Scheme of Net Benefit for Biodiversity (NBB)

Site Address: Broad Oak High Street, Glyn Ceiriog, Llangollen, LL20 7EH

Description of Development: Change of use from shop and dwelling to one dwelling together with the installation of an air source heat pump.

Introduction

This Scheme of Net Benefit for Biodiversity has been prepared in support of the approved development in accordance with Planning Policy Wales and Section 6 of the Environment (Wales) Act 2016.

The proposal comprises the change of use of the existing shop and dwelling to a single dwelling, together with the installation of an air source heat pump, replacement double-glazed windows and solar photovoltaic panels. The proposal is predominantly internal, with only minor external alterations, and therefore presents limited opportunities for significant habitat creation.

Nevertheless, the following biodiversity enhancement measures will be implemented to ensure the development delivers a measurable net benefit for biodiversity.

Existing Site

The site is occupied by an existing building and surrounding residential curtilage.

No significant habitat loss is proposed as part of the approved development. Existing trees and vegetation around the site will be retained wherever possible, and no mature trees are proposed for removal.

Biodiversity Enhancement Measures

The following measures will be implemented:

Bird Nesting Opportunities

One integrated bird nesting box will be installed on the building at a suitable height and location away from regular disturbance.

Bat Roosting Opportunities

One integrated bat box (or externally mounted bat box where appropriate) will be installed on a suitable elevation to provide additional roosting opportunities.

Pollinator Friendly Planting

Existing planted areas within the residential curtilage will be retained where possible and supplemented with native and pollinator-friendly planting, including flowering shrubs and perennial species.

Protection of Existing Vegetation

Existing trees and established vegetation around the site will be retained during construction wherever practicable.

Sustainable Energy Measures

The approved installation of an air source heat pump together with photovoltaic solar panels will reduce the carbon emissions associated with the dwelling and contribute towards the wider environmental objectives of sustainable development.

Construction Phase

During construction:

- Existing vegetation will be protected where practicable.
- Any construction materials will be stored away from retained planting.
- Works will be undertaken with due care to avoid unnecessary disturbance to wildlife.

Should any protected species be discovered during the works, construction will cease in the affected area and appropriate ecological advice will be sought before recommencing.

Long-Term Management

The biodiversity enhancements will be installed prior to first occupation of the approved dwelling and retained thereafter.

The bird box, bat box and planting will be maintained for the lifetime of the development and replaced where necessary to ensure they remain functional.

Conclusion

The approved proposal involves the conversion of an existing building with limited external alterations and no significant loss of habitat. By incorporating integrated bird and bat boxes, retaining existing vegetation, introducing pollinator-friendly planting and incorporating renewable energy technologies, the development will provide a net benefit for biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016 and the requirements of the planning condition.