Green Infrastructure Statement

Address: 16 Maes Madoc, Acrefair, LL14 3HT
Proposal: Single-storey rear extension, internal alterations, demolition of side outhouse, and installation of first-floor side window

---

1. Introduction

This Green Infrastructure Statement has been prepared in support of a householder planning application at 16 Maes Madoc, Acrefair. The statement outlines how the proposed development will contribute positively to the principles of green infrastructure and biodiversity enhancement in accordance with **Planning Policy Wales (Edition 12)**, **TAN 5: Nature Conservation and Planning**, and the **Environment (Wales) Act 2016**.

---

2. Site Context

The property is a two-storey dwelling located within an established residential area of Acrefair. The site includes a rear and front garden.

The proposed works will replace an existing rear conservatory, which currently offers no ecological or green infrastructure value, with a single-storey extension of similar footprint. The outhouse to the side of the property will be demolished. Other works include layout improvements, and a new window will be installed at first-floor level in the side elevation.

The site is entirely domestic in character, with no evidence of notable habitats or protected species.

---

3. Green Infrastructure Considerations

The proposal is small in scale and confined to areas of existing built form and hardstanding, meaning there will be no loss of garden space, trees, or vegetated areas. The design therefore has **negligible ecological impact** and will not affect local drainage or green infrastructure connectivity.

Nonetheless, the applicant recognises the importance of contributing to wider green infrastructure objectives. Simple measures will be incorporated to achieve a measurable ecological gain, as detailed below.

---

4. Biodiversity Enhancement Measures

To deliver an ecological enhancement proportionate to the scale of development, the following measures will be implemented:

- **Installation of a bird nesting box** on a suitable north- or east-facing elevation of the dwelling, positioned at least 2 metres above ground level and away from external lighting and regular disturbance.

Theis will enhance opportunities for local wildlife and contribute to local biodiversity targets in accordance with Section 6 of the Environment (Wales) Act 2016.

5. Conclusion

The proposed development at 16 Maes Madoc, Acrefair, is modest in scale and limited to existing developed areas of the property. It will have no adverse impact on existing green infrastructure or ecological features.

The inclusion of a bird nesting box provides a proportionate and meaningful enhancement, ensuring the proposal accords with the objectives of:

- **Section 6 Duty of the Environment (Wales) Act 2016**;
- **Planning Policy Wales (Edition 12)**; and
- **TAN 5: Nature Conservation and Planning**.

Accordingly, the proposal supports sustainable development principles and contributes positively to biodiversity and green infrastructure enhancement at the property level.