



Biodiversity Net Benefit Statement

10 March 2026

Title: **New Mixed Use Development**
Address: **Rear of 33-34 Park Place, Cardiff, CF10 3BA**

This statement provides additional information for the above application, using the stepwise approach. This statement is in line with Chapter 6 of the Planning Policy Wales Edition 12 relating to Biodiversity.

Step 1 – Avoid

- Not applicable as the proposed development is situated on an existing car park, classified as brownfield site

Step 2 – Minimise

- There is no impact on local flora as there is no existing vegetation or trees on or in close proximity to the site boundary.

Step 3 – Mitigate / Restore

- Mitigation measures include introducing new trees and planting in the courtyard, as well as planting areas in front of the ground floor commercial unit that will enhance the ecological environment and provide aesthetic and ecological benefits, contributing to urban wildlife and biodiversity
- The development includes potted plants situated on the balconies and shared terrace that will improve the landscape quality and contribute to pollination

Step 4 – Compensate on site

- The compensatory on-site measures are the creation of planting areas that will serve as microhabitats for birds and pollinators, contributing positively to the overall ecological value of the site
- A Preliminary Roost Assessment (PRA) was carried out by BE Ecological Ltd in March 2025 to assess the site and adjacent structures for the potential presence of bats and breeding birds. The survey concluded that no bats or evidence of bat activity were identified; however, due to the presence of a small access gap beneath a barge board and the architectural style of adjacent buildings, the site was assessed to have low potential for roosting bats.
- A follow-up bat emergence survey will be conducted between May and August 2026, in line with Natural Resources Wales guidelines. Should bats be discovered, appropriate mitigation and a licensing process will be followed.
- A Schwegler 1FF bat box or equivalent crevice bat box will be installed on an appropriate elevation.
- A Schwegler 1SP Sparrow Terrace nest box will be installed to provide additional bird habitat.
- Post-construction verification of the correct installation of these features will be undertaken by the ecologist, with confirmation to be submitted to the LPA.

Step 5 – Compensate off site

- Due to spatial constraints, off-site compensation will involve collaboration with local councils to plant additional trees or contribute to the nearby green spaces.

Step 6 – Abandon development

- Not applicable as abandoning the development will negate the significant social and housing benefits the proposal aims to provide.

Please do not hesitate to contact me if any additional information is required to prevent or delay the progress of this application.

Regards,

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