Net Benefit for Biodiversity

Prepared by: Arthian Ltd

For: Helen Odun

Site: Sunnyside, Wrexham

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Quality Assurance

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Staff Detail

Initials	Name	Position
GH	Gemma Hill	Ecology and Biodiversity Consultant
NM	Nick Masters	Technical Director, Ecology and Biodiversity

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1. Introduction

1.1 Brief

Helen Odunaiya (the Client) is seeking planning permission for an extension to the rear of a property, the demolition of an existing garage and the addition of a turning point within the front aspect of the property at Sunnyside, Wrexham Road, Holt, LL13 9YU (the Site). Arthian Ltd (Arthian) has been requested by the Client to provide a Net Benefit for Biodiversity in respect of the development.

1.2 Proposed Development

The planning application will be for an extension to the rear of a property, the demolition of an existing garage and the addition of a turning point within the front aspect of the property on areas that are currently hardstanding and grassland.

1.3 Purpose of this Report

This report has been produced to briefly summarise whether the Proposed Development will result in a net gain or loss in biodiversity. The report is intended to be submitted as part of the planning application and complements the landscaping plan (Ref: Site Plan Design Option) in Appendix B.

2. Habitats

2.1 Baseline and Created Habitats

Onsite observations during the Preliminary Ecological Appraisal (PEA) were used to determine the Site baseline. The Site was visited on 17th February 2026.

A summary of the baseline habitats and proposed and created habitats are shown in the table below. A UKHabitat (UKHab) map is shown in Appendix A and a landscaping plan shown in Appendix B.

Table 1: On-Site Habitat Baseline

Baseline Habitat	Description	Area (ha)/Quantity	Retained (ha)/Quantity
Modified grassland	One of the main habitats onsite is modified grassland that is frequently mown and therefore consists of a short sward length of c.10cm. There are two areas of modified grassland within the Site, one to the northwest and one to the southeast, at the front and rear of the property. The grassland species consisted of creeping buttercup (*Ranunculus repens*), perennial ryegrass, white clover (*Trifolium repens*) and broad-leaved dock (*Rumex obtusifolius*).	0.0326	0.0238
Other developed land	To northeast and southwest of the Site, there are areas of hardstanding which are concrete and slabs, which are currently utilised as a driveway at the front of the property and patio at the rear of the property.	0.0106	0.0076
Buildings	There are two buildings onsite. The first building (Building 1) is located within the central area of the Site and is utilised as the main residential dwelling. The building consists of a two storey, brick-built house with a pitched roof surrounded by metal guttering. The second building (Building 2) is within the rear of the property and is being utilised as a garage. The building consists of a single storey brick-built structure with a pitched roof with large wooden doors at the entrance to the building.	0.0128	0.0112
Individual tree	Within the garden area to the rear of the property there is an individual apple tree (*Malus domestica)* which c.6m heigh with a depth at breast height of c.25cm. The tree is partially collapsed and is rotten within the trunk.	1	0
Linear habitat (m)			

Non-native and ornamental hedgerow	To the western extent of the Site there is a small area of garden privet *(Ligustrum ovalifolium)* that is c.6m tall with a ground flora of ivy *(Hedera helix)*.	13	6

Table 2: Proposed Habitat Creation

Created Habitat	Description	Area/Length (ha/m)	Quantity
Apple tree	To the rear of the existing property on the border of the Site boundary two small apple trees planted.	N/A	2
Herbaceous perennials	To the northern extent of the Site within the front garden, herbaceous perennials will be planted.	N/A	30 plants
Native tree	Within the front garden of the property there will be a native tree planted. The species is TBC however, it suggested for a smaller area, a hawthorn *(Cratagus monogyna)* or silver birch tree (*Betula pendula)* is to be established.	N/A	1
Turning point and gravel in front garden (hardstanding)	An area of hardstanding and gravel where modified grassland used to will be created to facilitate a turning point for vehicles.	0.0053	N/A
Buildings (extension to existing house) and garage	To the southern extent of the Site (on the rear of the existing house) an extension will be created. To the western extent of the Site a garage will be built.	0.0025	N/A

2.2 Ecological Features

The following ecological features will be installed:

- One bat nesting box will be mounted on the southwestern extent of the house and will be a Schwegler 1FF Bat Box or similar; and
- One bird nest box will be mounted on the northeast extent of the house which can be a Schwegler Nest Box 1B or similar.

