FULL PLANNING APPLICATION FOR THE RETENTION OF 3 NO EXTERNAL ROLLER SHUTTERS, AMENDMENTS TO SHOP FRONT INCLUDING NEW WINDOWS, DOORS AND REMOVAL OF PREVIOUS SHOP ENTRANCE

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GREEN INFRASTRUCTURE STATEMENT

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AND DEVELOPMENT

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1. INTRODUCTION

1.1. Green Infrastructure Statement

1.1.1. Welsh Government recently made changes to Planning Policy Wales Edition 11 to address the nature emergency by publishing a revised Chapter 6 ‘Distinctive and Natural Placemaking and Well-Being’.

1.1.2. One key change is the requirement for all planning applications to be submitted with a ‘Green Infrastructure Statement’ (para 6.2.5). A ‘Green Infrastructure Statement’ is now required with all new applications and should describe how green infrastructure has been incorporated into the proposal.

1.1.3. The statement should be proportionate to the scale and nature of the proposed development, for example on householder and minor developments this would normally be a short description.

1.1.4. The Green Infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the ‘Step-wise Approach’ (Paragraph 6.4.21) has been applied.

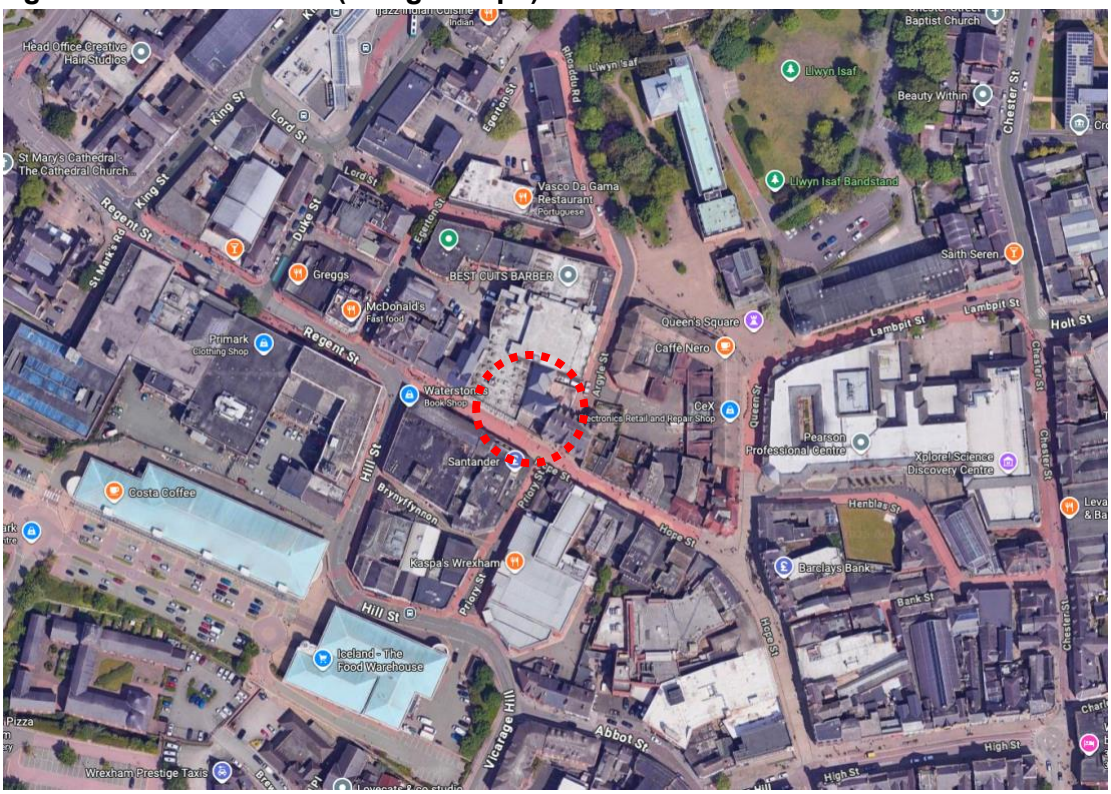
2. DESCRIPTION OF THE APPLICATION SITE

2.1 Location

2.1.1 The application site is located on Regent Street within the core shopping area of Wrexham.

2.1.2 The location of the application site is shown on Figure 1 below and on the submitted Location Plan.

Figure 1 – Site Location (Google Maps)



