GREEN INFRASTRUCTURE STATEMENT AND NET BIODIVERSITY BENEFIT STATEMENT

Approval of Conditions following

Planning Approval on

Appeal Ref: CAS-03390-W2G2H2

Land South of Tyn y Coed, Moss Road,

Moss, Wrexham LL11 6HA

Prepared on behalf of

Ms A Delaney

Trevor Mennell Planning

JULY 2026

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	Established Existing Conifer Screen & Native Hedgerow
Boundary 2:	Native Hedgerow and paddock Fencing
Boundary 3:	Dense Hedgerow and Trees on Adjacent Land
Boundary 4:	Existing Trees, Paddock Fencing and Field Gate
Front Garden:	n/a
Rear Garden:	
Other:	Pony paddocks (all grazing) with mix of hedgerows and Estate Fencing

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and / or require removal to facilitate the development (add lengths or areas)

Boundary 1:	None
Boundary 2:	None
Boundary 3:	None
Boundary 4:	None
Front Garden:	None
Rear Garden:	n/a
Other:	Area A: Fencing relocated at front entrance to provide adequate visibility splays. Self-set tree and shrubs to be removed

3. How are the retained features being protected during development (BS5837:2012)

Boundary 1:	Herras Fencing to be erected to protect trees and tree roots
Boundary 2:	Herras Fencing to be erected to protect existing hedgerow
Boundary 3:	No works near these areas
Boundary 4:	Herras Fencing to be erected to protect trees and tree roots
Front Garden:	n/a
Rear Garden:	n/a
Other:	Area A: self-set trees and shrubs being removed no other protection required

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	Infill hedgerow with native planting to fill gaps
Boundary 2:	Infill hedgerow with native planting to fill gaps
Boundary 3:	No Loss
Boundary 4:	No Loss
Front Garden:	No Loss
Rear Garden:	n/a
Other:	Area A: No replacements of self-set trees and bushes

5. What Landscaping is being planted to enhance Green Infrastructure?

Boundary 1:	n/a
Boundary 2:	n/a
Boundary 3:	n/a
Boundary 4:	n/a
Front Garden:	n/a
Rear Garden:	n/a
Other:	Area B: Existing Pony Paddock has been planted with 60 laurel bushes and will be sown with wildflower seed

6. Management and maintenance

Any information on the long-term management and maintenance of the enhancements

All existing trees and hedgerows will be managed by the applicant.

7. Biodiversity enhancements

The enhancements can be attached to the amenity buildings or placed on existing established trees and need to be on land within the red line shown on plan. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have been added:

Type	Location	Information
2 no. Bat boxes	Trees	e.g. Vivaro Pro Low Profile Woodstone Bat Box
2 no. Nest boxes	Dayrooms once built	e.g. Vivaro Pro Woodstone House Sparrow Nest Box
Wildflowers	Area B	Wildflower seed to be scattered amongst the recently planted laurels
Laurels	Area B	60 laurel bushes recently planted

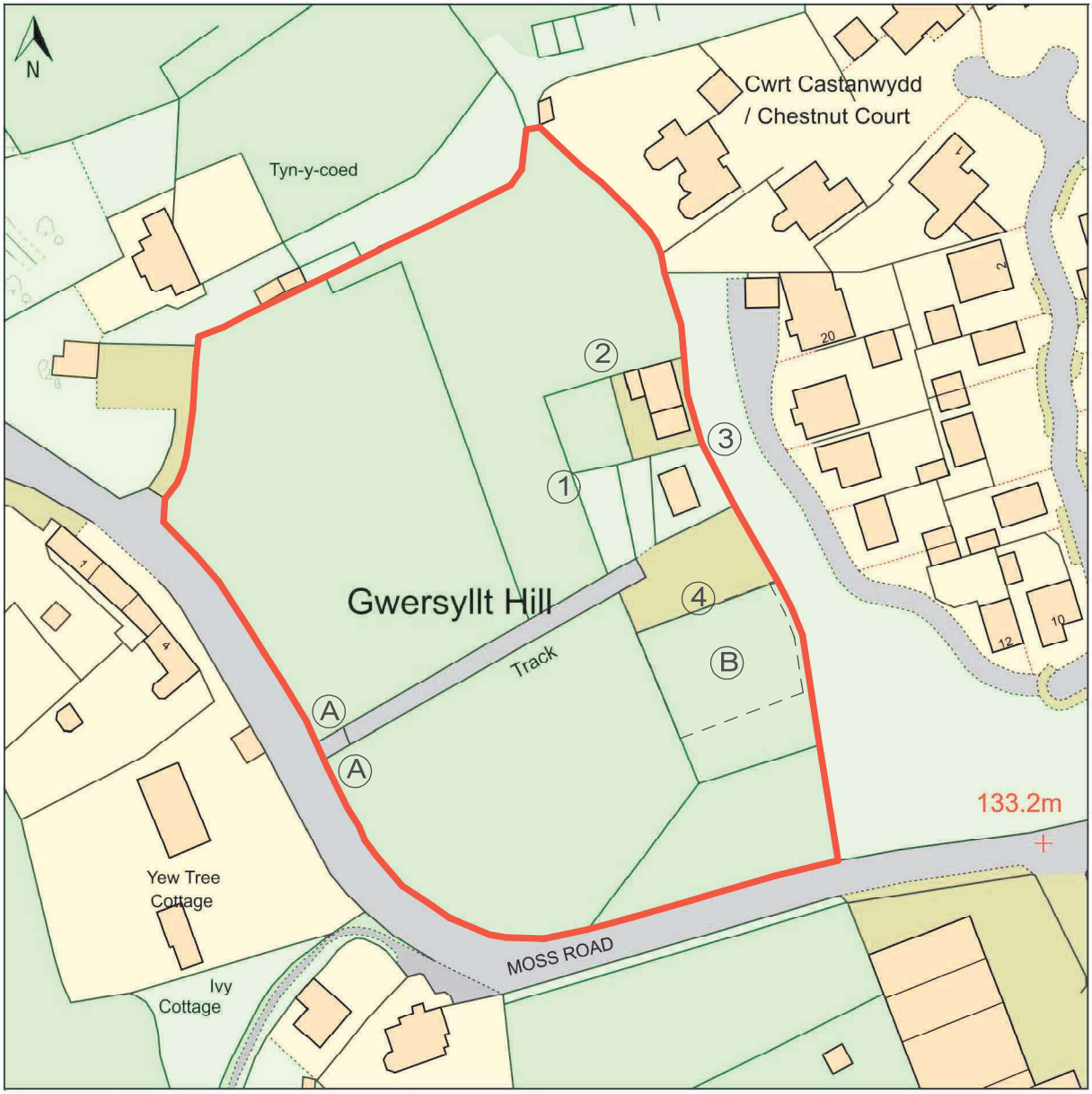
8. Conclusion

It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity or protected species. This has previously been confirmed by the submission of the Ecology Report during the planning and appeal process which has been accepted by the Planning Inspectorate.

NB. All defined areas mentioned above are noted on the attached Location Plan

To be read in conjunction with Green Infrastructure Statement

Land off Moss Road, WREXHAM, WREXHAM, LL11 6HA



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Partner

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