

Green Infrastructure Statement

Proposed Commercial Development
For land at Wynnstay Technology Park,
Ruabon, Nr Wrexham, LL14 6EN

Planning Ref: P/2022/0306
Our Ref: 21/2210

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1.1 Foreword

The following Green Infrastructure Statement is in accordance with the requirements of Chapter 6 of Planning Policy Wales (PPW).

1.2 Application

This document supports the full planning application for the Land at Wynnstay Technology Park, Ruabon, Nr Wrexham, LL14 6EN

The application is for full planning approval, for 6 industrial units to a vacant site.

2.1 Overview

The proposal, for 6 units to Land at Wynnstay Technology Park, Ruabon, incorporating 6 No. single storey industrial units of 128m². The site sits south west of Wrexham town centre and to the East of Hampden Way.

2.2 Existing Site

The existing site is bounded on the East and West by existing trees, the main site area is scrub land with no ecological benefit.

The area of land to the North of the proposed development is subject to planning for residential development, with the associated green infrastructure improvements.

2.3 Proposed Development

Under the proposals the trees to the East and West boundaries are to be retained with only necessary works to enhance the health of the existing trees and landscaped areas. The proposed buildings and hardstanding are located on scrub land and will not have a negative effect upon original level of green infrastructure.