GREEN INFRASTRUCTURE STATEMENT
PARK LANE, PARKSIDE, ROSSETT, WREXHAM, LL12 0BL

This Green Infrastructure Statement has been prepared in support of a detailed planning application for the change of use and conversion of an existing building to 1 no. residential dwelling.

This Statement is proportionate to the scale and nature of the development that is proposed, taking account of the existing Site conditions and context within which the Site sits, consistent with the guidance contained in Planning Policy Wales 12.

Proposed Development

Detailed planning permission is sought for the following:

> ***"Change of use and conversion of existing building from Cattery (Sui Generis) to 1 no. dwellinghouse (C3) and associated works, including a side extension, and creation of new driveway"***

The proposed development will include a private garden for the future occupants of the 1 no. dwelling.

Full details of the proposed development are provided in the accompanying Supporting Statement.

Policy Guidance

This Statement has been prepared having regard to the recently published updated Chapter 6 of the Planning Policy Wales 12 which sets out the policies to support *'Distinctive and Natural Places'.*

Existing Baseline

The Built Environment

The Site lies partly within the open countryside, outwith the Green Wedge.

Existing Public Rights of Way and access

There are no Public Rights of Way on the Site. The Site is only accessible via Park Lane, via the existing point of access.

Existing Habitat Connectivity

There are some existing trees and hedgerows within the Site and at its perimeter. These will be retained.

Proposed Landscaping

The proposed development is minor in nature, for the creation of 1 no. dwelling through the conversion and extension of an existing building.

The proposed development will comprise a private garden area for the enjoyment of the future occupants of the property. This will comprise a lawned garden area, with the potential for new soft landscaping within the residential curtilage.

New and replacement tree planting has the potential to provide biodiversity benefits.

The proposed development therefore has the potential to incorporate the following, amongst others:

- Amenity shrubs and perennials
- Amenity grassland
- Mixed evergreen-deciduous hedgerows

Full details of the proposed landscaping scheme, including new and replacement tree planting, can be secured by way of planning condition(s).