GREEN INFRASTRUCTURE STATEMENT

Application Site: 110 High Street, Cefn Mawr, Wrexham LL14 3BY
Proposal: Upgrade works including window replacement, new window to front elevation, replacement of lean-to roof, and rationalisation of the rear garden area with new external access stair, raised decking and garden room.
Applicant: Kevin & Jason Bennett
Agent: Speaks Design Services Ltd (CIAT Chartered Practice)

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1. Introduction

This Green Infrastructure Statement supports the planning application for 110 High Street, Cefn Mawr, located within the Cefn Mawr Conservation Area. It demonstrates how the proposed development contributes positively to the wider network of green infrastructure, as defined in Planning Policy Wales (Edition 12) and Wrexham's Local Development Plan (2013–2028).

The proposal seeks to restore and enhance the existing property while incorporating landscape, biodiversity, and environmental measures that respect and reinforce the character of the Conservation Area.

2. Existing Site & Context

The property includes a small rear garden enclosed by stone boundary walls, containing overgrown vegetation and a dilapidated outbuilding.
Although the plot is modest, it provides opportunities to enhance biodiversity and green infrastructure through sensitive landscape management and planting.

Existing natural features include:

- Mature boundary vegetation along rear and side boundaries.
- Self-seeded planting providing some biodiversity value.
- Stone boundary walls forming part of the Conservation Area's character.

3. Proposed Green Infrastructure Enhancements

The following measures are proposed to strengthen green infrastructure value at the site:

3.1. Biodiversity Enhancement

- Introduction of native and wildlife-friendly planting within the garden area, including species such as hawthorn, holly, lavender, and foxglove.

- Creation of pollinator-friendly planting beds and low-maintenance perennials to encourage bees and butterflies.
- Incorporation of bird boxes and insect habitats within the new garden structure or boundary walls.

3.2. Sustainable Drainage (SuDS)

- Use of permeable surfacing for decking foundations and paths to support natural drainage.
- Connection of roof water to an above-ground water butt for re-use in garden irrigation, reducing pressure on drainage networks.
- Incorporation of soft landscaping and planting beds to slow runoff and enhance infiltration.

3.3. Landscape Character & Setting

- Retention and repair of existing stone boundary walls, preserving enclosure and historic structure.
- Removal of the dilapidated outbuilding and replacement with a sensitively designed garden room and decking, allowing re-establishment of planting and improving green amenity space.
- Planting to be designed to complement the local landscape character of Cefn Mawr, using species appropriate to traditional cottage gardens.

3.4. Climate & Sustainability

- All new materials to be responsibly sourced and recyclable where possible.
- Energy-efficient construction methods (e.g. insulation and modern glazing) will reduce carbon footprint and contribute to long-term sustainability.
- Planting layout designed to maximise summer shading and air quality benefits.

4. Maintenance & Long-Term Management

The applicant will maintain the garden and planted areas through:

- Seasonal pruning and weeding to promote biodiversity.
- Retention of pollinator planting and replacement on a like-for-like basis if lost.
- Regular inspection of bird boxes and wildlife features.

This will ensure the long-term environmental benefits are maintained and contribute to Wrexham's wider green infrastructure network.

5. Conclusion

The proposed works at 110 High Street, Cefn Mawr, deliver measurable green infrastructure and biodiversity gains consistent with local and national policy.

Through the introduction of native planting, wildlife habitats, sustainable drainage measures, and the retention of traditional landscape features, the development will:

- Enhance the ecological and visual quality of the site;
- Improve surface-water management and climate resilience;
- Contribute positively to the character and setting of the Conservation Area; and
- Support Wrexham's green infrastructure strategy and policy NE3.

Accordingly, the proposal is fully compliant with PPW, TAN 12, the Wrexham LDP, and the Cefn Mawr Conservation Area Management Plan, and represents an environmentally responsible and heritage-sensitive improvement.