GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME

Form completed by:	JASON GREGG
Date:	12th January 2026
Address of site:	1A New High Street, Ruabon, Wrexham, Clwyd, LL14 6NL
Grid reference:	
Description of Proposal:	Change of use of Building from Class A1 (Retail) to Class A3 (Hot Food Takeaway)

1. Details of all existing green infrastructure on site:

Boundary 1:	Brick Wall
Boundary 2:	Brick Wall
Boundary 3:	Brick Wall
Boundary 4:	Brick Wall
Front Garden:	N/A
Rear Garden:	N/A
Other:	N/A

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

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	N/A

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

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	N/A

4. What green infrastructure is being planted as mitigation for losses?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	N/A

5. What Landscaping is being planted to enhance Green Infrastructure?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	N/A

6. How will the new planting be managed or maintained?

Not Applicable – Town Centre location

7. 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:

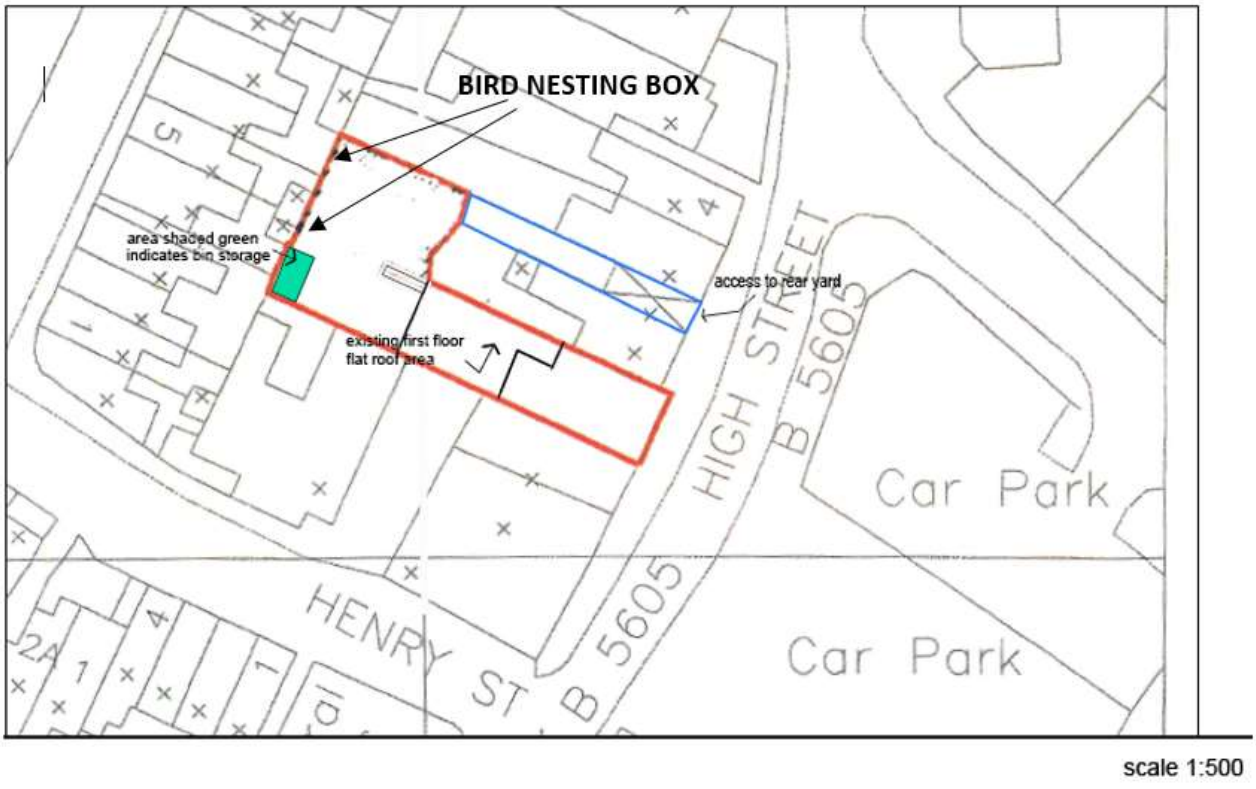
Type	Location	Info
Bird Nesting Boxes (x2)	Rear Yard	RSPB Apex Classic Nest Box

8. Conclusion

The property is located in the town centre, the proposal does not include any structural, or landscaping works, and hence there will be no removal or planting of hedges.
To improve biodiversity, we propose to introduce two bird nesting boxes that will be fixed to the high boundary wall within the rear yard

9. Sketch plan:

SITEPLAN REFERENCE: LOCATION OF BIRD NESTING BOXES



10. IMAGES:

Image of proposed RSPB Apex Classic Nest Box

