Quod

Green Infrastructure Statement

Former Dickens Vauxhall Wrexham, Croesfoel Industrial Park, Wrexham LL14 4BJ

OCTOBER 2024

Q230737

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1 Introduction

1.1 This Green Infrastructure Statement ('GIS') has been prepared by Quod, on behalf of TP Property Company Limited ('TP') ('the Applicant'), in support of a full planning application a proposed Travis Perkins builders' merchant branch at the former Dickens Vauxhall Wrexham dealership on Croesfoel Industrial Park, Rhostyllen, Wrexham, LL14 4BJ ('the Application Site').

1.2 The Application Site has been vacant since February 2024 and TP are the freehold owners. It has been identified by the Applicant has a suitable location to consolidate their existing branches in Wrexham located on Benjamin Road and Ruabon Road. This will significantly enhance the overall customer experience, enabling both a full product offer and full range of services to be provided.

1.3 As part the proposals, TP are committed to retaining existing green infrastructure and exploring opportunities to deliver additional enhancements to the landscaping on Site. It is the objective of this GIS to describe how green infrastructure has been incorporated into the proposed development.

1.4 This document has been produced in reference to the recently updated legislation contained in Chapter 6 of the Planning Policy Wales (February 2024) which sets out the policies to support 'Distinctive and Natural Places'.

"The Distinctive and Natural Places theme of planning policy topics covers historic environment, landscape, biodiversity and habitats, coastal characteristics, air quality, soundscape, water services, flooding and other environmental (surface and sub-surface) risks."

1.5 This document should be read alongside documents submitted in supporting the pending planning application, including, but not limited to, the following:

- Full Planning Drawings, prepared by MJM;
- Drainage Strategy, prepared by MJM;
- Ground Investigation Report, prepared by MJM
- Tree Survey, prepared by Encon;
- Landscaping Scheme, prepared by Encon; and
- Structural Works Statement, prepared by MJM.

2 Factual Background

Site and Surrounding Area

2.1 There are currently two buildings on the site previously forming part of the Dickens Vauxhall Wrexham car dealership (*sui generis*). Building 1 on the northern part of the site extends to 1,078 square metres (GIA) and Building 2 on the southern part of the site extends to 213 square metres (GIA). The Site has been vacant since February 2024.

2.2 The Site is in Croesfoel Industrial Park, which is in Rhostyllen, a village to the southwest of Wrexham. Several car dealerships are located to the south of the site and further beyond is a dense area of landscaping which is designated by WCBC for land reclamation. Further commercial properties are located to the west of the site, including the Huws Gray Wrexham builders' merchant. Commercial properties are also located to the north of the Site. There is a dense landscaping buffer to the east and beyond that are residential properties. The closest residential properties are located c. 25 metres to the west on Tudor Avenue and 15 metres to the south on Tudor Court.

2.3 The Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI) is located c.1.2 kilometres to the south.

2.4 According to the Natural Resources Wales Flood Map for Planning, the Site is at a very low risk of surface water flooding.

2.5 There are no Tree Preservation Orders on or immediately adjacent to the Site.

Trees / Landscaping

2.6 A Tree Survey Report has been prepared by Encon Associates and accompanies the planning application.

2.7 The Tree Survey Report includes a survey of 2no. groups of trees located both within the Application Site and within proximity of the development. The trees surveyed are a mix of 'low quality' and 'moderate quality'

2.8 Group G1 is a belt of established buffer trees and shrubs located adjacent to the eastern boundary in a 6-8m wide strip of soft landscaping. Species within the group include Cherry, Hawthorn, Hazel, Silver Birch, Elder, Goat Willow, Grey Willow and Sweet Briar Rose. The group has an understorey of ground flora.

2.9 Group G2 is a belt of recently planted buffer trees and shrubs adjacent to the southern boundary, within a 4-5m strip of soft landscaping. The group is a mix of native trees and shrubs including Cherry, Oak, Field Maple, Grey Willow, Silver Birch, Sweet Briar Rose, Goat Willow and Hazel. The group has an understorey of ground flora.

2.10 None of the trees included in the survey will require removal to facilitate the proposed development, however, crown lift and pruning work will be necessary.

2.11 Overall, the Tree Survey Report concludes that subject to the identified recommendations and replacement tree planting is included, the impact of the development can be fully mitigated.

Ground Conditions

2.12 This submission is supported by a Phase 1 Preliminary Risk Assessment, prepared by Igne. The principal objective of the PRA is to assess whether the land is potentially contaminated and/or whether there are other potential geo-environmental liabilities. These could include, but are not limited to, subsidence hazards, the generation or migration of ground gas to beneath the site and other geotechnical abnormalities.

