

NET BIODIVERSITY BENEFIT & GREEN INFRASTRUCTURE STATEMENT

P/2024/0257: 46-46A Chester Road, Wrexham, LL11 2SD

Change of use of building from Sui Generis (aesthetics clinic/beauty salon) to class C2 (residential institution)

1. INTRODUCTION.

- 1.1. This statement provides a Green Infrastructure Assessment for the proposed development at 46-46A Chester Road, Wrexham and should be read in conjunction with the application documents.
- 1.2. The property is situated in An urban location and sits on a fairly large plot of land surrounded on all sides by other residential properties.
- 1.3. The existing garden area of the dwelling to the rear is laid to lawn with shrubs.
- 1.4. Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. The proposal is for change of use to an existing building with no external changes. This statement is therefore considered to have been prepared in a proportionate manner to the scale of the proposed development.

2. PROPOSED WORKS

- 2.1. No external alterations are required to reconfigure the living accommodation to be suited to C2 living for the occupants.
- 2.2. In order to reduce pollution, local contractors will be appointed where possible, and within reason, construction materials will be from North Wales/ UK based manufacturers.
- 2.3. Efforts will be made to improve the sustainability of the whole building, through the introduction of modern insulation and energy efficient

internal fittings.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

- 2 no. bird nest boxes be installed on site.

3.2. As there is very no disturbance to the green infrastructure on or surrounding the site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

4. SUMMARY

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