

ASSESSMENT, CONSERVATION AREA IMPACT, GREEN INFRASTRUCTURE, AND BIODIVERSITY MEASURES;

SOLAR PANEL INSTALLATION FOR WREXHAM MUSLIM ASSOCIATION

6 GROSVENOR ROAD, WREXHAM LL11 1DN

Document prepared by: Weronika Tadrak, 10th Dec 2025

YnNi Teg Cyf is a Community Benefit Society registration number**7637**

1. Proposed Development

This application seeks permission to install approximately 30 photovoltaic (PV) panels (c. 15 kWp total) and four solar thermal collectors (c. 8 m² total) on the rear roofs of the Wrexham Islamic Cultural Centre.

The Cultural Centre complex is shown below in Figure 1. The complex includes several buildings, see the area marked below with red line. Additional drawings of Location Plan (D14-01) and Block Plan (D14-02) are attached separately. The site consists of the mosque building only.



FIG.1. MAP OF THE BUILDING COMPLEX LOCATED SOURCE: GOOGLE MAPS, 2025 (SITE BOUNDARY MARKED WITH DOTTED RED LINE)

The solar panel installation is planned exclusively on the south facing sloping roof of the Mosque building and the rear flat roof, see Figure 2 below or the attached drawing D14-3a Exiting Roof Plan and D14-3b Proposed Roof Plan.

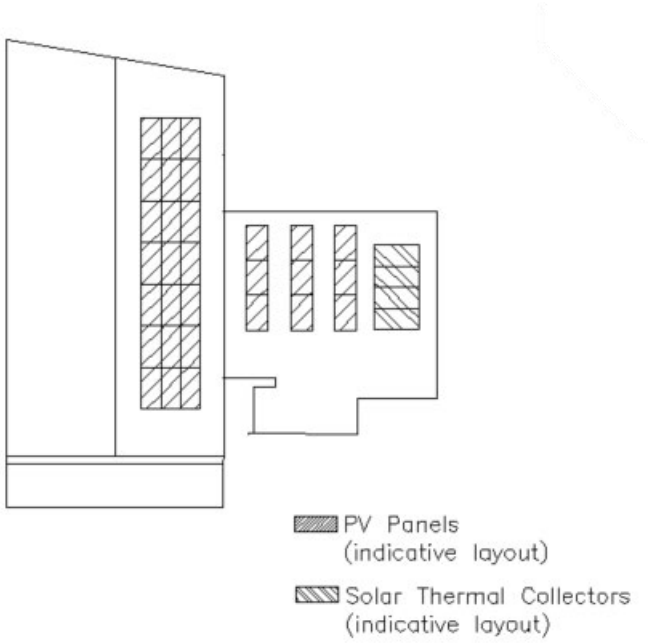


FIGURE 2. INDICATIVE *PV LAYOUT ON THE MOSQUE BUILDINGS ROOFS. DETAILED DESIGN IS A SUBJECT TO FURTHER SPECIFICATION AND ROOF SURVEYS.*

An illustrative system design has been prepared (see Figure 3), showing PV on both a sloping roof and an adjacent flat roof. This is an indicative layout only; the detailed design will be confirmed following roof surveys and technical specification.

2. Impact on the Conservation Area

The site lies within the Grosvenor Road Conservation Area. Although the mosque is not a listed building, it is identified as a building of visual interest within the Conservation Area Assessment (see Figure 1), and Management Plan. The proposal has therefore been designed to minimise any effect on the character and appearance of the area.

