HBI – GEH GREEN INFRASTRUCTURE STATEMENT

PPW 12 Compliant

JUNE 14, 2026

BAYNON PROPERETY SERVICE
The Ebenezer, Crane Street, Cefn Mawr, Pontcysyllte WHS, Wrexham, LL14 3AB

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Introduction:

This planning application is about improving the Green Infrastructure and network of our natural and semi-natural features and green spaces between the HBI, Holy Bush Inn and the GEH, George Edwards Hall. Care and thought have been given over to green infrastructure and how it can function with the preservation of trees, that we have growing. Our planning application is for small scale, individual urban intervention that compliments trees, hedgerow, verges, and walling which contributes to the overall green infrastructure network.

This planning application is made specifically in support of The Environment (Wales) Act 2016, to deliver a multi-functional green infrastructure environment between the HBI & GEH.

This planning application is made specifically for the protection and provision of our local environment to significantly contribute to the sustainable management of our natural resources. In particular, we plan to protect, maintain and enhance what little biodiversity we have left and improve the resilience of our local ecosystem.

The development of our green infrastructure is an important way we can assist our local community council to deliver their Section 6 duty.

Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience. This is exactly what this planning application is all about.

The main components of green infrastructure in the HBI / GEH boundary can be improved by helping the resilience of our ecosystems, resulting in positive benefits to well-being including flood management, improved air quality, reduced noise pollution and local climate moderation, climate change mitigation and food production. All these apply to our current planning application be they on a small scale such as the preservation of the Hazel trees for food for squirrels.

We realise these benefits are important in urban environments where we can facilitate health and well-being in our open space through clean air and improved tranquillity, by helping create a sense of place and improved social cohesion.

Our green infrastructure has a role in protecting our local distinctiveness, providing local economic benefits and social community opportunities such as linking the GEH Museum to the Pontcysyllte World Heritage Site Visitor Centre hosted in the Ebenezer Gallery via the Holly Bush Inn Beer Garden.

WCBC Planning needs to recognise the contribution, protection and provision for green infrastructure assets and network cohesion this planning application makes to our wider social and economic objectives and needs of our local community.

This planning application has clearly identified local landscape, biodiversity and geodiversity, that includes historic and cultural features even if only at small scale in which green infrastructure plays a part. Unfortunately, the whole area was left as waste ground following the construction of Tesco in 2012 as can be seen from the HBI - GEH Pathway & Retaining Wall document.

This planning application is helping address the climate emergency by ensuring the multi-functional benefits provided by trees and woodland are protected. By maintaining our tree canopy cover this will help ensure shading against increased temperatures and contribute to effective natural flood management and sustainable drainage, i.e. soakaway into the existing Beer Garden and ground providing water for the trees.

The need of our local ecosystem, habitats and species to adapt to climate change and other pressures have been considered as part of this Green Infrastructure Statement. This has included identifying ways to avoid or reverse the fragmentation of habitats, and to improve habitat connectivity where appropriate, through the promotion of wildlife corridors, protection of riverine corridors and identifying opportunities for land rehabilitation, reducing pollution, landscape management and habitat restoration, creation and nature recovery.

This planning application and implementation of will help CCC, Cefn Community Council and WCBC at the end of their appropriate reporting periods to indicate there has been a positive benefit to biodiversity and that progress is being made on securing mitigation and enhancement measures.

Again, helping the local authorities with their goals for Section 6 Duty.

The quality of the built environment will be enhanced by managing and promoting the green infrastructure as planned under this planning application. Careful planning has been exercised to give a level of green infrastructure that can benefit biodiversity and ecosystem development within our local built environment.

Our green infrastructure statement here highlights baseline data that we have observed over the past 12 years that considers habitat, species, arboriculture, sustainable drainage and water for plants, general landscape and ecological management, green space provision and active travel links.

