FOXALL SURVEYORS

HOMEBUYER & BUILDING SURVEYS LEVEL 1, 2 & 3
BUILDING SURVEYORS – CHARTERED BUILDING ENGINEERS –
ARCHITECTURAL DESIGN – PLANNING CONSULTANCY SERVICES

Date: 12th September 2026

Planning Ref; P/2026/0222

Ref: (238)26 – 65 Acton Gate, Wrexham LL11 2PW – Mr. & Mrs. Kelly

The Green Infrastructure Statement & Net Biodiversity Benefit (NBB)

INTRODUCTION

1.1. Green Infrastructure Statement

1.1.1. Welsh Government recently made changes to Planning Policy Wales Edition 11 to address the nature emergency by publishing a revised Chapter 6 'Distinctive and Natural Placemaking and Well-Being'.

1.1.2. One key change is the requirement for all planning applications to be submitted with a 'Green Infrastructure Statement' (para 6.2.5). A 'Green Infrastructure Statement' is now required with all new applications and should describe how green infrastructure has been incorporated into the proposal.

1.1.3. The statement should be proportionate to the scale and nature of the proposed development, for example on householder and minor developments this would normally be a short description.

1.1.4. The Green Infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question.

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Details of all existing green infrastructure on site:

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

The property is a residential property situated within Acton Gate, Wrexham, the proposed works involve a single storey rear extension to be built at the rear elevation of the property to provide a further open-plan ground floor living accommodation for the existing owners of the property.

At present the rear of the property features a well-established garden, which includes a large lawned area, with a concrete paved pathway which is found installed to the underside of the rear dining room and rear living room window and patio door area externally, a small concrete paved patio area is also provided, to along the right hand side adjoining party garden boundary, a hedge is planted and is installed all the way along the right hand side boundary of the property, the remaining garden in front of the hedge and lawned areas is provided with small low lying plants and shrubs, some small mature trees are planted at the rear left hand side corner of the garden.

The proposed rear extension plans to remove a section of rear lawned area, no hedgerows, plants, or shrubs are to be affected, the hard standing patio area are to be removed in order for the extension to be constructed, with a new hard standing patio to be installed in front of the newly installed rear extension. The extension is circa 3.5m depth by 8m width (as per the planning application site and block plans provided under planning application ref; P/2026/0222.

What green infrastructure is being planted as mitigation for losses?

Once the rear extension has been built, the rear entrance doors are to received a small hard-standing patio area circa 8m width by 2.5m depth, the only mitigating loss to the overall rear garden will be the loss of the existing lawned area to the area in which the footprint of the extension is to sit and being installed within, additional planting of plants and small shrubs will be added.

What Landscaping is being planted to enhance Green Infrastructure?

Some small low lying shrubs and plants will be planted, no additional hedging or trees are to be affected as part of the newly formed rear single extension to the rear of the garden.

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How will the new planting be managed or maintained?

All existing planting will continue to be maintained by regularly pruning, mowing and cutting back of all existing hedging, shrubs, trees and plants during the works and during the growing season, no damage is to be caused to the existing shared boundary hedging, as the proposed extension will not impact the hedge, all removed shrubs and low lying plants will be dug up and re-planted amongst the remaining areas of the rear garden prior to the works commencing on site.

BAT BOXES

Bat Boxes It is recommended that three woodcrete (or similar) bat boxes are erected on the south side of retained mature trees onsite at the edge of the woodland. This material has a much longer lifespan than traditional wooden products (see Figure 12). Bat boxes provide potential roosts for many bat species known to be present from the results of the data search. The boxes should be mounted a minimum of 5m above ground level to discourage disturbance.



Example of a suitable woodcrete bat box.

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Bird Boxes It is recommended that a total of five bird boxes are erected around the site. These boxes should be erected as high as possible on the northern side of mature trees present within the ownership boundary in order to prevent overheating during the summer.

'Woodcrete' or 'Woodstone' products should be used due to these materials' longevity and favourable insulative properties.

It is recommended that boxes with a variety of different sized openings are used in order to allow use by a variety of species.



September 2026

Kind Regards
Ian Foxall

For and on Behalf of
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