PROPOSED CONSTRUCTION OF 10NO 1B2P APARTMENTS AT THE SITE OF THE FORMER PEPPERS NIGHTCLUB 32-36 BRIDGE STREET WREXHAM

Green Infrastructure Statement

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May 2025

1. **Introduction**

1.1. This Statement has been prepared on behalf of Dr Tariq Mahmood in support of a Planning Application to construct 10x 1 bed apartments on the site of the former Peppers nightclub 32-36 Bridge Street Wrexham.

1.2. The purpose of this Statement is to act as a supporting document for the above Planning Application and to indicate the philosophy of revised Chapter 6 of the Planning Guidance document November 2023.

2. **The Application**

2.1. In terms of the Infrastructure Statement we consider the site to be 'minor'.

3. **Site Description**

3.1. The site occupies an infill plot of the former Peppers nightclub, now demolished, on the fringe of the town centre .

3.2. The shared access is already in place.

3.3. Currently the road frontages are open.

3.4. Current use - vacant.

4. **Areas for Consideration**

4.1. Having read the content of the new document there are several areas where we believe we can improve the green infrastructure of our proposal. These are:

4.1.1. Rainwater Harvesting.

4.1.2. Permeable surfaces.

4.1.3. Limited provision of rain gardens.

4.1.4. Consideration was given to planter boxes but we did not consider this to be appropriate for this site.

4.2. Action

4.2.1. Due to the 'minor' nature of this project we propose to install rainwater butts to the rear of the property.

4.2.2. We also propose to install an approved bird box located under the eaves ridge to the rear of the property.

5. **Proposed Site Plan**

   5.1. Attached is a marked up location plan indicating these measures.

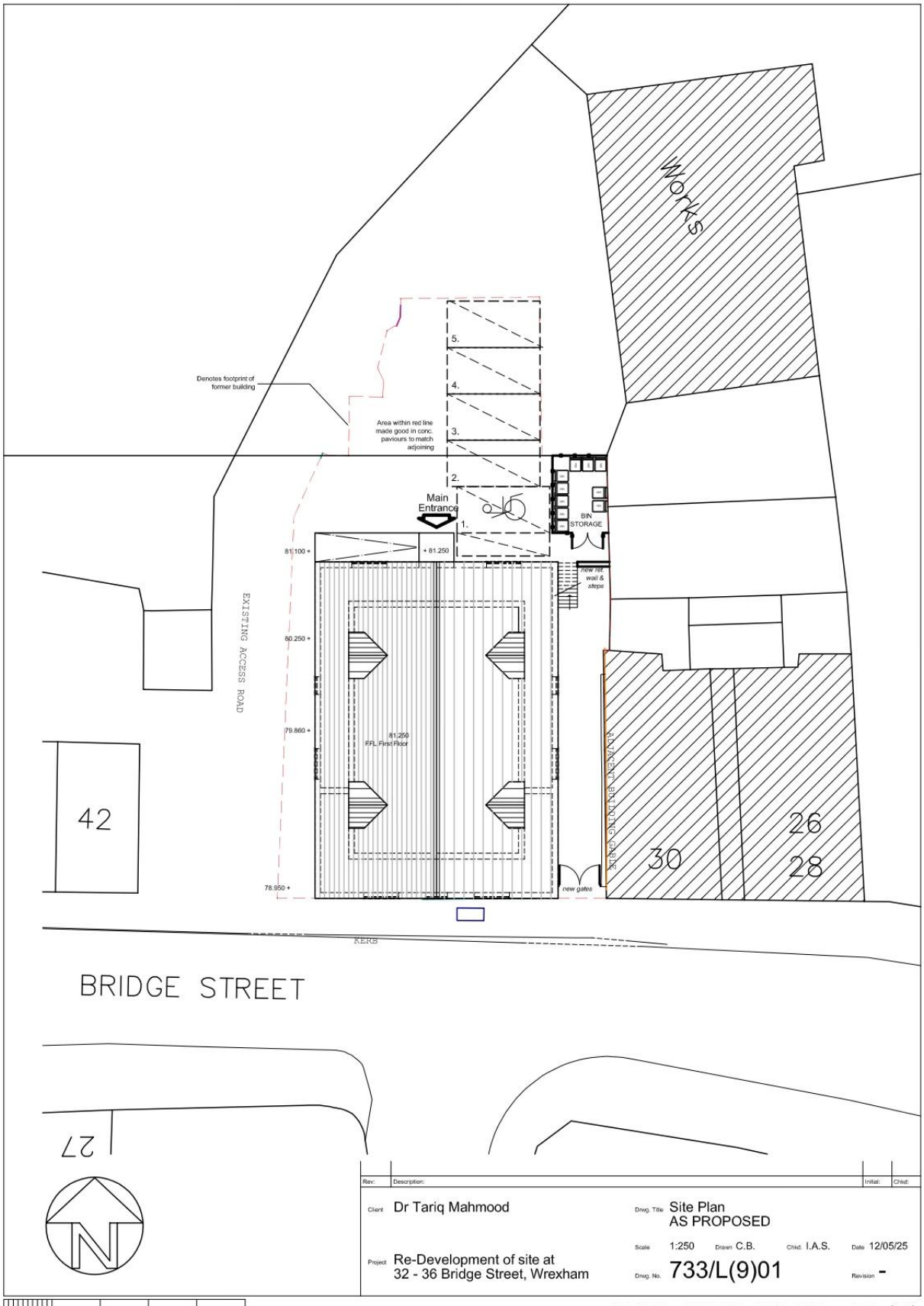
6. **Conclusion**

   6.1. We believe that these measures will provide valuable green infrastructure to this site insofar as in its previous use there were none.

