# Green Infrastructure Statement

## for

***Cedar Hall, The Green, Gresford, LL12 8RG***

**Ecoscope Reference:** ECO_1617 **Date:** 20/05/2026

**Site Address**: Cedar Hall, The Green, Gresford, LL12 8RG

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## 1.1 INTRODUCTION AND POLICY CONTEXT

1.1.1 This statement outlines how the proposal maintains and enhances the Green Infrastructure (GI) network in accordance with local and national planning policy.

- **Planning Policy Wales (PPW 12):** Requirement for "Net Benefit for Biodiversity" and the use of the DECCA framework to build ecosystem resilience.
- **Section 6 Duty (Environment (Wales) Act 2016):** The statutory duty of the developer and the Council to enhance biodiversity.

1.1.2 Based on the Preliminary Ecological Appraisal (PEA) the Site is described as:

*"The area of proposed works comprises a building (Former Stables - B1) and a cobbled courtyard, which currently lacks vegetation. The wider site contains amenity grassland and woodland, set within a semi-rural area. Ancient woodland extends off-site to the north, which will remain unimpacted by the proposals.*

*The building itself contains "high" bat roost potential, with confirmed bat roosting evidence including droppings and a potential feeding site. The building also provides suitable breeding habitat for nesting birds. Furthermore, the Site sits within Buglife's B-Lines Nature Recovery Network for pollinators, and the railway and woodland area directly to the north is an Important Invertebrate Area. "*

## 1.2 THE DECCA FRAMEWORK ASSESSMENT

1.2.1 Under Planning Policy Wales (PPW 12), development proposals in Wales must demonstrate a "Net Benefit for Biodiversity" (NBB) by strengthening the resilience of ecosystems. This is assessed using the DECCA framework, which shifts the focus from simple species preservation to the functional health of the landscape.

1.2.2 The addition of any biodiversity features will provide an NBB on site, however, by applying these five key attributes to the proposal, we ensure the project contributes to the long-term stability of the local Green Infrastructure:

- **Diversity:** the courtyard will be planted with raised beds and planters offering a mix of native and potentially non-native plant species.
- **Extent:** Any additional planting will provide an increase in the extent of vegetation.
- **Condition:** The management of habitats within the courtyard will aim to manage created and enhanced habitats to maximise their condition and value to biodiversity.
- **Connectivity**: The Green Infrastructure enhancements provide continuous connectivity to the wider landscape, particularly linking to the off-site Ancient Woodland to the north and supporting the identified B-Lines Nature Recovery Network.
- **Aspects of Resilience**: The addition of vegetation will offer resilience for species diversity and changes in climate conditions as it increases the diversity and extent of vegetation within the area of proposals.

1.2.3 In terms of vegetation and habitats, these will be increased within the area of works via the introduction of planters and raised beds.

1.2.4 In terms of species, mitigation and enhancements will be detailed within a dedicated Bat Mitigation Licence and the associated Method Statement and licence conditions. The PEA recommends additional bird nesting habitat via the provision of:

- 1no. Schwegler 1B 32mm bird boxes or similar WoodCrete design.
- 1no. Schwegler 1B 26mm bird boxes or similar WoodCrete design.

- 1no. Schwegler open-fronted nest box.
- Where the proposals present opportunities to provide Swallow cups and House martin cups, these should be explored with an ecologist.

## 1.3 IMPLEMENTATION AND LONG-TERM MANAGEMENT

1.3.1 To secure the GI benefits, any planning permission should condition a Wildlife Box Plan. Any necessary bat mitigation will be legally secured and implemented in accordance with the forthcoming secondary bat survey report and a Natural Resources Wales (NRW) derogation license.

1.3.2 Given the courtyard is within private ownership and a private garden, any planning condition will likely remain ineffective. Any additional planting within this area will realise an NBB.

## 1.4 CONCLUSION

1.4.1 The proposed works at Cedar Hall have been designed to integrate with the surrounding semi-rural environment, ensuring that the site avoids impacts on sensitive adjacent habitats (such as the ancient woodland) while delivering tangible benefits for local biodiversity. Through the implementation of a Wildlife Box Plan via planning condition, these features will be maintained to ensure their long-term viability. In addition, vegetation created within the courtyard will result in a gain in vegetation. Consequently, the development is projected to deliver a net benefit for biodiversity, in accordance with PPW.

## 1.5 FIGURES




***Figure 1: Site location & Proposals***

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