FIGURE 1: LOCATION PLAN - SCALE 1:1250



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FIGURE 2: BLOCK PLAN - SCALE 1:500

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General Notes

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No.	Revision/Issue	Date

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nr shrewsbury
shropshire
sy4 3ph
tel: 07931 541 804

Project Name and Address
96 Erddig Road
Wrexham

Project: sub-division
Date: 26.07.2025
Scale: N/A
Rev: 1



FIGURE 2: SITE PLAN - SCALE 1:500

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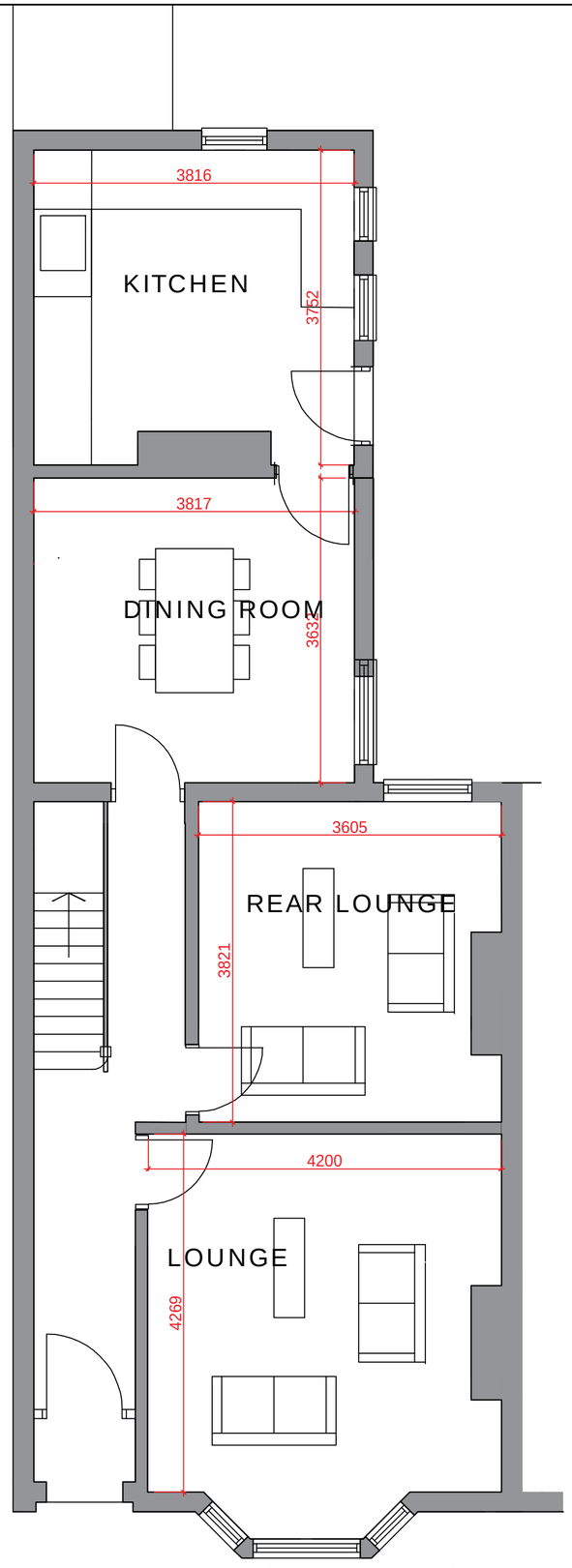