2.2.1 Installation of the Bat Box

The bat box will be positioned in a south-western direction, allowing for the sun to fall on the box for at least some parts of the day (providing suitable thermal temperatures for roosting bats), whilst providing shelter from prevailing winds. The box will be sited 3- 6m above ground in an open, sunny position (i.e. no vegetation cluttering the flight entrance to the box). The box will be flush to the house and securely attached to prevent movement in strong winds.

Bat boxes can be installed at any time of the year and do not require a licenced bat ecologist to install them; however, the appointed ecologist can be contacted or oversee installation to ensure the bat boxes are sited correctly.

2.2.2 Installation of the Bird Box

The bird box is suitable for smaller cavity-nesting species such as blue tit (*Cyanistes caeruleus*) and great tit *(Parus major)*. The bird box will be installed facing a northern eastern extent of the house at 4m height. The entrance of the bird box will be free from vegetation as a clear flightpath is required. The boxes will be flush to the house and securely attached to prevent movement in strong winds.

Bird boxes can be installed at any time of the year, but the optimum time of year to install them is the end of winter to allow time to attract nesting birds in late February – early March. Ecologist supervision is not required during installation; however, the appointed ecologist can be contacted to ensure the bird houses are installed correctly and advise on location.

Locations of the bat and bird boxes have not been included within the Landscaping Plan, however, can be seen in the illustrated drawing within the Green Infrastructure Statement (Arthian Ltd, 2026).

3. DECCA Framework

The post-development follows Section 6 of the Environment (Wales) Act – DECCA Framework (Diversity, Extent, Condition, Connectivity, and Aspects of ecosystem resilience) developed by Natural Resources Wales (NRW).

Table 3: DECCA Framework

DECCA	Aim	Delivered?
Diversity	Maintain and enhance diversity at biological (including genetic, species, habitat and ecosystems), geological and physical levels and their functioning and delivery of important ecosystem services.	Yes. At post-development the site enhances diversity, extending the area of habitats for foraging bats, birds and pollinators, as well as providing roosting and nesting habitat for bats and birds respectively. Target species chosen are likely to be within close proximity of the site; the site is within an urban environment.
Extent	Maintain or increase the area of semi-natural habitat/features.	Yes. Habitats will be created that will increase the vegetation area onsite. Three trees will be planted to offset the one lost.
Condition	Direct and wider indirect impacts of the development must be considered for both short-term and long-term types of disturbance and mitigation/avoidance implemented.	No adverse impacts on condition of priority habitat / designated sites. Trees and herbaceous plants will improve overall condition of the garden. The apple tree being lost is in poor condition and unlikely to persist for long.
Connectivity	Opportunities to create functional habitat to develop on existing connectivity which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that enables the flow or movement of genes, species and natural resources.	Yes. The proposed trees and herbaceous planting further develop existing connectivity with the adjacent garden spaces surrounding the site, specifically for birds, bats and invertebrates.
Aspects of ecosystem resilience	Adaptability, recovery and resistance to and from a disturbance must be considered.	Yes. The disturbance will be temporary and over a short short period, and the nature of the development is localised. The small loss of habitat is of low ecological value and will be replaced with higher quality habitat, post construction.

4. Conclusion

The loss of habitats includes modified grassland, part of an existing non-native and ornamental hedgerow and an apple tree which is of low ecological value. Furthermore, no high ecological value habitats are being removed due to the Proposed Development. The loss will be mitigated by planting herbaceous perennials, apple trees and a native tree, and creating ecological features including a nest box for bats and birds. Therefore, there in an increase in biodiversity compared to the baseline, and the mitigation hierarchy has been followed correctly.

5. References

Arthian Ltd, 2026. *322151 - Sunnyside Wrexham - Green Infastructure Statement -V1.0,* s.l.: Arthian Ltd.

