Net Biodiversity Benefit (NBB)

In relation to para 6.4.5 of Planning Policy Wales, the provision of net biodiversity benefit (NBB) must be considered.

In conjunction with the Green Infrastructure Statement attached below to this note it is clear to see that, at present, there are very limited opportunities for NBB given that the premises, of which the applicant controls, is a terraced commercial building with parking areas to the rear.

There are no trees or amenity areas associated with the site .

The applicants therefore propose to install two Vivara Pro Woodstone Swift Nest boxes on the building itself.
The site is close to areas of greenery and open space being adjacent to St Giles and it is contended that the provision of the bird boxes will provide a significant contribution to NBB for the property.

Green Infrastructure Statement
In accordance with Planning Policy Wales (Chapter 6), all applications are now required to provide a statement in relation to Green Infrastructure (paragraph 6.2.12).

As stated above the application site is a terraced property located in a relatively built up area adjacent to a church and its grounds in the centre of Wrexham.

The property is 2 storey in height and is an brick building with no amenity space. The surrounds are hardcored paving and and access roads with some mature trees but outside the demise of the applicants.

There is a traffic route through the commercial centre immediately to the side of Temple Row.

There are limited areas of greenspace/trees, within near distance of the application site and only very limited opportunities to provide biodiversity net gain given the characteristics of the area.

The limited NBB proposals outlined above in this statement and are seen as the only real opportunity to provide enhancement to the site given the uses of the site and the restricted areas the applicants controls.