FIGURE 3: GROUND FLOOR
SCALE 1:50

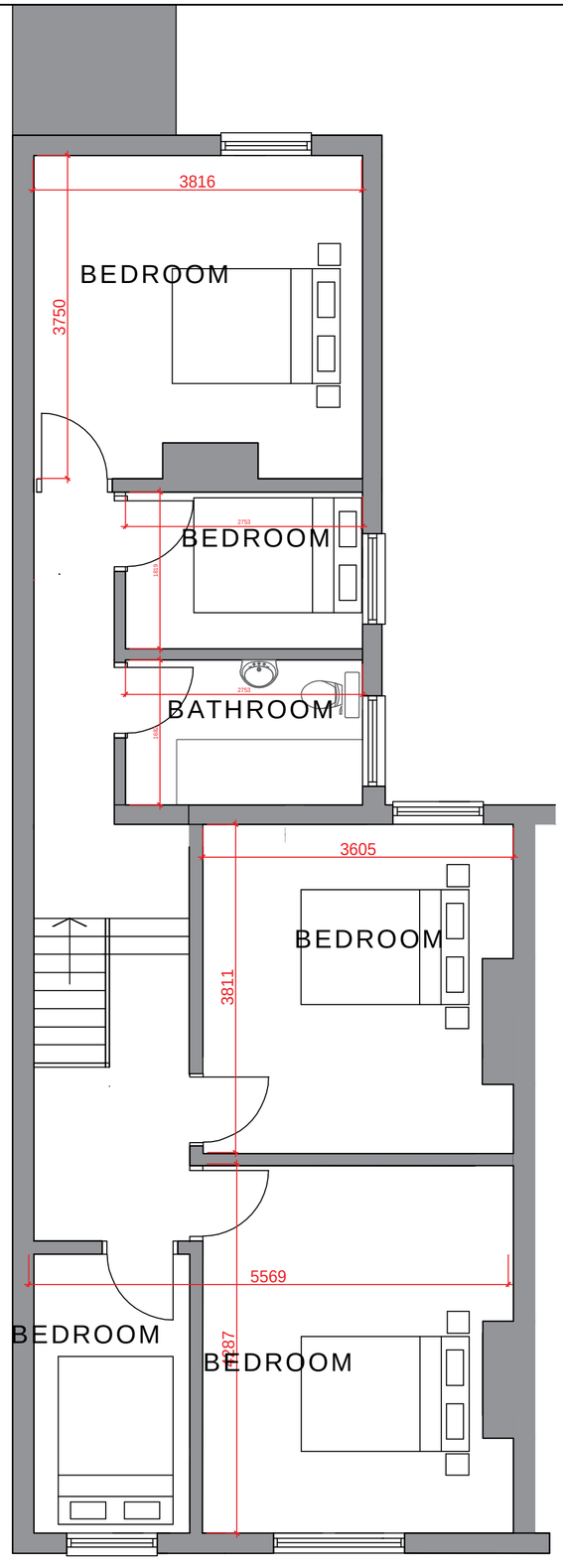


FIGURE 4: FIRST FLOOR
SCALE 1:50

11.11.2022

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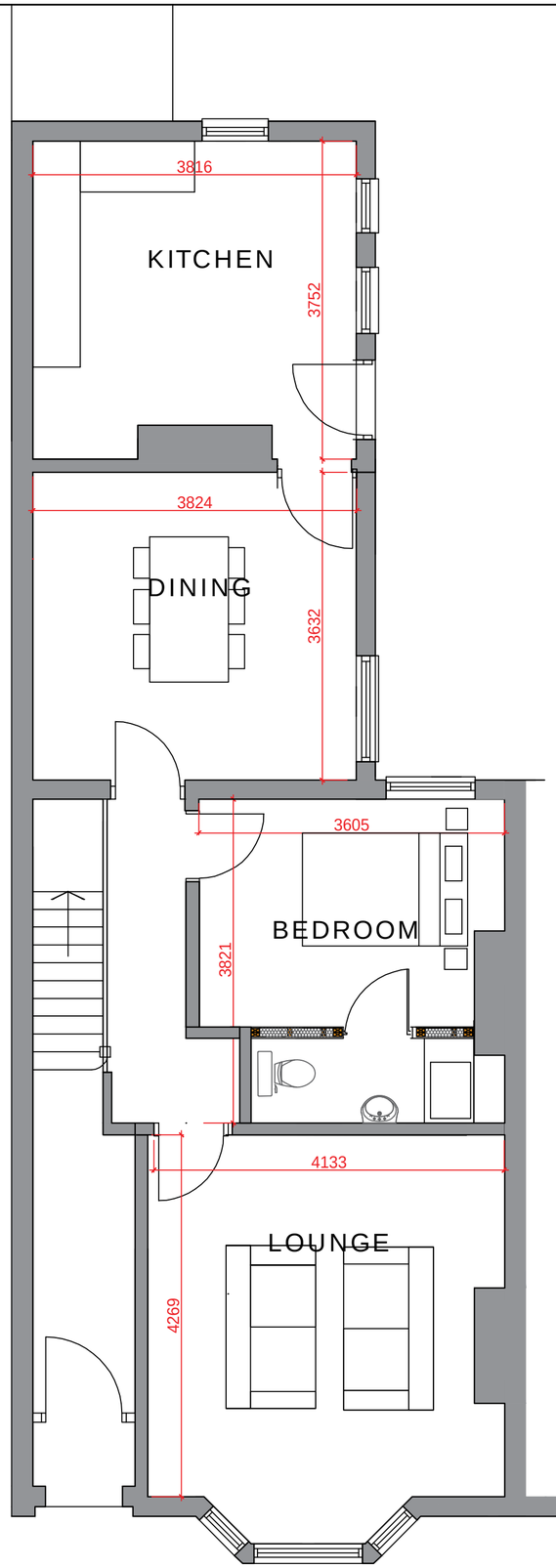


