Green Infrastructure Statement

Former Tomlinson's Dairy, Five Crosses Industrial Estate, Minera, Wrexham

Supporting Document to Planning Application for Change of Use to B2/B8 Employment Use

1. Introduction

This Green Infrastructure Statement has been prepared in support of a planning application for the change of use of the former Tomlinson's Dairy site from *Dairy Only* to **B2 (General Industrial)** and **B8 (Storage and Distribution)** uses.

The purpose of this statement is to identify existing green infrastructure on the site, outline proposed enhancements, and demonstrate compliance with relevant planning policy.

2. Policy Context

The proposals accord with:

- **Planning Policy Wales (Edition 11, Section 6.4)** – requiring all new development to maintain and enhance green infrastructure and secure biodiversity net benefit.
- **Technical Advice Note (TAN) 5** – promoting integration of biodiversity into development design.
- **Environment (Wales) Act 2016, Section 6 Duty** – requiring public bodies to seek to maintain and enhance biodiversity.
- **Wrexham Local Development Plan 2 (LDP2)** – supporting the enhancement of green infrastructure and sustainable drainage within development sites.

3. Existing Green Infrastructure

The site is a previously developed industrial plot covering approximately **9.2 acres**. Despite its industrial character, it incorporates several established green infrastructure features, including:

- Perimeter landscaping and bunds with established trees and shrubs;
- Hedgerows and scattered mature trees;
- Grass verges and incidental landscaped areas;
- Two attenuation ponds forming part of the site's SuDS network, landscaped to encourage biodiversity.

These features provide a valuable starting point for delivering further enhancement.

4. Proposed Enhancements

While the site's industrial nature and existing layout limit the scope for large-scale new green infrastructure, a package of proportionate improvements is proposed.

These include:

- **Enhancement of SuDS attenuation ponds** with aquatic and marginal planting to improve biodiversity and water quality.
- **New tree planting** in identified areas across the site, using native species such as oak, birch, and rowan.
- **Wildflower meadows** and pollinator strips in open areas to increase ecological connectivity.
- **Bird, bat, and insect boxes** installed on mature trees and suitable building elevations.
- **Hedgehog and small mammal habitats**, including log piles in quieter corners of the site.
- **Ongoing management and monitoring**, overseen by Minera Roof Trusses, to ensure features are maintained and functional.

Full details of locations and delivery measures are set out in the accompanying **Scheme of Biodiversity Enhancements** and annotated site plan.

5. SuDS Integration

The two attenuation ponds already form an important part of the site's Sustainable Drainage System (SuDS). As well as providing surface water management, they have been landscaped and already support biodiversity. These will be retained and further enhanced, demonstrating multifunctional use of SuDS infrastructure as part of the overall green infrastructure strategy.

6. Implementation and Management

Enhancements will be delivered within 12 months of occupation of the site and incorporated into the company's ongoing estate management plan. Maintenance will include:

- Seasonal checks of SuDS ponds and planted areas;
- Replacement of damaged or degraded features;
- Monitoring of bird, bat, and insect boxes to ensure they remain usable.

Responsibility for the plan will rest with **Dawn Jones, Director of Minera Roof Trusses**.

7. Conclusion

Although the site is primarily industrial in character, it already incorporates valuable green infrastructure, particularly in the form of landscaped areas and SuDS ponds. The proposed measures will enhance these assets, deliver measurable biodiversity net gain, and align with both national and local planning policy.

The Green Infrastructure Statement, together with the Scheme of Biodiversity Enhancements, demonstrates that the redevelopment of the former Tomlinson's Dairy site for B2 and B8 employment uses will integrate green infrastructure effectively and sustainably.

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On behalf of: Minera Roof Trusses Ltd.

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