Title	**Proposed Demolition of Former Police Station, 4 Cae Gwilym Lane, Cefn Mawr, Wrexham, LL14 3LT, and Construction of Block of Flats – Green Infrastructure Statement**
Site Grid Ref.	**SJ 2774 4203**
Date issued	**23rd July 2025**
Author	**Tom Knight**
Reviewed by	**Max Ellson**
Client	**Wrexham County Borough Council**
Report Version	**C566/ GIS/ 1.0**

1 Introduction

Background

1.1 It is proposed to demolish the Former Police Station, Cae Gwilym Lane, Cefn Mawr, Wrexham (Approximate OS Grid Ref. SJ 2774 4203) and construct a single block of flats/ apartments on the site. This Green Infrastructure Statement (GIS) is provided as supporting information to the planning application for the demolition and subsequent construction of the flats.

1.2 Planning Policy Wales (PPW)[1] states (at paragraph 6.2.12) that '*A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description...*'.

1.3 This document provides the GIS for the proposed demolition and subsequent development. The structure is largely based on Wrexham County Borough Council's (WCBC) '*Green Infrastructure Statement and Net Benefit for Biodiversity Form*'. This document has been produced by Marches Ecology. It is based on information gathered during a site visit on 18th February 2025 by Tom Knight of Marches Ecology and details of the proposed development provided by the client.

1.4 The survey site largely comprises the existing former police station and associated double-garage, and areas of hard-standing to the west and south of these buildings, primarily used for vehicle parking. Adjacent to the western and northern boundaries there are small ornamental shrub borders. To the north and east of the main building there are small areas of amenity grassland which are not currently managed.

1.5 The proposed site layout is presented on a TACP Architects Ltd plan as follows: 'Proposed Site Plan – Option 4', dwg. no. CMH-TACP-XX-XX-DR-A-7104 Re. P02, dated 16/04/25. In addition to the new housing unit this plan shows an area of hard-standing including six car parking spaces, a bin store area, mobility scooter stores, new boundary fencing, four separate small gardens laid to grass and two small areas of 'new low-level hedge/ planting' either side of the vehicle entrance of Cae Gwilym Lane.

1.6 At present habitat on the site includes 157 m^2 of (unmanaged) amenity grassland in two small areas and 30 m^2 of ornamental shrub border. All of this habitat would be removed due to the proposed development. The proposal includes for the sowing of 176.5 m^2 of new

[1] Welsh Government (2024). *Planning Policy Wales. Edition 12: February 2024*.

amenity grassland (as flowering lawn) and the planting of 23 m^2 of 'New low-level hedge/ planting'. This would largely offset the loss of the existing grassland and shrub planting.

1.7 A separate Biodiversity Statement[2] has been produced which details all proposed Net Benefit for Biodiversity (NBB) enhancements as well as avoidance measures. These measures are in addition to the grassland and shrub planting mentioned above. This Statement should be consulted for further details.

1.8 The NBB measures proposed are as follows:

- Sowing of a flowering lawn.
- Transplantation of Primroses from the site into the green space at the corner of Cae Gwilym Lane and Trem Dolydd.
- Provision of a Hedgehog box.
- Installation of a House Sparrow nest-box (comprising six separate nest-boxes).
- Installation of two Starling nest-boxes on trees in the green space at the corner of Cae Gwilym Lane and Trem Dolydd.

2 Existing Green Infrastructure

Existing Features

2.1 The Biodiversity Statement should be consulted for more detail on the existing features and habitats. The Target Note numbers used below are replicated from the Biodiversity Statement.

Feature	Description	Approx. size
Boundary 1	Western boundary (*Target Note 1*). Timber panel fence.	12.5 m long.
Boundary 2	Northern boundary (*Target Note 2*). Timber panel fence with some Ivy.	33.1 m long.
Boundary 3	Eastern boundary (*Target Note 3*). Timber panel fence.	24.7 m long
Boundary 4	Southern boundary (*Target Note 4*). Timber panel fence with some Ivy.	32.6 m long
Front Garden	Shrub borders (*Target Notes 1* & *2*). Amenity grassland (*Target Note 6*).	30 m^2 24 m^2
Rear Garden	Amenity grassland (*Target Note 7*).	133 m^2
Other	Buildings (Combined footprint)	110.46 m^2

[2] Marches Ecology (2025). *Proposed Demolition of Former Police Station, 4 Cae Gwilym Lane, Cefn Mawr, Wrexham, LL14 3LT, and Construction of Block of Flats – Biodiversity Statement*. Produced on behalf of WCBC.

