
N
73 Sandway Road

Net Biodiversity Benefit and Green Infrastructure Statement

New Dormer/ partial loft conversion

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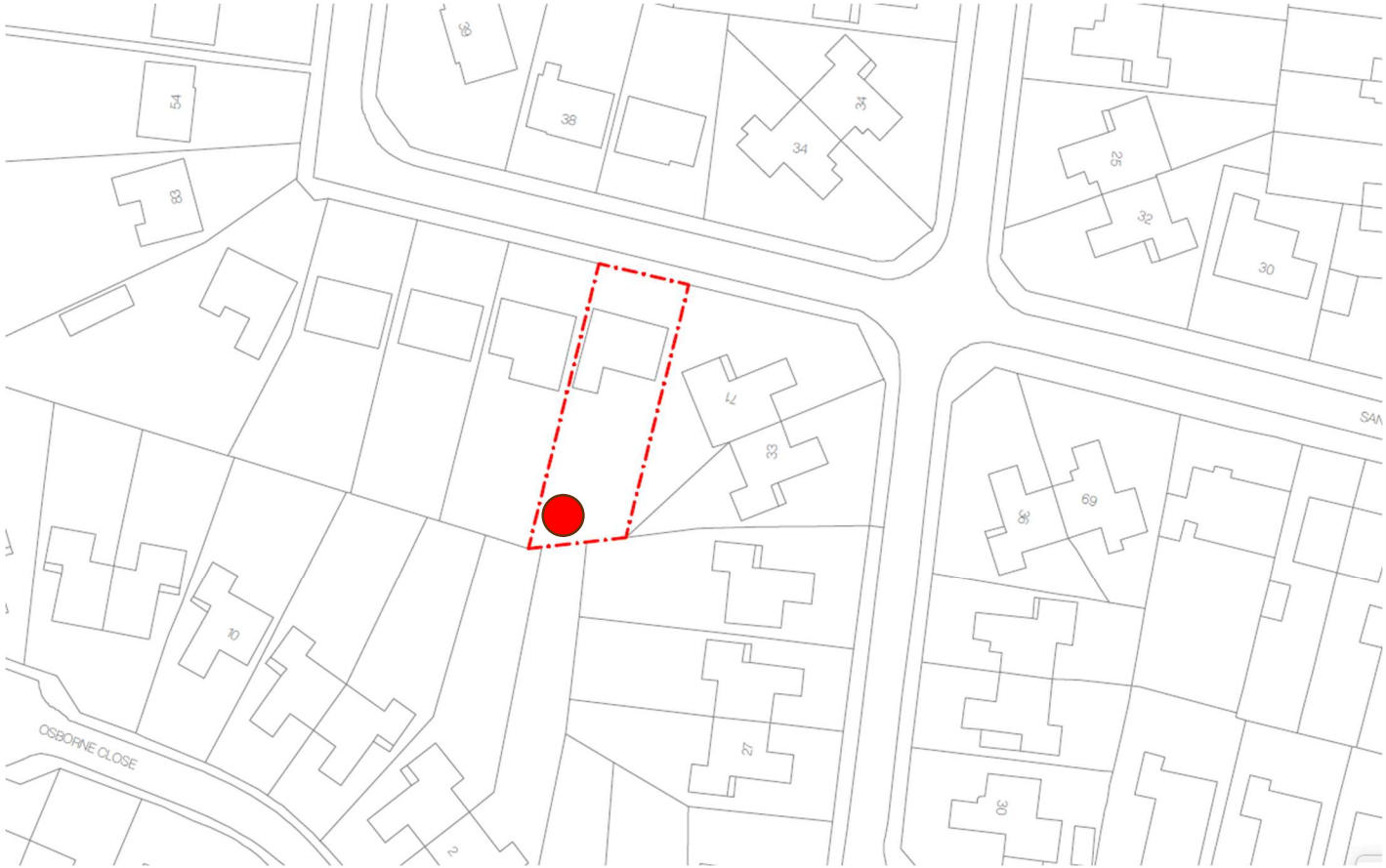
1.0 Net Biodiversity Benefit

1.1 In accordance with paragraph 6.4.5 of Planning Policy Wales 12, all developments are required to demonstrate that provision has been made for net biodiversity benefit (NBB).

1.2 The below indicates the measures which will be taken on site to ensure a benefit to biodiversity is achieved via the proposed application.

1.3 During the design process, we had carefully considered that the proposal did not harm any wildlife or have any negative impact on the biodiversity. Currently, there are no hedgehog holes in the fencing, bat or bird boxes, or log piles.

1.4 To improve the ecology within the boundaries of the property, we will provide a log pile in the position indicated below in red. The log pile will be suitable for invertebrates, small mammals and amphibians. Log pile to be loosely laid in a single direction and held in place with sticks driven into the ground.





Typical log pile

2.0 Green Infrastructure Statement

Form completed by:	Jack Felgate
Date:	01.06.2026
Address of site:	73 Sandway Road, Wrexham, LL11 2RL
Grid reference:	SJ 33219 51836
Description of Proposal:	New dormer/ partial loft conversion

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	1.8m Fencing
Boundary 2:	1.8m Fencing
Boundary 3:	1.8m Fencing
Front Garden:	0.5m brick wall
Rear Garden:	As above boundaries 1-3.

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	No boundaries to be affected by the proposed development

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	No affect.

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	Amenity is already well planted.
Boundary 2:	Log pile is to be installed towards the rear of the garden to provide the biodiversity benefit.

5. Biodiversity enhancements

   The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added: Log pile is to be installed towards the rear of the garden to provide the biodiversity benefit.

6. Management and maintenance.

   Any existing planting are to be retained and maintained as usual by the applicant.

7. Conclusion

   Based on the information provided above, this development will result in a Green Infrastructure and Net Biodiversity Benefits upon completion.