

TREE SOLUTIONS

1. Introduction

This Green Infrastructure (GI) Statement supports the planning application for a replacement dwelling at Park View, Gatewen Road, New Broughton, within Wrexham County Borough. It outlines how the proposed development has been designed to conserve, enhance, and integrate with existing green infrastructure (GI) assets in accordance with the Wrexham Local Development Plan (LDP) 2013–2028, Supplementary Planning Guidance (SPG), and national planning policies including Planning Policy Wales (Edition 11) and TAN 5: Nature Conservation and Planning.

2. Site Context and Existing Green Infrastructure

The application site comprises a disused garden area with areas of naturally regenerated scrub, a boundary hedgerow, and three individual trees recorded in a supporting Arboricultural Impact Assessment (AIA). Key features include:

- 3 individual trees (T1–T3)
- 1 group of mixed scrub (G1)
- 1 boundary hedgerow (H1)

Description of existing vegetation:

- G1: Overgrown garden area comprising self-seeded native and non-native saplings, assessed as Category C under BS5837:2012. It has low visual amenity and limited ecological value. Its removal will facilitate restoration of a managed garden area and can be carried out with no significant adverse impact on biodiversity, provided all clearance works are scheduled outside the bird nesting season (typically March to August) or following an ecological inspection to confirm absence of nesting activity.
- T1 & T2 (Cypress): Mature but poor-quality conifer specimens forming a visual screen along the frontage. Provide limited ecological function and are not characteristic of local native vegetation.
- T3 (Ash): Moderate size but showing signs of advanced *Hymenoscyphus fraxineus* (Ash Dieback), posing future safety risks and poor long-term prospects.
- H1 (hedgerow): Comprised primarily of *Lonicera* and *Privet*, providing limited structural diversity and contributing marginally to local habitat connectivity. While of low ecological value in its current form, it offers some screening and potential for enhancement through supplementary native planting.

The site sits within a semi-rural context and contributes, in a minor but locally relevant way, to Wrexham's strategic GI network, particularly through boundary vegetation.

3. Proposed Development and Impact on Green Infrastructure

The proposed dwelling will occupy a similar footprint to the existing building, thereby reducing unnecessary vegetation clearance. The design minimises disturbance to retained GI features and seeks to work with the existing landscape structure.

Removals Proposed (subject to ecology and tree officer input):

- G1: Removal of scrub vegetation due to lack of long-term viability and unmanaged condition.
- T3: Removal justified on arboricultural and ecological grounds due to confirmed Ash Dieback, which severely limits safe retention.
- H1 (partial): Localised removal (3–4 linear metres) to facilitate a safe new vehicular access.

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Retention:

- The remainder of the hedgerow (H1) will be retained and enhanced through management and supplementary planting
- Individual trees (T1-T2) to maintain green boundary treatment and provide evergreen screening to access road beyond
- No Category A or B trees are proposed for removal.

4. Mitigation and Enhancement Measures

In line with Wrexham's Green Infrastructure and Biodiversity SPG, the following mitigation and net gain measures are proposed:

a) Tree and Shrub Planting:

- At least 20 new native trees will be planted on the boundary to the field located to the north of the dwelling to offset the loss of T3 and G1, including species such as Alder (*Alnus glutinosa*), Rowan (*Sorbus aucuparia*) and Field Maple (*Acer campestre*) all suitable for local conditions and climate resilience.
- Ornamental landscaping will incorporate native hedgerow species (e.g. hawthorn, blackthorn, hazel) to strengthen ecological connectivity.

b) Biodiversity Enhancements:

- Installation of 2 integrated bird nesting boxes (e.g., swift or house sparrow) on the new dwelling.
- Installation of 1 bat roost feature, positioned to face south or southeast, away from artificial light.
- Creation of low-mow wildflower margins in garden areas using native perennial species.
- Inclusion of pollinator-friendly plants (e.g., lavender, echinacea, foxglove) in soft landscaping.
- Deadwood habitat pile from felled timber retained on site for invertebrates.

c) Sustainable Drainage (SuDS) Integration:

- The site layout will accommodate rain gardens or permeable surfacing to support water infiltration and reduce surface water runoff while supporting GI objectives.

d) Ongoing Management:

- New planting will be subject to a 5-year establishment and replacement plan to ensure long-term contribution to local GI.
- H1 will be maintained at a height and width that supports both screening and wildlife movement.

5. Policy Compliance

The proposed development has been designed in accordance with:

- Wrexham Local Development Plan (LDP) – particularly Policy EN5 (Biodiversity and Green Infrastructure), which seeks to conserve existing features and deliver enhancements.
- PPW (Edition 11) – promoting GI as a multifunctional asset supporting biodiversity, flood management, and health and wellbeing.
- TAN 5 – requiring biodiversity conservation and net gain.
- Future Wales – the National Plan 2040 – supporting resilient ecological networks and climate adaptation through planning

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6. Conclusion

This Green Infrastructure Statement demonstrates a clear strategy for retaining, enhancing, and integrating GI features into the proposed replacement dwelling at Park View. Through targeted tree planting, biodiversity features, and sustainable landscaping, the scheme offers a measurable biodiversity net gain, mitigates losses, and contributes to the long-term resilience of local ecological networks. The proposals are consistent with national and local GI policies and provide a high-quality, environmentally responsible development.