2543 Tesco, Wrexham, LL13 8HF

Green Infrastructure Statement

On Behalf of

McDonald's Restaurants Ltd

Version 1 | March 2026

Document Control

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1 Introduction

1.1 The Site

The Site is approximately 0.66 ha (postcode LL13 8HF, central OS grid reference SJ 34135 50466) and is located in the car park of an existing Tesco, located approximately 600 m northwest of the centre of Wrexham. The majority of the Site comprises hardstanding, with introduced shrub in the north of the Site, dense scrub in the east, ruderal vegetation in the west, and scattered trees throughout the Site. The Site is surrounded by commercial and residential infrastructure including roads, commercial buildings and residential dwellings with enclosed gardens. A Site boundary (red line) is provided in **Figure 1** below.

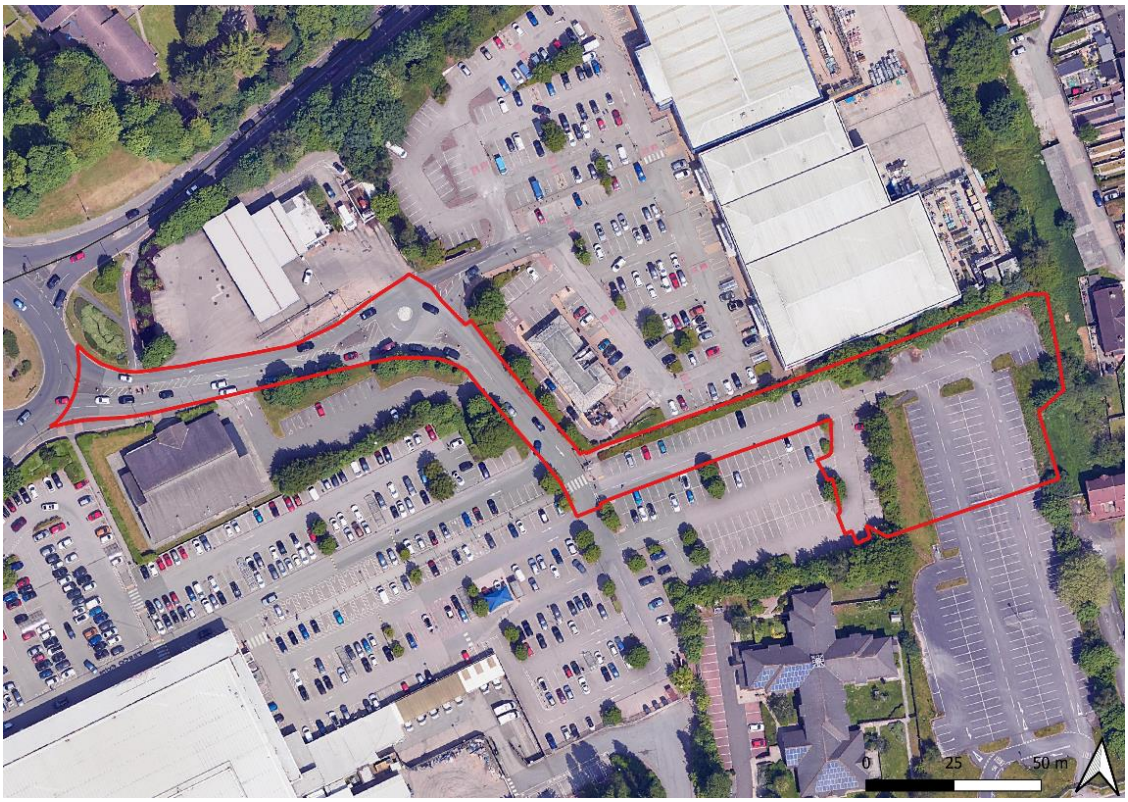


Figure 1: Site Boundary (Google Earth, 2025).

1.2 Proposed Development

A planning application has been submitted for the development of a new McDonald's Restaurant with a drive-thru, car parking, landscaping and other associated works. Several trees, introduced shrub and dense scrub will be removed to facilitate the development. A plan for the Landscaping Layout (as proposed) has been included in **Appendix 1** (**Drawing number**: 7611-SA-2543-P1007. **Planning reference:** P/2025/0573).

2 Development Impacts

The letter report[i] identified the proposed development will result in the removal of eight trees, introduced shrub and dense scrub. Low perceived risks to nesting birds, reptiles, badger (*Meles meles*), invasive and non-native species, tree roots, bats and small mammals such as hedgehog (*Erinaceus europaeus*) have also been identified in the letter report[i] for the Site.

The removal of trees, introduced shrub and dense scrub could result in the intrusion into root protection zones of retained trees, and could see the damage or destruction of active bird nests if undertaken during the bird nesting season (March to September inclusive, however does vary depending on weather).

Introduced shrub, dense scrub and ruderal vegetation removal could result in the injury or death to reptiles and small mammals, and any open excavations left uncovered overnight could result in the entrapment of reptiles, small mammals and badger, if transiently present onsite.

No direct impacts to bats are anticipated, however the development will result in the removal of foraging and commuting habitat, and will increase artificial lighting onsite which may cause habitat fragmentation on retained and planted foraging habitat.

The spread of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is likely to occur should they be removed and/or disturbed during clearance. Invasive species present are *Cotoneaster spp*. and buddleia (*Buddleja davidii*). Buddleia is not listed under Schedule 9, but is still considered invasive due to its ability to spread and colonise areas quickly.

2.1 Mitigation

To mitigate against the low perceived risks to root protection zones, nesting birds, reptiles, small mammals and badger, an Ecological Method Statement is required. Further details of mitigations for protected and notable species include sensitive timings and methods of working for each species and can be found in the letter report produced for the Site.

Root and tree/hedgerow protection measures (in line with the British Standard for trees in relation to construction BS 5837:2012) must be installed in the pre-construction phase and maintained throughout the construction phase.

2.2 Biodiversity Enhancements Proposed

Replacement and extra planting of native trees to prevent a loss of habitat and biodiversity, and increase the number of trees onsite post-development. This is detailed in the Net Benefit for Biodiversity[ii] document for the Site.

Landscape proposals to incorporate night scented plants or those species beneficial to bats. Recommended species include night-scented stock (*Matthiola longipetala*), honeysuckle (*Lonicera periclymenum*), and tobacco plant (*Nicotiana*).

An invasive and non-native species specialist shall be consulted for the removal of *Cotoneaster spp*. and buddleia which will be disturbed during the works, and to prevent the spreading of both species into the wider area.

3 Conclusion

It is considered that, subject to the above, the proposed development will maintain and enhance biodiversity, retain resilient ecological networks and deliver net benefits for biodiversity by reinstating lost habitat, habitat creation and removal of invasive non-native species which compete with native species.

Thus, ensuring that any adverse environmental effects are mitigated and compensated for.

References

[i] L251216 McDonalds Wrexham Letter Report V1 Dec25
[ii] 2543 McDonalds Wrexham Tesco NBB PEL V1 Mar26