Existing Features That Have Been Removed or Will be Removed

Feature	Description	Approx. size
Boundary 1	Western boundary (*Target Note 1*). Timber panel fence.	12.5 m long.
Boundary 2	Northern boundary (*Target Note 2*). Existing timber panel fence with Ivy replaced with largely new 1.8 m high timber fence.	33.1 m long.
Boundary 3	Eastern boundary (*Target Note 3*). Existing timber panel fence replaced with largely new 1.8 m high timber fence.	24.7 m long
Boundary 4	Southern boundary (*Target Note 4*). Existing timber panel fence with Ivy replaced with largely new 1.8 m high timber fence.	32.6 m long
Front Garden	Shrub borders (*Target Notes 1* & *2*). Amenity grassland (*Target Note 6*).	30 m^2 24 m^2
Rear Garden	Amenity grassland (*Target Note 7*).	133 m^2
Other	Buildings (Combined footprint)	110.46 m^2

Existing Features to be Protected During Development

Feature	Description	Approx. size
Boundary 1	None.	
Boundary 2	None.	
Boundary 3	None.	
Boundary 4	None.	
Front Garden	None.	
Rear Garden	None.	
Other	None.	

3 Proposed New Green Infrastructure

Proposed Planting

Feature	Description	Approx. size
Boundary 1		
Boundary 2		
Boundary 3		
Boundary 4		
Front Garden	'New low-level hedge/ planting'	23 m^2
Rear Garden	Amenity grassland (four private gardens)	176.5 m^2
Other		

4 Avoidance/ mitigation/ compensation measures

4.1 Reasonable Avoidance Measures (RAMs) for nesting birds and Hedgehogs are detailed in the Biodiversity Statement.

5 Biodiversity Enhancements

5.1 The table below provides a summary of the proposed biodiversity enhancements. The Biodiversity Statement (Marches Ecology 2025) should be referred to for further details.

NBB Measure	Plan	Details
Flowering lawn	TACP 'Proposed Site Plan – Option 4', dwg. no. CMH-TACP-XX-XX-DR-A-7104 Re. P02, dated 16/04/25.	'New amenity grass' shown on TACP plan to be sown with the Meadowmania 'Flowering Lawn Meadow Mix' in accordance with the Biodiversity Statement.
Transplantation of Primroses	Biodiversity Statement, *Figure 1*.	Transplant Primroses from lawn at *Figure 7* to the green space at the corner of Cae Gwilym Lane and Trem Dolydd.
Hedgehog house	TACP 'Proposed Site Plan – Option 4', dwg. no. CMH-TACP-XX-XX-DR-A-7104 Re. P02, dated 16/04/25.	Provide Impeckable Hedgehog Palace at the back of the 'new low-level hedge/ planting' near to the proposed bin-store. As directed by an ecologist.
House Sparrow nest-boxes	TACP 'Proposed GA Elevations', dwg. no. CMH-TACP-XX-XX-DR-A-2000 Re. P01, dated 15/04/25.	Install an 'Impeckable House Sparrow Six' nest-box on the northern elevation at or above eaves level. As directed by an ecologist.
Starling nest-boxes	n/a	Install two 'Impeckable Starling nest-boxes' on the trees in the green space at the corner of Cae Gwilym Lane and Trem Dolydd. As directed by an ecologist.

6 Management and Maintenance

6.1 As detailed in Biodiversity Statement.

7 Conclusion

7.1 The requirements of the step-wise approach detailed in Section 6 (specifically paragraph 6.4.15) of Planning Policy Wales[3] have been followed. Due to the size of the site and the proposal it was not possible to avoid the existing areas of amenity grassland and shrub planting, or to minimise impacts on these features. The loss of this habitat is to be offset by a similar provision within the proposed site. In addition to this compensation PPW requires enhancements, and these are detailed in the separate Biodiversity Statement.

7.2 Based on the information provided above, this development will result in a Green Infrastructure and Net Biodiversity Benefits upon completion. This will include the provision of nest-boxes for two (*Section 7*) priority species of bird and a Hedgehog house for a (*Section 7*) priority species of mammal. Transplanting of the Primroses and sowing the flowering lawns will provide potential nectar sources for pollinating insects.

8 Sketch Plan

8.1 See *Figure 1* in the Biodiversity Statement for features of the existing site.

8.2 See TACP plans 'Proposed Site Plan – Option 4', dwg. no. CMH-TACP-XX-XX-DR-A-7104 Re. P02, dated 16/04/25; and 'Proposed GA Elevations', dwg. no. CMH-TACP-XX-XX-DR-A-2000 Re. P01, dated 15/04/25, for details of the proposed site. The locations for the proposed enhancements are included on these plans.

9 Site Photos

9.1 See Biodiversity Statement.

10 Declaration

Statement
I (the applicant) agree to carry out the measures detailed in this form.
I (the applicant) agree to send the Local Planning Authority photographs of landscape and biodiversity provisions within six months of completion of the construction phase.

[3] Welsh Government (2024). *Planning Policy Wales. Edition 12: February 2024*.