Title	**Proposed Demolition of Rhosddu Community Centre, Price's Lane, Wrexham, LL11 2NB, and Construction of a New Building – Green Infrastructure Statement**
Site Grid Ref.	**SJ 3357 5137**
Date issued	**19th August 2025**
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Reviewed by	**Max Ellson**
Client	**Wrexham County Borough Council**
Report Version	**C572/ GIS/ 1.0**

1 Introduction

Background

1.1 It is proposed to demolish the existing Rhosddu Community Centre, Price's Lane, Wrexham (Approximate OS Grid Ref. SJ 3357 5137) and construct a new building on the site. This Green Infrastructure Statement (GIS) is provided as supporting information to the planning application for the demolition and construction of the new building.

1.2 Planning Policy Wales (PPW)[1] states (at paragraph 6.2.12) that '*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...*'.

1.3 This document provides the GIS for the proposed demolition and subsequent development. The structure is largely based on Wrexham County Borough Council's (WCBC) '*Green Infrastructure Statement and Net Benefit for Biodiversity Form*'. This document has been produced by Marches Ecology. It is based on information gathered during a site visit on 2nd June 2025 by Tom Knight of Marches Ecology and details of the proposed development provided by the client.

1.4 The Target Note numbers used throughout the GIS are replicated from the Biodiversity Statement. The plan attached to the Biodiversity Statement should be consulted for reference.

1.5 The survey site largely comprises the existing Community Centre and associated car park with short vehicle access road, and areas of hard-standing immediately around the building and pedestrian pavement. To the north, south and east of the existing building there are small areas of amenity grassland. There is a small, young tree to the east of the building, and semi-mature trees to the northwest and south. Immediately surrounding the survey site there are a range of ornamental trees/ shrubs with further amenity grassland.

1.6 The proposed site layout is presented on an Architecture Works plan entitled: 'Indicative Site Layout', dwg. no. L01 Rev. A, dated 01/07/25. In addition to the new building this plan shows a new surfaced footway on the southern side of the building, narrow strips of hard-standing on all sides of the building and two adjoined external spaces to the north of the

[1] Welsh Government (2024). *Planning Policy Wales. Edition 12: February 2024*.

building. The external spaces would be enclosed by 1.8 m high paladin fencing and be laid to amenity grass. The site extends to a total area of 2013 m^2.

1.7 At present habitat on the site includes 840 m^2 of regularly managed amenity grassland to the north, south and east of the building, a young tree and two semi-mature trees. Approximately 203 m^2 of the existing amenity grassland would be removed due to the proposed development along with the small, young tree at *Target Note 4*. The Sycamore tree at *Target Note 7* is to be retained although it is proposed to raise the crown from 2 m to 6 m on its southern and eastern aspects.

1.8 An Arboricultural Report[2] has been produced that includes both a 'Tree Constraints Plan' and 'Tree Protection Plan'. This report proposes the installation of temporary protective fencing around the entire site for the duration of the demolition and construction phases.

1.9 The Arboricultural Report identifies the 'opportunity to plant new trees' but does not make any proposal for replacement trees. It is therefore suggested that three *Betula pendula* (Silver Birch) trees be planted in the open space to the north of the site. This would offset the loss of the young tree at *Target Note 4*.

1.10 A separate Biodiversity Statement[3] has been produced which details all proposed Net Benefit for Biodiversity (NBB) enhancements as well as avoidance measures. These measures are in addition to the tree planting mentioned above. This Statement should be consulted for further details.

1.11 The NBB measures proposed are as follows:

- Installation of Swift nest-boxes (comprising ten separate boxes).
- Installation of six Starling nest-boxes on trees near the boundary with the adjacent allotment site.

The Bat & Bird Survey Report[4] also proposes the following:

- Installation of a bat-box on the building.
- Installation of a bat-box on a tree in the open space to the north of the site.

The Bat & Bird Survey Report should be consulted for further details.

[2] Old Oak Tree Care (2025). *Arboricultural Report: Demolition of Existing Community Centre and Replacement with a New Building. Rhosddu Community Centre, Price's Lane, Wrexham, LL11 2NB*. Produced on behalf of WCBC.

[3] Marches Ecology (2025). *Proposed Demolition of Rhosddu Community Centre, Price's Lane, Wrexham, LL11 2NB, and Construction of a New Building – Biodiversity Statement*. Produced on behalf of WCBC.

[4] Wildbanks Conservation (2025). *Rhosddu Community Centre, Wrexham – Bat and Bird Survey Report*. Produced on behalf of WCBC.

2 Existing Green Infrastructure

Existing Features

2.1 The Biodiversity Statement should be consulted for more detail on the existing features and habitats.

Feature	Description	Approx. size
Boundary 1	Western boundary. Edge of car park & part fenced but otherwise undefined.	44.5 m long.
Boundary 2	Northern boundary. Undefined. Amenity grassland.	48 m long.
Boundary 3	Eastern boundary. Undefined. Amenity grassland.	26.8 m long
Boundary 4	Southern boundary. Undefined. Follows edge of surfaced footway, access road and existing car park.	104.45 m long
Existing car park & access road	*Target Note 8*.	628 m^2
Amenity grassland (north, east & south of building)	Amenity grassland (*Target Notes 2, 3* and *6*). Two semi-mature trees at *Target Notes 5* and *7*. Young tree at *Target Note 4*.	840 m^2
Other	Building (Footprint) (*Target Note 1*) Other hard-standing	348 m^2 197 m^2

Existing Features That Have Been Removed or Will be Removed

Feature	Description	Approx. size
Boundary 1	Not applicable.	
Boundary 2	Not applicable.	
Boundary 3	Not applicable.	
Boundary 4	Not applicable.	
Existing car park & access road	Retained as is.	
Amenity grassland (north,	Part of amenity grassland	203 m^2

