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# Green Infrastructure Statement and a Net Biodiversity Benefit Plan of Action

**106, Park Avenue, Wrexham, LL12 7AN**

Robert Jones | 03.10.2025 | P01

## 1. Introduction

This document accompanies the full planning application for a proposed rear extension at 106 Park Avenue, Wrexham. It outlines how the scheme responds to the principles of green infrastructure (GI) and delivers a net biodiversity benefit in line with Planning Policy Wales (PPW11), Future Wales, and the Environment (Wales) Act 2016.

*Planning Policy Wales (PPW)*

*In line with the principles outlined in Planning Policy Wales (PPW), a 'stepwise approach' has been adopted throughout the design stage of this development. This approach emphasises the importance of avoiding the loss of existing green infrastructure wherever possible. Where avoidance is not feasible, measures have been taken to minimise, mitigate, and compensate for any potential loss or damage to the green infrastructure, protected habitats, or species of principal importance.*

## 2. Existing Site Context

- The application site comprises a two-storey semi-detached dwelling with rear garden (approx. 365m²).
- Existing features include domestic garden space, established boundary hedgerows, lawn, and ornamental planting.
- The garden and hedgerows provide potential foraging and nesting opportunities for common bird species and commuting routes for bats.
- No ecological constraints or protected habitats were identified; the site is residential in character.

**3. Green Infrastructure Principles**

The development has been designed to retain existing green infrastructure and integrate biodiversity features through:

- Retention of boundary hedgerows and garden areas, maintaining existing green corridors.
- Inclusion of new habitat features within the extension design and garden planting.
- Sustainable construction approach, minimising external lighting impacts and surface disturbance.

**4. Net Biodiversity Benefit Plan of Action**

Enhancement Measures (as shown on submitted drawings):

1. **Bat Box** – One Vivara Pro Beaumaris WoodStone Bat Box (Midi) to be installed on the SE elevation south-east, to provide roosting opportunities for local bat species.
2. **Bird Box** – One Vivara Pro Seville WoodStone Open Nest Box to be installed on the SW gable facing east, to support small passerine birds such as robins and wagtails.
3. **New Native Fruit Tree** – A single fruit-bearing tree (e.g. apple or plum) will be planted within the rear garden. This will provide long-term foraging resources for pollinators and birds and contribute to site-level canopy cover.

**Additional Measures:**

- External lighting (if required) will be low-level, downward-facing, and warm spectrum (<2700K) to avoid disturbance to bats and nocturnal wildlife.

- Soft landscaping will continue to support mixed planting to encourage pollinators and invertebrates.

**5. Delivery and Management**

- Enhancements will be installed prior to completion/occupation of the extension.
- The new fruit tree will be maintained by the homeowners with appropriate aftercare (watering, pruning).
- Bat and bird boxes will remain in situ for the lifetime of the development and checked periodically to ensure they remain in good condition.

**6. Conclusion**

The proposal has been designed to safeguard existing features and incorporate proportionate biodiversity enhancements. The combination of a new native fruit tree, dedicated bat and bird boxes, and sensitive lighting measures ensures that the development will deliver a measurable net biodiversity benefit, in accordance with Welsh planning policy requirements for all development.

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