2.13 The levels of contamination in the tested soil and groundwater are considered suitable for retention beneath the proposed development, and to present a sufficiently low risk to both short-term and long-term human health, the development end use and controlled waters. However, procedures should be identified for dealing with unforeseen contamination if this becomes apparent during any below-ground excavation or construction works.

2.14 Full details can be found within the report submitted with this application.

Flood Risk and Drainage

2.15 This application is supported by a Flood Risk Assessment, prepared by MJM. The Report confirms the Site is located within an area of low risk of flooding from rivers and the sea. Moreover, the Site is shown to be at a low risk of flooding from surface water, groundwater, sewers and artificial sources such as reservoirs.

2.16 Given the nature of the proposed development (i.e., change of use), it is proposed that the existing and established surface water drainage arrangement will be largely retained. All hard standing areas will discharge through the existing connection to the combined sewer. The capacity of the surface water drainage will be improved by increasing some required pipe sizes and providing an attenuation tank on site.

2.17 Overall, the Report concludes that the development is fully compliant with policy in respect of development and flood risk, such that flood risk considerations do not constitute a barrier to the granting of planning consent.

3 Green Infrastructure Strategy

Planning Policy Wales (Edition 12, February 2024)

3.1 Planning Policy Wales ('PPW') sets out the national context for sustainable land use. The document supports all strategies published by the Welsh Assembly and is supported by various Technical Advice Notes ('TANs').

3.2 PPW recognises that the planning system manages the development and use of land in the public interest by contributing to economic, social, environmental and cultural well-being of Wales.

3.3 Chapter 6 seeks to integrate and prioritise the natural environment into design of the proposed development.

3.4 Paragraph 6.2.12 of PPW outlines that GIS 'should' be submitted with all planning applications. PPW states that the GIS should 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 has been applied.'

3.5 This GIS has been provided in line with the relevant policies which have informed the design development of the proposal.

Landscaping

3.6 A Landscaping Scheme (ref. A6529 04 Rev B) has been prepared by Encon Associates and accompanies the planning application. The scheme sets out how the existing green infrastructure is integrated and enhanced into the development proposals.



Figure 3-1 - Landscaping Scheme Extract

3.7 There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity of the site. Landscape proposals for the development have been prepared which include the planting of several native individual trees. 2no. Specimen Trees are proposed adjacent to the Site entrance at a height of 4.5 metres.

3.8 Further details are provided on the submitted Landscaping Scheme.

Ecology

3.9 During pre-application discussions, it was agreed with Officers that an Ecological Survey of the Site would not be required given the industrial nature of the site itself and of the locale.

3.10 However, as detailed above, the proposals enable full retention of all existing planting within and on the perimeter of the Site, as well as delivery of new specimen planting on the roadside boundary. Enhancement of the existing planting will support ecology including nesting birds.

3.11 The Tree Survey supporting the application recommends that all tree works under undertaken prior to commencement of construction. The survey also includes a Method Statement for Tree Protection (Appendix C) which will be adhered to in full throughout the construction period.

Drainage

3.12 This planning application is accompanied by a Drainage Strategy, prepared by MJM, in line with the requirements of the PPW and TAN 15.

3.13 The report confirms that the Site is located within an area with no likelihood of fluvial and tidal flooding and is therefore at low risk of flooding. There are no significant risks from surface water flooding. Measures have been suggested within the report (at para 3.3.4) to ensure the risk of groundwater flooding remains low. The Site is also not located in an area susceptible to sewer flooding.

3.14 The Sustainable Urban Drainage Strategy (SuDS) The SuDS strategy will be developed as part of the detailed design to meet the following criteria:

- Unless an area is designed to hold and/or convey water, flooding will not occur on any part of the site for a 1 in 30-year rainfall event.
- Flooding does not occur during a 1 in 100-year storm event (including an allowance for a 38% increase in rainfall intensity due to climate change) in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- Flows resulting from rainfall in any event exceeding the 1 in 100-year rainfall event are managed in exceedance routes to minimise as far as practicable the risk of flooding to people and property both on and off site.
- The SuDS design for the development site should ensure that the quality of any receiving water body is not adversely affected and preferably enhanced in accordance with Ciria SuDS Manual C753, Chapter 4.

3.15 The FCR outlines that attenuation, and mitigation will be provided as part of the application proposals and concludes that there is no reason for the proposed development not to go ahead from a flood risk point of view. Compliance with TAN 15 can be demonstrated.

Conclusion

3.16 Full consideration has been given to a wide range of landscape enhancements and improvements which have been proposed as part of the proposed development. The scheme creates new tree planting, hedgerows to mitigate environmental impacts and elevate biodiversity.

3.17 It is considered that the proposed scheme complies with the updated Chapter 6 of Planning Policy Wales which sets out the policy for biodiversity and nature.