

P23-1522_PL_LIV_LO01v2_DM

15 July 2024

Jenni Perkins
Senior Planning Officer
Economy and Planning
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Dear Jenni

P/2024/O106 – 23 Chester Street – Green Infrastructure Statement

This addendum to the Planning Statement has been prepared at the request of Wrexham County Borough Council regarding planning application reference P/2024/O106 at 23 Chester Street, Wrexham. The proposed development seeks planning consent for the conversion of the property to a hotel.

Planning Policy Wales (PPW) was updated in February 2024, after the planning application had been submitted. In accordance with Planning Policy Wales, Edition 12, a green infrastructure statement should be submitted with all planning applications. Paragraph 6.2.12 of PPW12 explains that it should be proportionate to the scale and nature of the development proposed. It also states that “In the case of minor development this will be a short description and should not be an onerous requirement for applicants”.

PPW12 acknowledges that there are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents. Examples include grass verges, green roofs, sustainable drainage features, and gardens.

The proposed development seeks permission for the change of use of the property to a hotel, facilitated by some minor alterations to the building. There is no external land within the application site, such as amenity space or car parking facilities. As a result, there is no opportunity to introduce any green infrastructure around the building, such as tree planting, pond creation, etc.

No. 4 St Paul's Square, Liverpool, L3 9SJ
T 0151 317 5220 E Liverpool@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

The building is a designated heritage asset. As a result, a green roof or living wall would not be appropriate. It is considered that there are no opportunities to introduce any green infrastructure to the fabric of the building. However, it is considered that there may be an opportunity for net biodiversity benefit through the installation of a woodcrete bird nesting box on the rear elevation.



As a result of the specific nature of the development, and application site, it is considered that there are limited opportunities to introduce on-site green infrastructure or biodiversity enhancements as part of the proposed development. Nonetheless, some net biodiversity benefits have been provided commensurate with the scale of development. Accordingly, it is considered that the proposed development complies with the relevant policy requirements.

Yours



Darren Muir MTCP (Hons), MSc, MRTPI
 Director – Planning
 Pegasus Group
 darren.muir@pegasusgroup.co.uk