Green Infrastructure Statement

August 2024

STōK Cae Ras
Mold Road
Wrexham
LL11 2AH

Temporary Stand Extension (capacity 3,020)

Introduction

This Green Infrastructure Statement ("GIS") has been prepared in response to the requirements of Planning Policy Wales (Edition 12, February 2024) ("PPW"). Updated policy within PPW includes the requirement for all planning applications to be accompanied by a proportionate GIS describing how green infrastructure has been incorporated into the proposal and demonstrate how the 'step-wise approach' has been followed (Paragraph 6.4.21).

Site Description

The Site covers an area of approximately 0.45ha (4,433sqm) consisting of new tarmac (shown in green below), which is proposed in addition to the existing tarmac (shown in grey below) for circulation and concourse areas.

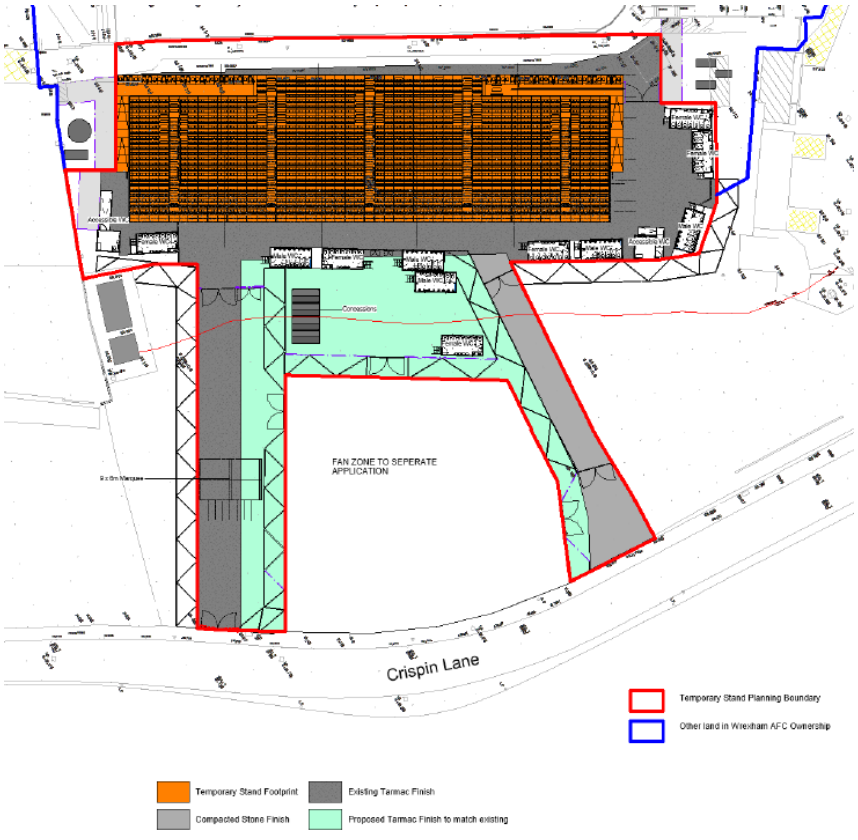


Figure 1.1: Temporary Stand Extension Landscape

The fabric of the Site is completely hard in nature, with no existing vegetation. There is therefore no biodiversity or environmental quality within the Site.

Proposed Development

The application seeks full planning permission for a temporary stand extension to the rear of the temporary stand at the Kop end of the STōK Cae Ras to provide an additional 681 additional seats (3,020 in total).

The proposed extension is accessed from the rear as per the existing temporary stand. A concourse under the stand adds further circulation as well as offering additional access to the ramped access to the accessible positions at each end of the stand.

Additional toilet and concession facilities are arranged along with the additional provision behind and to the sides of the stand. Two accessible toilets are provided at each end of the stand.

The description of development is:

"Temporary Stand Extension (capacity 3,020)"

The layout of the Proposed Development is shown in Figure 1.2.

