Condition 2 – Net Biodiversity Benefit Scheme

Planning Reference: P/2024/1603
Site: 1 Laurel Cottages, Garth, Glyn Ceiriog, Llangollen, LL20 7NE
Submitted pursuant to Condition 2 of Appeal Decision CAS-04579-Y5P3V9

Purpose of Submission

This document is submitted to discharge Condition 2 of the appeal decision requiring submission of details of a scheme to deliver Net Biodiversity Benefit, including hedge replacement.

The approved access resulted in removal of a section of existing hedgerow at the driveway entrance.

This scheme provides compensatory biodiversity enhancement through establishment of a replacement native hedgerow, creation and retention of wildflower habitat, and supplementary ecological enhancement measures across the site.

Existing Site Context

The property includes established garden areas together with adjacent woodland habitat.

Following completion of the access works, replacement planting has been progressively undertaken over approximately two growing seasons and is now largely established.

The replacement habitat has been positioned above the driveway boundary to restore habitat connectivity and create enhanced biodiversity value.

Hedge Replacement Scheme

A replacement hedgerow has been established along the upper driveway boundary in the location shown on the submitted plan.

Species planted (left to right viewed from roadside):

Sycamore
Hazel
Hazel
Plum
Plum
Dogwood
Dogwood
Hazel
Willow

Dog Rose
Hazel
Hazel
Dogwood
Dogwood
Hawthorn ×5
Sycamore
Wild Cherry
Hazel
Dogwood
Hawthorn
Dogwood
Willow
Bramble ×6
Hazel
Elderberry
Dog Rose

Wildflower Habitat

A wildflower habitat strip has been retained and encouraged adjacent to the replacement hedgerow.

This area is managed to allow seasonal flowering and support pollinating insects while increasing habitat diversity between the driveway and woodland edge.

Additional Biodiversity Enhancements

In addition to hedge replacement, wider biodiversity measures have been undertaken across the property and are referenced within the previously submitted Green Infrastructure Statement.

These measures include:
• Additional native planting across site boundaries
• Woodland edge enhancement
• Wildlife pond installation
• Creation and retention of insect habitat areas through deadwood/log piles

Two insect habitat wood piles have been retained within the woodland area as shown on the submitted location plan.

Management and Maintenance

The replacement planting and habitat areas will continue to be retained and managed.

Any failed planting will be replaced during the next available planting season using the same or equivalent species.

Wildflower areas will continue to be managed sensitively to maintain biodiversity value.

Conclusion

The submitted scheme provides replacement of the removed hedgerow and delivers biodiversity enhancement through mixed planting, wildflower habitat and supplementary ecological improvements.

It is considered that the proposal satisfies the requirements of Condition 2 of Appeal Decision CAS-04579-Y5P3V9 and demonstrates delivery of Net Biodiversity Benefit.