2543 Tesco, Wrexham, LL13 8HF

Net Benefit for Biodiversity

On Behalf of

McDonald's Restaurants Ltd

Version 1 | March 2026

Document Control

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1 Introduction

1.1 Background

Practical Ecology Ltd were commissioned by McDonald's Restaurants Ltd to undertake a Net Benefit for Biodiversity (NBB) for the proposed development at Tesco, Wrexham, herein referred to as the 'Site'.

In accordance with policy set out in Planning Policy Wales (PPW)[1], all new developments are required to deliver a net benefit for biodiversity. Specifically, the PPW notes an environmental objective to maintain and enhance the natural environment and to improve biodiversity (*Section 6 Duty*)[2] and that developments should not 'cause any significant loss of habitats or populations of species (not including non-native invasive species), locally or nationally, and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems'. It includes a Step-Wise Approach for securing net benefits for biodiversity. The Step-Wise Approach, as outlined in Section 6[3] of the PPW, requires developments to minimise adverse impacts as a result of the Proposed Development. This includes a first priority for planning authorities to avoid damage to biodiversity and ecosystem functioning. The Step-Wise Approach also includes avoiding impacts and proposals in statutory designated sites which also extends to those sites containing protected species and habitats which are irreplaceable.

All new proposals should avoid damage to biodiversity, with biodiversity and ecosystems impacts being minimised. Where, after measures to minimise impacts, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposals should have mitigation in place to limit the negative effects of the development. Effective mitigation or restoration measures should be incorporated into the design proposals following earlier steps have been considered.

When all the steps above have been exhausted, and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes further onsite/ immediately proximate, off-site compensation for unavoidable damage must be provided as a last resort. This must be of significant magnitude to fully compensate for any loss. Each stage of the step-wise approach must be accompanied by a long-term management plan of agreed and appropriate avoidance, minimisation, mitigation/restoration and compensation measures alongside the agreed enhancement measures.

The purpose of this report is to demonstrate how the proposed development incorporates ecological features which contribute to a Net Benefit for Biodiversity.

1.2 The Site

The Site is approximately 0.66 ha (postcode LL13 8HF, central OS grid reference SJ 34135 50466) and is located in the car park of an existing Tesco, located approximately 600 m northwest of the centre of Wrexham. The majority of the Site comprises hardstanding, with introduced shrub in the north of the Site, dense scrub in the east, ruderal vegetation in the west, and scattered trees throughout the Site. The Site is surrounded by commercial and residential infrastructure including roads, commercial buildings and residential dwellings with enclosed gardens. A Site boundary (red line) is provided in **Figure 1** below.

