GREEN INFRASTRUCTURE STATEMENT

Tree Tops, Sydallt Lane, Cefn Y Bedd, Wrexham, LL12 9SS

Proposed single-storey extension to an existing detached residential dwelling

1. INTRODUCTION

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at Tree Tops, Sydallt Lane, Cefn Y Bedd, Wrexham, LL12 9SS, and should be read in conjunction with the accompanying application documents.

1.2. The property is located in a semi-rural area characterised by mature gardens and hedgerows, and sits within a generously sized residential plot.

1.3. The rear garden is primarily lawned, with a number of established shrubs and trees forming part of the site's boundary landscaping.

1.4. Given the modest scale of the proposal — a single-storey extension replacing a condemned conservatory — this statement is considered proportionate in line with relevant guidance.

2. PROPOSED WORKS

2.1. The proposal is for a single-storey extension to the rear of the existing dwelling, replacing an outdated and condemned conservatory structure. The site is well-screened from neighbouring properties by existing boundary planting and fencing.

2.2. In an effort to reduce construction-related pollution, local contractors will be used where reasonably practicable, and construction materials will be sourced from manufacturers based within the North Wales or Midlands regions.

2.3. Where possible, the proposed construction will use natural and sustainable materials — such as timber — and will aim to improve energy performance over the structure it replaces.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancements proposed as part of the scheme include:

- Installation of climbing plants (e.g. honeysuckle, clematis) along the rear elevation of the extension to support pollinators.
- Provision of a combined bat and bird box on the rear gable of the dwelling at high level.
- Retention of all existing trees and boundary hedgerows during and after construction.

3.2. As the proposal involves minimal disruption to the site's existing green infrastructure, the measures above are intended to deliver a net biodiversity gain in line with local planning policy.

4. SUMMARY

4.1. This Green Infrastructure Statement sets out the modest but meaningful steps being taken to preserve and enhance biodiversity at Tree Tops as part of a low-impact domestic extension project. We trust it will meet with the Local Planning Authority's approval.