

Green Infrastructure Statement

BRYN Y GROES COTTAGE, GRESFORD, LL12 8TN

This statement is prepared in support of a retrospective planning application for the erection of a domestic fence at the front of Bryn Y Groes Cottage, Gresford. The fence has been erected, however the height will be reduced to 1500 mm within 2000 mm of the road. The fence above the stone wall is to be taken down.

A Green Infrastructure Statement is required by Planning Policy Wales 12 at paragraph 6.2.12.

“PPW states GIS should be ‘proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.’

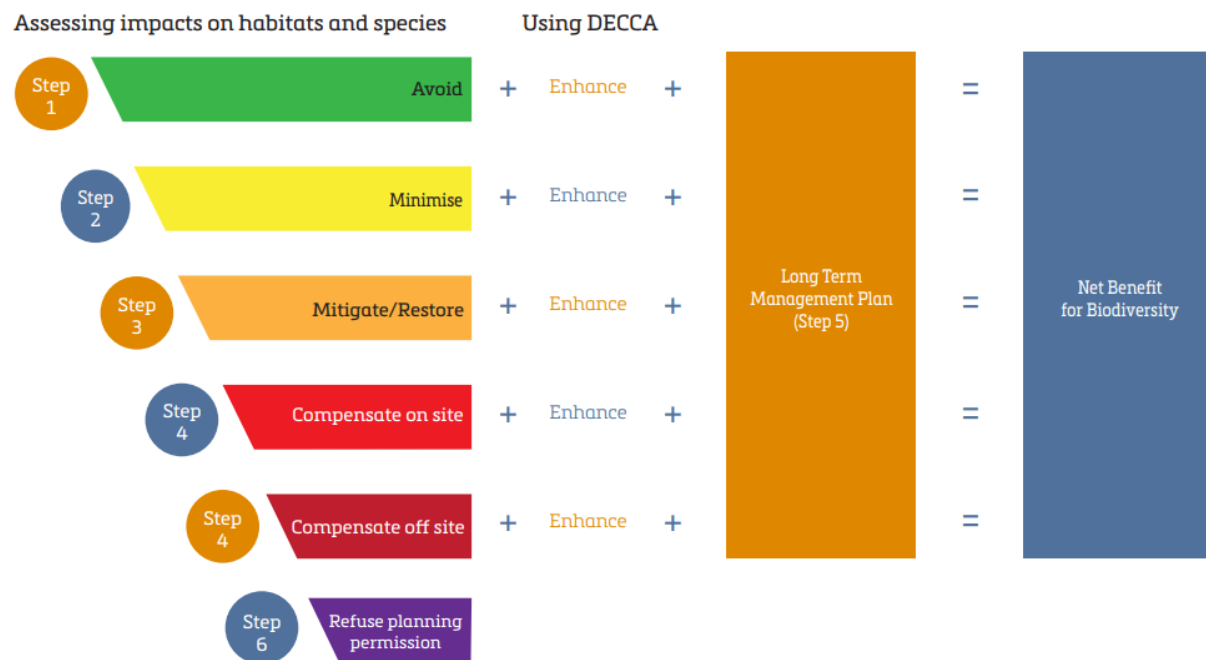
As the proposed development is a minor domestic scheme; on the basis of the above this GIS is a short description of any Green Infrastructure elements relating to the proposal.

Paragraph 6.2.12 of PPW 12 is clear that: *“The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.”*

The step-wise approach is set out below and also covers biodiversity and landscape elements as set out within PPW12.

Due to the domestic scale of the application site with a garden totaling 400m² including the driveway does not have a regionally significant impact upon Green Infrastructure. Indeed, as existing boundary treatments existed originally, this retrospective application has merely changed the appearance and height of these existing boundary treatments.

Figure 12: Summary of the Step-Wise Approach



Planning Policy Wales Figure 12

On the basis of the step-wise approach above this application achieves step 1 which is the most desirable as it does not impact Green Infrastructure ecology or landscape at all.

Wrexham Local Development Plan 2013-2028 sets out at Policy SP19: Green Infrastructure that:

“Wrexham’s distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.

Development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

- i. Creating new interconnected areas of green infrastructure between the proposed site and the existing network;
- ii. Filling gaps in the existing network to improve connectivity;
- iii. Protecting the features most valuable for both nature and people; and iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis. “

The proposed development is compliant with Policy SP19 as it will maintain the extent of quality and connectivity of multifunctional green infrastructure on or near a site and it is not appropriate to attempt to enhance this based on the scale of the project.

Conclusion

The proposed development is modest and domestic in scale, amending the height and appearance of existing boundary treatments to improve living conditions for the applicant.

Due to this and on the recommendations contained within PPW12 this GIS has been a short description of impacts on green infrastructure while still using the appropriate methodology set out in the step-wise approach.

This GIS confirms there will be no negative impacts of the proposal upon green infrastructure.