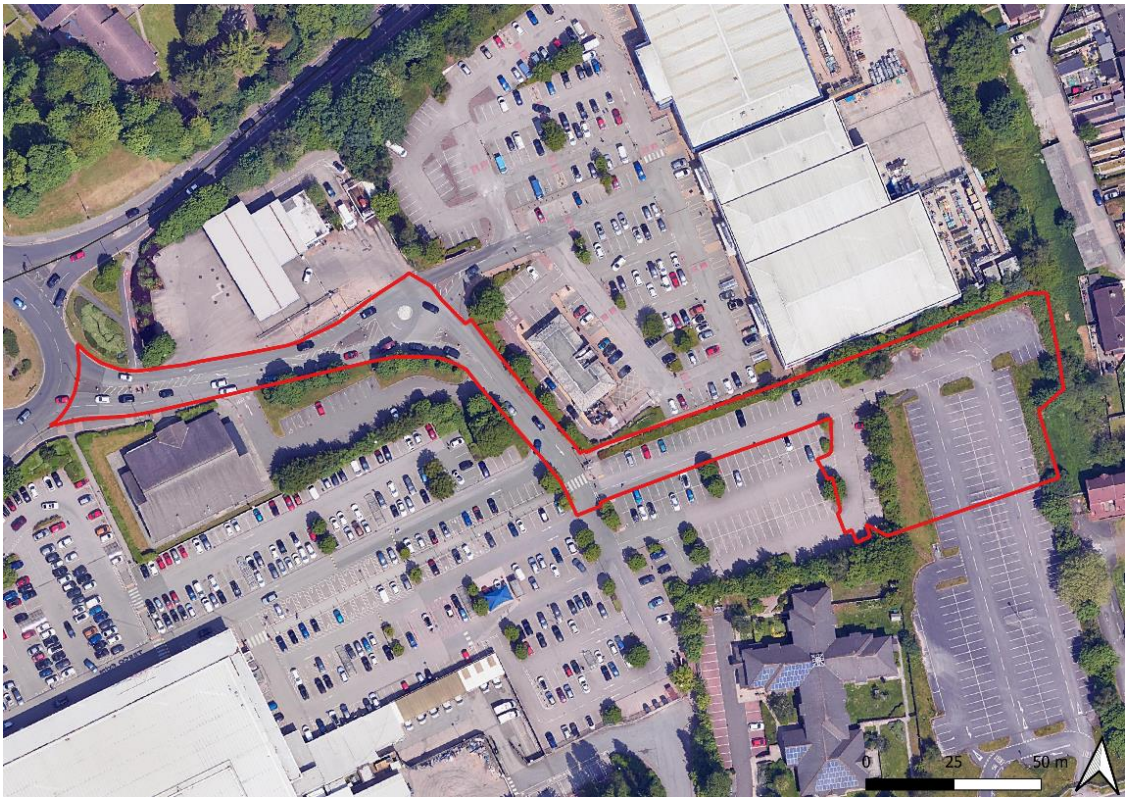


Figure 1: Site Boundary (Google Earth, 2025).

1.3 Proposed Development

A planning application has been submitted for the development of a new McDonald's Restaurant with a drive-thru, car parking, landscaping and other associated works. Several trees, introduced shrub and dense scrub will be removed to facilitate the development. A plan for the Landscaping Layout (as proposed) has been included in **Appendix 1** (**Drawing number**: 7611-SA-2543-P1007. **Planning reference:** P/2025/0573).

1.4 Net Benefit for Biodiversity

The proposed development seeks to follow the Step-wise Approach, as outlined in Chapter 6 of the PPW by implementation the following onsite:

1. **Avoid**: The Site comprises hardstanding, introduced shrub, dense scrub and scattered trees, the majority of which are of negligible ecological importance with exception of the dense scrub and trees which are considered to have ecological importance up to local level. Where possible, the built development is located within the footprint of the hardstanding with several trees and existing vegetation being retained where possible. However, due to the nature of the proposals, several trees, introduced scrub and dense scrub will need to be removed to facilitate the development.
2. **Minimise**: As described in Step 1 above, vegetation loss has been minimised as much as possible, where the development allows. Additionally, an Ecological Method Statement is required to mitigate against the low perceived risk to nesting birds, reptiles, badger, invasive and non-native species, tree roots, bats and small mammals such as hedgehog.
3. **Mitigate**: As mentioned in Step 1 and 2 above, vegetation loss has been minimised as much

as possible and an Ecological Method Statement[4] is required to mitigate against low perceived risk to fauna during Site clearance and construction. New habitats are being created onsite as part of the Landscaping Layout to mitigate for the losses involved. This includes tree planting, low level planting and new soft landscaping with cultivated turf.

4. **Compensation**: As mentioned in Step 1 and 2 above, vegetation loss has been minimised as much as possible. The creation of new habitats includes additional trees to increase the total tree number post-development that what was present at the Site baseline, and low level planting to include night-scented plants which is a new habitat for the Site.

Net Benefit for Biodiversity and Enhancement: Opportunities for habitat creation onsite are limited due to the use of the Site post-development. However, there are opportunities to provide new landscaping onsite. Once established, these habitats are anticipated to provide foraging, sheltering and nesting opportunities for fauna including birds and invertebrates. **Figure 2** overleaf details the enhancements put forward within the landscape plan for the Site. **Table 1** details each enhancement provided within the landscape plan to mitigate and compensate for the proposed development.

