Scheme of Biodiversity Enhancements

Tomlinson's Dairy, Five Crosses Industrial Estate, Minera, Wrexham

Supporting Document to Planning Application for Change of Use to B2 and B8 Employment Use

1. Introduction

This Scheme of Biodiversity Enhancements has been prepared in support of a planning application for the change of use of the former Tomlinson's Dairy site to B2 (General Industrial) and B8 (Storage and Distribution) use. The proposals aim to secure measurable biodiversity enhancements in line with:

- **Planning Policy Wales (Edition 11)**, which requires all development to demonstrate a net benefit for biodiversity;
- **Technical Advice Note (TAN) 5: Nature Conservation and Planning**;
- **Section 6 of the Environment (Wales) Act 2016**, which places a duty on public bodies to maintain and enhance biodiversity;
- **Wrexham Local Development Plan 2 (LDP2)**, which supports biodiversity improvements within new development.

This document sets out existing ecological features on site and identifies opportunities for enhancements to contribute towards biodiversity net gain. A site plan has been prepared identifying five enhancement zones (A–E), which form the basis for the scheme.

2. Existing Baseline

The site is a previously developed industrial plot with limited but valuable green infrastructure, including:

- Perimeter landscaping and bunds with trees and shrubs;
- Hedgerows and mature trees, particularly to the northern and eastern boundaries;
- Grass verges and incidental green space;
- Two attenuation ponds forming part of the Sustainable Drainage System (SuDS), already landscaped and demonstrating biodiversity value.

Although the site is operational in character, these features provide a strong baseline for biodiversity enhancement.

3. Proposed Enhancements by Zone

Zone A (Attenuation Pond, hatched in Purple)

- Enhance the attenuation pond with native aquatic planting and marginal vegetation.
- Add submerged refugia and logs for amphibians and invertebrates.
- Install bird boxes on adjacent mature trees.
- Introduce insect hotels within the landscaped margins.

Zone B (Attenuation Pond, hatched in Dark Blue)

- Similar measures to Zone A, with aquatic planting and habitat improvements.
- Supplementary tree planting to strengthen the boundary.
- Bird boxes on existing and new trees.
- Wildflower planting around the pond margins.

Zone C (Largest Open Area, hatched in Orange)

- Create extensive wildflower strips and pollinator meadows.
- Plant 6–8 new native trees (oak, birch, rowan) and shrubs.
- Install bird boxes along the tree line and on suitable building elevations.
- Provide hedgehog boxes and ensure permeable fencing.
- Install log piles and small mammal habitats in quieter corners.

Zone D (Divided by Estate Access Road, hatched in Green)

- Enhance planting along both sides of the access road with wildflowers and shrubs.
- Install bird boxes in trees and on site structures.
- Introduce hedgehog boxes and insect hotels.

Zone E (Small South-Facing Hill, hatched in Pink)

- Establish heat-tolerant wildflower mix suited to the sunny, sloping aspect.
- Supplement with native scrub species (hawthorn, blackthorn) for habitat and screening.
- Add bird boxes where feasible.
- Install log piles for invertebrates and small mammals.

Perimeter Areas

- Additional bird boxes distributed around the site perimeter.
- Insect hotels and wildflower patches in incidental green space.
- Periodic review to identify further opportunities.

4. Policy Compliance

The proposed measures contribute to the following policy requirements:

- **PPW11 (Section 6.4)**: Enhancing biodiversity within development.
- **TAN 5**: Integration of nature conservation into development planning.
- **Environment (Wales) Act 2016, Section 6 Duty**: Maintaining and enhancing biodiversity.
- **Wrexham LDP2 Policies**: Delivering biodiversity and green infrastructure improvements.

5. Implementation and Management

- All enhancements will be implemented within 12 months of occupation of the site by Minera Roof Trusses.
- Measures will be incorporated into the company's estate management plan.
- Maintenance will include seasonal checks, pruning, and replacement of damaged or degraded features.
- Attenuation ponds will be managed as part of the wider SuDS plan to ensure water quality and biodiversity benefits are maintained.
- Oversight of the Biodiversity Enhancement Plan will be the responsibility of **Dawn Jones, Director of Minera Roof Trusses**.
- An annual review will be carried out to monitor success and ensure biodiversity features remain functional.

6. Biodiversity Net Gain Metrics

While a full metric assessment is not required in Wales, the following measurable commitments are proposed:

- **Bird boxes**: Minimum 15 installed across the site.
- **Insect hotels**: At least 5 installed.
- **Hedgehog boxes**: 3–4 installed.
- **Log piles/hibernacula**: 4 created across Zones C–E.
- **New trees**: 6–8 native species planted.
- **Wildflower areas**: Approximately 1,000 m^2 of new planting.
- **SuDS ponds**: 2 existing ponds enhanced with aquatic and marginal planting.

These measures demonstrate a clear uplift in ecological value proportionate to the scale of development.

7. Conclusion

Although the site is primarily industrial in character, it contains valuable existing features that can be enhanced to deliver meaningful biodiversity improvements. The proposed scheme provides a balanced package of measures that are realistic, proportionate, and effective in supporting local ecosystems.

Together with the Green Infrastructure Statement, this document demonstrates Minera Roof Trusses' commitment to sustainable development and ecological stewardship, delivering measurable biodiversity net gain in line with Welsh planning policy.

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Addendum: Biodiversity Enhancement Measures by Zone

To accompany Scheme of Biodiversity Enhancements and Annotated Site Plan

The following schedule sets out the biodiversity measures proposed for each enhancement zone (A–E) as identified on the submitted site plan. Zone colours correspond to those shown on the annotated plan.

Zone A (Purple – Attenuation Pond)

- Native aquatic and marginal planting.
- Submerged refugia and log features for amphibians and invertebrates.
- 2 bird boxes on adjacent mature trees.
- 1 insect hotel in landscaped margins.

Zone B (Dark Blue – Attenuation Pond)

- Aquatic planting and marginal habitat improvements.
- Supplementary tree planting.
- 2 bird boxes on existing or new trees.
- Wildflower planting to pond margins.
- 1 hedgehog box in adjacent soft landscaping.
- 1 insect hotel.

Zone C (Orange – Largest Open Area, Adjacent to Gwernygaseg Road)

- Creation of extensive wildflower meadow strips.
- 6–8 new native trees (oak, birch, rowan) with native shrubs.
- 4 bird boxes along tree lines/buildings.
- 2 hedgehog boxes with permeable fencing.
- 2 log piles for small mammals and invertebrates.

Zone D (Green – Divided by Estate Access Road)

- Wildflower strips and native shrubs on both sides of the road.
- 3 bird boxes in trees and on site structures.
- 2 insect hotels in landscaped verges.
- 1 hedgehog box in a quiet landscaped corner.

Zone E (Pink – Small South-Facing Hill)

- Wildflower planting with heat-tolerant species suitable for slope.
- Native scrub planting (hawthorn, blackthorn).
- 1–2 bird boxes where feasible.
- 1 log pile for invertebrates and small mammals.

Perimeter Areas (Across Site)

- Additional 4–5 bird boxes on suitable boundary trees/buildings.
- Insect hotels and wildflower patches in incidental green spaces.
- Periodic review to identify further opportunities.

This addendum is to be read alongside the Scheme of Biodiversity Enhancements. The annotated plan provides the spatial reference for the measures listed above, ensuring clear delivery and monitoring. Final locations of the above recommendations to be confirmed after on-site survey, upon completion.