

Green Infrastructure Statement

Croxton Cottage
Hanmer
Whitchurch
Wrexham
SY13 3DB

Erection of garage and stables

Mr J Rees and Miss L Davenport

July 2024

Roger Parry & Partners LLP
www.rogerparry.net
paul@rogerparry.net
Tel: 01743 791336

Roger Parry & Partners

1. Statement

This Green Infrastructure Statement supports an application for the erection of a garage and stables at Croxton Cottage, Hanmer.

Much of the building will occupy an area of disturbed ground near the cottage, with some impinging marginally on improved grassland, which is of very low ecological value and offers little potential and will not result in the removal of any trees or hedgerows. There is an existing hedgerow around the west boundary all of which will be retained. The site is within the residential curtilage with the main property sited to the north.

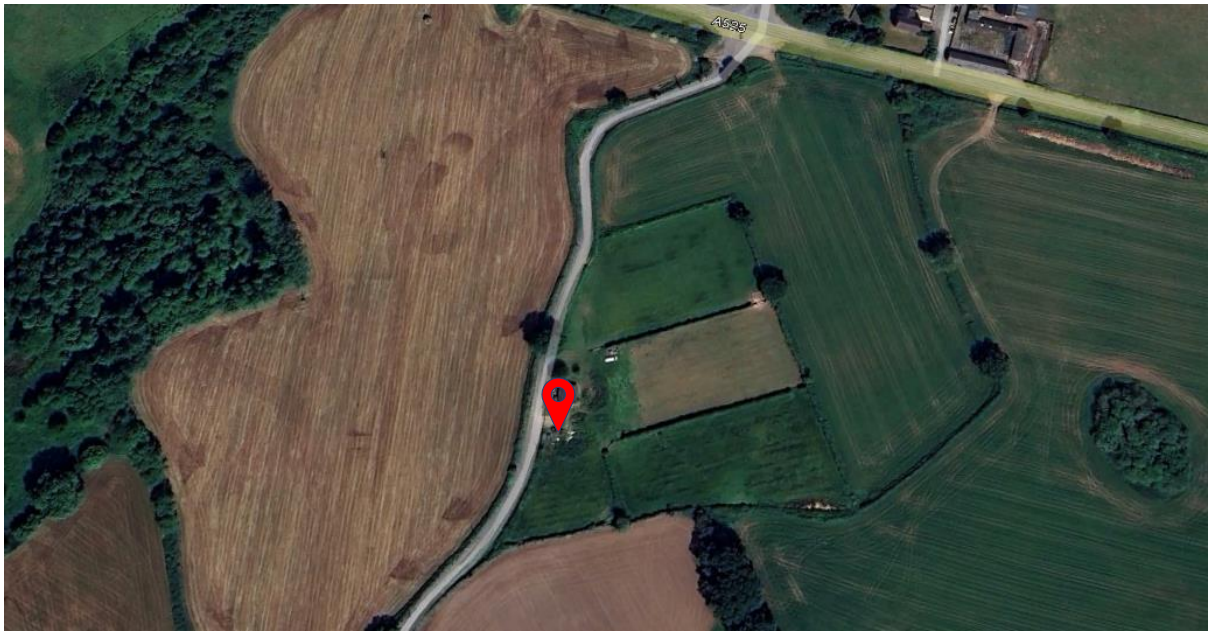
It is proposed that one bat box, one nesting bird box, and one swallow nest cup will be erected. This will not only result in an overall biodiversity net gain but also provide connectivity for potential habitats off-site.

The client has taken a step wise approach to GIS as they have ensured the proposed will have no detrimental effect on the existing green infrastructure on site. Connectivity between potential habitats on adjacent sites will not be negatively impacted by the proposed building and there is no reason this will change.