Through an appropriate assessment, design, management of development and proposed enhancements through a development scheme can be undertaken that protects, maintains, enhances and delivers net benefit to green infrastructure and biodiversity. The provisions of landscape planting is considered to be proportionate and appropriate enhancements for the proposed development.

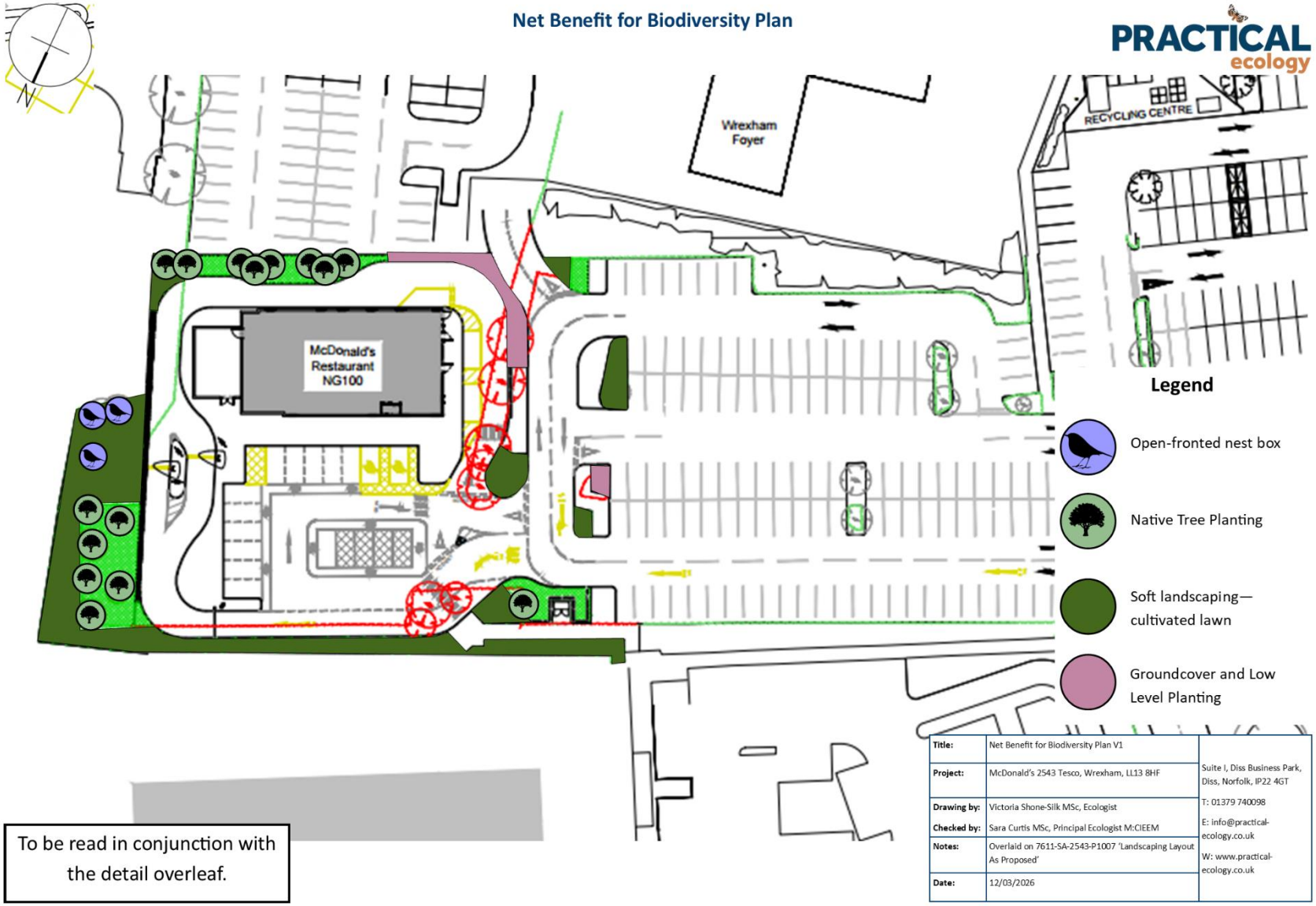
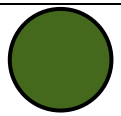
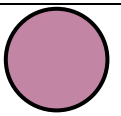


