Appendix 1: Green Infrastructure Statement and Net Biodiversity Benefit

Form completed by:	**Carl Hughes**
Date:	**11.11.25**
Address of site:	**Station House, Station Road, Ruabon, Wrexham, LL146DL**
Grid reference:	**SJ300438**
Description of Proposal:	**Change of use from offices to residential dwelling**

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	*Client has planted a boundary hedge as shown on site location plan*

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

5. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

√	Measure	Plan	Details
	Boxes. (state type and number) Please make sure they are currently available to buy.	Submit a plan of location and photos of elevation if available.	Height or aspect
	No.3 x Vivara Pro Woodstone ® House sparrow nest boxes to be installed under eaves on rear elevation.		Installation height to be no lower than 3m's
	Hedgerow. Total new or restored length.	Submit plan of location.	Calculate number of each species using information in the guidance above. Ensure that you can easily purchase the species proposed.
	Tree/orchard planting. Number of trees.	Submit planting plan.	Size of tree (at time of planting), species (full latin name) and any proposed protection measures.
	Wild flower grassland (area in m2).	Submit plan of location.	Species mix and site preparation details. Confirm that appropriate management is achievable.
	Pollinator shrub planting. Area in m2.	Submit plan of location.	Species proposed (latin names)

	Wildlife ponds. Number of.	Submit plan to scale including cross-section.	Details on lining or any proposed planting.
	Hibernacula. Number of.	Submit plan of location.	Brief description of materials proposed.
	Any other measures.		

6. Management and maintenance.

Any information on the long term management and maintenance of the enhancements.

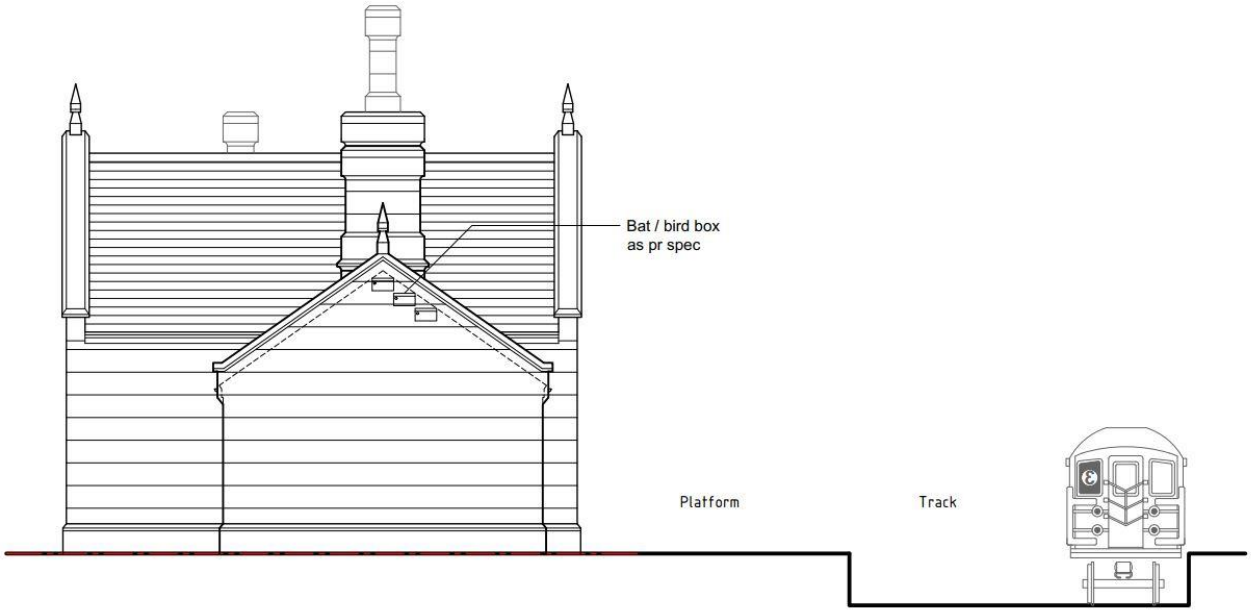
The nesting box must be cleaned once a year, after the young birds have fled. If the nest has a second brood, the nesting box must be cleaned after they have fledged. Enhancements are to be maintained by the building occupant for the lifetime of the dwelling.

7. Conclusion

Based on the information provided above, this development will result in a **Green Infrastructure and Net Biodiversity Benefits** upon completion.

No.3 x bird boxes upon completion

8. Sketch plan (Insert plan showing the features of the development site):



Side-01 Elevation 1:100

9. Site photos (as required)