Green Infrastructure Statement

Application Ref: P/2025/0672

Proposal: Conversion of dwelling into 2 dwellings including demolition of conservatory, installation of two external metal staircases and railings, erection of timber bin stores, removal of rear boundary wall to form new driveway, provision of 4 parking spaces, permeable paving and hard-bound shared driveway, new French doors, window alterations and other external changes.

Address: Broad Oak High Street, Glyn Ceiriog, Llangollen , LL20 7EH

LPA: Wrexham County Borough Council

Baseline Green Infrastructure & Site Description

The site currently comprises a single residential dwelling with front and rear gardens containing lawn, shrubs, three small/medium trees (to be removed), boundary fencing/walls, and domestic hardstanding.

Key baseline features:

- Three existing trees within the rear garden, providing modest ecological value for birds and invertebrates — all proposed to be removed due to the new access and parking works.
- Rear garden areas of approx. 141.7 m^2 (House 1) and 111.9 m^2 (House 2) once subdivided.
- Existing boundary walls/fences, including a rear boundary wall now to be removed to accommodate the new driveway.
- Existing amenity grassland and small shrub beds.

The site sits within a residential area that contains gardens and street trees forming a small but functional suburban ecological network. The rear gardens act as permeable, green spaces that contribute to biodiversity and drainage.

Description of Proposed Development Affecting Green Infrastructure

- Removal of 3 existing trees to facilitate new vehicular access and parking.
- Formation of 4 new car parking spaces (2 per dwelling), each 2.5m × 5m.
- Construction of a hard-bound shared driveway surface with ACO drainage at the boundary.

- Installation of two new external metal staircases at the rear to provide direct garden and parking access.
- New French doors on each dwelling opening onto rear terrace areas.
- Proposed railings to separate the roof terrace and rear staircases.
- Timber bin stores for each dwelling accommodating:
- 1 × general waste bi
- 1× recycling bin
- 1 × garden waste bin
- Water-permeable paths and paving across the rear gardens.

These items introduce structural elements and additional hard surfaces but also provide opportunities for integrated green infrastructure improvements.

Potential Impacts on Existing Green Infrastructure

Direct impacts

- Loss of three trees, reducing vertical structure and bird/invertebrate habitat.
- Replacement of green areas with hard-bound driveway surfacing.
- Increase in pedestrian structures (metal staircases and terrace railings).

Indirect impact

- Potential disturbance to garden soil structure during construction.
- Increased lighting from new access points (to be controlled via downward-facing, low-level luminaires).
- Increased car use and garden subdivision which may slightly alter wildlife movement.

Mitigation Hierarchy Application

Avoid

- Majority of rear garden retained (over 250 m^2 combined).
- All boundary hedges and shrub beds retained.
- Permeable paving minimises loss of natural infiltration.

Minimise

- Construction to avoid bird nesting season where vegetation is disturbed.

- Staircase footings and bin stores positioned to avoid main root zones of retained shrubs.
- Lighting strategy minimises ecological disturbance (no upwards spill).

Mitigate

To compensate for tree removal and hardstanding expansion:

- Creation of pollinator-friendly wildflower planting areas.
- Installation of bird boxes, bat box(es), and an insect habitat, if required.
- Retention and enhancement of boundary vegetation.
- Increased soft-landscaping incorporated around parking and pathway edges.

Compensate

If planting areas must be minorly reduced during construction, additional shrub/hedge planting will be added along the garden perimeters, if required.

Green Infrastructure Enhancements (Finalised Scheme)

Soft Landscaping

- Native hedgerow enhancements: Hawthorn, field maple, dogwood, spindle, or rose.
- Pollinator-friendly planting beds: ~20 m^2 per garden using native wildflower mixes.

Habitat Features

- 1 bird box per dwelling (2 total) , if required.
- 1 bat box positioned on north/east elevation, if required.
- Insect/bug hotel located near shaded shrub border, if required.

Drainage / SuDS

- Water-permeable paving for all garden paths.
- Hard-bound driveway supported by ACO drain to manage runoff towards controlled drainage.

Garden Management

- Minimal use of pesticides.
- Retention of some deadwood for invertebrates.
- Hedge trimming restricted to outside nesting season.

Conclusion

With the above mitigation and enhancement measures, the development maintains and strengthens green infrastructure, replacing lost tree cover and increasing habitat diversity. Despite necessary hardstanding increases, the scheme delivers a net improvement in ecological connectivity and complies with PPW12 and Section 6 of the Environment (Wales) ct 2016.