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GREEN INFRASTRUCTURE STATEMENT

Decarbonisation works to improve building fabric to include installation of external wall insulation, air source heat pumps and associated works at Thomas Court, Wrexham, LL13 8QN.



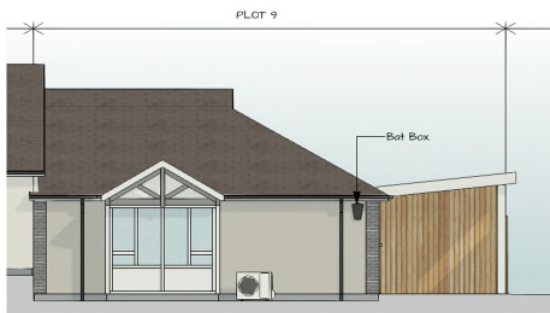
Planning Policy Wales (PPW12) requires that a Green Infrastructure Statement is required on all developments. It should show that development has a net benefit to biodiversity and green infrastructure. This information is not appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process. It should describe how the green infrastructure of a site (trees, hedges, and SuDS etc.) has been incorporated into the development proposal.

In accordance with new Welsh Government guidelines this Green Infrastructure Statement has been prepared to accompany a planning application at Thomas Court, Wrexham, LL13 8QN, for decarbonisation works to improve building fabric; to include installation of external wall insulation, air source heat pumps and associated works (Optimised RetroFit Programme 3 Funded).

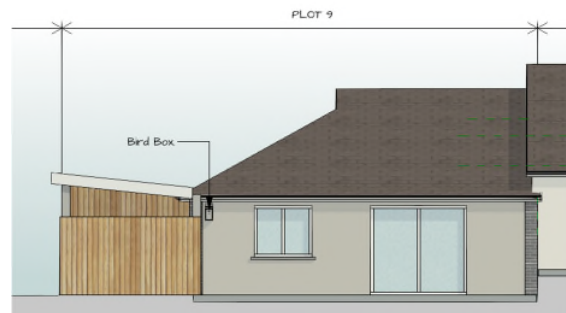
The site itself is accessible via Monger Road, a road which has direct access onto the main public Highway A525, which runs directly through the centre of Wrexham. The sloping site accommodates a total of 31 units, including combinations of both single and two-storey dwellings forming semi-detached units throughout.

Due to the nature of this scheme, there will be no harmful impact on any biodiversity features within the site as works will only be undertaken to the external envelope of the dwelling along with the inclusion of an air source heat pump.

In terms of enhancing the biodiversity features of the site, as part of the proposal, a Bat box will be fixed to the southern elevation to its' highest possible location and away from any windows and doors. Additionally, there will be a bird box fitted to the rear elevation of the house. These enhancements are shown on the attached drawing and should be read in conjunction with this document.



Position of proposed Bat Box.



Position of proposed Bird Box.

To conclude, due to the nature of the scheme and the limited harmful impact on any green areas within the proposed development site, in our opinion, no further enhancements are necessary.