Landscape Architecture – Ecology – Arboriculture
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Arriva

1 Admiral Way

Doxford International Business Park

Sunderland

SR3 3XP

Client: Arriva Ltd

31st July 2025

FAO: Andrew Bolton, Regional Property Manager (North), Arriva.

Re: SF21720 Arriva Wrexham Depot, New Broughton

Dear Andrew,

This Green Infrastructure Statement has been prepared to discharge planning condition 4 (planning application ref: P/2025/0378):

"No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development."

Site Description

The site is located on Berse Road, New Broughton, Wrexham, approximately 2km northwest of Wrexham City Centre, (grid reference SJ 31633 50999), hereafter referred to as the 'site'. The site comprises a small area of hardstanding and a building to be demolished, no other habitats are present within the red line boundary. Refer to *Figure 01* (appended).

GREEN INFRASTRUCTURE STATEMENT

Assessed Losses

The proposed development will not result in the loss of vegetated habitat as the site is categorized under the UK Habitat Classification (u1b) as "developed land, sealed surface".

Proposed Biodiversity Net Benefit

The proposed development includes the erection of staff welfare building and maintenance shelter. Refer to *21720-THP-XX-XX-DR-A-0203 (P03) Proposed Block Plan* for proposal details.

The site holds limited baseline ecological value for protected and notable species but may provide nesting bird and bat opportunities with the recommended box provisions.

Proposed enhancements for the site to improve biodiversity include:

- Installation of 2 No. Swift boxes on the northern elevation; situated at least 5m high to reduce the risk of human interference, out of artificial lighting/ direct sunlight and a direct flight path. Refer to *Figure 02* (appended) for location and specification.
- Installation of a bat box on the southeastern elevation, artificial lighting, with a direct flight path. Refer to *Figure 02* (appended) for location and specification.
- A bat sensitive lighting scheme should be designed in accordance with the current guidance jointly issued by the Institution of Lighting Professionals and Bat Conservation Trust; Guidance Note 08/18: *Bats and Artificial Lighting in the UK* (BCT, 2023).

Taking into consideration these recommendations, long term negative effects on biodiversity are not anticipated and the proposed development gives rise to biodiversity enhancement opportunities within the site, improving biodiversity (in terms of birds/bats) at a site level. Refer to *figure 02* (appended) for recommended locations for wildlife boxes.

Kind Regards,

GHodgson

Georgia Hodgson (She/her)
Assistant Ecologist

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FIGURE 01: SITE LOCATION



FIGURE 02: UKHABS EXISTING HABITATS PLAN

