

GREEN INFRASTRUCTURE STATEMENT

Proposed Extension and
Alterations to

4, BEECH AVENUE
BRADLEY
WREXHAM
LL11 4DG

For

Mr & Mrs M.A. WILLIAMS



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1.0 INTRODUCTION.

1.1

This Green Infrastructure Statement has been prepared in support of an application for Householder Planning Permission for the erection of a replacement and enlarged side extension to this existing dwelling in order to provide open plan living and dining space.

1.2

This statement has been prepared in accordance with Section 6.2.5 of Planning Policy Wales Edition 12 (PPW) and is *“proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.”*

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The application site comprises an existing semi-detached, 3-bedroomed dwelling located on an established residential development in Bradley, a small village located to the north of Wrexham.

3.0 THE PROPOSAL.

3.1

The proposal is to dismantle / demolish a previous single storey side extension which is poorly built, is not insulated to modern day standard and is therefore noticeably colder than the main house and which no longer meets the needs of the applicants' growing family. The proposal is to replace this existing structure with a new and larger single storey extension which when combined with alterations to the main house at ground floor level will create open plan living accommodation to meet the family's current and future needs.

4.0 GREEN INFRASTRUCTURE BASELINE.

4.1

The application site is located within the settlement boundary of Bradley as defined by the recently adopted Local Development Plan 2013-2028 (LDP).

4.2

The existing building is a semi-detached residential dwelling with external private amenity space to the eastern side which currently comprises a combination of hard paving and a grassed lawn.

4.3

There are no designated conservation sites within 2km of the site.

5.0 GREEN INFRASTRUCTURE STRATEGY.

5.1

Green Infrastructure (GI) is defined by the Town and Country Planning Association as follows:

“Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called ‘blue infrastructure’.

Key features:

The key features of green infrastructure are that it is a network of integrated spaces and features, not just individual elements; and that it is 'multi-functional' – it provides multiple benefits simultaneously.

These can be to:

- *support people's mental and physical health*
- *encourage active travel*
- *cool urban areas during heat waves*
- *attract investment*
- *reduce water run-off during flash flooding*
- *carbon storage*
- *provide sustainable drainage*

The extent to which green infrastructure provides these benefits depends on how it is designed and maintained, and the maturity and health of the elements (such as trees) that form it."

5.2

The application site lies within a predominantly urban environment but close to open countryside immediately to the south and east. Indeed the large area of land immediately adjacent to the southern settlement boundary of Bradley and by extension, the application site, is designated as Green Wedge in the adopted LDP.

5.3

There is no habitat within the application site which requires preservation and so modest enhancement would be appropriate and proportionate having regard to the proximity of the application site to open countryside and mature trees growing on the opposite sides of Glan Llyn Road to the south and Llay

New Road to the east. Because there is limited potential to undertake new soft planting within the application site it has been determined that the most appropriate method of enhancing green infrastructure as part of the development would be to introduce Bird Boxes to the northern elevation of the existing dwelling at high level. Green infrastructure connectivity will be enhanced as a result.

6.0 SUMMARY AND CONCLUSION.

In summary, the addition of Bird Boxes to the northern elevation of the existing dwelling is seen as an appropriate and proportionate means of enhancing the biodiversity value of the site post development and improving green infrastructure connectivity with the wider environment.

In consideration of the above and the other information provided as part of the application, officers are respectfully requested to view these proposals favourably and resolve to grant planning permission.

D.S. Jones &Co. June 2024.

For and on behalf of Mr & Mrs M.A. Williams.