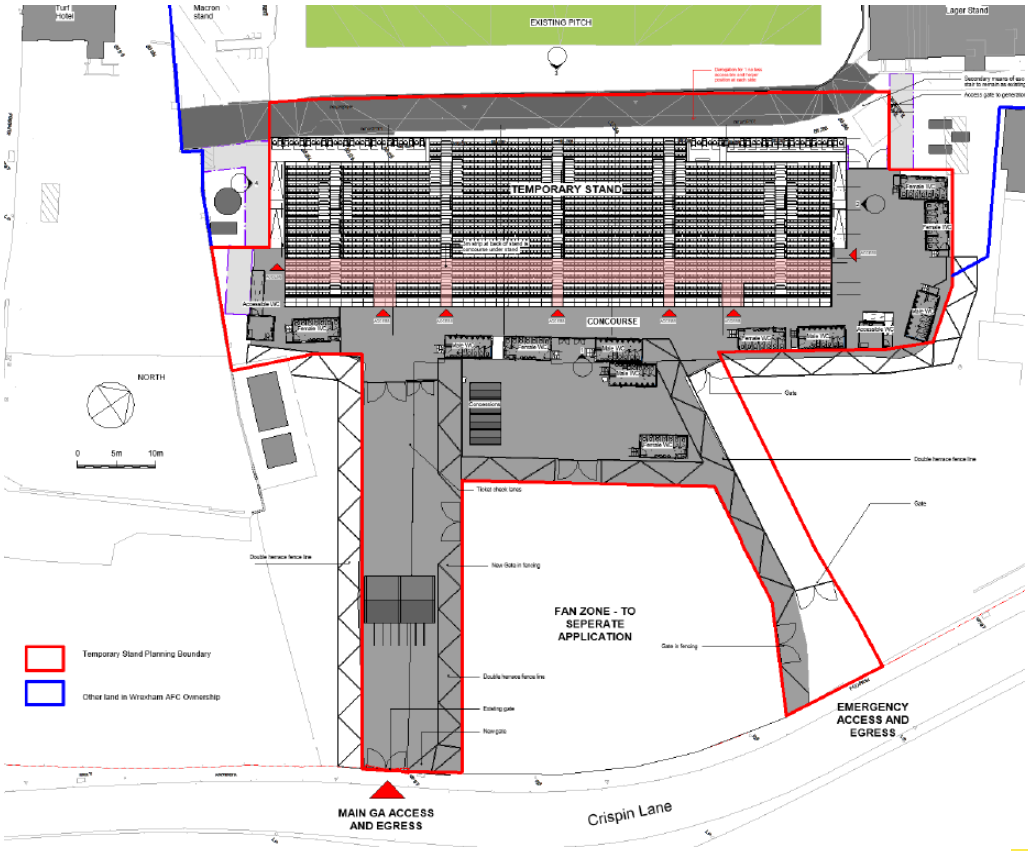


Figure 1.2. Proposed Development

Step-wise approach

PPW states that the GIS will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.

The step-wise approach is ordered as per: (1) avoid; (2) minimise; (3) mitigate/restore; compensate on site (4); and (5) compensate off site.

(1) Avoid

Due to the nature of the Site, and the protection of continued use and enhancement of sports stadia, including STōK Cae Ras, in the Wrexham County Borough Local Development Plan (LDP) 2013 – 2028, the development is unable to be located elsewhere. However, regardless of this, the entirety of the Site consists of previously developed land, comprising hard standing (sealed surface). It is considered that the Proposed Development would not have any significant adverse effects on ecology or biodiversity.

(2) Minimise

Given the Site does not contain any existing vegetation, the Proposed Development therefore does not have any negative effects on ecology or biodiversity.

(3) Mitigate/restore

As the Site does not contain any existing vegetation, the Proposed Development therefore does not have any negative effects on ecology or biodiversity.

(4) Compensate on site

As the Site does not contain any existing vegetation, the Proposed Development therefore does not have any negative effects on ecology or biodiversity, and therefore it is not necessary to provide compensation on Site.

(5) Compensate off site

As the Site does not contain any existing vegetation, the Proposed Development therefore does not have any negative effects on ecology or biodiversity, and therefore it is not necessary to provide compensation off Site.

Conclusion

This GIS has demonstrated the step-wise approach taken by the Applicant in refining the Proposed Development. The Site covers an area of approximately 0.45ha (4,433sqm) consisting of new tarmac (shown in green below), which is proposed in addition to the existing tarmac (shown in grey below) for circulation and concourse areas. The fabric of the Site is completely hard in nature, with no existing vegetation. There is therefore no biodiversity or environmental quality within the Site.

savills

Overall, the Proposed Development will result in the efficient re-development of a previously developed (brownfield) Site and have no adverse impacts on ecology or biodiversity.