
Green Infrastructure Statement

Student Roost, Snowdon Hall, Vicarage Hill, Wrexham, LL13 7HN

Introduction

1. This Green Infrastructure Statement has been prepared on behalf of Roost Propco 4 Limited ("the Applicant") in support of the full planning application at Student Roost, Snowdon Hall, Vicarage Hill, Wrexham, LL13 7HN ("the Site"). The description of development is:

"Erection of a pavilion and pergola structure to the external amenity area, soft and hard landscaping improvements and installation of bin store facilities".

2. The proposed development is shown on the Proposed Site Layout Plan below.



Extract of the Proposed Site Plan (Ref. 23146-56T-P0-00S-D-A-002-P01)

Planning Policy and Legislation

Environment (Wales) Act 2016 Section 6 Duty

3. In March 2016, the Environment (Wales) Act 2016 Section 6 Duty established an enhanced biodiversity and resilience of ecosystems duty, replacing the Natural Environment and Rural Communities Act 2006, which required Local Authorities to have regard to conserving biodiversity.

4. Chapter 6 of Planning Policy Wales (version 12) (PPW) sets the requirement for all applications to be accompanied by a Green Infrastructure Statement.
5. Paragraph 6.2.12 of PPW explains that the Statement, and approach to it, should be proportionate to the scale and nature of the development proposed and describe how green infrastructure has been incorporated into the proposal. The statement should demonstrate positive multi-functional outcomes which are appropriate to the Site in question and use the step wise approach.
6. The following step wise approach in achieving the net benefit for biodiversity on Site was applied to the proposed development, in accordance with paragraph 6.4.15 of PPW.

1. Avoid

The Site comprises previously developed land and is not allocated within any International or National statutory designations, such as a Ramsar sites, Special Area of Conservation, Special Protection Area, or National Nature Reserve. The site is also not included within any local level designations, such as Local Nature Reserves or Local Wildlife Sites. Furthermore, the existing site is a courtyard area made up of a combination of hard landscaping and greenspace. There is a path running through the centre of the courtyard, with grassed areas on either side and a single tree at the northern end of the site. The limited level of existing landscaping features indicates that the site has a low habitat value and therefore it is unlikely that there would be protected species or habitats present at the site, which may be affected by the nature of development currently proposed.

2. Minimise

The proposal is limited to hard and soft landscaping improvements and small-scale amenity structures. The purpose of the development is to improve the existing amenity offer for the residents of the purpose-built student accommodation. Hence, the Site is considered the most appropriate location for this development. The proposals seek to minimise the impact on biodiversity by retaining the existing tree and boundary landscaping as well as introducing additional landscaping features.

3. Mitigate/Restore

In terms of mitigation measures, as mentioned above, the proposals will not affect the existing tree and landscaping features during or after the construction works. The proposed 110 sqm increase in hard surfacing will be mitigated by the use of permeable paving and resin bound gravel, as well as the introduction of a raingarden feature, to the rear of the pavilion building, which will collect rainwater from the pavilion's roof through a slow release water butt. Furthermore, additional hedging is proposed around the raingarden to improve the

variety of landscaping at the site. Overall, these measures will help to improve the drainage conditions and habitat value of the site and compensate for the increased level of hard surfacing.

4. Compensate on Site

As outlined in the previous sections, the proposed landscaping incorporates low maintenance green areas, sustainable urban drainage (SuDS) features and the retention of existing trees and landscaping. Overall, these would compensate for the net increase of hard surfacing and substantially enhance the overall biodiversity value of the Site. Furthermore, the proposed planting and landscaping features would provide greater habitat value than the existing Site offers and would deliver a net biodiversity benefit.

5. Compensate off Site

As the proposal effectively avoids damage to biodiversity through being appropriately located and designed on site, it is not considered that off-site compensation measures are required in this instance.

6. Long Term Management Plan

The proposed structures and landscaping were designed with the long-term management in mind, preserving the low maintenance and durability of the Site, whilst improving its green infrastructure features and drainage conditions. The Site will continue to be managed and maintained by a nationally recognised student accommodation provider.

Summary

7. This Green Infrastructure Statement demonstrates the step wise approach to the proposed development on Site, in line with the Chapter 6 of the Planning Policy Wales (version 12).
8. Overall, it is concluded, that the development is appropriately located, minimises impacts to existing habitat on site, mitigates the impact of new hard surfacing by introducing permeable paving and SuDS features, and ensures the long-term management of the site. As such, the development would result in a net benefit in biodiversity, proportionate to the scale of development proposed.