GREEN INFASTRUCTURE STATEMENT

1 Camberley Crescent, Wrexham LL12 7LR

Alterations to dwelling - Demolition of existing rear extensions and side bay window, new single storey side and rear extensions, new vehicular access and SUDs compliant permeable hardstanding

1. INTRODUCTION.

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at 1 Camberley Crescent, Wrexham LL12 7LR and should be read in conjunction with the application documents.

1.2. The property is situated in a suburban location and sits on a fairly large plot of land surrounded on all sides by other residential properties.

1.3. The existing garden area of the dwelling to front and rear is laid to lawn.

1.4. Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. The proposal is for alterations to an existing building – demolition of existing rear extensions and side bay window, new single storey side and rear extensions, new vehicular access and SUDs compliant permeable hardstanding. This statement is therefore considered to have been prepared in a proportionate manner to the modest scale of the proposed development.

2. PROPOSED WORKS

2.1. The alterations are required to reconfigure the living accommodation to be suited to modern family living for the occupants.

2.2. The proposed extensions will insert new windows in keeping with the existing fenestration. The walls and roof will be finished in materials to match existing. The existing hardstanding will be replaced by lawn and the existing front lawn will be replaced with SUDs compliant permeable hardstanding; this allows for the parking arrangements to be reconfigured.

2.3. In order to reduce pollution, local Contractors will be appointed where possible, and within reason, construction materials will be from North Wales/ UK based manufacturers.

2.4. Efforts will be made to improve the sustainability of the whole building, through the introduction of modern insulation and energy efficient internal fittings.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

- 1 no. nest box to be installed on site.

3.2. As there is very little disturbance to the green infrastructure on or surrounding the site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

4. SUMMARY

4.1. We trust the above green infrastructure statement meets with the Local Planning Authority's acceptance and approval.