The Coach House at Bryn Eglwys

Castle Rd, Chirk, LL14 5BS

Green Infrastructure Statement

September 2025



Produced by Wildbanks Conservation

www.wildbanksconservation.com

1.0 INTRODUCTION

1.1 This document has been prepared on behalf of Mr Andy Burgess and provides a Green Infrastructure Statement (GIS) undertaken for the proposed development of the Coach House at Bryn Eglwys, Castle Rd, Chirk, LL14 5BS (approximate OS Grid Ref: SJ 29035 37621). This Statement has been prepared in conjunction with a Bat & Bird Survey Report, which details the Preliminary Roost Assessment for the proposed development, results of the emergence surveys and mitigation and biodiversity enhancement measures that are specific to bats and birds but are repeated in this Statement to provide a full picture.

1.2 A GIS is required by Wrexham County Borough Council to ensure that the development avoids and/or minimises impact on biodiversity and ecosystems, and provides opportunities for biodiversity enhancement, whilst increasing ecosystem resilience.

1.3 The landownership boundary includes the residential dwellings of Bryn Eglwys and the previously converted barn (2001) known as "the Coach House". The landownership boundary is defined by the blueline shown on Figure 1. The purpose of the proposed works is to separate the Coach House and Bryn Eglwys into separate properties for the future sale of only Bryn Eglwys. The proposed works include renovating and incorporating the outbuilding (yellow building on Fig. 1) into the living space of the Coach House (pink building on Fig. 1) and modifying the garage (green building on Fig. 1) to facilitate new driveway installation (grey line on Fig. 1). A separate small outbuilding known as the "potting shed" (purple building on Fig. 1) may be included within the proposed works, but this is not confirmed at the time of this report. The development works will be localised within the area of the outbuilding and garden. This area is defined by the redline boundary of Figure 1 (this redline boundary is merely for ease of reference within this Report and is subject to change as part of the planning process) and is referred to as the "Site" from this point on.

1.4 A Visual Assessment was undertaken on 2nd July 2025 by Tanya Cobb BSc, Assistant Ecologist at Wildbanks Conservation, with 3 years' experience in ecological consultancy, and overseen by Mick Smith BSc MCIEEM, Director of Wildbanks Conservation, 18 years' experience in ecological consultancy.

