GREEN INFRASTRUCTURE STATEMENT - 2 LAKE VIEW TERRACE - POPPY COTTAGE

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Introduction

Overview

This document refers to the recently updated Chapter 6 of Planning Policy Wales, which outlines policies supporting 'Distinctive and Natural Places'. These updates have been incorporated into PPW12.

Section 6.0.1 covers various topics such as historic environment, landscape, biodiversity, coastal characteristic, air quality, soundscape, water services, flooding, and other environmental risks.

The proposed project involves the construction of a single-storey rear extension and the addition of a dormer to the existing roof structure. This development aims to enhance the living space and functionality of the property while maintaining its aesthetic appeal and compatibility with the surrounding neighbourhood.

Benefits

The proposed extension and dormer will significantly improve the overall functionality of the home, accommodating the needs of the residents.

The design aims to enhance the property's value while ensuring that it remains in keeping with the character of the neighbourhood.

The project will contribute to a more comfortable living environment, allowing for better use of space and improved quality of life for the occupants.

In summary, the single-storey rear extension and dormer addition represent a thoughtful approach to expanding the living space of the property, enhancing both its functionality and aesthetic appeal.

1.0 Existing Site

Site Context and Location

Gresford is positioned near the Wrexham County Borough in North Wales, providing easy access to both rural and urban amenities. The village is surrounded by greenery, including parks and natural reserves, making it an attractive location for families and individuals who appreciate outdoor activities and a tranquil environment.

Surrounding Environment

The immediate vicinity of 2 Lake View Terrace features a mix of residential properties, including detached and semi-detached homes, which reflect a variety of architectural styles. The area is characterised by tree-lined streets and well-maintained gardens, contributing to a pleasant living environment. Nearby amenities include local shops, schools, and recreational facilities, ensuring that residents have access to essential services and community resources.

Surrounding Habitats and Features

There are currently no surrounding habitats or features in the boundary of the property.

2.0 Green Infrastructure Strategy

In Planning Policy Wales paragraph 6.2.1., green infrastructure is defined as:

"*The network of natural and semi-natural features, green spaces, rivers, and lakes that intersperse and connect places. Green infrastructure can function at a range of different scales; from entire ecosystems such as wetlands and rivers to parks, fields and gardens at the local scale and street trees, hedgerows, roadside verges, and green roofs/walls at the micro scale*."

The new requirement for commitments on green infrastructure during land development seeks to encourage early consideration of the green infrastructure network in the planning process. This allows applicants to proactively seek ways to improve the environment and provide ecosystem services as part of the development, rather than addressing these aspects later in the project when risk and costs could be higher and benefits less significant.

The proposed scheme seeks to follow the Step-Wise Approach as detailed within the updated Chapter 6 of PPW:

1. Avoidance: To avoid damage to biodiversity reasonable prevention measures should be implemented at all times during the works such as:

- Working areas should be kept to the minimum required.

- At the end of works each day, the site should be inspected by a responsible individual to ensure that the above protocols are being complied with.

- Any terrestrial mammals seen must be allowed to leave the area on their own. If this is not possible, e.g. if the animal is injured or trapped, then an ecologist must be called.

2. Minimisation: Native plant species will be selected for any landscaping to support local wildlife and reduce maintenance needs.

3. Mitigation: The mitigation measures we are following are included below:

- Prior to the start of work, a toolbox talk will be given to everyone involved in the project and a log of this will be kept.

- Timings of works will be dependent on the specific work being undertaken.



Summary of the Step-Wise Approach – Assessing impacts on habitats and species

4. Compensation: As part of our commitment to enhancing local biodiversity and mitigating any potential impacts from the proposed single-storey rear extension and dormer, we will be implementing a compensation strategy that includes the installation of wildlife habitats. Specifically, we will propose the addition of one bat box, either from Green and Blues or a Schwegler Woodstone bat box, to the dormer. This will provide a safe roosting space for bats. Additionally, we will install one Swift bird box on the first-floor wall, which will offer nesting opportunities for swifts, a species that has been declining in urban environments. These measures will not only contribute to the ecological value of the property but also promote a harmonious coexistence with local wildlife, reinforcing our commitment to green infrastructure and biodiversity enhancement.

3.0 Conclusion

The project recognises the significance of incorporating green infrastructure and biodiversity improvements into our plans starting at the initial design phases.

In conclusion, the proposed installation of a bat box and a Swift bird box as part of our green infrastructure strategy demonstrates our dedication to promoting biodiversity and supporting local wildlife in the context of the single-storey rear extension and dormer project. By incorporating these habitats, we aim to mitigate any potential ecological impacts while enhancing the environmental value of the property. This proactive approach not only aligns with best practices in sustainable development but also fosters a greater appreciation for the natural ecosystem within the community. Ultimately, these initiatives reflect our commitment to creating a living space that is both functional and environmentally responsible, contributing positively to the local biodiversity and encouraging the coexistence of residents and wildlife.