Net Biodiversity Benefit:

Biodiversity underpins the structure and functioning of OUR ecosystems. It is the diversity of living organisms whether at the genetic, species, habitat or ecosystem level. An ecosystem is made up of living organisms, plants, animals and micro-organisms, in conjunction with their non-living environment, air, water, minerals and soil, and all the diverse and complex interactions that take place between them. Section 6.4.1 PPW 12.

We fully support this and realise the dire situation today. Hence, we are setting up our own Environmental Emergency Mitigation Centre / Section in the Ebenezer along side the Pontcysyllte World Heritage Site Visitor Centre to reach as many people as we can.

The Environment (Wales) Act 2016 introduced an enhanced biodiversity[120] and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals.

Therefore, this planning application will help WCBC achieve Section 6 Duty obligations.

The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.

Once again, we fully agree with PPW here and the following section on Natural Environment & Impact on Neighbours is a clear indication of this.

Addressing the consequences of climate change should be a central part of any measures to protect, maintain and enhance biodiversity and the resilience of ecosystems.



Once again, this point has been taken into account in our planning application here, as can be seen from our choice of finishing materials. We intend to reuse reclaimed sandstone from the refurbishment of the Ebenezer 2026 to finish the retaining wall. This minimises the carbon footprint for such to the lowest level possible whilst also avoiding waste. Hence the choice is a very practical example of climate crisis mitigation.

Cefn Sandstone in storage from the refurbishment of the Ebenezer 2026 in preparation for reopening as the Pontcysyllte World Heritage Site Visitor Centre, P-2024-1324.

Diversity: at a biological level, including at the genetic, species, habitat, ecosystems or sea/landscape scale, as well as at the geological and physical level underpins biodiversity, resilient ecosystems, their functioning and the delivery of important ecosystem services. More diverse ecosystems are more resilient to external influences (this includes biological, geological and physical diversity on a site).

This means strategic planning and individual development proposals should avoid negative impacts on biodiversity by considering how biodiversity assets can be maintained and enhanced.

Extent: to ensure mechanisms allow for the identification of potential habitat, the maintenance of existing biodiversity assets and networks and promote the restoration of damaged, modified or potential habitat and the creation of new additional habitat, as ecosystems which are small in extent are less resilient to external influences.

This means that strategic planning and individual development proposals must avoid loss in the extent of biodiversity and incorporate measures to appropriately maintain and enlarge existing habitats, especially where extent is small or declining, through habitat restoration and creation with adjoining and nearby areas, green infrastructure features and networks.

And this is what this planning application is all about.

Condition: Ecosystems and biodiversity assets need to be in a healthy condition to function effectively, to deliver a range of important ecosystem services and be more resilient to external influences. Ecosystem health can be adversely affected by a range of pressures including land use and climate change, pollution, Invasive Non-Native Species and over exploitation as set out in SoNaRR.

Good condition requires sufficient scale and functioning natural processes or appropriate management to provide structural complexity and sustain diverse mosaics of habitats. Strategic planning and individual development proposals must not compromise the condition of ecosystems.

Sadly, this has been allowed to happen in the past but here we are today addressing these issues though it be at a very small scale.

By taking an integrated landscape approach to development, for example, which considers both direct, indirect and cumulative impacts and benefits, and seeks to reduce pressures it should be possible to make a positive contribution. Planning for and securing the long-term management of retained habitats is key to maintaining condition through for example, the use of planning obligations.

Connectivity: to take opportunities to develop functional and physical connectivity of biodiversity and ecological networks within and between ecosystems and across landscapes, building on existing connectivity and quality and encouraging habitat creation, restoration and appropriate management, including the links within and between habitats, allows species to forage, breed and migrate and respond to climate change and other pressures, as well as enabling the flow of natural processes.

The opportunities to be taken at a strategic level could include enlarging habitat areas, developing buffers around designated sites or other biodiversity assets or corridors, including transport and river corridors, removal of barriers and the creation of 'stepping stones' which will strengthen the ability of habitats and ecological networks to adapt to change, including climate change.

Individual development proposals should identify and incorporate measures which enable appropriate links to be made between the site and its surroundings to improve connectivity.

