TACPArchitects

Drop Down Unit - Wrexham Maelor Hospital

Green Infrastructure Statement



Control Sheet

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Issue	Date	Description of Amendment	By	Checked
1	21/05/26	First issue for Planning	MR	GM
2				
3				
4				

1.0 Introduction

This Green Infrastructure Statement has been prepared by TACP Architects Ltd to support the planning application for a new modular drop down unit at Wrexham Maelor Hospital.

2.0 Existing Green Infrastructure

This section provides a summary of existing ecological features pertaining to the application site and the effect these features have on the environment.

The proposed site is located within a well developed part of the hospital estate to the South of the wider site.



Contained on all four sides by the existing hospital building, the courtyard in question is access via an opening on the Eastern side beneath an existing metal fire escape.





The courtyard is approximately 350m2 in total and consists of concrete hardstanding / paths and low-quality grass. No planting or other such features are present.

3.0 Step-Wise Approach to Design

With respect to a concern for any adverse environmental effects on ecological networks, this section details how the Step-Wise Approach (ref. Planning Policy Wales, Section 6) has been considered in the design of the proposed development so as to ensure a net benefit for biodiversity can be achieved.

3.1 Step 01 – Avoid

Avoid damage to biodiversity and ecosystem functioning.
Where the located development may cause harmful environmental effects, there must be no other suitable alternative site locations.

The modular unit is required to support with wider infrastructure of the acute hospital and associated data networks so is unavoidable.

Due to the site being a well developed hospital with limited available sites, the proposed location will limit disruption on other hospital activities.

3.2 Step 02 – Minimise

Minimise impact on biodiversity and ecosystems.

The footprint has been limited as far as practical and is located on the grassland to minimise the impact on existing below ground services and service trenches within the courtyard.

3.3 Step 03 – Mitigate/ Restore

Once measures to minimise impact have been exhausted and biodiversity/ ecosystems could still be damaged or lost through residual impact, measures must be put in place to limit the negative effects of a development, with plans to restore in excess of like-for-like.

Approximately 98m2 of grass is to be lost which can not be supplemented elsewhere within the courtyard due to the confined nature of the hospital site.

3.4 Step 04 – Compensate On-Site

A last resort, if measures to mitigate impact are not fully sufficient to secure biodiversity outcomes, on-site compensation should be employed.

Due to the loss of grass, it is proposed to install x1 bird box similar to the Schwegler House Martin Nest No. 9B pictured below:



And x1 bird box similar to the Schwegler Sparrow Roost 1SP pictured below:



Both of which to be installed on the modular unit external wall as shown on the proposed site plan.

3.5 Step 05 – Compensate Off-Site

A last resort, if all above measures not fully sufficient to secure biodiversity outcomes, off-site compensation should be employed.

Biodiversity enhancements are proposed on site and therefore no additional measures are proposed.

4.0 Proposed Ecological Enhancements

This section details what enhancements to the environment have been included in plans for the proposed development. These enhancements are understood to be suitable and relevant if they make a positive contribution to the key attributes of ecosystems outlined in the DECCA framework (ref. Planning Policy Wales, Section 6).

1. Diversity – Animals/ Plants/ Geology
2. Extent – The size of an uninterrupted ecosystem
3. Condition – The health of an ecosystem
4. Connectivity – Functional and Physical connection of an environmental network
5. Adaptability to Change – Ability to withstand future pressures

The new bird boxes will be installed in accordance with manufacturer's recommendations on the North-East-facing elevation of the modular unit and shall encourage house '/ tree sparrows as well as house martins.

The installation will enhance the net biodiversity around this part of the site

5.0 Management Plan for Proposed Measures

In order to provide assurance that an overall net benefit for biodiversity can be achieved within as short a timeframe as possible, it is necessary to provide details of how the proposed development is to be managed in order to succeed in its immediate execution and long-term maintenance.

The following arrangements will be crucial for the successful implementation of the proposed measures:

-Bird box to be installed by contractor as part of the contracted works.

-Long-term maintenance information to be included in the handover documents given to the client.

-Client to incorporate maintenance of the bird box along with their site-wide landscaping management.

6.0 Conclusion

This document has identified the proposed site and existing limited habitat along with measures to increase net biodiversity by installing bord boxes within eh existing courtyard area.