

Biodiversity Enhancement Scheme

Discharge of Planning Condition 3

Planning Permission: 26/0122

Site: 4 Hoelion Grove, Rogerstone, Newport NP10 9PF

Proposal: Conversion of existing integral garage into habitable room.

1. Purpose

This report has been prepared in support of an application to discharge Condition 3 attached to planning permission 26/0122. The condition requires details of a biodiversity enhancement scheme to be submitted and approved before development commences.

2. Development Description

The approved development comprises the conversion of an existing integral garage into a playroom/habitable room within the existing building envelope. No extension, removal of trees, hedgerows or other semi-natural habitats is proposed.

3. Existing Ecological Context

The property is a modern detached dwelling with managed gardens. The proposal is confined to the existing structure and is not expected to adversely affect habitats or protected species. The scheme nevertheless provides opportunities for biodiversity enhancement.

4. Biodiversity Enhancement Measures

- Install one bird nesting box (e.g. Schwegler 1B or equivalent) on the dwelling or within the rear garden at approximately 2–4 m above ground.
- Retain existing garden planting and manage the rear garden with flowering plants that provide nectar and pollen for invertebrates.

5. Implementation

The biodiversity enhancement measures will be installed before the converted room is first brought into use and will be retained for the lifetime of the development.

6. Conclusion

The proposed enhancement measures provide a proportionate biodiversity gain for this small-scale householder development and satisfy the requirements of Condition 3.