FIGURE 5: GROUND FLOOR
SCALE 1:50

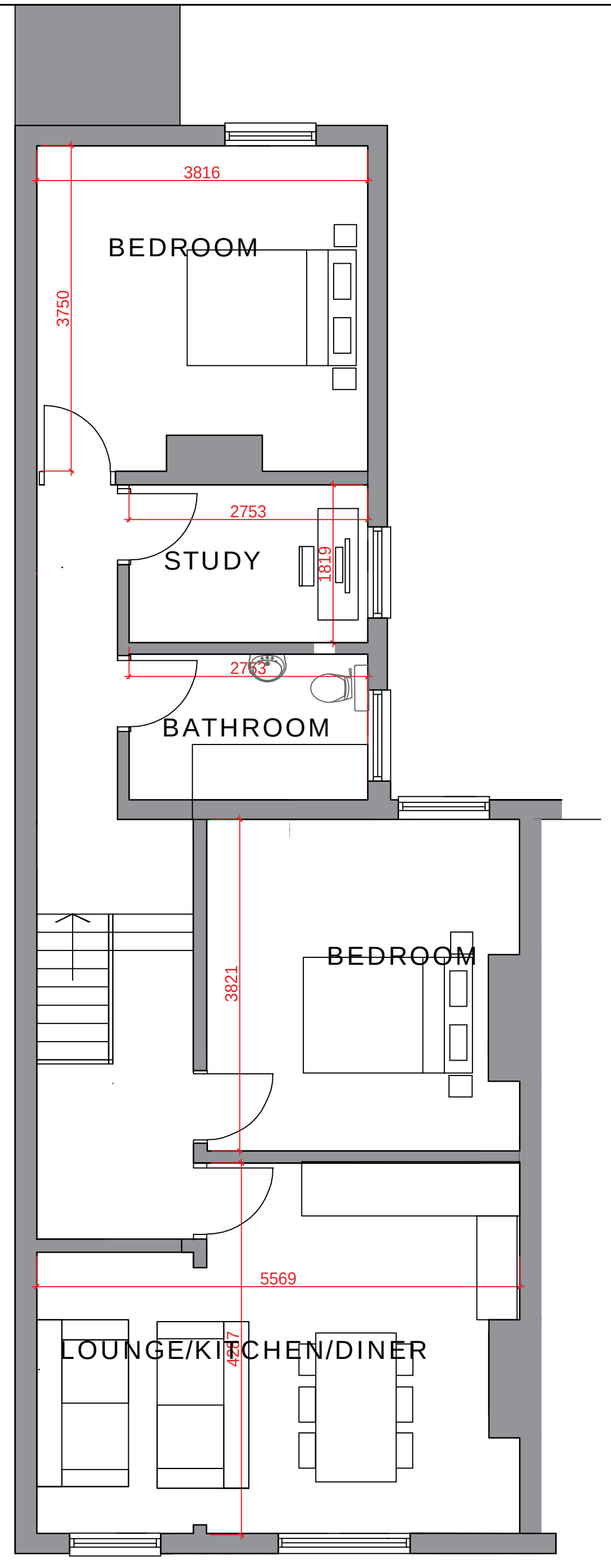


FIGURE 6: FIRST FLOOR
SCALE 1:50

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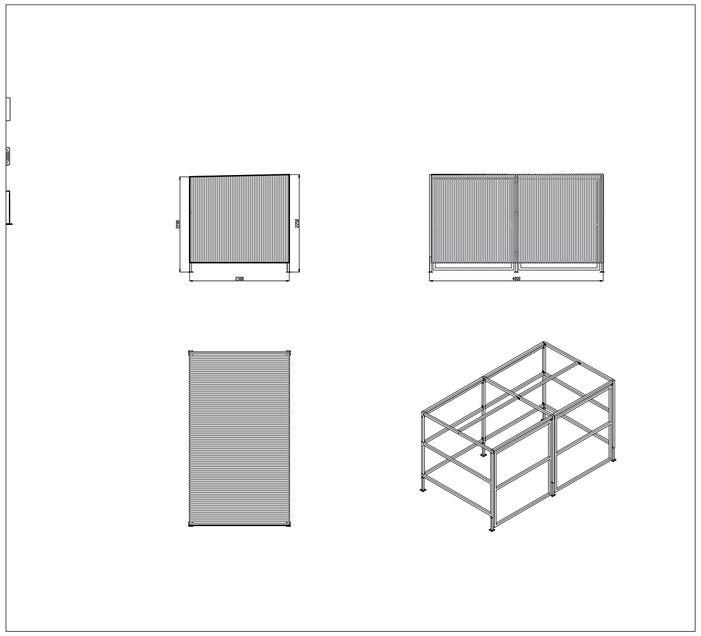