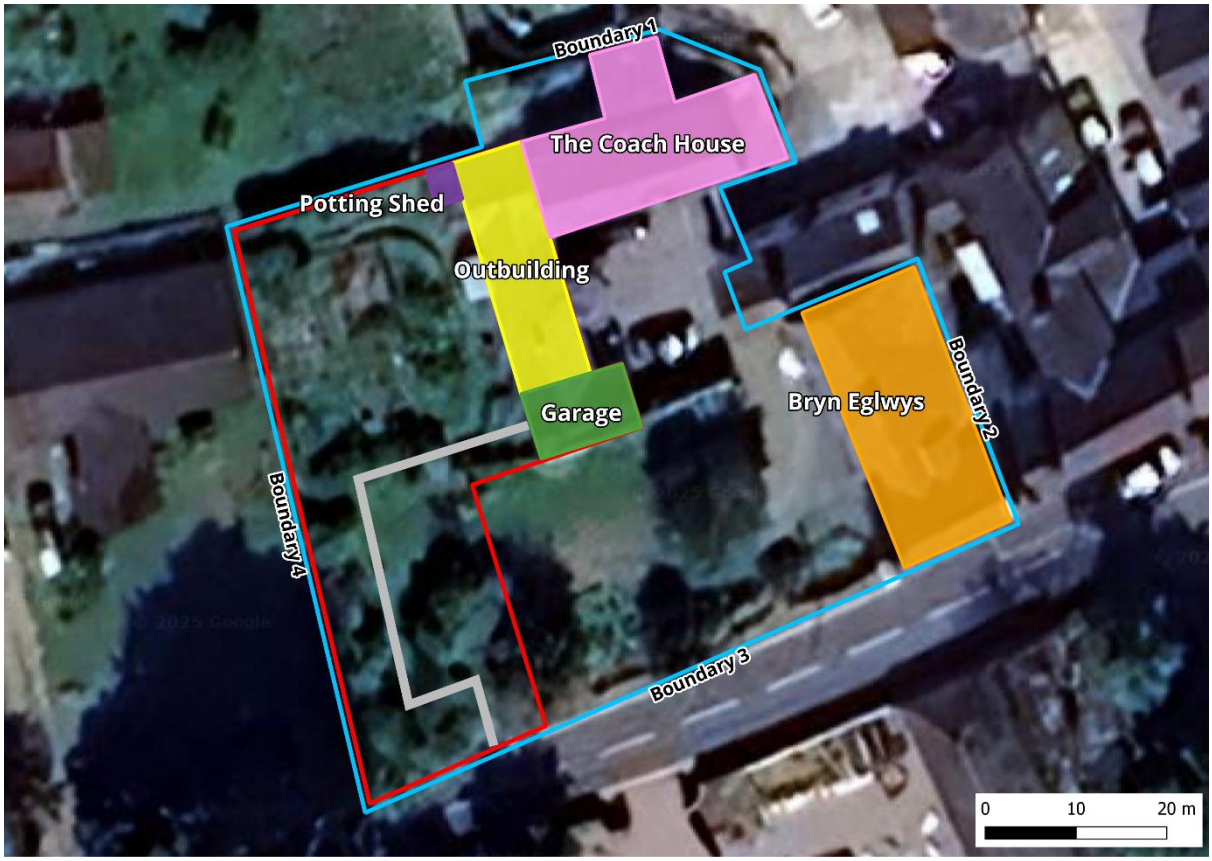


Figure 1. Aerial map showing landownership boundary outlined blue; proposed development boundary outlined red. Buildings are coloured as follows: Bryn Eglwys – orange, the Coach House – pink, outbuilding – yellow, garage associated with outbuilding – green, 'potting shed' – purple. The approximate location of new driveway shown with grey line. (Imagery ©2025 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2025)

2.0 GREEN INFRASTRUCTURE STATEMENT

Form completed by:	Wildbanks Conservation – Tanya Cobb, reviewed Mick Smith
Date:	23.09.2025
Address of site:	The Coach House at Bryn Eglwys, Castle Rd, Chirk, LL14 5BS
Grid reference:	SJ 29035 37621
Description of Proposal:	Renovation of outbuilding and incorporating into the living space of the Coach House and installing new vehicle access track

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	Northern 35m – stone wall completely covered in Ivy bounding the garden and northern courtyard with associated ornamental shrubs.
Boundary 2:	Eastern 30m – buildings i.e. neighbouring properties.
Boundary 3:	Southern 36m – stonewall/fence line combination with associated line of standard trees consisting of Yew *Taxus baccata,* Birch *sp.* and ornamental shrubs.
Boundary 4:	Western 38m – fence line with associated hedge consisting of Hazel *Corylus avellana,* Plum *sp.* and ornamental shrubs.
Front Garden:	~300m2 of lawn bounded by Hazel, Yew, Plum tree variety, Apple tree variety, etc. and overgrown flower beds consisting of Rose *sp.*, Rosebay Willowherb *Chamaenerion angustifolium* and decorative plants.
Rear Garden:	Overgrown vegetable plots, fruit trees and bushes, potted plants, ornamental hedge border, greenhouse, aviary totalling size of ~300m2.
Other:	Hardstanding driveway and courtyard present to the front and rear of the Coach House (~200m2).

