Job Ref.:- 1084/GIS

Proposed erection of a detached office building & associated works at
Land adjacent to Sunnyside, Rhosrobin Road, Rhosrobin, Gwersyllt, Wrexham. LL11 4PG.

GREEN INFRASTRUCTURE STATEMENT

The application site is situated on the centrally to the area known as Rhosrobin, and to the north of the main town of Wrexham.
The application consists of the proposed erection of a detached office building for use in conjunction with the veterinary practice.

The application site is situated off Rhosrobin Road with residential properties to the south, east and west of the site, and agricultural land to the north of the application site.

The new building is to be situated on land currently used as a hard standing gravelled/hardcore parking area and for the existing veterinary practice off the main road near to the application site.

The main site is generally finished with a gravel topping on a well consolidated hardcore base, although some undergrowth has penetrated through the surface finish to the northern section of the site.
No trees or hedges require removal to accommodate the development proposals, and there will be minimal disturbance to the existing soft landscaped areas surrounding the application site.

Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following items, and as shown on the application drawings :-

1. 1 no. Vivara Pro Beaumaris Woodstone 'Midi' Bat Box to be installed to south-west facing elevation of the new building.
2. 1 no. Schwegler Type 24 Multi-Species Bird Nest Boxes to be installed to north-east facing elevation of the new building.
3. 8 no. native species fruit trees to be planted within the curtilage of the site area, and as shown on the plans – Denbigh Plum, Bird Cherry, Crab Apple, Wild Cherry & Rowan..

As there is little disturbance to the green infrastructure on or surrounding the development site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

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

Signed .....P. Matischok..... Dated ...7th July 2025.....
p.p. Matischok & Ross – Architectural Services