Annexe at 2 Mareilian Avenue, Marford, Wrexham, LL12 8LL

Biodiversity Enhancement Plan as requested in paragraph 3 in the schedule of conditions shown in the Appeal Decision document CAS-04616-Z3K9S9.

The existing area in question is at present covered with tarmac to two sides of the existing garage, and slabs and compacted rubble to the remainder of the area. It is surrounded by a 1.8m wall to the main residence's garden (west side of the garage) and 1.8m fence to the east side of the development. A 1.8m wall fronts the south boundary, between the development and the footpath and road (Mareilian Avenue). The driveway entrance to the garage is currently open to Mareilian Avenue.

At present the area is devoid of any natural habitat hospitable to wildlife.

In accordance with Planning Policy Wales Edition 12 (PPW), site biodiversity will be enhanced proportionate to the size and situation of the development to deliver at least 10% net gain in biodiversity habitat. To achieve this, we will:

Increase habitat beneficial to wildlife

1. As specified in paragraph 4 in the schedule of conditions shown in the Appeal Decision Document CAS-04616-Z3K9S9, a 1.8m close boarded fence will be erected encompassing the full extent of the annex along the northern boundary. We will clad this with trellis and grow climbing plants (honeysuckle and jasmine) up it.
2. Bird feeders will be erected to the new fencing to encourage and sustain birdlife.
3. A native beech hedge will be planted and maintained in front of the existing fence to the front of the garage.
4. A bat box will be erected to the north facia of the existing building and swift/sparrow boxes to the east side.
5. Seven solar panels will be fitted to the south facing roof of the new extension, which will go towards renewable and sustainable energy for the annex and provide habitat for insects and bats.

Maximise return of water for groundwater ecological benefit

1. All surface and rainwater drainage will be dealt with by connecting downpipes to an underground pipe system that will lead to a new substantial soakaway pit. This will be capped off with a pic sheet and concrete oversite to restrict unwanted substances from blocking the said soakaway.

Increase biodiversity net gain in the Main Residence

As the annex depends upon the main residence for many aspects of its existence, so the garden of the main property will also be the principal leisure area for the annex as well. This main garden already provides a host of items that encourage wildlife, birds and insects etc to reside there: from large areas of beech hedging, a woodland-style wild garden area, to various trees and shrubs and a large grassed area, all contributing to the increased amounts of wildlife visiting and residing in this garden space.

To support the residents of the annexe, the garden of the main residence will be enhanced by increasing the size of existing vegetable and herb gardens, planting native trees (mountain ash, holly, hazel, and hawthorn) and additional native plants beneficial to wildlife such as lavender.

Conclusion

The annex, now approved, avoids impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The development will deliver significant high net benefit for biodiversity with commitments both on site and off site by utilising its position as an annex to a much larger main residence.