Net Biodiversity and Green Infrastructure Statement – Proposed BT Street Hub at Pavement adjacent 33 Lord Street, Wrexham, LL11 1LP

This Net Biodiversity and Green Infrastructure Statement is provided to accompany a Full Planning and Advertisement Consent application for a BT Street Hub at Pavement adjacent 33 Lord Street, Wrexham, LL11 1LP (LPA Ref. P/2025/0792 & P/2025/0806 / Mitie Ref. 3-WRE002).

The proposal seeks to remove an already existing BT kiosk from the street scene and erect a new BT Street Hub unit in its place. The overall footprint of the Street Hub is less than the existing kiosk so it presents an overall reduction in floorspace used by the applicant. Furthermore, the development site is on a section of pavement which is already developed and does not host any sensitive habitats or green infrastructure. It is of note that there are other features in the street scene such as planters and trees which the proposal would not affect. The development site is also nearby to a garden area which features grassed land, trees and shrubbery which the proposed development will not affect due to its distance from this area.

Taking the above matters into account, it is considered that the proposal is compliant with the requirements set out in Planning Policy Wales 12 and that this matter should not affect the likelihood of planning permission being secured.

If there are any questions regarding this matter, please do not hesitate to contact the undersigned.

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