GREEN INFRASTRUCTURE STATEMENT

30 Richmond Road, Wrexham, LL12 8AB
Proposed Single Storey Rear Extension and Attached Garage

1. INTRODUCTION

This statement provides a Green Infrastructure Assessment for the proposed development at 30 Richmond Road, Wrexham, and should be read alongside the submitted planning documents.

The site comprises an existing detached residential dwelling located within an established residential area of Wrexham, characterised by similar properties set within private gardens. The dwelling features a rendered principal elevation and a well-defined rear garden space.

The rear garden is primarily laid to lawn with areas of hardstanding and boundary treatments, providing a moderate level of existing green infrastructure typical of suburban residential plots.

This statement is proportionate to the domestic scale of the proposed development and has been prepared in accordance with the guidance of Wrexham County Borough Council and national planning policy set out in Planning Policy Wales.

2. PROPOSED WORKS

The proposal seeks planning permission for the construction of a single storey rear extension and an attached single garage, together with minor alterations to the existing dwelling.

The proposed extension and garage occupy a modest footprint relative to the overall plot size and will not result in a significant loss of garden space or permeable surfaces. Adequate areas of soft landscaping will be retained within the rear garden.

The development has been designed to minimise environmental impact, including the use of materials to match the existing dwelling and the incorporation of energy-efficient elements such as high-performance glazing and rooflights to maximise natural daylight.

Sustainable construction practices will be employed where practicable, including responsible sourcing of materials and minimisation of construction waste.

3. BIODIVERSITY ENHANCEMENT MEASURES

The following biodiversity and green infrastructure enhancement measures are proposed:

- Introduction of pollinator-friendly planting within garden borders (e.g. native and nectar-rich species such as lavender, foxglove, and wildflowers)
- Retention of existing garden areas to preserve green cover and maintain habitat value
- Use of permeable materials for any new or replacement hardstanding areas, where feasible, to assist with sustainable drainage

These measures will provide a modest but meaningful enhancement to biodiversity on the site, contributing positively to the local ecological network.

4. POLICY CONTEXT AND SUMMARY

The proposed development accords with Policy SP23 (Green Infrastructure) of the Wrexham County Borough Council Local Development Plan, which seeks to protect, enhance, and manage green infrastructure assets. The proposal retains the majority of existing garden space and incorporates proportionate biodiversity enhancements appropriate to the scale of development.

In addition, the development aligns with the objectives of Planning Policy Wales, which promotes the maintenance and enhancement of biodiversity and ecological networks as part of sustainable development.

The proposal represents a small-scale and proportionate addition with limited impact on existing green infrastructure. The inclusion of biodiversity measures ensures a net positive contribution to ecological value.

The development is therefore considered to comply with both local and national green infrastructure policy objectives.