APPROVAL OF DETAILS RESERVED BY CONDITION

Moss Bank Farm, Borras Road, Borras, Wrexham.

LL13 9TN

Change of use of land from agricultural to residential to include siting of mobile home dwelling, drainage, parking, driveway and access

Trevor Mennell Planning

SEPTEMBER 2026

Approval of Details Reserved by Condition

Condition 3

Within six months of the date of this decision a scheme to deliver a net benefit to biodiversity shall have been submitted for the written approval of the Local Planning Authority. The scheme shall include a timetable for its implementation. Biodiversity enhancement shall be implemented in accordance with the approved details and thereafter retained for the lifetime of the development.

Work has commenced relative to a scheme of Net Benefit to Biodiversity to include tree and hedge planting together with the erection of bird box's to include:-

Bird Box's

- 1 no. Sparrow box to be located on tree along driveway
- 1 no. existing owl box located on tree along driveway



Owl Box



Sparrow Box

Hedge and Tree Planting

Tree Planting has already been completed with the following:-

- Native hedging
- Mixed fruit tree planting to small paddock



Native Hedgerow Planting





Fruit Trees planted in small paddock

Additional

2 no. further bird boxes (as detailed above) to be attached to gable ends of lodge

2 no. bat boxes to be attached to trees to rear of lodge



Net Biodiversity Benefit Report

A copy of Sue Worsfold BSc (Hons) ACIEEM Net Biodiversity Benefit report is attached.

The ongoing scheme will be completed by December 2026.