GREEN INFRASTRUCTURE STATEMENT

Bronydd, Quarry Road, Glyn Ceiriog, Llangollen, LL20 7DA

Proposed single-storey side extension to an existing detached residential dwelling.

1. INTRODUCTION

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at Bronydd, Quarry Road, Glyn Ceiriog, Llangollen, LL20 7DA and should be read in conjunction with the application documents, including the pre-application advice response (ENQ/2025/0250).

1.2. The property occupies a generous rural plot located just outside the settlement boundary of Glyn Ceiriog, within a small cluster of dwellings. The surrounding area is defined by mature vegetation, stone boundary walls, and woodland and countryside in close proximity.

1.3. The existing garden comprises grassed areas, ornamental and native planting, and established hedgerows. There are no trees or landscape features directly affected by the proposed development.

1.4. In line with Planning Policy Wales Edition 12 (February 2024, Chapter 6), this statement is proportionate to the modest scale of the proposal and demonstrates how the scheme will maintain and enhance green infrastructure and biodiversity in accordance with Policy PS11 (Biodiversity) of the Wrexham UDP.

2. PROPOSED WORKS

2.1. The proposal is for a single-storey side extension to provide additional living accommodation. The extension is subordinate in scale and design to the existing dwelling and will occupy a small area of existing lawn.

2.2. The proposed extension will not require the removal of any existing trees or hedgerows. Boundary planting and open garden areas will be fully retained.

2.3. Construction materials will match the existing dwelling and will, where possible, be sourced from local suppliers to reduce transport-related emissions. Local contractors will be appointed where practicable.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. The following biodiversity and green infrastructure enhancement measures will be incorporated as part of the development:

• Reinforce existing hedgerows with native species such as hawthorn, holly, hazel and field maple.

• Introduce nectar-rich planting (e.g. lavender, foxglove, campion, primrose) to support pollinators.

• Install one integrated bat brick and one bird box on the gable elevation of the extension.

• Ensure any new hard surfaces are permeable and direct runoff to a small rain garden or soakaway area.

3.2. These measures will maintain and enhance the site's contribution to local biodiversity networks, providing nesting, foraging and movement opportunities for wildlife consistent with the duty to deliver a Net Biodiversity Benefit.

4. SUMMARY

4.1. The proposed development will not result in any loss of existing green infrastructure and will enhance the site's ecological value through targeted biodiversity measures.

4.2. The proposal therefore accords with Planning Policy Wales (Edition 12), Future Wales 2040, and Wrexham UDP policies GDP1, PS11, and EC5.

4.3. We trust the above Green Infrastructure Statement meets with the Local Planning Authority's acceptance and approval.