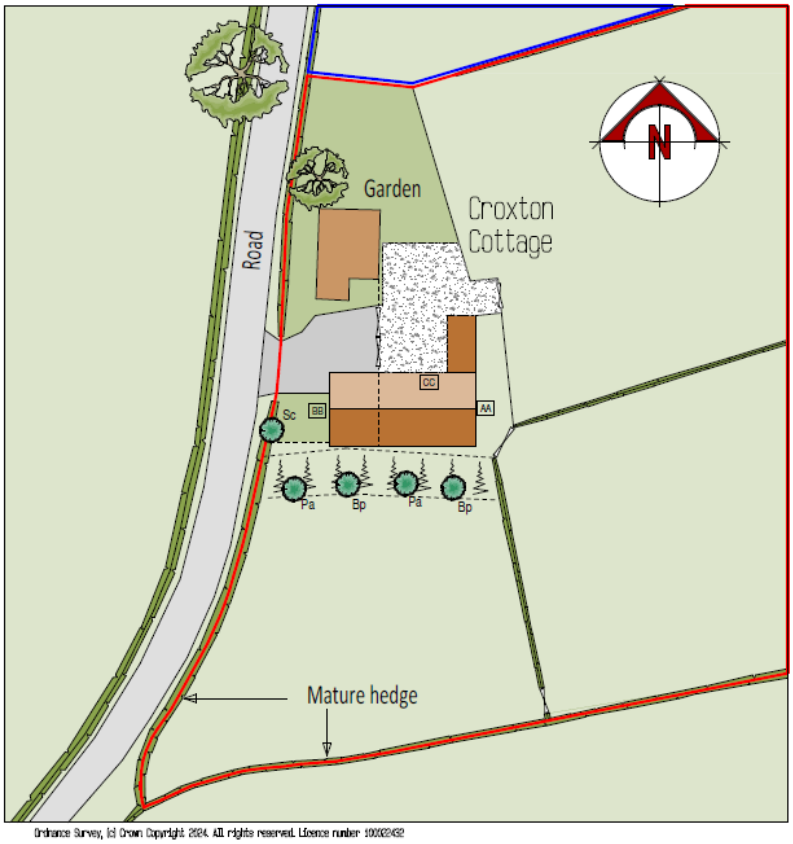
The site is not within any statutory designated sites and should therefore be an acceptable location for the proposal. Off-site compensation is not required for the site as there will be no biodiversity affected. The client will ensure the management of the bat and bird boxes with any maintenance that may be required in the future to keep them in a usable condition.

The below satellite image shows the proposed site.

It is clear the proposal does not have any adverse effect on biodiversity or ecosystem resilience and will only enhance potential species and habitats, therefore it should be considered acceptable.



The proposed location of the bird and bat boxes:



Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

PLANTING
All plants and planting to comply with the requirements of all current/relevant British Standard Specifications including BS 3936 Part 1 1992, Part 11 1990 and Part IV 1984, where applicable. BS 4428: 1989 and the BALI/Nursery Trade tender Document (th Edition: 1986) All plants to be supplied in accordance with the indicated schedule.

MAINTENANCE
Regular visits (minimum 12 No) required to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding to be agreed with the landscape Architect.

Maintenance to include watering, pruning pest and disease control and remulching as required. Grass mowing at 2 week intervals during growing season.

Structural planting areas shall be maintained as 'bare earth' non competitive weed free enviroment by repeated application of a glyphosate based herbicide.
Persistant weeds and unwanted shrub shall be spot treated as necessary with an alternative herbicide to be agreed with the Landscape Architect.

Watering shall be carried out as described following any five day period without rain or as required by the Landscape Architect.

NB. Final visit to be immediately prior to handing over and include a fertiliser treatment of Enmag (6:20:10) at 100gm2 and 25mm depth bark mulch top up to all planted areas.

FULL SPECIFICATION
Shall prevail in the event of any discrepancy with this summary.

NOTES REGARDING IMPLIMENTATION WORKS TO BE CARRIED OUT ETC

Implementation timetables shall be the first planting season following completion of construction of the part of the site prior to occupation.

The works will be completed fully before occupation of any part of the development. Planting and trees shall remain as approved by Local Planning Authority for 5 years after approved date and if damaged will be replaced with others of same species.

PLANT MATERIAL TREATMENT
NB. All to be British Grown stock and fully hardend off.

Root Dip - Aligrure Root Dip (1-3 solution) applied to all bare rooted stock (1) at time of lifting Nursery and (2) prior to planting.

Anti-Desiccant - with proof S800 to be applied to foliage of all containerised rootballed material in leaf, speciman conifers and evergreens etc.
(1) prior to transportation and
(2) during any delay planting.

Pruning - Allow for Pruning of all deciduous shrubs by 1/3rd following planting at landscape architects direction in the Planting Schedule.

New Hedge planting - New hedges are to be planted in two staggered rows, rows 300mm apart and plants within rows 400mm apart. Allow for 5 plants per linear metre. Plant in small single species groups to prevent competition between the species. Holly and larger growing trees are to be planted individually.

Immediately after planting cut hawthorn down to 150mm. If rabbits are a problem use shrub guards to protect plants, these are larger in diameter than spiral guards and so allow low lateral growth to develop. In the first spring after planting trim all lateral branches back by 50% (not holly). Prune damaged, diseased or dead wood immediately after first leaf break. Follow with a light trim every second or third year, allowing the hedge to increase in size each time. Replacedead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure.

Check regularly that the shrub guards are sound and secure, and replace as necessary.

Trees (all Standard size)	Height	Size
Bp - Betula pendula (silver birch)	3.0m	25-45L
Sc - Sorbus commixta (Rowan)	3.0m	25-45L
Pa - Prunus avium (Wild Cherry)	3.0m	25-45L

1.2m high timber post and rail stock proof fence

Gavel yard area

Hard surface driveway

AA One Woodcrete general purpose bat box, to be installed onto the east elevation of the proposed stable

BB One Woodcrete cavity nesting bird box with 28mm or 32mm access hole, to be installed onto the east elevation of the proposed stable

CC One swallow nest cup should be installed inside the stable