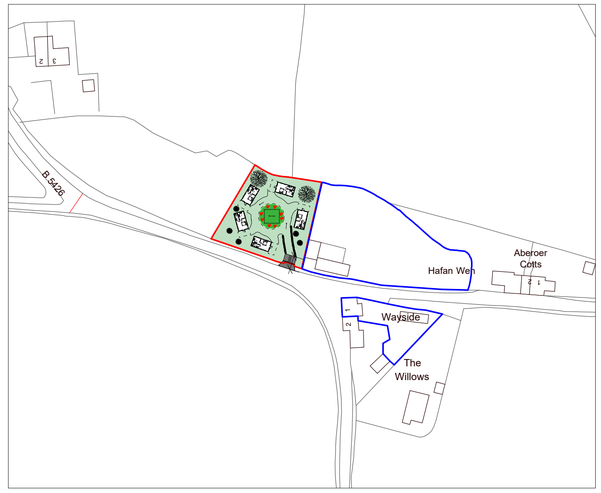
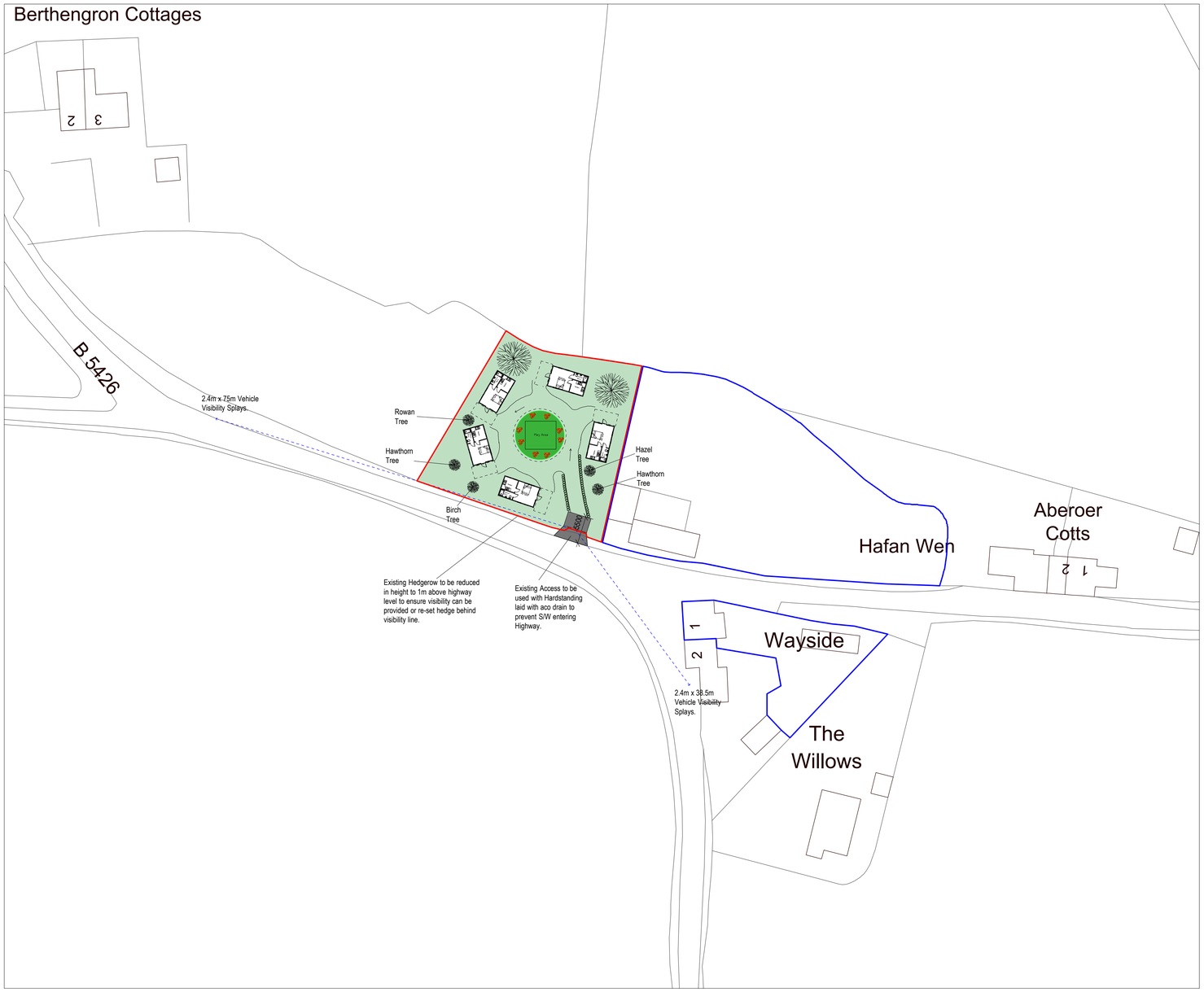
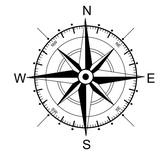


Location Plan 1:1250



Site Plan 1:500



Key

- Surrounding Buildings
- Application Site
- Land owned by applicant

Rev	Date	Detail	Initial

GREEN INFRASTRUCTURE STATEMENT

This Green Infrastructure Statement supports the proposal to develop a small number of eco-friendly holiday chalets on land adjacent to 1 Wayside, Aberoer. This statement documents how the proposed development will protect, enhance, and integrate natural features to promote biodiversity, landscape character and long-term environmental stewardship. The site currently comprises semi-improved grassland and hedgerow boundaries typical of the Aberoer rural landscape. The proposed development aims to sensitively incorporate chalets into the existing natural setting while delivering measurable environmental benefits.

The proposal is to protect and enhance existing natural features, including hedgerows, trees, and habitats and increase biodiversity net gain through creation of new habitat areas.

Mature hedgerows on site boundaries provide habitat for birds, insects and small mammals and are to be retained, the existing grassland area contains species typical of low-intensity agricultural land. Scattered shrubs and trees add to landscape character. These features will be retained and protected wherever possible.

The setting is rural and open, with views over agricultural land and rolling topography. Development will be limited to small-scale timber chalets to maintain this character.

Proposed Green Infrastructure Enhancements will deliver a minimum 10% biodiversity net gain through:

Creation of wildflower meadow using local seed mixes to a central focal point on the site, proposed planting of native tree species (e.g., hawthorn, rowan, birch, hazel) as illustrated on the site plan. Installation of bird boxes, & bat boxes, and insect hotels to be allowed for on site. Bird and bat boxes to be fitted to mature trees surrounding the site.

Formation of hedgerow surrounding the access route into the site will strengthen wildlife corridors.

Minimal hard surfacing is proposed only the formed access point off the highway is to be hardstanding to comply with highways recommendations; parking areas to use permeable materials such as EarthPress Grass Grids Heavy-Duty Driveway Reinforcement. This proposal for eco-friendly chalets adjacent to 1 Wayside, Aberoer integrates development with the local landscape and delivers significant enhancements to biodiversity, and environmental sustainability. The scheme aligns with local and national policies promoting rural tourism, green infrastructure, and climate-resilient development.

The project will result in a high-quality, low-impact holiday destination that enhances rather than detracts from the natural character of Aberoer.

Project:

Proposed Eco friendly chalets on land adjacent to no 1 Wayside, Aberoer, Wrexham LL14 4LG

Title:	Scale: (A2)
Planning: Site & Location Plan	1:500 & 1:1250
Drawn By: D.J.Edwards	Date: Oct 2025
Drawing No: A068/003	Sheet: 1 of 1

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