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Site Enhancement

Land adjacent to Farm Lane, Tanyfron, Wrexham, LL11 5SF

Prepared for:
Mr Terry Harper

March 2026

Prepared by:
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RICS

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Registered in England No. 04514547

The 1908 Group

1.0 SITE ENHANCEMENT

1.1 Mr Terry Harper (the Applicant) has instructed Acorus Rural Property Services Limited to prepare a biodiversity enhancement plan in association with their retrospective planning application for the retention of a track and maneuvering/parking area and the temporary siting of No.2 shipping containers on agricultural land adjacent to Farm Lane.

1.2 This document accompanies a plan (200_03) showing the proposed landscaping scheme and seeks to fulfil the requirement in Planning Policy Wales to provide a net benefit for biodiversity from development, as set out under paragraph 6.4.5.

1.3 The plan showing intended net benefit for biodiversity has been prepared to sit alongside planning application reference P/2025/0715 which is currently before the Local Planning Authority for determination.

2 CONSTRAINTS

2.1 The potential for ecological constraints is low as the site is active agricultural land and existing track and no.2 shipping containers. There are no ecological constraints that have been identified which will have potential impacts given (i) the nature of the existing site; (ii) and the retrospective nature of the proposal.

2.2 There are no works proposed which will disturb any nesting birds in adjacent hedgerows and tree lines.

3. ECOLOGICAL ENHANCEMENTS

Boundary Tree and Hedgerows

3.1 The high field boundary tree line and hedgerow provides availability of blossom for invertebrates and allows fruit and berries to ripen, thus providing food for overwintering birds, Similarly bats feed on a variety of insects including flies, lacewings, moths and craneflies found in hedgerows and tree lines.

3.2 The field parcel is bordered to the north, east and west by mature hedgerow and hedgerow trees. To the southern boundary is broadleaved woodland which meets with the River Gwenfro.



Figure 1, Photo taken from within site showing some of the stretch of northern boundary hedgerow and trees



Figure 2, Photo taken from within site looking south along western boundary



Figure 3, Photo taken from within site looking towards the southeastern corner

Grass Seeding

3.3 The farm track, maneuvering and parking area, as well as the area around the no.2 shipping containers where loose MOT stone has been put down for traction in wet and icy weather conditions, will be grass seeded.

3.4 A grass mixture containing for example Perennial Ryegrass, Tall Fescue and Smooth Stalked Meadow Grass will be used to provide a tough, deep-rooted grass surface suitable to tolerate vehicular movements. It should be noted that the sheep will be contained in a separate area of the land and therefore will not come into contact with this grassed area.

3.5 Grassing the track will improve water management and reduce surface water runoff as well as improve soil stability. In addition, the rested grassland at the verges of the track and in the middle of the track can become important wildlife corridors and provide important habitats for bees and insects. Figure 4(a)-(c) below provides a recent photograph of the track and the self seeding which has already taken place.



Figure 4(a), Photo showing self seeding on bottom of track and planting of new hedgerow on bank (Harper, March 2026)



Figure 4(b), Photo showing earth bank between track and parking/maneuvering area (Harper, March 2026)



Figure 4(c), Photo showing self seeding of parking and maneuvering area (Harper, March 2026)

Birds and Bats

3.3 The siting of two containers for the storage of farm equipment and tools along with the work undertaken to create an access track and maneuvering area on the land offers scope to deliver net biodiversity and landscape benefits on site.

3.4 The containers themselves provides an opportunity for the installation of a selection of bat and bird boxes.

3.5 A swift nest box will be installed on the east elevation of the shipping container sited to the east. This would be an insulated, enclosed box with approximately a 28mm x 65mm entry. The box itself will be approximately 40cm (W) x 15cm (H).

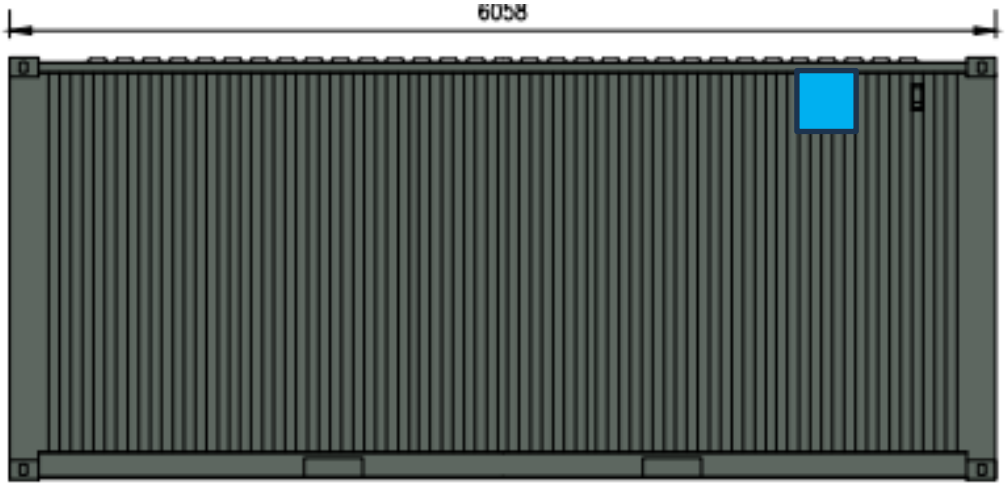


Figure 5(a), East Elevation of shipping container to the east and location of swift nest box

3.6 Two new bat roost opportunities will be created by making or purchasing wooden bat boxes and mounting them under the external west facing elevations of the two containers. 40cm (H) x 20cm (W) with a gap of approximately 15-20mm at the bottom of each box.

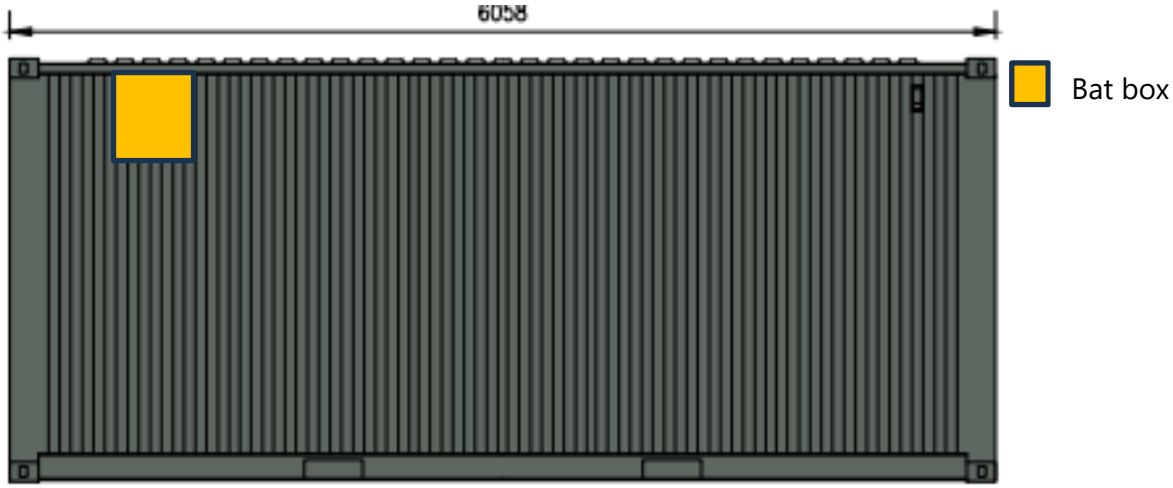


Figure 5(b), Plan showing approximate location of bat box to west elevation of both shipping containers

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