Green Infrastructure Statement and Net Biodiversity Benefit

Appendix 1 | Padel Point (Wrexham) Limited | P/2026/0468

Form completed by:	Speaks Design Services Ltd, on behalf of Padel Point (Wrexham) Limited
Date:	23 September 2026
Address of site:	Magnet, Felin Puleston, Wrexham, LL13 7RF
Grid reference:	Easting 332347; Northing 349392 (British National Grid)
Description of Proposal:	Retrospective permission for the existing extension to the padel court facility (P/2026/0468). One additional bat box is proposed on the southern elevation of the existing main building.

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

Boundary 1:	No on-site boundary green infrastructure recorded in the earlier NBB form; boundary retained.
Boundary 2:	No on-site boundary green infrastructure recorded in the earlier NBB form; boundary retained.
Boundary 3:	No on-site boundary green infrastructure recorded in the earlier NBB form; boundary retained.
Boundary 4:	No on-site boundary green infrastructure recorded in the earlier NBB form; boundary retained.
Front Garden:	Not applicable - commercial premises and associated hardstanding.
Rear Garden:	Not applicable - commercial premises and associated hardstanding.
Other:	Previously approved provision: approximately 25 m² of native wildflowers and one insect hotel in the south-western part of the site (410/PCF/PL/106; P/2025/0935, condition 2). This provision is carried forward in full. Overall site area: approximately 2,223 m².

2. Green infrastructure already removed or requiring removal for the development

Boundary 1:	None identified; no further removal proposed.
Boundary 2:	None identified; no further removal proposed.
Boundary 3:	None identified; no further removal proposed.
Boundary 4:	None identified; no further removal proposed.
Front Garden:	Not applicable - no domestic garden.
Rear Garden:	Not applicable - no domestic garden.
Other:	The application concerns an existing extension within the developed commercial site. No habitat loss is identified in the submitted planning statement. The approved wildflower and insect-habitat provision is to be retained.

3. Protection of retained features during development (BS5837:2012)

Boundary 1:	Boundary retained. Keep construction activity and storage within existing developed areas.
Boundary 2:	Boundary retained. Keep construction activity and storage within existing developed areas.
Boundary 3:	Boundary retained. Keep construction activity and storage within existing developed areas.
Boundary 4:	Boundary retained. Keep construction activity and storage within existing developed areas.
Front Garden:	Not applicable - no domestic garden.
Rear Garden:	Not applicable - no domestic garden.
Other:	Fence or clearly mark the wildflower area and insect hotel to exclude vehicles, materials and waste during any remaining work. Avoid compaction and contamination. Retain adjacent trees and hedges; use BS5837 protection where works could affect their roots.

4. Green infrastructure planted as mitigation for losses

Boundary 1:	None proposed - no additional boundary habitat loss identified.
Boundary 2:	None proposed - no additional boundary habitat loss identified.
Boundary 3:	None proposed - no additional boundary habitat loss identified.
Boundary 4:	None proposed - no additional boundary habitat loss identified.
Front Garden:	Not applicable - no domestic garden.
Rear Garden:	Not applicable - no domestic garden.
Other:	No replacement planting is proposed for this extension. The earlier 25 m² wildflower scheme and insect hotel remain required under P/2025/0935, condition 2. The additional bat box is an enhancement.

5. Biodiversity enhancements

The new enhancement is one bat box on the existing main building. The wildflower planting and insect hotel approved under P/2025/0935 are carried forward as existing commitments.

Status	Measure	Location / plan	Details
New	1 no. Beaumaris Midi WoodStone bat box (CJ Wildlife / Vivara), surface mounted.	BB1: existing main building, southern elevation. See Section 8.	Mount at least 4 m above adjacent ground, near the eaves, with clear flight access. Shelter from strong winds; receive sun for part of the day. Keep the box and approach clear of external light spill. Use manufacturer-approved fixings.
-	Hedgerow planting	Not applicable.	No new planting. Retain established hedges around the site.
-	Tree / orchard planting	Not applicable.	No new planting. Retain established trees around the site.
Retain	Approximately 25 m² native wildflower planting.	WF1: approved drawing 410/PCF/PL/106; also shown on 410/PCF/PL/107 Rev A.	Previously approved under P/2025/0935. Implement and retain the approved scheme and its reduced mowing regime. No additional wildflower area is proposed by this application.
-	Pollinator shrub planting	Not applicable.	None proposed.
-	Wildlife ponds	Not applicable.	None proposed.
-	Hibernacula	Not applicable.	None proposed.
Retain	1 no. insect habitat (bug hotel).	WF1: beside the approved wildflower planting; drawing 410/PCF/PL/106.	Previously approved under P/2025/0935. Retain for the lifetime of the development.

6. Management and maintenance

Padel Point (Wrexham) Limited / the site operator will be responsible for implementation and ongoing maintenance. The wildflowers and insect hotel remain subject to condition 2 of P/2025/0935, which requires implementation within three months of 30 June 2026 and retention for the lifetime of the development.

Install the new bat box within three months of the grant of P/2026/0468 and retain it for the lifetime of the development. Check its external condition and fixings visually from ground level each year. Keep the entrance and flight approach unobstructed and unlit. Do not open the box or disturb bats; obtain advice from a suitably qualified bat ecologist before repairs, replacement or relocation that could affect bats.