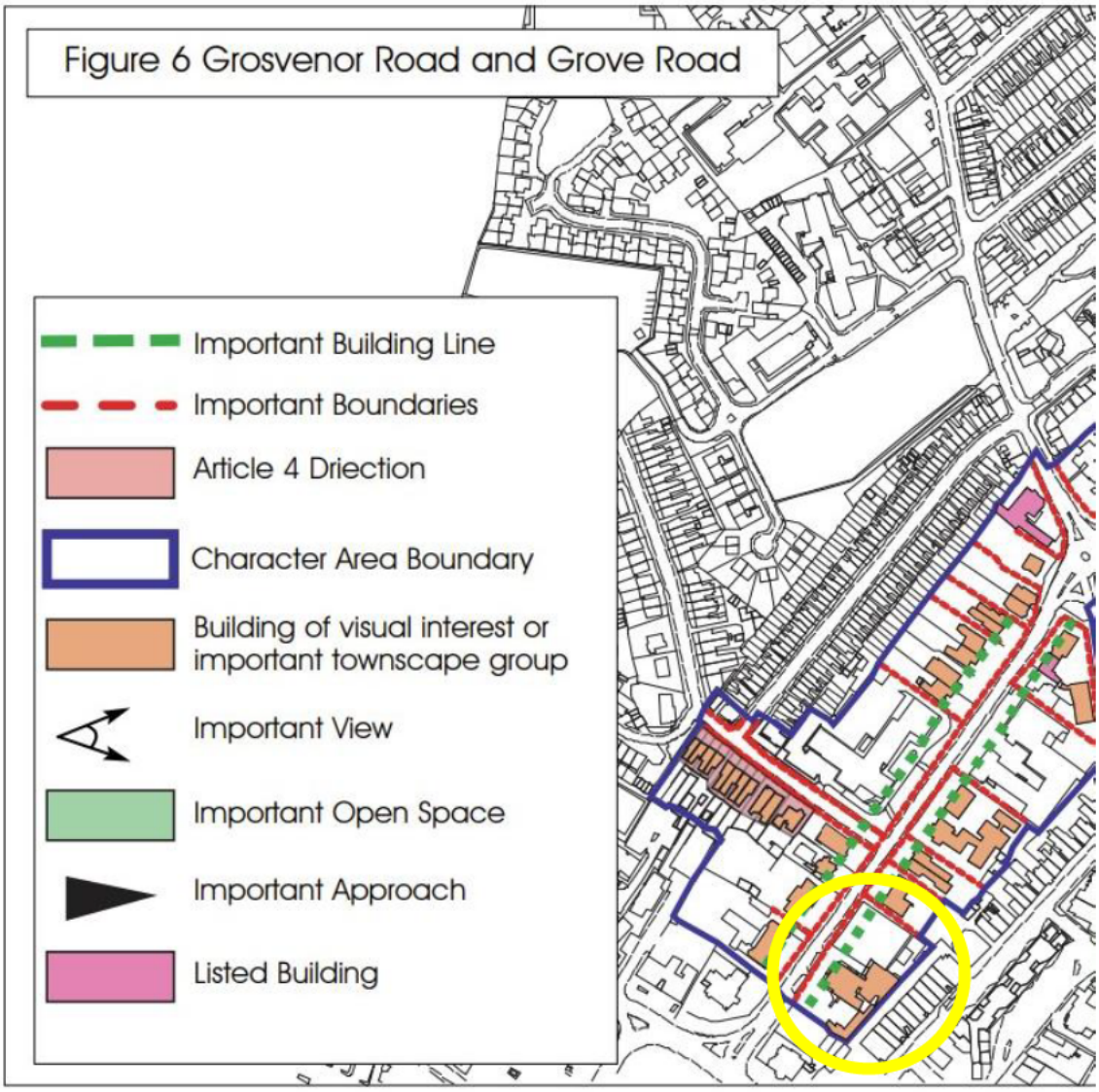


FIG.3. CONSERVATION AREA MAP, BUILDING OF INTERESTS MARKED IN YELLOW CIRCLE.

The panels are positioned to ensure minimal visual impact. The flat roof is fully screened from the public realm by the frontage building, and the sloping roof element is obscured from Grosvenor Road, as shown in the street view in Figure 4.



FIG.4. GOOGLE MAPS STREET VIEW O (THE ARROW TO INDICATE THE SLOPING ROOF INTENDED FOR INSTALLATION OF PV)

The planning officer in the pre-planning advice has noted that limited views of the flat-roof array may be possible from the parking on the adjacent site. A visualisation has been prepared to demonstrate the restricted and unobtrusive nature of these views, see Figure 5 below.



