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Green infrastructure and net Biodiversity statement

**Proposed Residential Development to Car Park of the Former Railway Tavern,
Railway Road, Brymbo, Wrexham, LL11 5EA.**



Client: Gurjit Mahal

Design team: HDS Architectural services LTD

Existing site conditions

Proposals

Additional parking spaces will be required as part of the introduction of the residential dwellings. To achieve this, a small section of the grassed area to the South Eastern corner of the site will have to be removed. To offset the loss of some of the grassland, the scheme would create new green areas with a greater number of trees, hedgerows, wildflower and pollinator planting. There would also be planters & potted plants / shrubs throughout the site. Species biodiversity would be encouraged by installing bat / bird boxes and bug hotels sporadically around the site to the recommendations of the appointed ecologist.



Figure 01 Proposed site plan

Green Infrastructure Statement and Net Biodiversity Benefit

Form completed by:	Carl Hughes
Date:	28.11.24
Address of site:	The Former Railway Tavern, Railway Road, Brymbo, LL11 5EA
Grid reference:	SJ 29623 53874
Description of Proposal:	Erection of 3 No Dwellings on Pub Car Park

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	Grassland North East of carpark 60m2
Boundary 2:	Grassland South East of carpark 140m2
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	Grassland South East of carpark 40m2
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N/A
Other:	

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	<i>South East side of carpark entrance trees and wildflower / pollinator planting</i>
Boundary 2:	<i>Southern Boundary of site trees and wildflower/pollinator planting</i>
Boundary 3:	
Boundary 4:	<i>No.1 tree and grass circular garden in shared courtyard 10m2</i>
Front Garden:	
Rear Garden:	
Other:	<i>Wild flower / pollinator planting boxes where appropriate</i>

5. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

√	Measure	Plan	Details
	Boxes. (state type and number) Please make sure they are currently available to buy.	Submit a plan of location and photos of elevation if available.	Height or aspect
	No.3 x Vivara Pro Woodstone® House sparrow nest boxes to be installed under eaves on rear elevation		Installation height to be no lower than 3m's
	Hedgerow. Total new or restored length.	Submit plan of location.	Calculate number of each species using information in the guidance above. Ensure that you can easily purchase the species proposed.
	Tree/orchard planting. Number of trees.	Submit planting plan.	Size of tree (at time of planting), species (full latin name) and any proposed protection measures.
	No.10 (No.6 small trees and No.4 trees suitable for pots)		To be confirmed by ecologist

	Wild flower grassland (area in m2).	Submit plan of location.	Species mix and site preparation details. Confirm that appropriate management is achievable.
	230m2 of total of wildflower grassland		To be confirmed by ecologist
	Pollinator shrub planting. Area in m2.	Submit plan of location.	Species proposed (latin names)
	Wildlife ponds. Number of.	Submit plan to scale including cross-section.	Details on lining or any proposed planting.
	N/A		
	Hibernacula. Number of.	Submit plan of location.	Brief description of materials proposed.
	Any other measures.		

6. Management and maintenance.

Any information on the long term management and maintenance of the enhancements.

Long term management and maintenance of the enhancements will be managed by an annual maintenance charge to each of the residents applied via deed covenants.

7. Conclusion

Based on the information provided above, this development will result in a **Green Infrastructure and Net Biodiversity Benefits** upon completion.

8. Sketch plan (Insert plan showing the features of the development site):



9. Site photos (as required)

