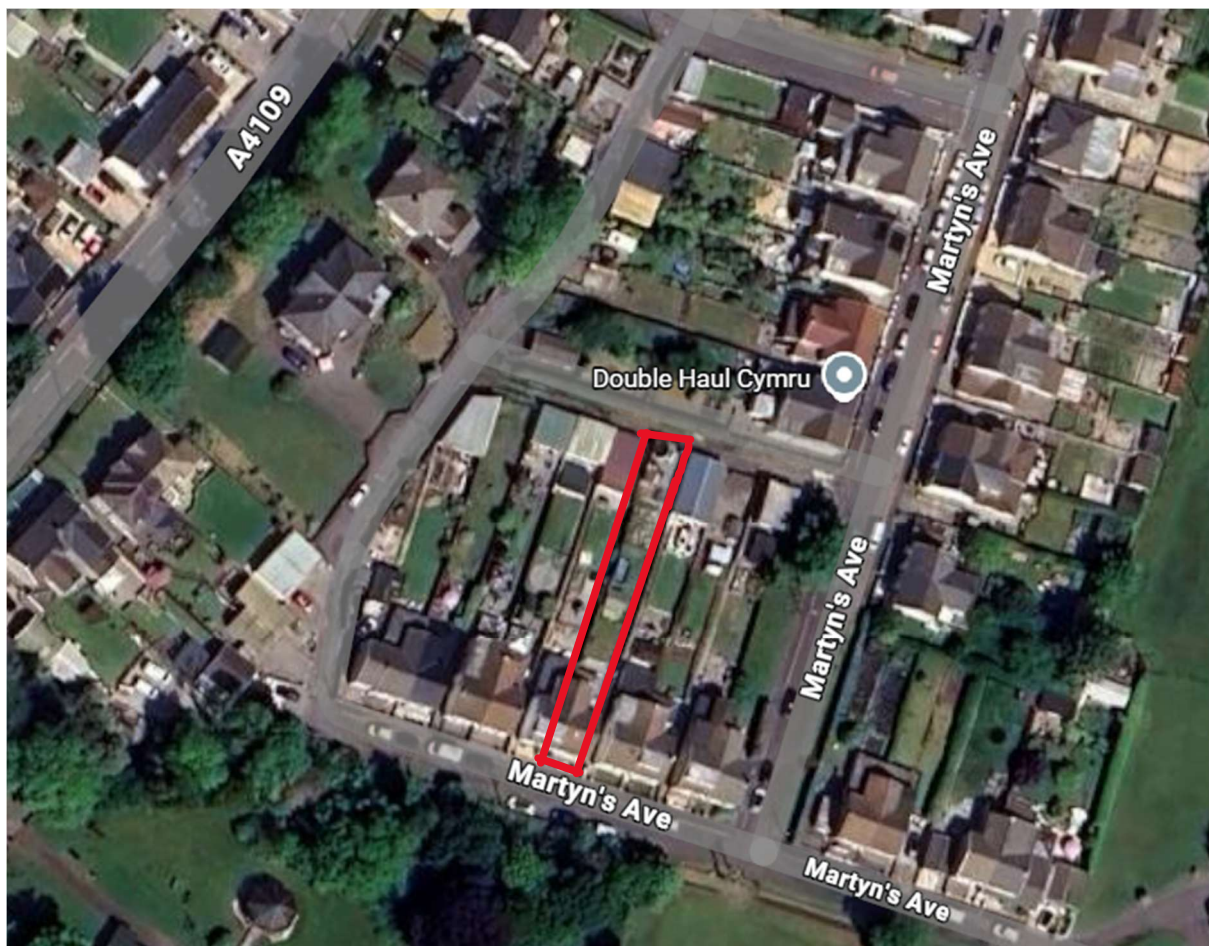


Site Location : 56 St Martins Avenue, Seven Sisters

Proposed Development: Rear Extension to semi detached dwelling (See Appendix 1, Plan 1)

Site description: Dwelling, with a large rear area of amenity grass, shrub borders and hard-standing

Location description: The dwelling is situated within an area of existing housing as indicated by the aerial image below, accessed from the main road B4309



Policy Context

This statement has been prepared in accordance with:

- Planning Policy Wales (PPW), which requires developments to maintain and enhance biodiversity and promote ecosystem resilience
- Technical Advice Note 5, which supports the protection and enhancement of biodiversity
- Section 6 of the Environment (Wales) Act 2016, which places a duty on public authorities (and informs development) to seek to maintain and enhance biodiversity

In line with these requirements, the proposal seeks to deliver a net benefit for biodiversity proportionate to its scale.