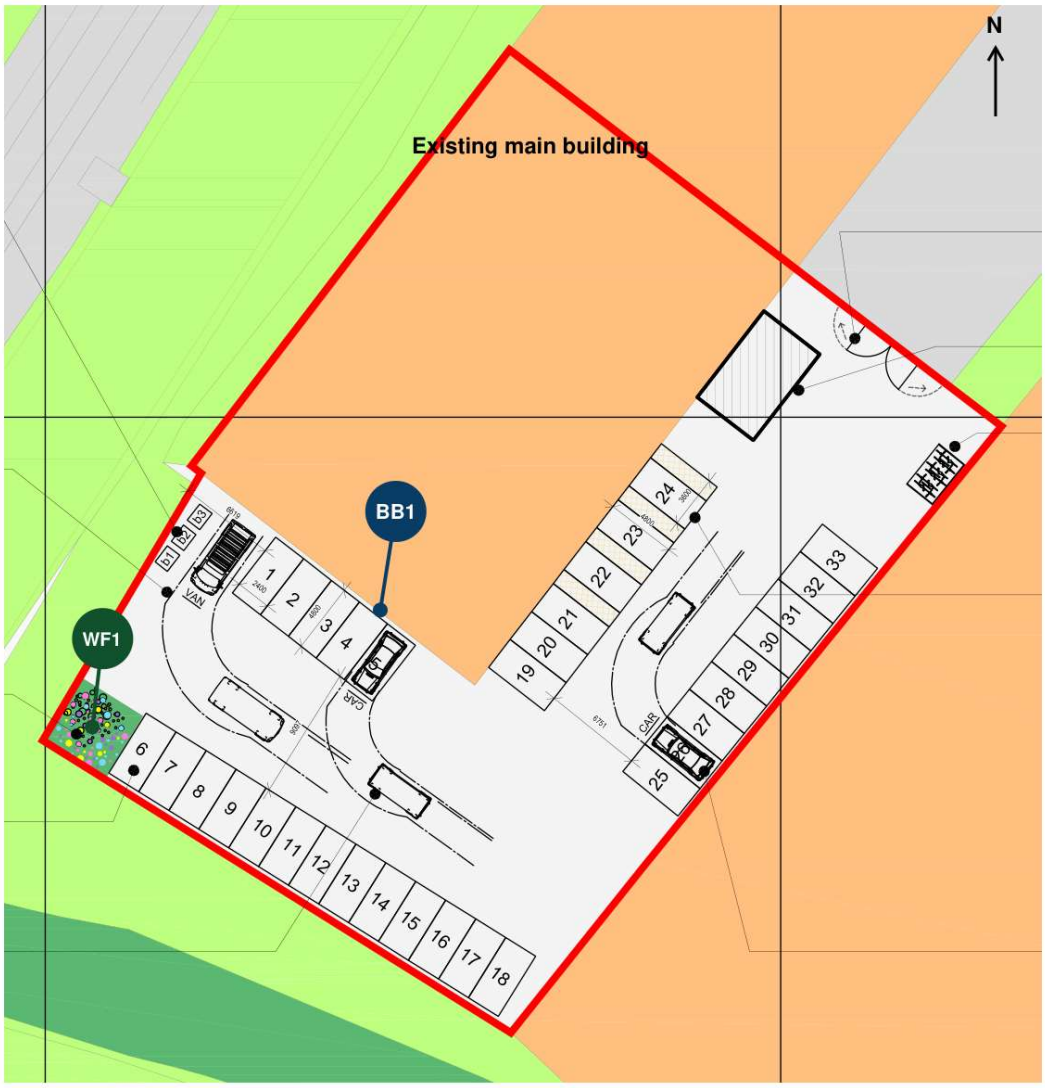
Manage the wildflower area under the previously approved reduced mowing regime: no more than two cuts annually, with cuttings removed. Maintain the approved area and native planting; repair damaged or failed patches with a suitable native mix. Retain the insect hotel beside the planting and repair or replace damaged habitat material as required.

Bat box product reference: CJ Wildlife Beaumaris Midi WoodStone, SKU 910200119. Listed as in stock on 23 September 2026: https://www.birdfood.co.uk/beaumaris-bat-box-small

7. Conclusion

The retrospective extension is within the established developed site and no habitat loss is identified in the application information. The approximately 25 m² native wildflower area and insect hotel approved under P/2025/0935 will be implemented / retained and maintained in full. One additional bat box on the existing main building will provide a further roosting opportunity. Retention of the earlier measures together with this additional provision will deliver a net benefit for biodiversity associated with the extension.

8. Sketch plan showing the biodiversity features



Indicative ecology location diagram - not to scale

BB1: indicative bat-box position on the southern elevation of the existing main building. WF1: previously approved wildflowers and insect hotel. Confirm the precise mounting point against the box siting criteria in Section 5.

Diagram base: 410/PCF/PL/107 Rev A, published on the council register on 7 September 2026. Earlier biodiversity provision: 410/PCF/PL/106. The diagram identifies ecology features and is not a revision of the submitted architectural drawing.

9. Site photographs

Retain a dated photograph of the installed bat box and the wildflower / insect-habitat provision as evidence of implementation. The proposed locations are identified in Section 8.