Green Infrastructure Statement

Change of Use
56 Pen Y Bryn
Wrexham
LL13 7HY

Planning Ref: PP-15037020
Our Ref: 26/2718

Sean Caddick Architectural
13 Belvidere Walk
Shrewsbury
SY2 5LT

1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for change of use 56 Pen Y Bryn, Wrexham, LL13 7HY ("the Application Site").

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.
6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.
6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

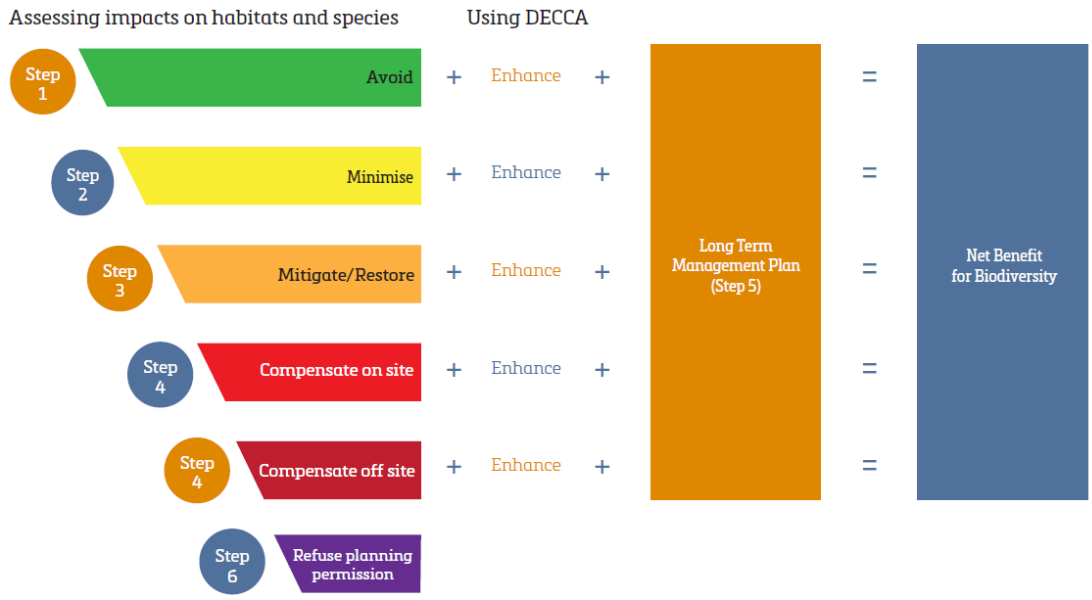


Figure 1: Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for the change of use of the upper floors of 56 Pen Y Bryn to residential.

2.2 No external changes are proposed to the existing building.

2.3 The building's external elevations will comprise concrete panels with timber boarding above. The roof will be grey fibre cement sheets.

2.4 External changes are limited 1.4m extension of the carpark.

2.5 The existing garden is to be retained.

3. Green Infrastructure Baseline

3.1 The application site currently comprises of buildings, tarmac carpark and poor-quality overgrown grass garden area. It is considered the application site is of low ecological value and is unlikely to be in use by any protected or priority species at this time.

3.2 There are no statutorily designated ecological sites on-site, nor within the imme-diate vicinity of the application site. As a result, it is considered unlikely that any impacts upon protected sites would occur as a result of the proposed develop-ment proceeding on-site.

3.3 Therefore, it is considered the application site is of limited green infrastructure at present, and consequently has a low green infrastructure baseline as things stand.

4. The Green Infrastructure Strategy

4.1 The approach to the design and siting of the proposed development is fully outlined within the accompanying Design & Access Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.

4.2 As part of the proposed biodiversity enhancement measures, one Woodstone Salamanca Nest Boxes will be installed within the garden to the West of the main building, as shown on the Proposed Block Plan. The addition of two trees is also included within the garden.

4.3 Given the fact the application site is devoid of any notable green infrastructure at present, the proposed NBB measures as outlined above, would provide a significant NBB effect over and above the green infrastructure baseline.

4.4 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.5 Off-site ecological mitigation will not be required as there will not be any impact upon protected species on the site.

4.6 The proposal would also achieve an overall net benefit for biodiversity on the holding over and above the baseline.

4.7 The Applicant will ensure the long-term management and maintenance of the proposed trees, bird and bat boxes to ensure they are kept in a useable condition.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development will provide a net benefit for biodiversity which is commensurate to the scale of the proposed development.