

Green Infrastructure Statement

Address

The Retreat
Cefn Mawr
Wrexham
LL14 3YD

Proposal

Single storey extension to the rear/side of the property with enhancements to the existing house and garden/landscaping.

Existing Features

The front of the site is mainly open with a dwarf stone wall along the South boundary, with a front lawn and two large conifer trees taking centre stage leading up to the property. Along the North East boundary there is a conifer hedge and fence acting as the neighbouring boundary. Towards the West there is predominantly a slabbed drive with various low level overgrown bushes, shrubs and various tree whips. The rear of the property is mainly grass that is bounded by walling and overgrown hedgerows.

Proposed development effects

The proposed development will mainly occupy the areas of where hardstanding is present utilising the space from the demolition of the existing extension and garage. There will be some minor loss to rear lawn. It is proposed that the 2 large overgrown conifer trees are removed to better expose the heritage features of the property.

Proposed enhancements

Following completion of the building work the area will be enhanced by general clear up of overgrowth with additional planting/landscaping added. Additional features such as bat and bird boxes will be added along with mitigation tree planting in accordance with both the habitat and landscaping plans.

Conclusion

Overall, the proposed development will have minimal effect on the existing green infrastructure features and any effects it does have will be outweighed by the proposed scheme and the enhancements.