FIG.5. PHOTO OF THE SYSTEM FROM THE JUNCTION, EXISTING (LEFT) AND PROPOSED (RIGHT)

The visual impact from the rear alley at the ground level is very limited, as shown in Fig. 6. The alley functions primarily as a bin storage and parking area. It is also enclosed by a high wall, which further restricts visibility.



FIG.6. VISIBILITY OF THE ROOFS FROM THE BACK ALLEY, GROUND LEVEL

3. Compliance with Planning Guidance

To ensure the proposal is sensitive to the conservation area and complies with Wrexham Local Planning Guidance Note 4 and Welsh Government guidance on solar installations:

- **Mounting**:
    - PV on the sloping roof will be installed flush with the roof plane, without tilted brackets.
    - PV panels on the flat roof will be mounted at a shallow 10–15° pitch, set back at least 1 m from the roof edge, and no higher than 1 m above the roof surface.
- **Design and Appearance**:
    - PV modules will be black-framed, dark-surfaced panels (see attached manufacturers spec for *JA54D40-450-LB-BF*) to blend with the existing slate roof tiles.
    - Solar thermal collectors will also be dark, low-reflective units for visual consistency, (see attached manufacturers spec for Vitosol 200-FM)
- **Non-Reflective Finish**:
    - Both PV and thermal systems will incorporate anti-glare glass, minimising visual intrusion and reducing potential glare.
- **Scale and Proportion**:
    - Arrays will be arranged carefully to respect the roofline, avoiding dominance by leaving roof areas uncovered.
- **Reversibility**:
    - The installations are fully reversible and can be removed without permanent alteration or damage to the building fabric.
- **Projection**:
    - Panels will remain below the ridge height and will not project more than 200 mm from the roof plane.

4. Green Infrastructure Statement

The site consists mainly the mosque building. There are no landscaped gardens, significant vegetation, hedges, or trees within the application boundary. No green infrastructure features will be removed or altered as part of the proposed works.

Impact of the Proposal: The proposal is limited to the roof and does not require excavation or ground disturbance. The installation will not affect any planted areas, trees, soil, or habitats. As such, the project will have a negligible impact on existing green infrastructure on the site and within the immediate surroundings.

Enhancement Measures: In line with Planning Policy Wales (Edition 12), small-scale ecological enhancements will be introduced to support green infrastructure at the site. Six wall-mounted bird boxes will be installed on the rear elevation to provide new ecological opportunities within an otherwise built-up environment. These measures ensure modest enhancement of the site's green infrastructure.

Protected Species Considerations: The works do not involve alterations to features that could support bat access (eaves, soffits, roof voids). The nature of the building and the roof-mounted installation indicate a negligible likelihood of impacts on protected species. As a precautionary measure, contractors will check for nesting birds prior to commencement of works.

Compliance with Wrexham's Green Infrastructure SPG:

• Delivering on-site renewable energy, contributing to a low carbon, climate resilient environment.

• Retaining all existing green infrastructure assets.

• Avoiding habitat loss or fragmentation.

• Ensuring continued functionality of adjacent GI features.

Construction Management and Environmental Protection:

• Avoid disturbance to any existing planted areas.

• Minimise noise, dust, and surface runoff.

• Manage temporary waste in accordance with industry and recycling standards.

• Store and handle materials to prevent contamination or pollution.

The development requires no permanent waste-storage facilities and will not generate operational waste.

5. Net Biodiversity Benefit Measures

Although the development does not result in habitat loss, proportionate on-site following will be implemented to deliver measurable biodiversity benefits:

• Installation of 6 wall-mounted bird boxes in suitable areas of the building.

Panel maintenance will be infrequent and limited to the existing building footprint, avoiding any disturbance to habitats. No harmful chemicals will be used during cleaning, ensuring no environmental impact during operation.

YnNi Teg is a Registered Society Registered with the Financial Conduct Authority. Our Registered number is 7637

Registered office: 17 West Bute Street, Cardiff Bay, CF10 5EP

www.ynniteg.cymru