Appendices

Appendix A – UKHab Baseline Map

321200



6997000

Basemap Sourced from Google Sattelite Imagery

Arthian

Figure 1 - UKHabitat Map

Helen Odunaiya	Sunnyside, Wrexham

Key:

- Site Boundary

UKHab

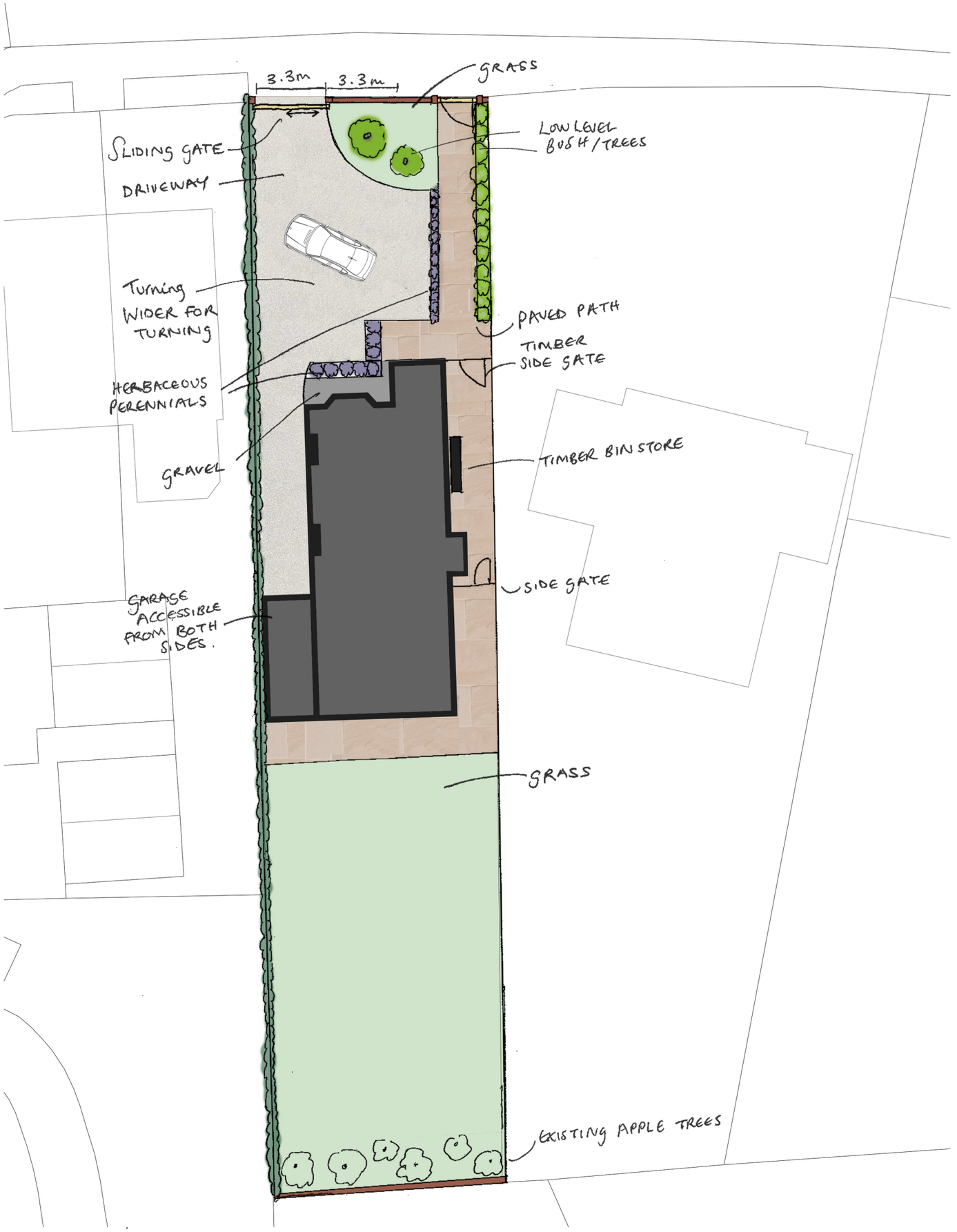
- g4 - modified grassland
- u1b5 - buildings
- u1b6 - other developed land
- Individual Tree
- Non Native and Ornamental Hedgerow

0 4 8 m

N

Project Number: 322151	Scale at A3: 1:348.61132
Drawn By: GH	
Reviewed By: AB	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 03/03/2026

Appendix B – Landscaping Proposals



General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipients responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

North

Scale(s)

Project Name

Sunnyside Extension

Employer	Project Address
-	**Sunnyside, Wrexham Rd, Holt.**

RIBA Workstage	Status
2 - Concept Design	**S1 - Suitable for coordination**

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