

Green Infrastructure Statement



PRIORY GROUP

FAIRHOME, 1-3 FAIRY ROAD, WREXHAM LL13 7PR

PLANNING APPLICATION REF: P/2024/0269

This Green Infrastructure Statement has been prepared in accordance with the requirements of Planning Policy Wales. It relates to a planning application (LPA Ref: P/2024/0269) to erect a small outbuilding to the rear of Fairhome, 1-3 Fairy Road, Wrexham. The property is a long-established residential care home.

Such a statement need only be proportionate to the scale and nature of development that is proposed.

In this case, it is proposed to erect a small, detached outbuilding to the rear of the existing care home. The building will sit between two exiting rear wings of the care home and on existing hardstanding. The outbuilding will be only 12 sq.m. and will be constructed in insulated timber.

The care home rear garden contains a grassed area with shrubs as well as some trees. However, these will all be unaffected by the proposals and will be retained, as the small building is to be located on an area of existing hardstanding. Therefore, there will be no loss of green infrastructure, nor will there be any adverse impacts on the existing green infrastructure being retained.

Planning Policy Wales also states that a Net Biodiversity Benefit (NBB) should be demonstrated for all development proposals.

To address this requirement, the applicant is willing to provide either bird/bat boxes on the site or suitable additional planting. Details of the final proposals can be secured by an appropriately worded condition, in order to ensure that a NBB is secured as part of the development. Such an approach complies with guidance on the imposition of planning conditions and is consistent with other decisions on planning applications in Wales.

In light of the above, it will be clear that this small scale development complies with the guidance set out in Planning Policy Wales relating to both Green Infrastructure and NBB.