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	Northern – No alteration
Boundary 2:	Eastern – No alteration
Boundary 3:	Southern – immature trees and shrub may need to be removed from around the Site entrance to allow construction of vehicle access (~10m).
Boundary 4:	Western – No alteration
Front Garden:	Removal of some of lawn, flower beds and trees (x2) to allow for hardstanding for vehicle access track (~80m2).
Rear Garden:	Removal of some of raised beds and fruit trees (x5) to allow for hardstanding for vehicle access track (~20m2).
Other:	NA

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	Northern – No works are to be carried out in the vicinity of this boundary. Protection not required.
Boundary 2:	Eastern – No works are to be carried out in the vicinity of this boundary. Protection not required.
Boundary 3:	Southern – Any roots of retained standard trees/shrubs will be cut clean with loppers to reduce potential infection of the roots and promote recovery. The first retained hedge tree closest to the new access point will be watered in severe drought conditions. Ground protection will be placed around the trees retained to protect the roots from compaction. This will be carried out by the installation of secure barrier tape following appropriate industry best practice/ guidance.
Boundary 4:	Western – Any roots of retained hedge will be cut clean with loppers to reduce potential infection of the roots and promote recovery. Ground protection will be placed around the trees retained to protect the roots from compaction. This will be carried out by the installation of secure barrier tape following appropriate industry best practice/ guidance.
Front Garden:	The new access track should not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, of any turf layer or other surface vegetation. Any roots of retained standard trees/shrubs will be cut clean with loppers to reduce potential infection of the roots and promote recovery. Ground protection will be placed around the trees retained to protect the roots from compaction. This will be carried out by the installation of secure barrier tape following appropriate industry best practice/ guidance.
Rear Garden:	The new access track should not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, of any turf layer or other surface vegetation. Any roots of retained standard trees/shrubs will be cut clean with loppers to reduce potential infection of the roots and promote recovery. Ground protection will be placed around the trees retained to protect the roots from compaction. This will be carried out by the installation of secure barrier tape following appropriate industry best practice/ guidance.
Other:	NA

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	Northern – NA
Boundary 2:	Eastern – NA
Boundary 3:	Southern – Any vegetation gaps in the boundary around the new access track shall be infilled with native hedgerow species (~10m). See below for details.
Boundary 4:	Western – Any gaps in the hedgerow will be infilled with native hedgerow species (~20m). See below for details. One of each Crab apple *Malus Sylvestrias* and Rowan *Sorbus aucuparia* medium sized standard tree (4-5m) will be planted.
Front Garden:	Lawn shall be replaced to the east of the access track once installed (~30m2).
Rear Garden:	Lawn shall be replaced to the south of the access track once installed (~10m2). Any fruit trees removed will either be translocated (where possible) to the northern boundary of the garden, or where translocation is not possible, new fruit trees will be planted along the northern boundary of the Site with 'like-for-like' species, i.e. apple, pear, plum and cherry.
Other:	NA

Hedgerow Planting

Any bird nesting habitat lost through the removal of shrubs or trees will be mitigated for by infilling the current hedges and tree lines with native hedgerow species. Mature hedges or scrub areas already exist within the Site and will remain in situ post-construction; therefore, installation of bird boxes will also improve the bird nesting provision on Site in the short- and long-term.

New tree planting within existing hedgerows will also add value for the enhancement of biodiversity in the area, increasing a valuable food and nectar resource, as well as ensuring that a continuous commuting route for small mammals exists within the garden post-construction. The below specification should be followed for the planting and subsequent management of the hedge, to fulfil the mitigation requirements and enhancement of biodiversity within the development.

- Hedge specification:

The hedge will consist of the planting mix shown in Table 1. Plants used will be of a minimum of 1 + 1 age (40-60cm) and will be planted at a density of 5 per metre (standard planting for a new hedge) in double row.

Table 1. Native hedgerow species mix.

Species	Common name	Proportion (%)
Corylus avellana	Hazel	50

Viburnum opulus	Guelder rose	30
Euonymus europaeus	Spindle	20

- Hedge management:

The bottom of the hedge will be mulched with woodchip when planted. This will suppress weed competition and retain moisture within the roots encouraging quick establishment. In severe drought conditions the hedge will be watered as required. A yearly check of the hedge will take place for 5 years. This check will include the replacement of any dead trees and replenish woodchip mulch where necessary.

5. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

√	Measure	Plan	Details
Yes	**Boxes.** (state type and number) Please make sure they are currently available to buy.	Submit a plan of location and photos of elevation if available.	Height or aspect
	Two bird boxes with 32mm entrance holes.	See plan below	Installed on retained trees along the western boundary.
No	**Hedgerow**. Total new or restored length.	Submit plan of location.	Calculate number of each species using information in the guidance above. Ensure that you can easily purchase the species proposed.
No	**Tree/orchard planting**. Number of trees.	Submit planting plan.	Size of tree (at time of planting), species (full Latin name) and any proposed protection measures.
Yes	**Wildflower grassland** (area in m2).	Submit plan of location.	Species mix and site preparation details. Confirm that appropriate management is achievable.
	~20m2 area to the west of the new access track, adjacent to the western boundary hedge. The wildflower mix should supplement existing grass within the lawn, or if ground left bare post-construction, can be sown in conjunction with a grass seed mix.	See plan below	Wildflower mix can include, but not limited to: White Clover *Trifolium repens,* Ribwort Plantain *Plantago lanceolata,* Common Knapweed *Centurea nigra,* Lady's Bedstraw *Galium verum,* Oxeye Daisy *Leucanthemum vulgare,* Meadow Buttercup *Ranunculus acris,* etc. Such as those found in Emorsgate EL1F mixture (sown on top of lawn) or EL1 (sown on bare ground), or similar. Prepare the ground for sowing in late summer by cutting and create gaps either with harrows or by raking (aiming to create around 50% bare soil). Sow in the autumn. The seed must be surface sown.

No	**Pollinator shrub planting**. Area in m2.	Submit plan of location.	Species proposed (latin names)
No	**Wildlife ponds**. Number of.	Submit plan to scale including cross-section.	Details on lining or any proposed planting.
Yes	**Hibernacula.** Number of.	Submit plan of location.	Brief description of materials proposed.
	One in northwest corner of garden.	See plan below	Designate area to dispose of garden waste/leaf litter/logs/rocks with garden. Can be used to retain some garden materials due to be removed during construction, e.g. paving slabs, wooden posts, etc.
Yes	**Any other measures.**		
	Two holes in western boundary fence line, at ground height, approximately 10cm x 10cm to provide animal access into and out of the Site, including hedgehogs and amphibians.	See plan below	Holes to be agreed with landowner and neighbours prior to installation. Location may change as required.

6. Management and maintenance.

Any information on the long-term management and maintenance of the enhancements.

A yearly check of the mitigation and enhancement measures will take place for 5 years, by the landowner; Mr Andy Burgess. This check will include the replacement of any dead trees within the hedges, replenish woodchip mulch and watering newly planted trees, where necessary, and checking the condition/replacing of bird boxes to ensure they are fit for purpose.

Wildflower grassland: After sowing, continue mowing as needed, aiming to keep the grass short (25-40mm). Continue with regular mowing in the first and second year to keep the sward short. This ensures that for the two years, the perennial plants establish a good root system and ensures meadow establishment in the long term. Mowing may be suspended or relaxed for periods of 4-6 weeks in May – July to allow the flowers to bloom. Resume mowing once the flowering has gone over or when the grass growth gets too lush. Heavy quantities of cuttings should be collected and removed from the area in September.

7. Conclusion

Based on the information provided above, this development will result in a **Green Infrastructure and Net Biodiversity Benefits** upon completion.

8. Sketch plan (Insert plan showing the features of the development



9. Site photos (as required)



Northern boundary of Site and location of translocated/newly planted fruit trees.



Western boundary of Site and location of translocated/newly planted fruit trees and hedge to be infilled (green line).



The front garden and location of new access track (grey line), western hedge to be infilled (green line) and wildflower grassland area.