

Green Infrastructure Statement

Property at Cloverley, Pentre, Chirk, Wrexham. LL14 5AN

Description of development; Householder planning application for residential extension to the rear of the property.

This Green infrastructure Statement is referenced to the recently published updated Chapter 6 of Planning Policy Wales which sets out the policy for biodiversity and nature.

'Planning authorities must follow a step-wise approach 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 minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.'

Paragraph 6.4.21 of the Annex to Heads of Planning Letter dated 11th October 2023 reads as follows:

Addressing the Nature Emergency through the Planning System: Updated National Planning Policy for Chapter 6 of Planning Policy Wales sets out the step-wise approach that should be applied to inform design development. These steps are:

- Avoid damage to biodiversity and ecosystems;
- Minimise impacts on biodiversity and ecosystems;
- Mitigate damage to biodiversity features and ecosystems;
- Compensate damage to biodiversity and ecosystems.

In line with the updated Chapter 6 of Planning Policy Wales, the step-wise approach has been advocated. This Green Infrastructure Statement confirms this. The foundations of the step-wise approach are as follows;

1. Avoid – the proposal should demonstrate it has worked to avoid damage to biodiversity etc.
2. Minimise – where damage is unavoidable it should be kept to the absolute minimum.
3. Mitigate/Restore – where damage is unavoidable, proposals must include action to mitigate and restore the damaged habitat.
4. Compensation – where sufficient mitigation cannot be achieved on site, off site compensation will be necessary.
5. Enhancement – all proposals must provide a net benefit for biodiversity through enhancement measures such as long-term management plan.

<u>Landscape Assessment</u>

The scheme is supported by a landscaping plan, drg. No. 202403/009, which details the existing layout of the gardens and indicates the new areas of saft landscaping and mixed flower planting to improve biodiversity and bring wildlife back into gardens. There is also the renovation of 3 existing ornate pond features and installation of bat boxes in the surrounding trees. The site is completely surrounded by trees and hedgerow, all of which are to remain. There is the removal of 1 small tree adjacent to the property which is under the footprint of the proposal.

<u>Conclusion</u>

This Green Infrastructure Assessment confirms that any impact upon the site's existing features is minimal and carefully mitigated for as part of the submitted scheme.

As this statement demonstrates, the proposals have been developed to ensure the retention of as many of the existing on site assets (such as trees and hedgerow) as possible and in addition to the retention of these valuable green assets, an enhance GI provision is shown throughout the site, all of which provide valuable nesting, foraging and commuting habitat for small mammals, birds and invertebrates.

This Green Infrastructure Statement should be read alongside the supporting plans and documents detailed at Page 1. See also the photos in this document showing the existing views of the property from the surrounding public highways. These views will not be altered in any way by the proposed development.

It is considered that the scheme fully complies with the updated Chapter 6 of PPW 12 (2024) which sets out the current policy direction for diversity and nature within Welsh Government.



View of the property from the A5 heading west.



Property Entrance off A5



View to the rear of the property from Stryt Y Veri