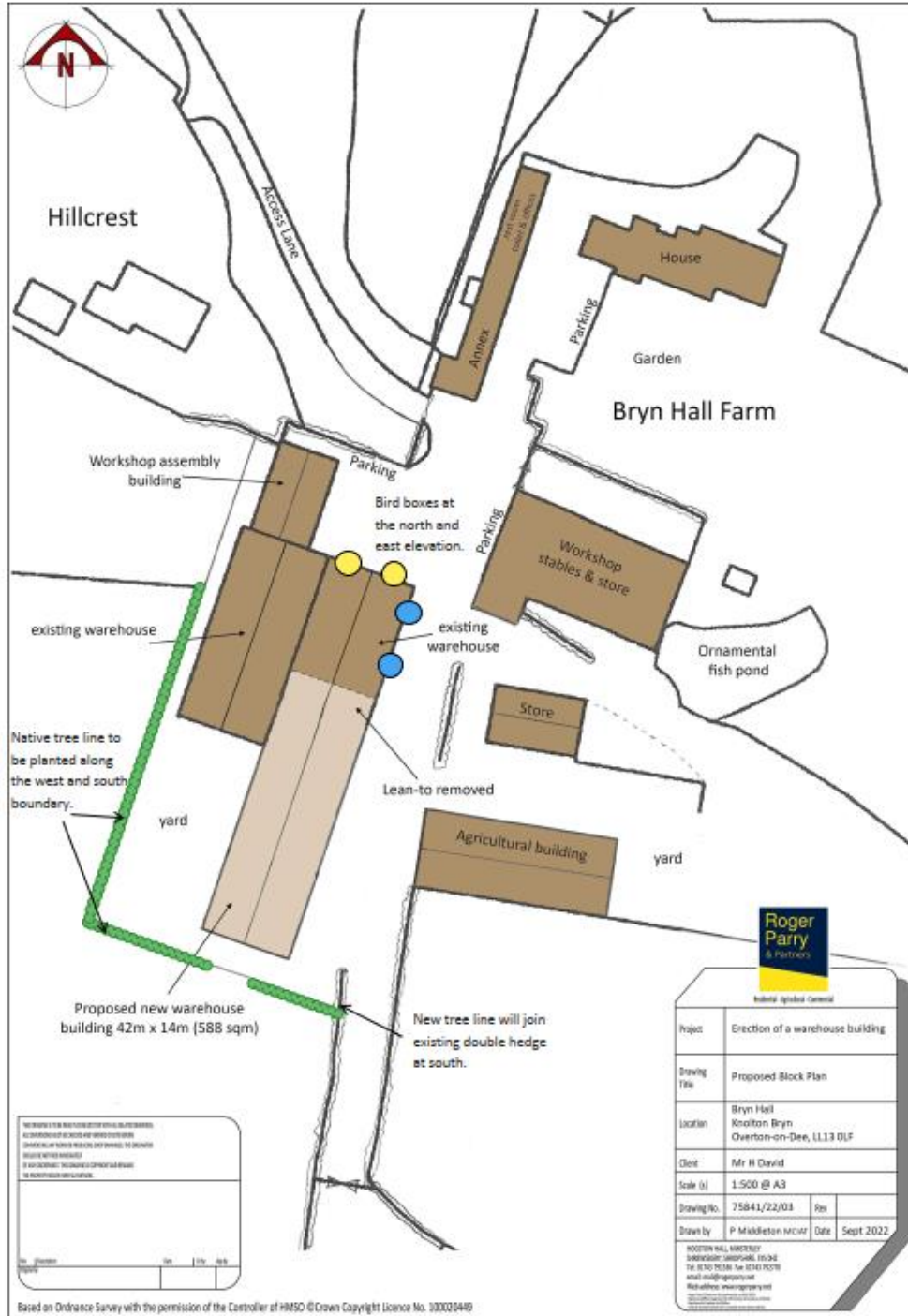


Table 1. Annual work schedule for habitat creation and maintenance, Year 1-10. To be used for annual monitoring audit.

Activity	Year									
	1	2	3	4	5	6	7	8	9	10
Tree planting										
Plant new trees on site, as per proposed site plan.	*									
Check health of all new trees.	*	*	*	*	*					
Water all new trees once a month between March and September, unless rainfall is sufficient to sustain the plants.	*	*	*							
Replace any losses to trees.	*	*	*	*	*					
Retain tree line base free from undesirable species e.g. dock, thistle, nettle. Manual removal if present.	*	*	*	*	*					
Removal of spiral guards upon establishment of trees.								*	*	*
Check that land 1m either side of the tree line remains free from disturbance.	*	*	*	*	*	*	*	*	*	*
Wildlife boxes										
Install 4x Woodcrete wildlife boxes in positions indicated on proposed plan.		*								
Check boxes are in good condition and clean out bird boxes.			*	*	*	*	*	*	*	*



The site. Lean-to removed and replaced.



South boundary. Hedge to south will link to new tree line.



West boundary to be planted with native tree line.



Existing hard standing throughout the site.