Green Infrastructure Statement

Former Presbyterian Church, Holt

Change of Use to a Single Dwelling

for Mr G Conway

Job No: 4235/1
Date: 25.04.2024
Rev: *

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1.0 Introduction

This Green Infrastructure Statement (GIS) is submitted to provide supporting information in relation to the submitted Planning & Listed Building Consent application for the conversion of The Former Presbyterian Church, Castle Street, Holt into residential use as a single dwelling.

Paragraph 6.2.12 of Planning Policy Wales 12 (PPW) requires a GIS o be submitted with all planning applications. PPW states GIS should 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 GIS 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 has been applied'.

An Ecological Impact Assessment, reference HOL250933: Version 3: 16th January 2024 has been prepared for this site and should be read in conjunction with this GIS.

This GIS should be read in conjunction with all documents submitted as part of this Planning & Listed Building Consent application.



SITE LOCATION PLAN (NTS)

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2.0 Site Assessment

The former Presbyterian Church was constructed in 1865 and is a grade II listed building, being designated on 17 July 1996. The listing includes the forecourt walls and railings. It is listed as a *"good example of Presbyterian church architecture by a noted architect containing a good contemporary interior scheme".*

The site is located within Holt Conservation Area.

According to the Clwyd-Powys Archaeological Trust (CPAT) Regional Historic Environment Record the building is on the Wrexham County Borough Council Buildings at Risk Register.

The application site area (edged in red) is 0.076 Hectares (0.188 Acres).

The building is situated on the west side of Castle Street (front), while also having roadside boundaries to both Chapel Lane (side) and Castle Street (rear) and sits within its own enclosure surrounded by low sandstone walls surmounted with cast iron railings.

Externally, there is vehicular access and parking to the rear of the property with space for 4/5 vehicles plus turning.

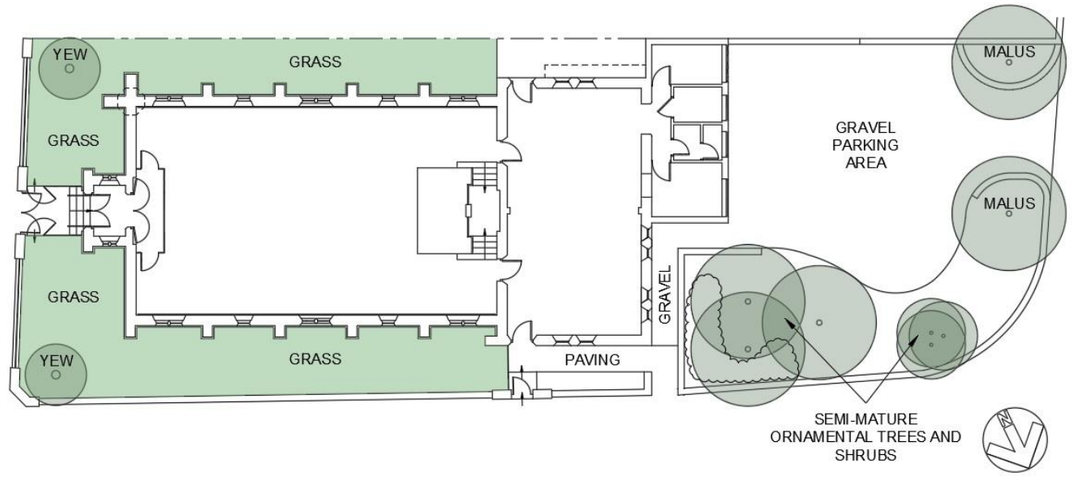
The building is predominantly surrounded by short vegetation with some shrubs and trees. Two apple trees are present at the driveway entrance to the west and two yew trees located near the main pedestrian entrance to the east. There is a small garden area to the northwest corner comprising of some semi-mature ornamental trees and shrubs.