7. **Appendices**

   7.1. Site plan as existing.

   7.2. Site plan as proposed.



Rev:	Description:	Initial:	Chkd:

Client: Dr Tariq Mahmood

Project: Re-Development of site at 32 - 36 Bridge Street, Wrexham

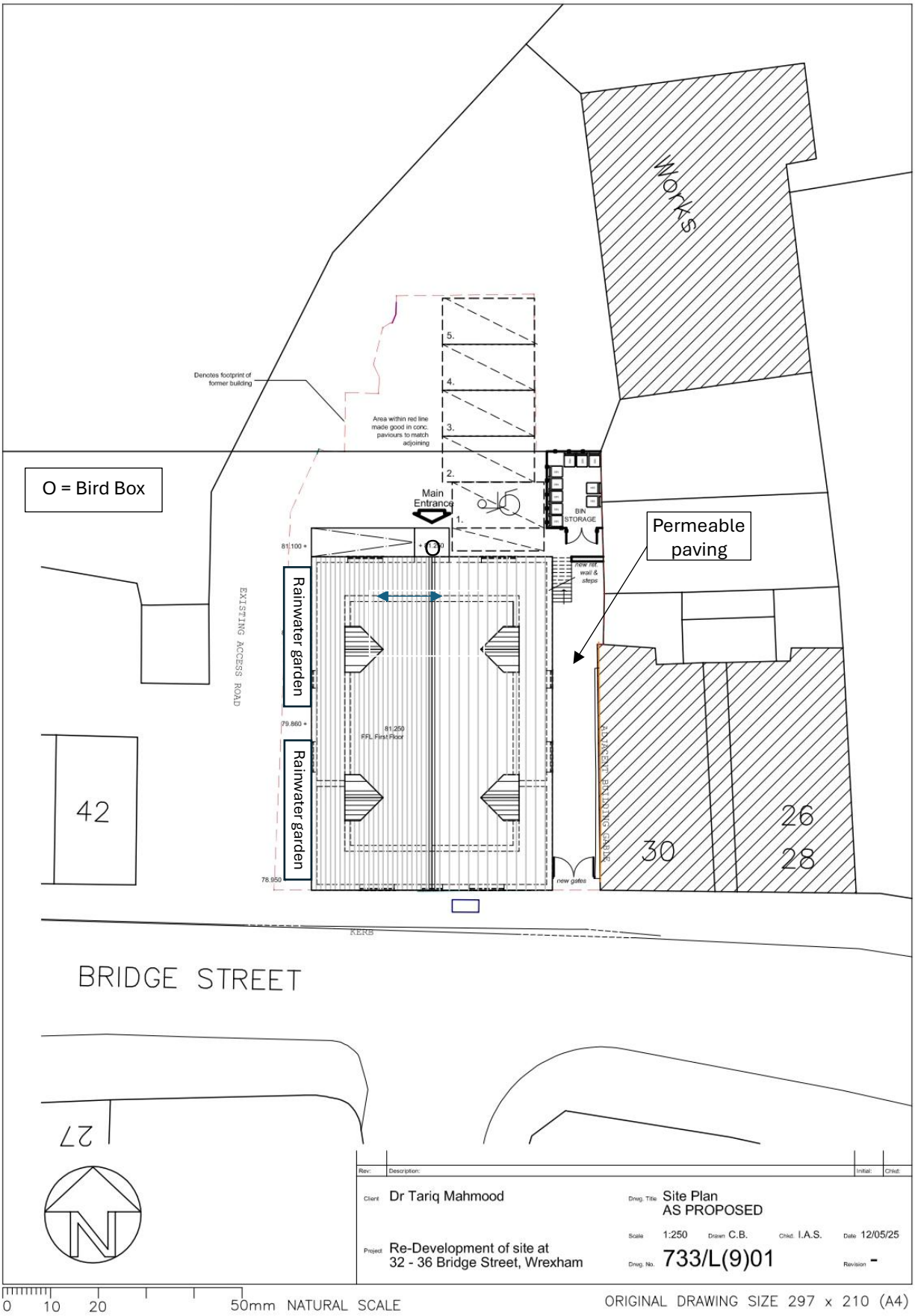
Dwg. Title: Site Plan AS PROPOSED

Scale: 1:250 Drawn: C.B. Chkd: I.A.S. Date: 12/05/25

Dwg. No.: 733/L(9)01 Revision: -

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 297 x 210 (A4)


O = Bird Box
Works
Denotes footprint of former building
Area within red line made good in conc. pavioours to match adjoining
Main Entrance
BIN STORAGE
Permeable paving
Rainwater garden
Rainwater garden
EXISTING ACCESS ROAD
81.100 +
79.860 +
78.950
81.250 FFL First Floor
new hit. wall & steps
new gates
ADJACENT BUILDING LINE
42
26
28
30
27
KERB
BRIDGE STREET
1.
2.
3.
4.
5.
Rev:
Description:
Initial:
Chkd:
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