

P/2024/074 – The Office, Weston House, Narrow Land, Gresford, Wrexham LL12 8EN

Applicant: David Spalding

Green Infrastructure statement and proposal

Background:

The Office is a detached building within the curtilage of Weston House and was built on the site of dilapidated outbuildings. Weston House itself is a replacement for a Victorian house by the same name and very similar in location and appearance. It sits within an established plot and during our ownership has been extensively landscaped.

The landscaping includes the original Victorian shrubbery with deep, well-planted borders at the front and hedged boundaries to the front and rear of the site. The shrubbery is spacious (approx 50m²) and we have expanded it by the planting of specimen trees (Ash, Red Oak, Magnolia, Himalayan Birch) and additional perennial shrubs. A small pond within the shrubbery provides a habitat for frogs and insects. Gardens areas to the side are planted with specimen shrubs and perennials and fruit trees. The rear garden is grassed with raised beds and a greenhouse.

Effectively, every available area suitable for planting is planted with perennial shrubs, wall-climbers, hedging and plants of various kinds and, as a result, we have plenty of wildlife including many varieties of garden birds, amphibians and hedgehogs.

Within the shrubbery (which occupies quite a large area) we have two rough piles of logs, one of which conceals a commercial hedgehog house and other lightly maintained areas which encourage wildlife.

Proposal: The planning does not require any external development other than excavation for the provision of services as necessary which will be followed by the restoration of the affected areas of the rear lawn and courtyard. The whole site is already very intensively landscaped with permanent plantings and well maintained as a private garden; further plantings are not anticipated nor proposed as a result of the proposed development.

Net Biodiversity Benefit statement and proposal:

Whilst we have long had biodiversity in mind in our gardening practices, we are able to supplement the existing biodiversity provision. We have adequate wall space and propose the fitting of nest boxes (suitable for garden birds), one to each of the SE facing walls of the main house and the garage together with a bat box within the logstore (at the rear of the garage and very close to the rear hedge and tree line), in each case using RSPB supplied boxes.

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