Figure 2: Map of Environmental Enhancements Onsite. Overlaid on 7611-SA-2543-P1007 'Landscaping Layout As Proposed.

Table 2: Net Benefit for Biodiversity Enhancement Details for the Proposed Development.

Key			
Feature	**Native Tree Planting**	**Soft landscaping—cultivated lawn**	**Groundcover and Low Level Planting**
Purpose	Planting of native trees to compensate for lost trees and to enhance the Site by providing food for wildlife at all times of year, providing shade and shelter and nesting opportunities for birds and invertebrates.	Cultivated lawn to compensate for loss of shrub planting and to enhance the Site by providing nectar and pollen for invertebrates.	Groundcover and low level planting will knit planting areas together, offering foliage contrast, flowering interest and low-maintenance coverage. The lower layers of planting will contribute fragrance and pollinator value. To also include night-scented species beneficial to bats.
Installation Detail Maintenance	Tree pit of 1.2 x 1 x 1 m over suitable loosened subsoil. Topsoil backfill with any required ameliorates. Tree anchors to stabilise the tree. Suitable feed on planting, and regular watering until established should all be undertaken. Mulching annually, using tree guards and stakes. Maintenance to avoid nesting bird season (March to September inclusive).	Sow in mid-Spring or early Autumn. Cultivate the soil, fork over to loosen it and remove weeds or large stones. Leave the soil to settle for four to six weeks. Mix seeds with dry sand to scatter 10g per sq m. Firm down the seeds. Water seedlings. Mow once every three weeks to maintain a sward length of approximately 4 - 6 cm.	Planting should be as suggested for specific species. Suitable feed and regular watering and weeding until established.
Example Specification	Native species of local providence and suitable for the nature of the development. Silver birch (*Betula pendula*) and rowan (*Sorbus aucuparia*) and/or suitable alternative/s.	Emorsgate EL1 Flowering lawn mix or suitable alternative.	Lesser periwinkle (*Vinca minor*), Caitlin's Giant (*Ajuga reptans*), Rozanne crane's-bill (*Geranium* 'Rozanne'), shrubby cinquefoil (*Potentilla fruticosa* 'Elizabeth') tutsan (*Hypericum androsaemum),* honeysuckle *(Lonicera periclymenum)* English lavender *(Lavandula angustifolia).*

Example Image	 		

Key	
Feature	**Open-fronted Nest Box (x3)**
Purpose	Compensation for loss of nesting habitat and enhancing the Site by providing nesting habitat for species such as robin, wren and pied wagtail.
Installation Detail Maintenance	Mounted on retained trees at c.1 m above ground level, covered with vegetation such as ivy or bramble or within vegetation. Box can be cleaned out once a year between October and February inclusive when no active nest is present. All boxes to be installed as per the manufacturers' instructions.
Example Specification	2H Schwegler Robin Box or suitable alternative.
Example Image	

Appendix 1: Landscaping Layout As Proposed



References

[1] https://www.gov.wales/planning-policy-wales

[2] https://www.gov.wales/sites/default/files/publications/2025-10/environment-act-2016-part-1-section-6-the-biodiversity-and-resilience-of-ecosystems-duty-reporting-guidance.pdf

[3] https://www.gov.wales/addressing-nature-emergency-through-planning-system-update-chapter-6-planning-policy-wales

[4] 2543 McDonalds Wrexham Ecological Method Statement PEL V1 Mar26