Days Rental

Clywedog Road South

Wrexham

GREEN INFRASTRUCTURE STATEMENT

Prepared for and on behalf of Days Rental

By

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INTRODUCTION

Green infrastructure has been defined as "A strategically planned network of natural and semi-natural areas with other environmental features, designed and managed to deliver a wide range of ecosystem services, while also enhancing biodiversity." Such services include, for example, improving air quality, providing space for recreation, as well as helping with climate mitigation and adaptation. This network of green spaces improves the quality of the environment, the condition and connectivity of natural areas, as well as improving peoples' health and quality of life. Developing green infrastructure can also support a green economy and create job opportunities.

This document has been produced in accordance with Planning Policy Wales 12 (February 2024). It is acknowledged that proposed green infrastructure should be proportionate to the scale and nature of the development and should demonstrate positive multifunctional outcomes which are appropriate to the site. The following demonstrates how the step-wise approach (para 6.4.21 of PPW 12) has been applied.

BASELINE

The Site comprises the Former Malpas Tractors Site, Clywedog Road South, Wrexham Industrial Estate. It is 0.24ha in extent and comprises the rear workshop building which was formally occupied by Malpas Tractors, associated parking and hardstanding to the east of the unit. The rear unit within the Applicants ownership, subject of this application comprises 630 Sq. m at ground floor level and includes a mezzanine floor of 64 Sq. m.

Existing vegetation is limited to a close-mown grass verge on the site frontage and hedgerow/trees along the rear site boundary. Habitat value is very limited. Desk based consultation confirmed the site holds no statutory designations for nature conservation.

The Site is within the Settlement Boundary. It is located at the southern end of within Wrexham Industrial Estate and in close proximity to highway infrastructure from which vehicular and pedestrian access is taken comprising Clywedog Road South.

Via internal roads within the Industrial Estate, Clywedog Road South provides a connection Wrexham Road which links to both Wrexham City Centre to the west and settlements to the east.

Reflective of the location within Wrexham Industrial Estate, surrounding uses are commercial in nature. The area is characterised by warehousing and industrial uses including to the immediate west, north and south of the Site. Clywedog Road South is located to the east with warehousing beyond.

The development provides opportunities for biodiversity enhancements through the provision of new habitat resources/features; new bat/bird boxes; the creation of refuges (brash/log piles) along the rear boundary; and the positive management of retained/newly created habitats in order to encourage botanical diversity.

PLANNING POLICY

The Wrexham Council CBC Local Development Plan was adopted in 2023. Under the provisions of the Planning (Wales) Act, it comprises the statutory Development Plan for the Borough Council area.

The Site is located within the Settlement Boundary and is allocated for employment purposes.

Refer to Planning Statement by Montagu Evan LLP for details of relevant planning policy.

PROPOSED DEVELOPMENT

Refer to DEP dwg no. 5792.01 – Planting Plan, for details of proposed site planting.

The proposal comprises the change of use of the Site for the purposes of vehicle storage in association with commercial hire. The prevailing use will be as a distribution hub for vehicle hire servicing the wider Wrexham area.

No physical works are proposed to the buildings. The workshop building as existing will not be altered as a result of proposals. The application therefore relates to the use of the Site in isolation.

Alterations to the existing layout are limited to the rationalisation of the vehicle parking area to the east of the workshop building. The existing vehicular and pedestrian access from the adopted highway will continue to be taken from Clywedog Road South and not altered. Landscaping is to be proposed at the periphery of the Site. The planting will aid in ensuring a net gain is achieved in respect of biodiversity.

The proposed landscape scheme comprises native species trees, mixed native species scrub planting and species-rich grass to the rear site boundary. Existing trees and vegetation will be retained.

It is assessed that these landscape proposals are proportionate to the scale of the proposed development and will optimise the site's potential for connectivity to the wider green infrastructure network. The planting will provide habitat for a range of vertebrates and invertebrates, flowering species will attract pollinators and fruiting/berrying plants will attract birds and other wildlife.

CONCLUSION

As previously stated, it is acknowledged that proposed green infrastructure should be proportionate to the scale and nature of the development. This is a small-scale development, with little or no existing green infrastructure assets. There are opportunities to provide positive green infrastructure enhancements as part of the development, which are to be implemented as part of the design and are demonstrated within the landscape proposals. In particular the inclusion of native species planting provides a diverse linear habitat, benefitting vertebrates (for example as feeding areas and navigation pathways for bats) and invertebrates. Tree planting will also provide green infrastructure connectivity with the adjacent areas of existing green infrastructure, trees along the highway network verges and green/open space within the wider area.

Please refer to dwg no 5792.01 by DEP Landscape Architecture Ltd for details of the site landscaping proposals.