FIGURE 7: BIN STORE
SCALE 1:50

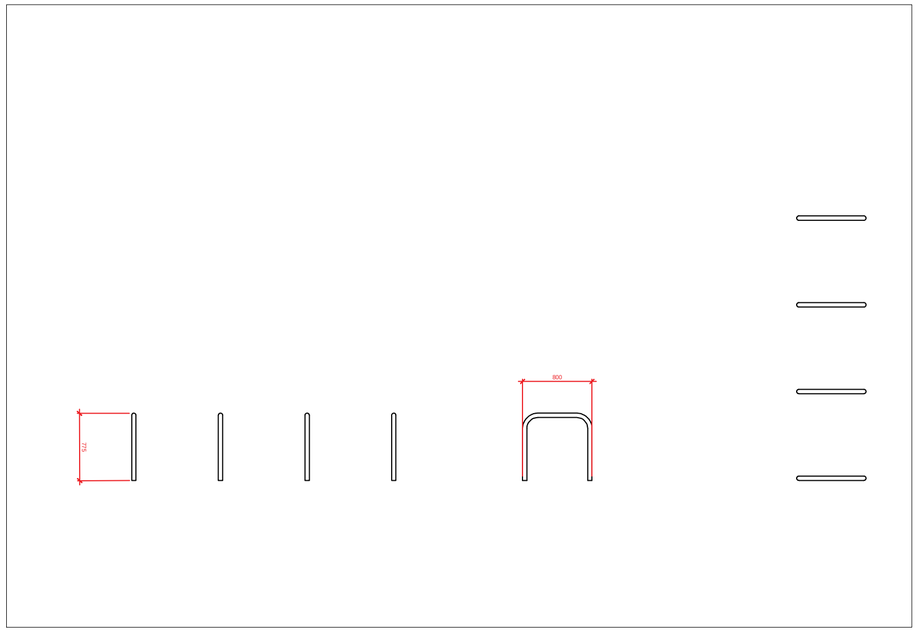


FIGURE 8: CYCLE STORE
SCALE 1:50

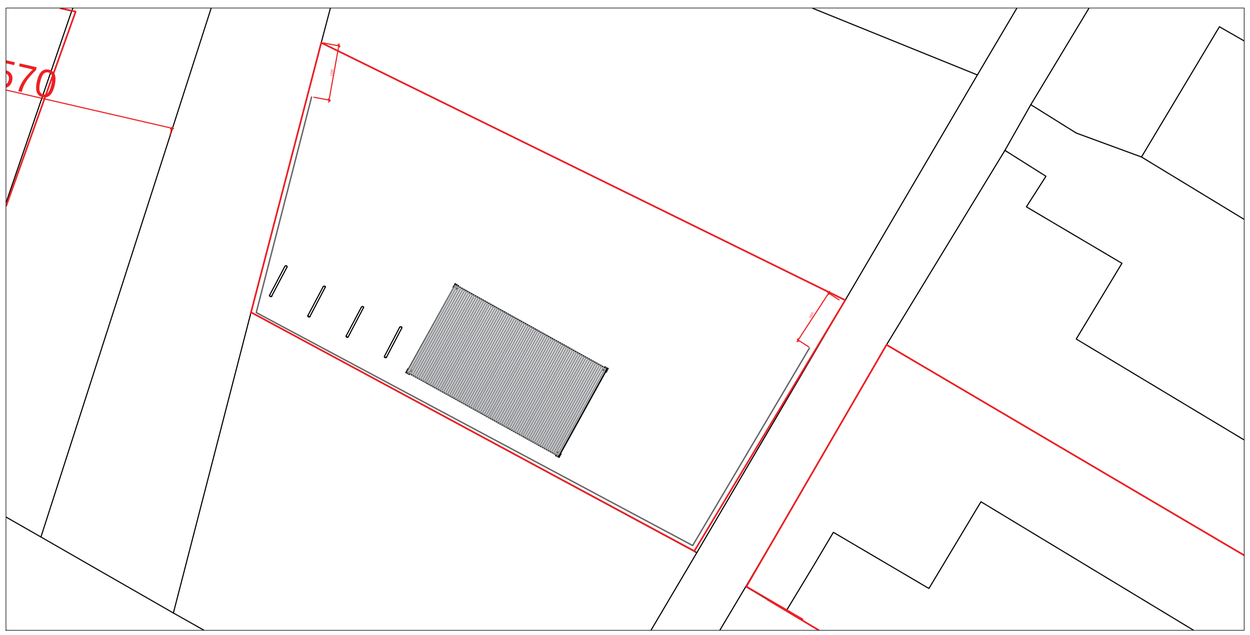


FIGURE 9: CYCLE AND BINSTORE LAYOUT
SCALE 1:100

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Green Infrastructure Statement

Site: 96 Erddig Road, Wrexham (mid-terrace Victorian/Edwardian property, Fairy Road Conservation Area)
Proposal: Property sub-divison into two self contained flats

Baseline Conditions

The development site is within the Fairy Road Conservation Area; currently, there is no noted green infrastructure (e.g., trees, hedgerows, garden planting) directly on site, and no external changes are proposed

Even without external works, the design can proactively include biodiversity enhancements suitable for internal development:

Encourage tenants to place potted native or pollinator-friendly plants at windows or in any rear courtyard.

Enhancements Proposed

Birds
It is recommended that a range of woodcrete boxes are erected on and in the new and existing buildings to provide an enhancement for passerine birds, and a selection of the following would be appropriate:

- 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a westerly, northerly or easterly aspect.

- Swallow cups should be installed on the interior of the building at eaves height within an open and accessible area on the new and existing buildings.

Bats
It is recommended that provision be made for roosting opportunities for bats with the erection of at least one woodcrete bat box on the south-western gable end of the new and existing buildings at a height of 3-4m.

Monitoring
Failing boxes or enhancements will be replaced at the cost of the developer if deterioration or damage is noted within five years post-development.

Proportionality Statement

Given the proposal is solely an internal conversion with no external alterations and is located within a conservation area, this Green Infrastructure Statement is brief yet meaningful, focusing on low-impact, tenant-friendly biodiversity enhancements —fully proportionate to the scale and nature of development, as outlined in PPW

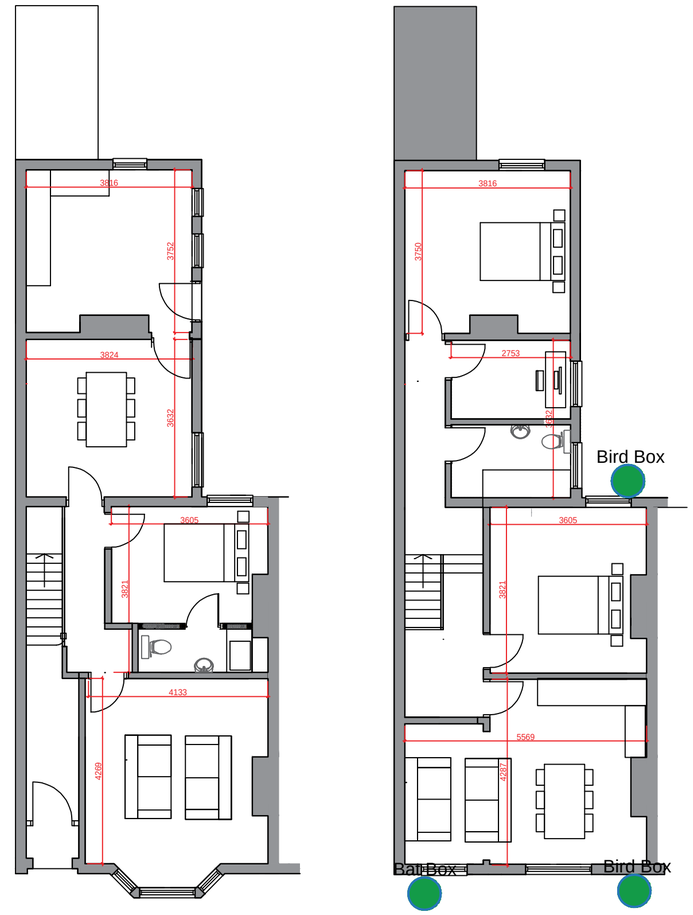


FIGURE 10: GREEN INFRASTRUCTURE STATEMENT
SCALE 1:100

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