

# Green Infrastructure Statement

**34 Well Street**
**Cefn Mawr**
**Wrexham**
**LL14 3AE**

**Change of use of ground floor from Hairdressers to Launderette**

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**November 2024**

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# 1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the change of use of the ground-floor premises at 34 Well Street, Cefn Mawr from a Hairdressers into a Launderette.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

*"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.*

*6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement 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 (Paragraph 6.4.15) has been applied.*

*6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".*

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain

and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

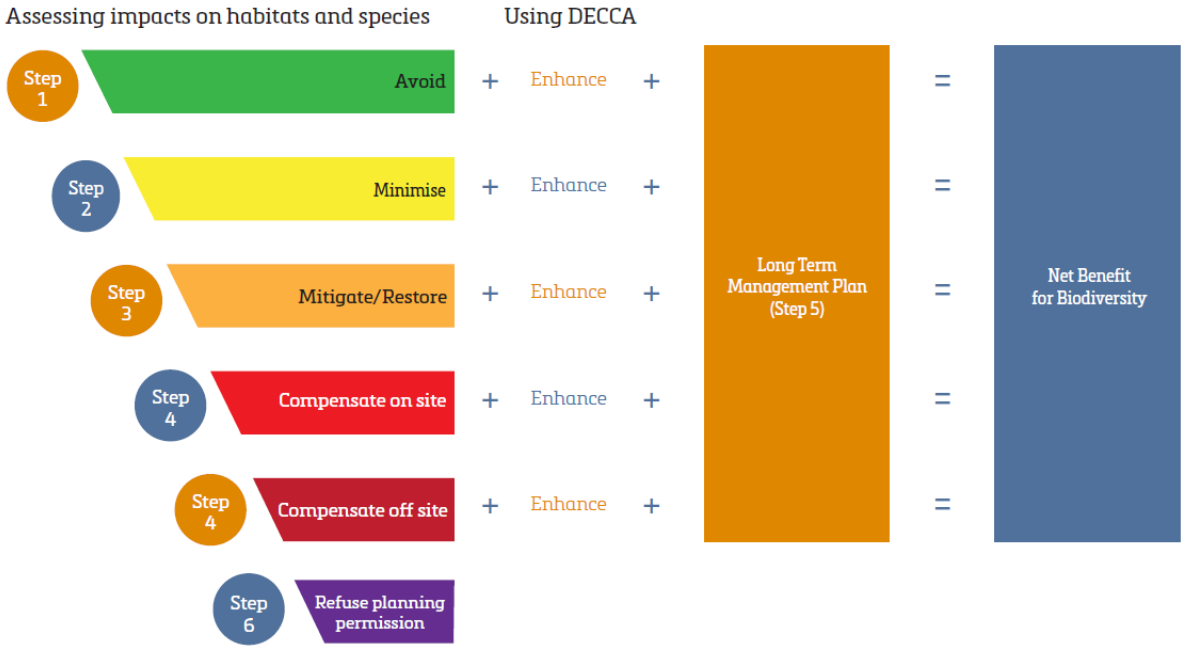



***Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)***

## 2. The Proposed Development

2.1 The application seeks full planning permission for the change of use of the ground-floor premises from its current A1 use into a Launderette (Sui Generis).

2.2 No internal or external structural or visual alterations to the building are proposed, and therefore the proposal comprises a 'pure' change of use of the ground-floor premises only.

2.3 Access to the premises would be maintained via the shopfront and the existing side access door.

2.4 No changes are proposed to the use of the first-floor of the building, which would be maintained as an existing self-contained one-bed flat (C3).

## 3. Green Infrastructure Baseline

3.1 The application site comprises a two-storey detached building located within a built-up location within the centre of Cefn Mawr. It is of brickwork construction and has a slate roof.

3.2 The application has not been accompanied by a Preliminary Ecological Appraisal as no external works are proposed to the building, and therefore no impacts upon any protected species are anticipated.

3.3 However, given the site's location within a built-up settlement and the lack of surrounding appropriate habitat, it is considered unlikely the site would host any protected species in any case.

3.4 In addition, the application site is not located within or near to any statutory or non-statutory designated ecological sites, and therefore the proposed development does not have any potential to cause an impact upon protected sites.

3.5 Therefore, the application site is currently considered to be of low ecological value; being devoid of any existing green infrastructure.

## 4. The Green Infrastructure Strategy

4.1 As noted, no external alterations are proposed as part of the planning application and the host building is devoid of any green infrastructure at present.

4.2 Therefore, no impacts upon green infrastructure would arise as a result of the proposals.

4.3 A Biodiversity Enhancement Plan accompanies the application, proposing the erection of a Woodcrete bird box on the south-western elevation of the existing building, at eaves-level.

4.4 The above measure would provide a net benefit for biodiversity (NBB) effect over and above the existing green infrastructure baseline.

4.5 The step-wise approach has been followed as impacts upon habitats and species would be avoided as part of the development. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.6 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

## 5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals.