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Net Benefit for Biodiversity: Timescale for Delivery

Discharge of Condition 4 of Planning Decision P/2025/0715

Prepared for:
Mr T Harper

June 2026

Prepared by:
Dr Hazel Nash

RICS

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The 1908 Group

Title

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1. Terms of reference

1.1 Mr T Harper (the Applicant) have instructed Acorus Rural Property Services Ltd to assist with an application to discharge condition 4attached to planning approval P/2025/0715.

1.2 Condition 4 of the permission establishes a four month deadline in which time provide the Local Planning Authority with a timetable for the measures to deliver net benefit for biodiversity as set out in the site enhancement plan and established under Condition 4 of the Decision Notice.

1.3 It should be noted that the proposed measures to deliver net benefit for biodiversity (NBB) are largely completed on site. As a result this document provides evidence of the measures which have been undertaken by Mr Haprper, the Applicant, since the issuance of the planning approval on March 17th 2026.

1.4 The application, is submitted in accordance with the requirements of Condition 4 in reference both to the timescale for the provision of this information and is progressed beyond a timeframe for implementation of measures on the basis that the proposed benefits under the landscaping plan drawing number HN/2491/0525 – 2003-03 (March 2026) have already been given effect on site.

2. Disclaimer

2.1 This report is for the sole use of the named client. While it maybe shown to other professionals acting for them, the contents are not to be disclosed to, nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

Signed

Hazel Ann Nash BA(Hons), LLM, LLM (by Research), Ph.D Planning and Environmental Law, AIEMA, FRGS

Planning Consultant
On behalf of Acorus Rural Property Services Ltd

Dated: 25th June 2026

3. Introduction

3.1 The land owned by Mr Harper, the Applicant, lies to the northwest of Wrexham and to the southern fringes of Tanyfron. It is accessed from the southern side of Farm Lane. On the opposite side of Farm lane is the dwelling known as Mayville.

3.2 The subject land is agricultural and benefits from retrospective planning permission for the regrading of land at the entrance to form a farm track and on site manoeuvring and parking area. The site also benefits from planning permission for the temporary siting of 2No. shipping containers in connection with the smallholding. Permission for these works was granted under Planning Reference P/2025/0715 on March 17th 2026

