Scheme of Biodiversity Enhancements for Barn Conversion

Conversion of Existing Barn into a 2-Bedroom Dwelling at Wallington Farm, Wallington Lane, Worthenbury, Wrexham, LL13 0AL

August 2025

Applicant:
Wallington Lane Farm
Wallington Lane
Worthenbury, Wrexham
LL13 0AL

Planning Authority:
Wrexham County Borough Council

Date of Pre-Application Advice:
17 September 2024

In line with Planning Policy Wales (PPW12), this Scheme of Biodiversity Enhancements demonstrates our commitment to creating a net benefit for biodiversity (NBB) at the proposed barn conversion site. The measures outlined here not only mitigate any potential negative impacts but also ensure positive, lasting biodiversity benefits that will be sustained throughout the lifetime of the development.

1. Bat and Bird Habitat Enhancements

- **Bat Roosting Provisions:** To support local bat populations, existing roosting habitats within the barn's loft void will be preserved and supplemented. Additional bat boxes will be installed on both the building and mature trees within the site. Twelve raised slates on the roof will be installed to allow easy bat access, while a WQ Bat Roost box will be mounted on an exterior wall. If the roof lining requires replacement, we will use 1F bitumen felt instead of modern materials to avoid harm to roosting bats.
- **Bird Nesting Boxes:** A variety of bird boxes suitable for different species, including small passerines and larger birds like owls, will be installed on-site. These will be placed on mature trees and high points on the barn exterior to provide safe, long-term nesting options. These features will enhance the site's appeal to local bird species and improve nesting success rates.

2. Native Planting and Pollinator Gardens

- **Native Hedgerows and Trees:** Existing hedgerows around the site will be strengthened by infill planting with native species, creating a continuous habitat corridor. A

3. Sustainable Drainage System (SuDS)

- **Permeable Surfaces and Swales:** To manage surface water, permeable gravel surfaces will be used for pathways and driveways, allowing water infiltration and reducing runoff. Swales planted with native vegetation will be introduced to guide water flow, providing moisture-rich areas that attract amphibians and other small wildlife, enhancing habitat diversity.

4. Ongoing Biodiversity Monitoring and Management

- **Monitoring of Bat and Bird Boxes:** Annual inspections of bat and bird boxes will be carried out to ensure they remain in good condition and continue to provide a safe environment for wildlife.
- **Vegetation Management Plan:** A vegetation management plan will be implemented to maintain the health and structure of hedgerows, wildflower areas, and tree plantings. Regular but minimal intervention will allow these habitats to thrive while preserving natural processes.
- **Post-Development Habitat Assessment:** Following completion of the project, an ecological assessment will be conducted to confirm the success of biodiversity enhancements and identify any additional measures needed to further support the site's ecological value.

5. Ecological Awareness and Training for Contractors

- **Toolbox Talks and Education:** Prior to the commencement of work, a "toolbox talk" will be provided to contractors, covering the ecological sensitivity of the site and outlining protocols to protect local wildlife, especially bats and nesting birds, during construction.

This comprehensive scheme is tailored to the site's natural characteristics and local biodiversity priorities. Through these enhancements, we are committed to achieving a net benefit for biodiversity, ensuring that the ecological value of the site is improved and sustained for the future.

Yours sincerely,

Jake Simpson

Managing Director

CharterHouse Architecture