# Caulmert Limited

Engineering, Environmental & Planning Consultancy Services

## Household Recycling Centre, Wrexham Recycling Park, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT

### FCC ENVIRONMENT

**Full planning permission for the removal of existing reuse shop and offices and erection of replacement modular reuse shop**

## Green Infrastructure Statement

**Prepared by:**

**Caulmert Limited**
**Office:** Glyndwr Innovations Ltd, St Asaph Business Park, St Asaph, LL17 0JD
**Tel:** 01248 672666
**Email:** NeilArbon@caulmert.com
**Web:** www.caulmert.com

**Document Reference:** 7053-CAU-XX-XX-RP-T-0301.A0.C1

August 2026

Caulmert
engineering environmental planning

**APPROVAL RECORD**

| | |
|---|---|
| **Site:** | Household Recycling Centre, Wrexham Recycling Park, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT |
| **Client:** | FCC Environment |
| **Project Title:** | Full planning permission for the removal of existing reuse shop and offices and erection of replacement modular reuse shop |
| **Document Title:** | Green Infrastructure Statement |
| **Document Ref:** | 7053-CAU-XX-XX-RP-T-0301.A0.C1 |
| **Report Status:** | **FINAL** |
| **Project Manager:** | Neil Arbon |
| **Caulmert Limited:** | Glyndwr Innovations Ltd, St Asaph Business Park, St Asaph, LL17 0JD |

| | | | |
|---|---|---|---|
| **Author** | Neil Arbon (Associate Director of Planning) | **Date** | 27/07/2026 |
| **Reviewer** | Steve Ottewell<br>Head of Planning | **Date** | 30/07/2026 |
| **Approved** | Neil Arbon<br>Assocate Director of Planning | **Date** | 30/07/2026 |

| **Revision Log** | | | |
|---|---|---|---|
| **Revision** | **Description of Change** | **Approved** | **Effective Date** |
| P0 | Draft Issue to Client | NDA | 30/07/2026 |
| C1 | FINAL ISSUE | NDA | 11/08/2026 |
| | | | |

**DISCLAIMER**

This report has been prepared by Caulmert Limited with all reasonable skill, care and diligence in accordance with the instruction of the above named client and within the terms and conditions of the Contract with the Client.

The report is for the sole use of the above named Client and Caulmert Limited shall not be held responsible for any use of the report or its content for any purpose other than that for which it was prepared and provided to the Client.

Caulmert Limited accepts no responsibility of whatever nature to any third parties who may have been made aware of or have acted in the knowledge of the report or its contents. No part of this document may be copied or reproduced without the prior written approval of Caulmert Limited.

# Green Infrastructure Statement

**TABLE OF CONTENTS**

**1.0 INTRODUCTION ..... 1**

**2.0 DESCRIPTION OF APPLICATION SITE AND SURROUNDINGS ..... 2**

**3.0 DESIGNATED SITES ..... 3**

**4.0 BIODIVERSITY ..... 4**

4.1 Biodiversity ..... 4
4.2 Step 1 & 2 (Avoid & Minimise) ..... 4
4.3 Step 3 (Mitigate) ..... 4
4.4 Step 4 (Compensate on site) ..... 4

# 1.0 INTRODUCTION

1.0.1 This Green Infrastructure Statement (GIS) has been prepared on behalf of FCC Enviornment ("the applicant") in support of a planning application for the removal of existing reuse shop and offices and erection of replacement modular reuse shop at the Household Recycling Centre, Wrexham Recycling Park, Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT

1.0.2 A Green Infrastructure Statement is required on all developments following compliance with Planning Policy Wales Edition 12 (PPW 12) and the Environment (Wales) Act 2016 Section 6. A Green Infrastructure Statement is to be proportionate to the scale and nature of the development, and must demonstrate how the 'Step-wise Approach' has been applied as detailed in PPW12 section 6.4.11 – 6.4.16.

1.0.3 This document sets out how a 'Step-wise Approach' has been applied and includes details of the existing and proposed Green Infrastructure, Landscape and Biodiversity features of the Site.

