GREEN INFRASTRUCTURE STATEMENT

98 Jeffrey's Road, Wrexham, LL12 7PG

Proposed Conservatory to Side Elevation and New pitched roof to Garage and Porch Infill.

1. INTRODUCTION

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at 98 Jeffrey's Road, Wrexham, LL12 7PG and should be read in conjunction with the application documents.

1.2. The property is situated in an established residential location and sits on a modest plot of land, surrounded by other residential properties.

1.3. The front of the property features a low level wall, and a front garden laid to lawn and a driveway. Existing vegetation includes lawned areas, small shrubs, hedges and boundary fencing. No trees, hedges or shrubbery are proposed to be removed as part of the development.

1.4. Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. This statement is therefore considered to have been prepared in a proportionate manner to the modest scale of the proposed residential extensions.

2. PROPOSED WORKS

2.1. The proposal is construct a new conservatory on the side elevation, utilizing part of an existing garden wall. The existing flat roof over the garage is to be replaced with a new pitched roof, similar to the neighbouring property. The proposed pitched roof will encompass an existing small side area, forming a new enclosed porch entrance to the property.

2.2. Local contractors will be appointed where feasible, and materials will be sourced from North Wales /North West UK based manufacturers to reduce transport-related emissions.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancement measures proposed consist of:

• Planters with pollinator-friendly species (e.g., lavender, sedum, and herbs) in the front and rear gardens.

• Climbing plants (e.g., honeysuckle or ivy) will be encouraged along boundary walls or fences to provide vertical habitat.

• Additional bird and insect-friendly planting will be introduced in rear garden borders.

3.2. These enhancements aim to maintain and improve green infrastructure value at the site, despite the minor scale of the physical works.

4. SUMMARY

4.1. We trust the above green infrastructure statement meets with the Local Planning Authority's acceptance and approval.