Wrexham AFC – Sports Training Pavillion, Colliers Park

Green Infrastructure Statement

Date of report: June 2026

PREPARED FOR

Wrexham AFC

savills

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Document History

Issue	Date	Issued by	Comment
1.0	29/04/2026	AM	Draft
2.0	05/06/2026	AM	Final

1. Introduction

1.1 This Green Infrastructure Statement ("Statement") has been prepared by Savills ("the Agent") on behalf of Wrexham Association Football Club ("Wrexham AFC" or "the Club") in respect of the Sports Training Pavillion development at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL 12 8PW ("the Site") .

1.2 This Statement supports a full planning application involving the construction of a Sports Training Pavilion at Colliers Park, Gresford in accordance with the requirements of Chapter six of Planning Policy Wales (Edition 12).

1.3 The description of development is as follows:

"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."

1.4 This Statement demonstrates the positive multi-functional outcomes of the proposed development at Colliers Park, Gresford, and sets out how the step-wide approach has been adopted. In particular, this Statement details the design measures employed in relation to biodiversity and the resilience of ecosystems.

2. Policy Context

Planning Policy Wales (Edition 12)

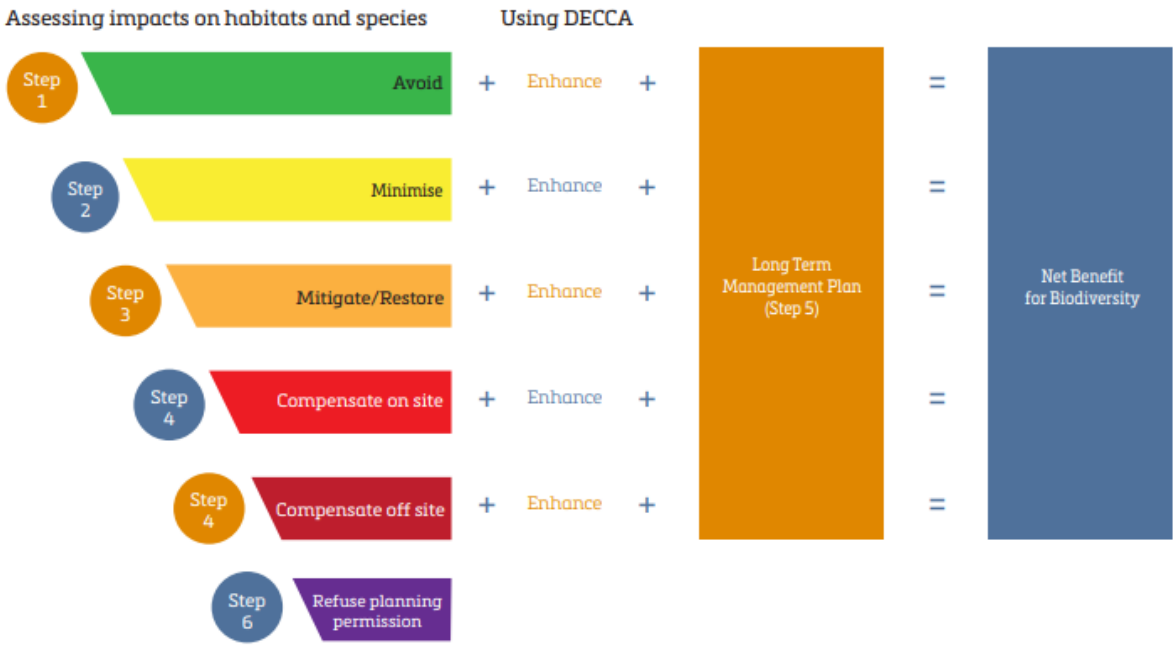
2.1 In February 2024, Planning Policy Wales (PPW) Edition 12 was updated to require the submission of a Green Infrastructure (GI) Statement with all planning applications. PPW describes green infrastructure as "the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places.

2.2 Planning Policy Wales (PPW) Edition 12 states, in paragraph 6.2.12, that *"A Green Infrastructure Statement should be submitted with all planning applications. The Green Infrastructure Statement should be proportionate to the scale and nature of the proposed development and describe how green infrastructure has been incorporated into the proposal".* PPW envisages the Green Infrastructure Statement as being an effective way of demonstrating positive multi-functional outcomes which are appropriate to the Site, and also demonstrate how the step-wise approach has been applied.

2.3 The step-wise approach outlines a staged approach which: a. Starts with avoiding negative impacts (on spaces, features, habitats and species) b. If this is not possible then the project must minimise impact c. If this is not possible then the project must mitigate for the impact or restore any potential damage. This should be by compensation on Site in the first instance; or compensation off Site as a last resort.

Step-Wise Approach

2.4 Figure 12 of PPW (Ed. 12) sets out the Step-Wise Approach for assessing the impacts on habitats and species from the development proposal. PPW is clear that any Green Infrastructure Statement should be proportionate to the nature and scale of the development proposed.



3. Analysis

Existing Baseline

3.1 The existing Site comprises an area of land predominantly urban in nature, comprising sealed surfaces with areas of grassland and therefore of limited ecological value, particularly given the Site's modest size. No features of ecological value or trees are located on Site and its immediate surroundings are dominated by the prevailing land use supporting the wider FAW Colliers Park Training Ground.

3.2 The Site does not fall within an area designated for its ecological importance.

Step 1: Avoid

As alluded to above, the Site does not comprise any green infrastructure or habitat which is of biodiversity value. The proposals relate solely to the siting of a modular building on an area of existing hard standing and sealed surface. As such, the proposals will avoid creating harm to any planting or vegetation which provides biodiversity value.

Step 2: Minimise

3.3 There is no need to minimise the impacts of the development from biodiversity assets given that there are none on the Site.

Step 3: Mitigate and Enhancement

3.4 There is no requirement to mitigate or compensate for any loss of biodiversity, as there will be no impact on it created by the proposals. Notwithstanding this, the applicant is open to installing bat and bird boxes through a planning condition. This will ensure that a net benefit in biodiversity is achieved, in accordance with PPW 12.

Summary

3.4.1.1 This combination of avoidance, mitigation and enhancement is fully in line with the stepwise approach required by PPW 12.

4. Conclusion

4.1 Recent changes to national planning policy guidance require the submission of a Green Infrastructure Statement with all planning applications. The Green Infrastructure Statement should be proportionate to the proposals and show how they apply a stepwise approach to scheme design, assessment and performance.

4.2 It has been demonstrated that the proposal follows the step-wise approach as outlined within PPW. The proposal is therefore deemed to be compliant with the ambitions of PPW 12.

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