

PROPOSED CONVERSION OF EXISTING TAXI OFFICE AND GARAGE
INTO A DETACHED DORMER BUNGALOW AT SITE PREVIOUSLY KNOWN AS
THE OLD GOSPEL HALL, CHURCH STREET, RHOS, FOR MR S WILLIAMS

GREEN INFRASTRUCTURE STATEMENT

Introduction

The proposals are considered to be ‘minor development’, involving the conversion of a small existing building which is unused and in a poor state of repair. This green infrastructure statement is considered to be ‘proportionate to the scale and nature of the development proposed’ and will take the form of ‘a short description’ of the benefits the proposals will bring.

The proposal

The proposal is to convert the majority of the existing taxi office and garage into a dormer bungalow off the existing footprint of the building.

The existing building and its surroundings are currently in an unsightly and poor condition. Part of the building comprising of a flat roofed area, will be removed to allow for the creation of a private paved area and garden area surrounded by shrubs and trees.

The existing water supply and electricity supply to the building will be retained and upgraded as necessary.

The existing connection to the combined public sewer will be retained and will continue to dispose of sewage and rainwater from the building and its surrounding areas.

The existing access will be retained and upgraded.

The existing car parking will be retained in part, and re surfaced. Part of the existing car parking area will become garden.

Existing external walls to the building will be retained

The existing metal roof will be removed and replaced with a new slated roof – an inspection of the existing roof showed no evidence of bats or nesting birds.

The Step Wise approach (applied wherever possible)

1- There will be no damage to biodiversity as there are no grassed areas, trees, shrubs, bats, nesting birds, or any other species or habitats within or around the existing building or site.

2- A number of bird nesting boxes will be fixed to the gable ends of the new roof. A bird feeding station will be located in the newly formed garden area.

3,4,5 – A new grassed area surrounded by small fruit trees and shrubs will be created in addition to a new paved area, with bird feeding stations introduced. (minimum of 50 square metres) **This will bring a net benefit for biodiversity and ecosystem resilience from the baseline state. (proportionate to the scale and nature of this development)**