25 August 2026

Our ref: MAC 2582 22627

Wrexham County Borough Council
Planning Department
FAO: Sarah Duckworth
By email only to:
planning@wrexham.gov.uk

Suite 12, Swallow Court
Devonshire Gate
Tiverton
EX16 7EJ

T: 01823 426 500

Dear Sirs

RE: CHANGE OF USE OF UNIT 26, PENLEY INDUSTRIAL ESTATE, WREXHAM LL13 0LQ
REF: P/2026/0390 – GREEN INFRASTRUCTURE STATEMENT

The application site comprises an existing industrial unit within Penley Industrial Estate. The proposal relates solely to the change of use of the existing vacant building, bringing it back into productive use and supporting local employment. There are no physical alterations proposed.

The immediate surroundings of the subject building comprise hardstanding and concrete. The building itself is constructed of concrete blocks and clad with timber, under an insulated corrugated sheet roof. The parking area proposed already comprises hardstanding.

Therefore, no green infrastructure will be adversely affected by the proposal.

The wider industrial site is bounded by established hedgerows with a number of mature trees and a small woodland area to the north of the site which provide existing green infrastructure and contributes to local biodiversity. The extent of these features is shown on Figure 1 below. None of these are affected by the proposal

Proposed enhancement
To provide a biodiversity enhancement, two bird nesting boxes will be installed on the side of the building, away from the entrance, under the eaves of the building. These measures will create additional nesting opportunities for birds and enhance the ecological value of the site.

Conclusion
The proposed development safeguards all existing green infrastructure features on the wider industrial estate. No loss of green infrastructure will occur as a result of the proposal.

The installation of two bird nesting boxes will provide a biodiversity enhancement, resulting in a positive contribution to biodiversity in accordance with Planning Policy Wales and Green Infrastructure objectives.

Figure 1: Existing Green Infrastructure on the Wider Industrial Estate



[redacted]