# GREEN INFASTRUCTURE STATEMENT

## 11 Lord Street, Wrexham, LL11 1LH

**Conversion of existing building to be partially converted to be 1no. self-contained bedsit on ground floor and 1no. apartment and 1no. self-contained bedsit on first floor. Commercial unit facing street to be retained.**

## 1. INTRODUCTION.

**1.1.** This statement provides a Green Infrastructure Assessment for the proposed development at 11 Lord Street, Wrexham and should be read in conjunction with the application documents.

**1.2.** The property is situated in an urban location and is surrounded on all sides by other buildings.

**1.3.** The area around the property is laid to hardstanding.

**1.4.** Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. The proposal is for alterations to the ground and first floors of the existing building, an existing commercial use building, and entailing internal works only. This statement is considered to have been prepared in a proportionate manner to the scale of the proposed development.

## 2. PROPOSED WORKS

**2.1.** The alterations are required to reconfigure the space internally in the existing commercial premises into a self-contained 1-bed bedsit at ground floor utilising the space used as storeroom associated to the shop, retaining the retail floorspace to retain the shop use at ground floor; and a 1-bed apartment at first floor and a 1-bed bedsit at first floor, creating living accommodation to be suited to modern accommodation standards of living for future occupants.

**2.2.** The footprint of the development is already in existence and therefore there would be no groundworks and foundations that require the clearance of

vegetation from this perspective.

**2.3.** No mitigation is required as no vegetative materials will require to be removed.

**2.4.** In order to reduce pollution, local Contractors will be appointed where possible, and within reason, construction materials will be from North Wales/ UK based manufacturers.

**2.5.** Efforts will be made to improve the sustainability of the whole building, through the introduction of modern insulation and energy efficient internal fittings.

## 3. BIODIVERSITY ENHANCEMENT MEASURES

**3.1.** Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

- 1 no. wall mounted Beaumaris midi woodcrete bat box on the existing building.

**3.2.** As there is no disturbance to any green infrastructure on or surrounding the site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

## 4. SUMMARY

**4.1.** In Wales the biodiversity duty is set out under Section 6 of the Environment (Wales) Act 2016. It requires public authorities to "seek to maintain and enhance biodiversity in the exercise of its functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions"

**4.2.** A Green Infrastructure Statement 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 should be a short description and is not expected to be an onerous requirement for applicants.

**4.3.** 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.

**4.4.** This statement shows the approach taken regarding the green infrastructure of the site and how the ecology will be enhanced and maintained meeting the

requirements of the amended Planning Policy Wales.

**4.5.** We trust the above green infrastructure statement meets with the Local Planning Authority's acceptance and approval.