GREEN INFRASTRUCTURE STATEMENT

13 October 2025

Application P/2025/0682 - Erection of an extension to existing veterinary practice (revision to approval P/2023/0310) at Animal Trust, 31 Caia Road, Wrexham

1.1. This Green Infrastructure Statement has been prepared on behalf of Animal Trust Vets CIC (the Applicant) in support of a planning application that proposes revisions to the approved extension to the existing veterinary practice at 31 Caia Road in Wrexham. The revisions proposed alterations to the scale and appearance of the previously approved extension and related revisions to the external areas.

1.2. The Statement has been prepared in response to the requirements of Chapter 6 of Planning Policy Wales, as updated, which states:

'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 and should not be an onerous requirement for applicants' (new paragraph at 6.2.5).

1.3. The proposed extension will be delivered on land that is currently hard surfaced (existing car park). Accordingly, the building works will not result in the loss of any existing green infrastructure.

1.4. The proposals also include the creation of replacement parking on an area that currently comprises mown grass. These works are located within the site, away from existing hedgerows on the site boundary, and away from existing trees. Other than grass removal, the proposal will not have any implications upon any existing green infrastructure or biodiversity value located adjacent to the proposed works or off-site.

1.5. It is noted that the removal of the grassed area to create the replacement parking could be undertaken in accordance with the extant consent (P/2023/0310) without providing any net gain in green infrastructure. Nevertheless, in order to ensure that the revised proposals achieve a net gain, it is proposed to plant three silver birch and two rowan trees within the boundary of the application site. All trees will have a minimum girth of 12-14cm and will be obtained from a nursery certified by the Horticultural Trades Association. The position of the trees is shown on the proposed block plan. The proposed tree planting will ensure that the proposed extension will deliver a Net Biodiversity Benefit.

1.6. The development proposals will also contribute towards the wider objectives of mitigating climate change by providing cycle parking for staff and clients.

1.7. The proposed development, therefore, accords with the aims and objectives of Planning Policy Wales Chapter 6 by positively contributing towards green infrastructure provision.

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