Winter Jones.

Green Infrastructure Statement

18 The Beeches, Wrexham, LL12 7BL

Robert Jones | 09.03.2026 | P01

Planning Policy Wales (PPW)

In accordance with Planning Policy Wales (PPW), the 'stepwise approach' to green infrastructure has been applied throughout the design and assessment of the proposed development. This approach seeks to first avoid the loss of existing green infrastructure wherever possible. Where avoidance is not achievable, impacts should be minimised, mitigated, and, only as a last resort, compensated for through appropriate on-site measures.

The application site comprises a mid-terrace residential dwelling with associated domestic garden areas to the front and rear. The front garden currently consists of a small grassed area and hedgerow boundary with space for off-street parking. The rear garden is predominantly managed lawn enclosed by domestic timber fencing with mature trees located beyond the rear boundary within neighbouring land.

The proposed development relates solely to the change of use of the dwelling to a House in Multiple Occupation (Use Class C4) and does not involve any extension or alteration to the existing building. The only external change relates to the reconfiguration of the existing front garden area to provide three off-street parking spaces.

To facilitate the revised parking arrangement, the existing hedgerow and grassed area to the front of the property will be removed and replaced with hardstanding. Whilst this will result in the loss of a small area of vegetation, the hedgerow is limited in scale, regularly maintained, and provides only minimal biodiversity value within the wider urban context.

The rear garden and surrounding boundary treatments will remain unaffected by the development. The mature trees located beyond the rear boundary of the site will also remain entirely undisturbed.

Biodiversity Enhancement Measures

Notwithstanding the limited loss of vegetation to the front of the property, the proposal incorporates a number of proportionate ecological enhancements within the rear garden area to ensure the development delivers a net benefit for biodiversity in accordance with Planning Policy Wales.

Two native fruit trees will be introduced within the rear garden. These will consist of traditional orchard species such as Apple (Malus domestica) and Plum (Prunus domestica). Native fruit trees provide valuable seasonal foraging opportunities for birds, pollinators, and invertebrates, while also contributing positively to the wider green infrastructure network within residential environments.

In addition to new planting, the proposal will include the installation of two integrated biodiversity features. A Vivara Pro WoodStone bat box will be installed at a high level on the rear elevation of the dwelling to provide roosting opportunities for crevice-dwelling bat species commonly present within urban areas of North Wales, including pipistrelle species. A Vivara Pro WoodStone bird nest box will also be installed within the rear garden or on the rear elevation of the property, suitable for common garden bird species such as blue tits, great tits and house sparrows.

These measures will provide additional nesting and roosting opportunities within the site and will enhance the ecological value of the garden environment.

Conclusion

The proposed development is limited in scale and will not adversely affect any existing ecological features or habitats of significance. Whilst a small section of hedgerow to the front of the property will be removed to facilitate improved off-street parking provision, the development incorporates compensatory biodiversity enhancements within the rear garden.

The introduction of native fruit tree planting together with the installation of bird and bat boxes will provide additional ecological opportunities and contribute positively to local green infrastructure.

As such, the proposal accords with the objectives of Planning Policy Wales, ensuring that the development delivers a net benefit for biodiversity through appropriate and proportionate on-site enhancements.

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