Job Ref.:- 1074/GIS

Proposed extension and alterations to the existing dwelling, the erection of a detached garage/workshop building & associated works at
Ashdale House, Higher Penley, Wrexham. LL13 0NB.

GREEN INFRASTRUCTURE STATEMENT

The application site is situated in a rural location to the east of the village of Penley, Wrexham.
The application consists of the proposed extension and alterations to the main dwelling, the erection of a detached garage/workshop building & associated works

The application site has other residential properties to the east of the property with agricultural land surrounding the remainer of the site boundaries to the north, west and south of the property.

The work to the existing dwelling is to the location of existing buildings or paved hardstanding areas and, as such, there will be no loss or disturbance to existing soft landscaped areas.
The garage workshop building footprint is partly over the footprint area of an existing timber shed and the remainder of the building will result in the loss of some soft landscaped areas.

All other existing hard standing parking areas to the front of the dwelling and paths, patios and decking areas to the side and rear of the dwelling will be retained.

No trees or hedges require removal to accommodate the development proposals, and there will be minimal disturbance to the existing soft landscaped areas surrounding the application site.

Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following items, and as shown on the application drawings:

1. 1 no. Vivara Pro Beaumaris Woodstone 'Midi' Bat Box to be installed to south facing elevation of the existing dwelling.
2. 1 no. Schwegler Type 24 Multi Species Bird Nest Box to be installed to north-east facing elevation of the proposed extension building section.
3. 3 no. native species fruit trees to be planted to the garden area of the property, and as shown on the plans – Crab Apple, Denbigh Plum & Wild Cherry.

Other bat and bird mitigation measures to compensate for the building works being carried out on site have been recommended and will be installed on site, and all in accordance with the Protected Species Survey Report by Clwydian Ecology.

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

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

Signed .....P. Matischok..... Dated ...25th February 2025.....
p.p. Matischok & Ross – Architectural Services