GREEN INFRASTRUCTURE STATEMENT

APPLICATION

Type of Application
Full Planning & Listed Building Consent

Location of Proposed Development
Douglas House, Church Street, Pen Y Cae, Wrexham, LL14 2RL

Description of Proposed Development
Erection of a single storey fitness room within the curtilage of Grade 2 listed building.

Date of Preparation
09/02/2026

Date of Any Amendments
N/A

Applicant
Mr & Mrs M Davies

Agent
David Corran



1.00 INTRODUCTION

This Green Infrastructure Statement is submitted in support of a planning application for the addition of single storey fitness room within the curtilage of Grade 2 listed building and has been prepared in accordance with the revised Chapter 6 in Planning Policy Wales Edition 12 (February 2024).

2.00 THE SITE

The site is currently a private dwelling house and is a listed asset under CADW ref 22504.

The site extends to approximately 1.5 Acres in area.

Established hedgerows form borders of the site.

The majority of the site is laid to lawn with a hardstanding forming vehicular access and a patio area to the rear of the dwelling. The proposals are intended to be built on a current disused vegetable patch green house site.

There are no mature trees withing the application site that would be affected by the works.

3.00 THE PROPOSALS

Chapter 6 of Planning Policy Wales sets out the policies to support 'Distinctive and Natural Places'. 6.0.1.

The Distinctive and Natural Places theme of planning policy topics covers historic environment, landscape, biodiversity and habitats, coastal characteristics, air quality, soundscape, water services, flooding and other environmental (surface and sub-surface) risks. Where reasonably practical the proposed will provide a number of Green Infrastructure enhancement opportunities.

Where practical these elements have been considered as part of the design proposals to support same.

David CORRAN. Dyffryn Coediog – Pool Park – Ruthin – LL15 2LN.
e. dcorran@googlemail.com
t. 07977 189 883

4.00 ECOLOGY

The area provides potential foraging habitat and as such features to support birds will be incorporated into the surrounding garden of the proposal site such as feeders and bird boxes.

No current supportive ecology areas are proposed to be altered as part of the design as the proposals sit on current hardstanding land at the rear of the property.

5.00 GREEN ELEMENTS

The design achieves the required Welsh Building Regulations for thermal efficiency for ancillary accommodation. It is considered other green building elements such as photo voltaic panels are inappropriate to incorporate due to the listed nature of the buildings setting.

6.00 CONCLUSION

The proposals are neutral in terms of impact on green infrastructure and are only minor in scale and proposed only as an improvement in current housing needs of the site.

David CORRAN. Dyffryn Coediog – Pool Park – Ruthin – LL15 2LN.
e. dcorran@googlemail.com
t. 07977 189 883