

Green Infrastructure Statement

Site Address: Plot 5700, North Wales Business Park, Abergele, Conwy, LL22 8LJ

Client Name: Grosvenor Care

Reference: Green Infrastructure Statement

Date: 04/09/2026

Background

Arbtech Consulting Limited was instructed by Grosvenor Care to undertake a Green Infrastructure Statement (GIS) Assessment at Plot 5700, North Wales Business Park, Abergele, Conwy, LL22 8LJ (hereafter referred to as “the site”). The assessment was required to inform a planning application for “*proposed 61 bed care home*” (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Preliminary Ecological Appraisal (PEA) report for this site (ARBTECH, 2026).

Site Location and Landscape Context

The site is centred at National Grid reference SH 93700 78092 and has an area of approximately 0.4ha.

The site is located in a suburban setting, surrounded by a mix of residential housing and green spaces. The local wider landscape consists of further residential housing to the south and east of the site, with scattered arable fields to the west.

There are no ponds or water bodies on site or directly adjacent to site. MAGIC shows a ditch on site to the east, but this was observed to be dry during the site visit. The nearest pond is a SUDS pond located 60m west. Medium, loamy but locally light, silt-rich, or sometimes heavy clay-rich soil and subsoil. Unknown.

A site location plan is provided in Appendix 2.

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e., left as found in baseline), enhanced (i.e., improved condition) or lost (i.e., destroyed by proposed development). Prior and post development plans can be found in Appendix 3 and 4.

Green Infrastructure (on-site)

The site (**~0.4 ha**), comprises:

- Other Neutral Grassland (g4) (UK Habitat Classification: 2.0) (~0.303ha)

- Other broadleaved woodland (w1g) (UK Habitat Classification: 2.0) (~0.002ha)
- Native hedgerow (h2a) (UK Habitat Classification: 2.0) (~57.4m)
- Scattered trees (32) - (UK Habitat Classification: 2.0) – (1 individual)
- Bramble scrub (h3d) - (UK Habitat Classification: 2.0) – (~0.054ha)

Green Infrastructure (adjacent)

The site is surrounded by a new build estate to the north, woodland to the east (with the southern section of this woodland listed as ancient woodland from COFNOD results. There is two ponds to the west of the site, with one listed as a wildlife site on COFNOD (reason for designation unknown. The wider landscape consists of further residential development to the east, the A55 ~200m north and a golf course ~300m south.

Green Infrastructure Assessment

Prior to the proposed development, the site has ~**0.303ha** of other neutral grassland, ~**0.054ha of bramble scrub**, **1** scattered trees and ~**57.4m** of native hedgerow, ~**0.009ha** of other developed land and ~**0.034ha** of other broadleaved woodland (*Table 1*). Post the development the site will have ~**0.898ha** of modified grassland, ~**0.002ha** of other standing water (ponds), ~**0.06ha** of buildings (new glamping pods) and ~**0.04ha** of other developed land, (road and car park). This will result in a ~**10% decrease** in grassland on-site. A ~**10% increase** in developed land (including buildings). In summary, under the current plans, **more on-site green infrastructure will be lost than gained**.

Table 1. Changes to habitat sizes as part of the proposed works.

Habitats on-site (Ha)	Pre-works	Percentage area (%)	Post-works	Percentage area (%)	Percentage increase/decrease of habitat (%)
Other Developed Land	0.009	2.25	0.161	40.25	+1677
Bramble scrub	0.054	13.5	0	0	-100
Grassland	0.303	75.75	0.05	12.5	-83.5
Other broadleaved woodland	0.034	8.5	0.023	5.75	-32
Buildings	0	0	0.126	31.5	+1689
Hedgerow (m)	~57.4m	-	~57.4m	-	0
Scattered trees	~1	-	0	-	-100
Total site area	0.4	100.00	0.4	100.00	

Green Infrastructure Recommendations (Net Biodiversity Benefit)

Under the current plans, more onsite green infrastructure will be lost than gained. However, considering the low ecological value of the onsite grassland due to the current unmanaged context of the site is not considered to be consequential. The woodland onsite, although extends further into the north and south offsite, includes young and semi mature trees, therefore the loss of a small section of this woodland is not considered to be consequential.

The following green infrastructure is to be added to the site to improve on-site biodiversity with higher quality habitats and increase site connectivity to greenspace in the wider landscape for wildlife:

- Planting of at least 10 native trees within the retained grassland on site and further tree planting within the retained section of woodland, suggested species include fruit species such as crab apple (*Malus sylvestris*), or wild cherry (*Prunus avium*) to support mammals such as badgers.
- The installation of at least two bat and two bird boxes to support these species on-site. Recommended location within the retained trees to the northwest of the site or on new buildings. Recommended bird box brand includes '1B Schwegler Bird Box' or '2M Schwegler Nest Box'. Recommended bat box brands include 'Isabella Bat Box' or '2FN Schwegler Bat Box'.
- Scrub planting is recommended onsite to provide habitat to support hedgehogs, birds, reptiles and amphibians to provide refugia and foraging opportunities. This can be incorporated along the boundaries of the site, such as to the north. Recommended species include hawthorn (*Crataegus monogyna*), bramble (*Rubus fruticosus* agg.), gorse (*Ulex europaeus*), grey willow (*Salix cinerea*), and dog rose (*Rosa canina*), etc.
- Native shrub planting is recommended to provide foraging opportunities for birds and to provide sheltering opportunities for other wildlife. This can be incorporated to the south of the site. Recommended species include dog rose (*Rosa canina*), field rose (*Rosa arvensis*), dogwood (*Cornus sanguinea*), holly (*Ilex aquifolium*), juniper (*Juniperus communis*).

The site is subject to further survey effort considering GCN within the nearby ponds. Therefore, this report may need to be updated upon results of the eDNA survey.

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Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Habitat Plan – prior to works



Appendix 4 – Post Development and Recommended Enhancements