Feature	Description	Approx. size
east & south of building)	Young tree at *Target Note 4*.	
Other	Building (Footprint) Other hard-standing	Not applicable. 75 m^2

Existing Features to be Protected During Development

Feature	Description	Approx. size
Boundary 1	Temporary tree protection measures along whole of western boundary.	As shown on Appendix B of Arboricultural Report.
Boundary 2	Temporary tree protection measures along whole of northern boundary.	As shown on Appendix B of Arboricultural Report.
Boundary 3	Temporary tree protection measures along whole of eastern boundary.	As shown on Appendix B of Arboricultural Report.
Boundary 4	Temporary tree protection measures along whole of southern boundary.	As shown on Appendix B of Arboricultural Report.
Existing car park & access road	Not applicable.	
Amenity grassland (north, east & south of building)	Not applicable.	
Other	Not applicable.	

3 Proposed New Green Infrastructure

Proposed Planting

Feature	Description	Approx. size
Boundary 1	Not applicable.	
Boundary 2	Not applicable.	
Boundary 3	Not applicable.	
Boundary 4	Not applicable.	
Amenity grassland (north & east of building)	Not applicable.	
Amenity grassland (south of building)	Not applicable.	
Other	Not applicable.	
Outside site	Three replacement trees to be planted in open space to the north of the site.	

4 Avoidance/ mitigation/ compensation measures

4.1 Reasonable Avoidance Measures (RAMs) for nesting birds, Badgers and Hedgehogs are detailed in the Biodiversity Statement.

4.2 Tree protection measures, including the installation of temporary protective fencing around the entire site for the duration of the demolition and construction phases, are proposed in the Arboricultural Report.

4.3 The Sycamore tree at *Target Note 7* is to be retained although it is proposed to raise the crown from 2 m to 6 m on its southern and eastern aspects. The Bat & Bird Survey Report concluded that this tree is of negligible bat roost potential and as such the proposed pruning works do not have any implications with regards bats.

4.4 The Bat & Bird Survey Report identified one tree with minor bat roost potential within the survey site. It is a semi-mature *Prunus avium* (Wild Cherry) located close to the western edge of the existing car park, and further described at *Target Note 9* in the Biodiversity Statement. This tree would be located outside the proposed temporary protective fencing. At present no further inspection of this tree is required. However, should it become necessary to undertake any arboricultural work on this tree (pruning or felling) then it would need to be checked by a bat ecologist prior to any such work. No such work is currently proposed on this tree.

4.5 There is a Rowan tree located to the northeast of the tree at *Target Note 7*. This tree is located outside the survey site and as such was not considered during the bat/ bird survey.

The Arboricultural Report suggests that this tree be removed. While this work would be outside of this current planning application, should this tree be felled it should be checked by a bat ecologist prior to any such work.

5 Biodiversity Enhancements

5.1 The table below provides a summary of the proposed biodiversity enhancements. The Biodiversity Statement (Marches Ecology 2025) and Bat & Bird Survey Report (Wildbanks Conservation 2025) should be referred to for further details.

NBB Measure	Plan	Details
Starling nest-boxes	n/a	Install six 'Impeckable Starling nest-boxes' on the trees to the west of the car park/ adjacent to the boundary with the allotment site. As directed by an ecologist.
Swift nest-boxes	n/a	Install ten Swift nest-boxes on the new building. As directed by the Wildlife & People Officer, North Wales Wildlife Trust.
Integrated Roost Feature	*Figure 4* in Bat & Bird Survey Report.	Provide an integrated roost feature on the eastern elevation of the new building. As directed by an ecologist.
Bat-box (tree-hung)	*Figure 4* in Bat & Bird Survey Report.	Install a bat-box suitable for crevice-dwelling species on a tree in the open space to the north of the site. As directed by an ecologist.

6 Management and Maintenance

6.1 As detailed in Biodiversity Statement.

7 Conclusion

7.1 The requirements of the step-wise approach detailed in Section 6 (specifically paragraph 6.4.15) of Planning Policy Wales[5] have been followed. Due to the size of the site and the proposal it was not possible to avoid the existing areas of amenity grassland and the young tree at *Target Note 4*, or to minimise impacts on these features. The loss of this habitat is to be offset by a similar provision within the proposed site and replacement tree planting outside the site. In addition to this compensation PPW requires enhancements, and these are detailed in the separate Biodiversity Statement, and the Bat & Bird Survey Report.

7.2 Based on the information provided above, this development will result in a Green Infrastructure and Net Biodiversity Benefits upon completion. This will include the provision of nest-boxes for two (*Section 7*) priority species of bird and potential roosting features for bats.

8 Sketch Plan

8.1 See *Figure 1* in the Biodiversity Statement for features of the existing site.

8.2 See Architecture Works plans 'Indicative Site Layout', dwg. no. L01 Rev. A, dated 01/07/25; 'Indicative Floor Plans', dwg. no. L02 Rev. E, dated 05/09/24; 'Indicative Elevations', dwg. no. L03 Rev. C, dated 26/07/24; and 'Layout Section', dwg. no. L04 Rev. A, dated 28/02/24, for details of the proposed site. The locations for the proposed enhancements are included on these plans.

9 Site Photos

9.1 See Biodiversity Statement and the Bat & Bird Survey Report.

10 Declaration

Statement
I (the applicant) agree to carry out the measures detailed in this form.
I (the applicant) agree to send the Local Planning Authority photographs of landscape and biodiversity provisions within six months of completion of the construction phase.

[5] Welsh Government (2024). *Planning Policy Wales. Edition 12: February 2024*.