Sustainable Drainage (SuDS / SAB)

- The extension replaces existing impermeable concrete, resulting in minimal net increase in runoff
- The proposed development and patio / pathways are below the 100m² development SAB threshold
- The majority of the garden will be retained and remain permeable
- This approach accords with Welsh Government guidance on SuDS and minimises surface water impacts.
-

Development Impacts:

Habitats

Due to the location and scale of the proposed development, and its position within the plot there is very little adverse impact envisaged from the construction or the use of the development. The construction is located on predominately previously developed land with minimal loss to any natural habitat lawned areas, with the majority of the development covering existing concrete hardstanding.

Species

New and existing external lighting will be specified to maintain dark corridors and minimise adverse effects on the feeding and commuting behaviour of any bat populations to the following guidance

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>).

Boundaries to the north east and west are existing are a mix of block walling, fencing and are to remain unaltered. The natural boundary to the south fronts the access road St Martins avenue and consists of a brick boundary wall.



Biodiversity Enhancements Proposed

- A multi chamber bird Box, will be situated to the Eastern end gable end of the proposed development.
- The Shrub Border and Planter (marked on the Proposed Site Plan and BEMP) will be implemented containing variety of perennials that will offer nectar/pollen/berries/seeds throughout the year, and shall be maintained for maximum benefit to wildlife in perpetuity.
- Majority of the existing grass / lawned are remains unaltered.
- Log pile - Habitat to comprise stacks of above ground wood to create shelter for groups such as invertebrates and small mammals

Evidencing the Stepwise Approach

The proposed site layout has been designed in such a way as to avoid the need for any impact on existing natural habitats present on the site.

The proposed Planting of appropriate shrubs (non-invasive, those providing forage) and native perennials, will provide additional resources for a range of invertebrates and birds. Additional man-made habitats for Nesting Birds will also bring improved benefit.

Conclusion

It is considered, subject to the above, that the proposed development would enhance biodiversity, and deliver net benefits for biodiversity by increasing the quantity of nectar and seed forage and of shelter resource, through planting of native perennial species. Net benefits are also delivered by additional artificial nesting and shelter for birds etc.

Adverse effects of construction and operation of the proposed extension will be minimised and avoided by following a Construction Environmental Management Plan, or similar which sets out best practice protocols.

Given the design of the proposed works and incorporation of biodiversity enhancements as above, there will be no loss of habitat connectivity or displacement of species as a result of the development.

Therefore, as a result of the ecological measures embedded within the proposed scheme, it is expected that there will be a demonstrable net benefit for biodiversity. The site has been identified as being of relatively low ecological value, with immediate on-site impacts adequately mitigated on-site and net gain being achieved primarily through on-site measures. All habitats retained/created/enhanced on site, will be managed for long-term biodiversity benefit.



- Existing site location / Block plan



- Proposed BEMP plan

Products & Suppliers

Enhancement for Invertebrates, Bats and Birds

National Trust WoodStone® Green 28mm Nest Box
www.birdfood.co.uk



Planting guidance

- Trefoils – will tolerate shallow substrate, mid-summer flowering
- Lily of the Valley – may tolerate container planting, partial shade
- Pulmanaria – sunny aspect, spring flowering
- Primrose – grassy banks, sun or partial shade, spring flowering
- Autumn Crocus – sunny aspect, late season flowering

Recommended suppliers:

Celtic Wildflowers of Gorseinon, Swansea <https://celticwildflowers.co.uk>.
Penlan Perennials <https://www.penlanperennials.co.uk/>

Further Information: <https://www.rhs.org.uk/gardening>

Native Trees and Shrubs

<https://www.rhs.org.uk/plants/types/trees/native-tree-shrubs>
<https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/>