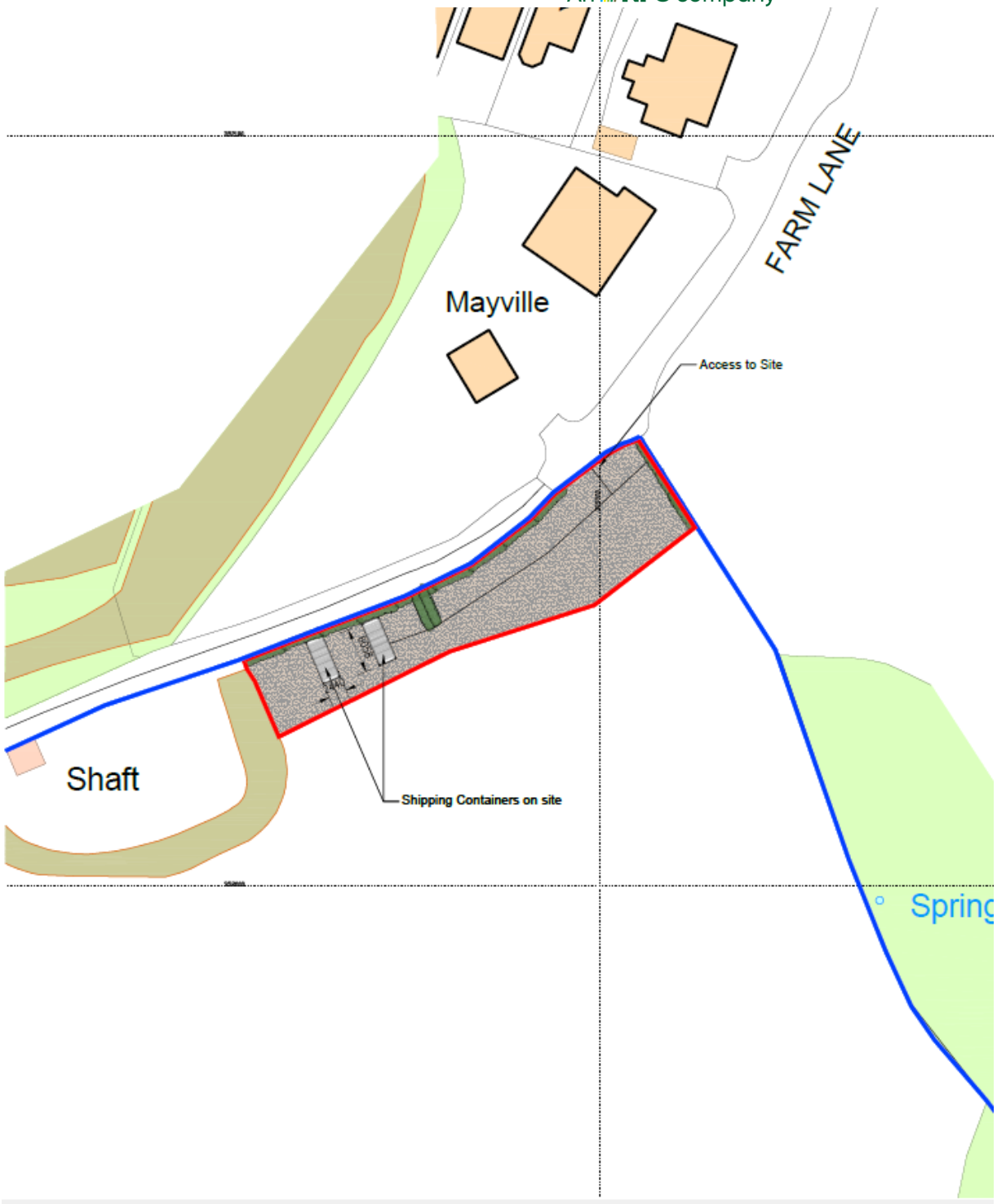


Figure 1, Plan showing location of subject site and approved works (Acorus Ltd, June 2026)

3.3 Condition 4 of the Decision Notice states as follows:

"Within 4 months of the date of this approval a timetable for the measures to deliver net benefit for biodiversity (NBB) as set out in the site enhancement plan - net biodiversity, dated March 2026 and on the landscaping plan drawing number HN/2491/0525 - 200-03 dated March 2026 will be

submitted to the Council and implemented in full. The measures shall thereafter be maintained for the lifetime of the development".

3.4 According to Condition 4 a timetable to deliver the measures of net benefit for biodiversity (NBB) is required to be submitted to the LPA by July 17th 2026.

3.5 The NBB measures to be delivered are those set out in the site enhancement plans – net biodiversity, dated March 2026 and on the landscaping plan drawing number HN/2491/0525 – 200-003 dated March 2026.

3.6 In accordance with the requirements under Condition 4 a discharge of condition application has been prepared.

4. Delivering the Net Benefit for Biodiversity

4.1 The Site Enhancement Plan (March 2026) which supplemented documents in planning application P/2025/0715 and accompanied by landscaping plan HN/2491/0525 – 200-003 dated March 2026 set out a number of measures to be undertaken in fulfilment of the requirement under paragraph 6.4.5 Planning Policy Wales (PPW) to provide a net benefit for biodiversity. These measures are as follows:

- Planting of native hedgerow species in the earth bank between the farm track and parking/manoeuvring area;
- Grass seeding of farm track and manoeuvring and parking area;
- Grass seeding of area around the 2No. shipping containers;
- The installation of a swift nest box to the east elevation of the shipping container to the east;
- The installation of two bat boxes.

<u>Measures Delivered to Date</u>

4.2 A number of the above NBB elements set out above have been implemented at the site already. Specifically:

- Planting of native hedgerow species in the earth bank between the farm track and parking/manoeuvring area; and
- The installation of one bat box.

Planting of native hedgerow and trees

4.2 Planting of the earth bank separating the farm track from the parking/manoeuvring area was undertaken in May 2026. Plants were sourced from the Woodland Trust and comprise a mix of shrub species including Hazel, Hawthorn, Blackthorn, Holly and Dogwood.

4.3 The accompanying Net Benefit for Biodiversity Photo Montage provides images of the measure implemented by June 2026 on the site.