Adaptability to change resistance and recovery from pressures arise when the attributes of ecosystem resilience – diversity, extent, condition and connectivity of ecosystems are in good condition.

Habitats and species are not static: planning for nature recovery should aim to sustain habitats and associated species as the geography and land use changes around them, harnessing natural processes and opportunities for nature-based solutions.

This means that strategic planning and individual development proposals should identify impacts to the ecosystem resilience attributes of biodiversity, using the pressures identified in SoNaRR. They should incorporate measures to ensure that biodiversity's ability to adapt to, resist and recover from pressures is enhanced.

Enhancement of resilient ecological networks, securing and enhancing green infrastructure will be keyways of achieving this, as well as facilitating social and economic resilience aspirations of the Well-being of Future Generations Act.

And we are ardent supporters of the Future Generations Act.

Planning authorities should consider opportunities to restore networks of habitats to a healthy condition identified as a result of undertaking the Green Infrastructure Assessment and the identification of appropriate interventions to secure delivery against the attributes of resilience, namely, diversity, extent, connectivity, condition and adaptability.

And this is what this planning application is about, therefore it should contribute positively towards the Green Infrastructure Assessment by WCBC.

This includes identifying opportunities for restoration and nature recovery even if this is beyond its own administrative boundaries. Taking a spatial approach which, for example, identifies buffer zones around designated sites or stepping stones to improve connectivity between them will strengthen the ability of designated sites to fully perform their role at the heart of resilient ecological networks and to encourage nature recovery on a larger scale.

And Cefn Mawr is at the Centre of the Pontcysyllte Buffer Zone which spans three counties.

Trees, Woodlands and Hedgerows 6.4.37

Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials.

The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

6.4.38 Welsh native tree and hedge species, characteristic of the local area, provide a strong ecosystem resilience function. They provide resources for local wildlife, particularly other native plants and species. Native tree and hedge species can also complement opportunities for natural regeneration. Alongside broader woodland habitat types, such as wood pasture, parkland and traditional orchards, native tree and hedge species help to define our cultural heritage and landscape, creating a strong sense of place and connection to the past.

Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function. Planning authorities should consider the importance of trees and woodland, particularly native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment.

6.4.40 Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal.

We plan to look after our trees and wildlife as long as possible, unlike what has happened in the past.



Bird and bat boxes kindly supplied by WCBC Wildlife Department awaiting installation. We also have a Hedgehog House we intend to install on the embankment when the works are completed, and the gradient of the embankment has been reduced which is mentioned in the plans. Although we must admit we are not supplying elevation drawings for this.

We also do not mind putting out food during the winter months to help the birds get by. We will also be planting Hawthorn Hedgerow along the Hedgehog Highway (a natural species) and wildflower seeding wherever possible. We also like nettles and other naturally occurring plants in the right places such as on the embankment.

Natural Environment & Impact on Neighbours



Prior to the construction of Tesco and the Cefn Mawr Bypass, Oxford Street serving Tesco there was mature woodland to the rear of the Holly Bush Inn where the pathway once was.



Here the mature woodland can be seen before it was felled to make way for Tesco. Plas Kynaston grounds extended right up to the back garden of the Holly Bush Inn where the trees once stood as shown above, and to the left next to the Holly Bush Inn.

This was a nice environment that supported a wide variety of wildlife that could roam across an extensive area. This included our locals making their way home at night, much as we still do today.

Also, the various footpaths can be seen here prior to 2012.



However following the construction of Tesco, the trees had been felled, and our back garden was left in a mess. Therefore, as a part of our planning, we have been actively working to improve the area since then and consistently taking into account the Natural Environment and Impact we have on our Neighbours. After all we run a pub and wish to make it a centre of our community and therefore this makes sense.



The Holly Bush Inn Beer Garden in June 2026. We are supporters of Welsh National Planning Policy and try to do whatever we can for our environment wherever and whenever we can.

We simply practice what we preach. We would say this environment has been enhanced.