Figure 12: Summary of the Step-Wise Approach

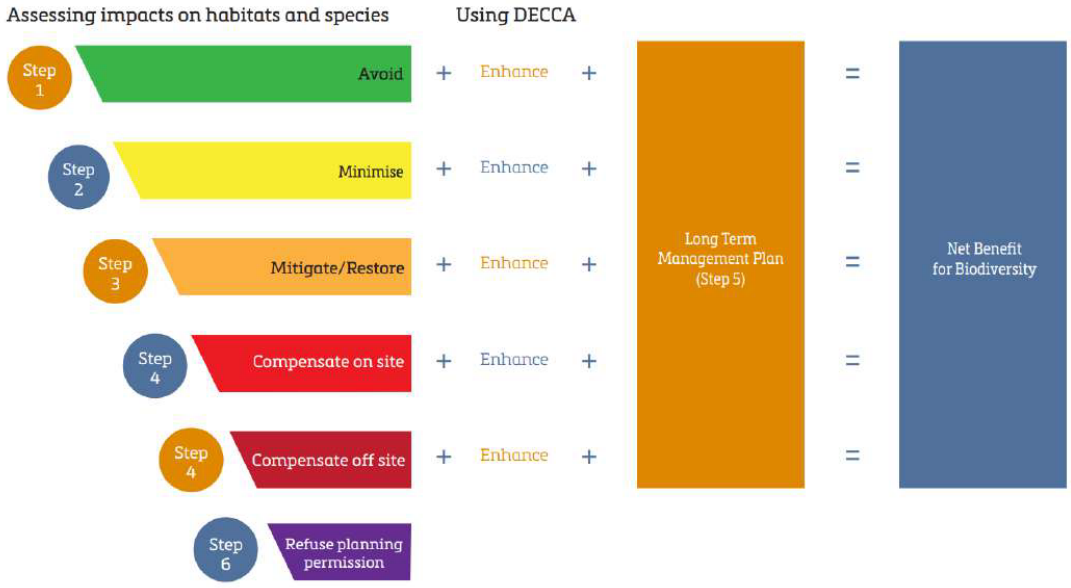



*Figure 1 - Summary of the Step-Wise Approach - taken from PPW12*

1.0.4 This GIS should be read in conjunction with the associated submitted material to gain a full understanding of the proposed development.

## 2.0 DESCRIPTION OF APPLICATION SITE AND SURROUNDINGS

2.1.1 The site is rectangular in shape and is located within the existing Wrexham Recycling Centre adjacent to the southern boundary. It is currently occupied by a two storey modular building which comprises the existing reuse shop on the ground floor and offices to the first floor. An existing display area is located within the site along with storage containers and parking.

2.1.2 The application site is approximately 492m2 in area.

2.1.3 The site is bound on the north by an existing palisade fence with the Household Waste Recycling Centre (HWRC) access road beyond. To east is hard standing and the southern boundary is formed by a palisade fence and HWRC access road. To the west are existing storage containers

2.1.4 The site is located some 4km east of Wrexham and has access to the wider highway network via Bryn Lane, Industrial Estate Road then onto the A534. No changes are proposed to the existing site access or internal access and circulation roads.

**Surrounding Area**

2.1.5 The immediate surrounding area is typified by unmanaged scrub land and trees with the wider Wrexham Industrial Estate beyond which comprises over 300 businesses.

## 3.0 DESIGNATED SITES

3.1.1 There are no statutory designated sites identified within 2km of the Site.

3.1.2 Taking into consideration the size of the Site, magnitude of the proposed development, distance and lack of ecological connectivity between the Site and any designations there are no direct or indirect impacts anticipated on any statutory designated sites.

3.1.3 Similarly the proposals are not anticipated to impact on any non-statutory designated site that may be present within the local area.

# 4.0 BIODIVERSITY

## 4.1 Biodiversity

4.1.1 Biodiversity has been considered, following the Step-Wise Approach (PPW12), with biodiversity enhancement proposals proportionate to the scale and nature of the development.

## 4.2 Step 1 & 2 (Avoid & Minimise)

4.2.1 The proposed works will result in the loss of some paved hard-standing, but this habitat offers no significant ecological value and so there will be no negative ecological impact as a result of habitat loss.

## 4.3 Step 3 (Mitigate)

4.3.1 Due to a lack of potential negative ecological impacts as a result of habitat loss, no mitigation measures will be required.

## 4.4 Step 4 (Compensate on site)

4.4.1 Due to a lack of potential negative ecological impacts as a result of habitat loss, no compesntation measures will be required.




Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG
**Tel:** 01248 672666
**Email:** contact@caulmert.com
**Web:** www.caulmert.com