Figures 2(a) and 2(b), variety of planting and thickening to north boundary and new planting on earth bank (Mr Harper, June 2026)



Figure 2(c), planting and grass well established on bank separating track from containers (Mr Terry Harper, June 2026)

4.4 The plants are being watered routinely and Mr Harper is responsible for monitoring the health of the plants over the next 36 months (as a minimum) to ensure that any plants that fail are replaced and cared for. Furthermore, Mr Harper is, and will continue for a minimum of 36 months, to carry out weeding across the area of the bank and particularly ensure the careful weeding around the bases of the new plants to protect their roots and improve survival and flourishing opportunity.

4.5 An updated landscaping plan with photo montage of localised planting is provided separately as part of this discharge of conditions application.

Bat Boxes

4.6 Bat boxes have been installed separately to the shipping containers on timber poles to the west elevations of the two containers. This was done on advisement from the RSPB and confirmed by Bat Conservation International who suggested that the position of bat boxes under the eaves of the shipping containers would likely be too low in height to attract bats and that mounting them instead on timber posts provides better natural insultation and safe takeoff. The timber posts to the north corner of the west facing side of the containers are also closest to well established hedgerow vegetation and trees for foraging and are better sheltered from light spill from houses.



Figure 3(a) and 3(b), Photo of bat box and in situ by shipping containers respectively (Harper, June 2026)

Bird Boxes

4.7 In addition to the enhances proposed the Applicant has also installed to bird boxes with enhanced predator protection. These are also fixed to timber posts close to the shipping containers.




Figure 4(a) and 4(b), Photo of bird box and in situ by shipping containers respectively (Harper, June 2026)

Wildflower Planting

4.8 Much of the land has been seeded for wildflower meadow, with areas to the higher land being kept as grassland in readiness for the introduction of sheep. Figures 5(a), (b) and (c) provide photos of the wildflower planting coming into bloom in May 2026.



Figure 5(a), Wildflower planting to southern corner of northwest boundary (Mr Terry Harper, June 2026)



Figure 5(b), Wildflower planting and mown paths for access (Mr Terry Harper, June 2026)

Measures to be Implemented

4.9 The following measures will be implemented in accordance with the timetable set out below:

- Grass seeding of farm track and manoeuvring and parking area;
- Grass seeding of area around the 2No. shipping containers;
- The installation of a swift nest box to the east elevation of the shipping container to the east;
- Installation of 1No. bat box.

Timetable

Measure: Net Benefit for Biodiversity	Date for Completion	Ongoing Monitoring	Responsible Person
Earth bank planting	June 2026	Weekly: inspect, weed, water, health checks	Mr Terry Harper
Installation of 1No. bat boxes	June 2026	Occasional: to check on occupants and security of the mount	Mr Terry Harper
Installation of 2No. bird boxes	June 2026	n/a	Mr Terry Harper
Wildflower meadow planting	April 2026	Seasonal: weed control, cut & clear, removal of clippings	Mr Terry Harper
Installation of 1No. bat box	August 2026	Occasional: to check on occupants and security of the mount	Mr Terry Harper
Grass seeding of track and parking area	31st October 2026	Intermittent: inspecting for bare patches and reseeding; moisture management	Mr Terry Harper
Grass seeding around shipping containers	31st October 2026	Intermittent: inspecting for bare patches and reseeding; moisture management	Mr Terry Harper
Installation of swift nest box	Before 1st March 2027 to coincide with migration and breeding of the swift population)	n/a	Mr Terry Harper

NBB Measure Delivered

Additional NBB delivered by Applicant

Table 1, Timetable for delivering NBB Measures a set out in the Landscaping Plan and Site Enhancement Plan submitted and approved under Planning Reference P/2025/0715.

5. Conclusion

5.1 This Discharge of Condition application provides a timetable in which the Applicant will deliver the net benefits for biodiversity proposed and approved under Planning Reference P/2025/0715, specifically the Site Enhancement Plan (March 2026) which supplemented documents in planning application P/2025/0715 and accompanied by landscaping plan HN/2491/0525 – 200-003 dated March 2026.

5.2 Whilst the requirement in Condition 4 relates to a timetable for the measures to be undertaken by, the information included in the application demonstrates that some of the measures for NBB have already been given effect on the site. This is shown through a landscaping plan which accompanies the application and the embedded photos within this statement.

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