3.0 Site Alterations and Impacts

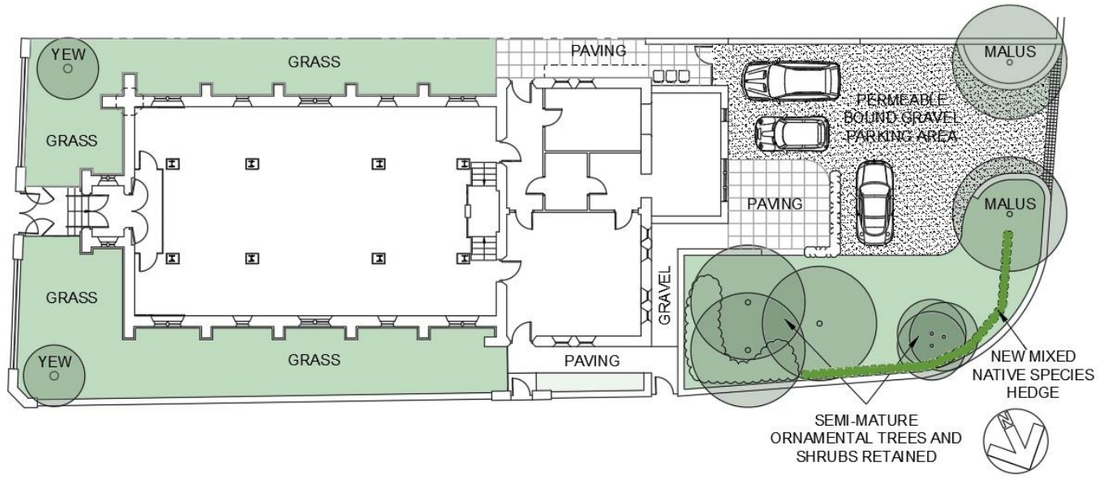
The proposed scheme involves the renovation and conversion of the listed building to form a new dwelling. The modern single storey extension to the west end will be demolished and replaced with a new smaller single storey extension constructed in its place.

Externally, the proposals are generally to retain all the existing garden areas, while undertaking general clearing and maintenance following recent neglect. The planting area to the rear northwest corner is to be reshaped, providing a slightly larger garden area than currently exists.

The parking area to the rear is to be resurfaced with a new permeable bound gravel surface provide to provide a permeable SuDS compliant surface, and new paved areas are to be added in place of existing gravel surfaces.



EXISTING SITE PLAN (NTS)



PROPOSED SITE PLAN (NTS)

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4.0 Proposed Mitigation

Reshaping of the rear garden area to the northwest corner will increase the garden area by 8m2 when compared to existing.

Approximately 15 metres of new mixed native species hedging is to be planted along both the northwest boundary comprising of species to include the following:

- 25% Quickthorn (Hawthorn, May) - Crataegus Monogyna
- 25% Green Beech - Fagus Sylvatica
- 25% Hornbeam - Carpinus Betulus
- 25% selected from the following plants
  - Blackthorn (Sloe) - Prunus Spinosa
  - Bird Cherry - Prunus padus
  - Hazel - Corylus avellana
  - Common Dogwood - Cornus Sanguinea
  - Guelder Rose - Viburnum Opulus
  - Spindle – Euonymus Europaeus
  - Dog Rose - Rosa Canina



NEW HEDGING - Mixed native species

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In addition it is proposed to erect the following:

- One woodcrete Schwegler Beaumaris Bat Box for crevice dwelling bats to be installed on the south west side of the building.
- One woodcrete Schwegler
- One woodcrete Schwegler 1SP Sparrow Terrace nest box to be placed under the eaves.



SCHWEGLER BEAUMARIS BAT BOX



SCHWEGLAR AVIANEX WALL BIRD NEST BOX



SCHWEGLER 1SP SPARROW TERRACE NEST BOX

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5.0 Conclusion

The proposed scheme, is primarily aimed and converting the existing building to residential use, and minimising the changes and impact to the external appearance and grounds.

The proposals replace a small area of existing hardstanding with new garden area, while the proposed native hedges, bird and bat boxes offer ecological gains, providing habitats for local wildlife including birds and insects.

All existing trees and shrubs are to be retained to the garden areas.

All new driveway surface is to be permeable and SuDS compliant.

In terms of the GIS intent behind the Changes to Chapter 6 of PPW 12 one concludes the proposed development will have little impact on the existing green infrastructure and measures have been taken where possible to offer an improvement over the baseline value.

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