2.2 The Surrounding Area

2.2.1 The application site is immediately surrounded by commercial premises on the ground floor with some residential on the first and second floor.

2.3 Vegetation

2.3.1 The application site comprises of an existing building with hardstanding car parking and delivery / turning area to the rear.

2.3.2 There is no vegetation or biodiversity areas within the redline boundary or on any immediately adjacent land.

2.4 Hydrology / Flood Risk

2.4.1 From the Natural Resource Wales Flood Map for Flooding, the site is out with of any flood zones and therefore there is no risk of flooding on the site.

2.5 Landscape, Environmental and Heritage Designations

2.5.1 The application site is within the Wrexham Conservation Area.

2.5.2 There are no other statutory national or local landscape, environmental or heritage within the redline boundary of the site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Introduction

3.1.1 The proposed development consists of the retention of 3no. external roller shutters together with amendments to the shop front comprising of new windows and doors and the removal of a previous shop entrance.

3.2 Ecology and Landscaping

3.2.1 A swift bird box is proposed to be installed on the rear elevation of the building at a high level.

4. GREEN INFRASTRUCTURE

4.0.1 The table below has been drawn up using the Annex Document to the Updated National Planning Policy for Chapter 6 of Planning Policy Wales. A summary of the existing Green Infrastructure has been identified as the baseline condition and assessed against The DECCA Framework to establish any impact on the sites Green Infrastructure.

<table>
<tr><th colspan="5">Landscape + Ecological Designations</th></tr>
<tr><th>Designations</th><th>Location</th><th>Proximity to Site</th><th colspan="2">Impact</th></tr>
<tr><td>N/A</td><td>N/A</td><td>N/A</td><td colspan="2">N/A</td></tr>
<tr><th colspan="5">Existing Green Infrastructure Baseline & Condition</th></tr>
<tr><td colspan="5">The proposed application site currently comprises of an existing building and associated hardstanding areas and therefore is considered to have no habitat value or ecological value.</td></tr>
<tr><th rowspan="2">The DECCA Framework</th><th colspan="4">Step Wise Approach</th></tr>
<tr><th>Avoid</th><th>Minimise</th><th>Mitigate</th><th>Compensate</th></tr>
<tr><td>Diversity: Individual development proposals should avoid negative impacts on biodiversity, by considering how biodiversity assets, can be maintained and enhanced.</td><td rowspan="3">The site has no significant ecological value which needs to be avoided.</td><td rowspan="3">N/A</td><td rowspan="3">N/A</td><td rowspan="3">Installation of 1no. swift bird box at high level to the rear of the building.</td></tr>
<tr><td>Extent: Individual development proposals must avoid loss in the extent of biodiversity and incorporate measures to appropriately maintain and enlarge existing habitats, especially where extent is small or declining, through habitat restoration and creation with adjoining and nearby areas, green infrastructure features and networks</td></tr>
<tr><td>Condition: Individual development proposals must not compromise the condition of ecosystems. consideration to both direct, indirect, and cumulative impacts and benefits. securing the long-term management of retained habitats is key to maintaining condition</td></tr>
</table>

Connectivity: *Individual development proposals should identify and incorporate measures which enable appropriate links to be made between the site and its surroundings so as to improve connectivity*				
Adaptation: *Individual development proposals should identify impacts to the ecosystem resilience attributes of biodiversity*				
Summary: The installation of a swift bird box would result in biodiversity enhancement.				



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