F2 ARCHITECTURAL DESIGN

Reference: 1001

Date: 01/05/2026

Revision: *

GREEN INFRASTRUCTURE STATEMENT

1.0 INTRODUCTION

This Green Infrastructure Statement has been prepared in support of a planning application for a proposed single-storey rear extension with a balcony over at Spring Lodge, Bowling Bank, Wrexham.

This statement has been prepared in accordance with the requirements of Planning Policy Wales (PPW, Edition 12 Chapter 6.2.12).

The proposed biodiversity enhancement measures are proportionate to the scale and nature of the development and are designed to deliver a net benefit for biodiversity in accordance with national and local planning policy.

2.0 SITE ASSESSMENT

The site is located within a rural setting in open countryside.

The property benefits from extensive, well-established domestic gardens to both the front and rear. See Appendix 1.

3.0 SITE ALTERATIONS AND IMPACT

The proposed rear extension will have minimal impact on existing green infrastructure. The development is located on an area of existing hardstanding, considered to be of negligible biodiversity value.

No trees, hedgerows, or significant vegetation will be removed as part of the development.

In accordance with the mitigation hierarchy set out in Planning Policy Wales, the proposal:

- Avoids impacts on higher value habitats;
- Minimises disturbance during construction; and
- Provides enhancement measures to secure a net benefit for biodiversity.

4.0 PROPOSED BIODIVERSITY ENHANCEMENT MEASURES

4.1 Bird Nesting Provision

- One Schwegler Birdhome 1MR woodcrete nest box will be installed.
- The box will be fixed to the southeast-facing elevation beneath the eaves at an approximate height of 4.5 metres above ground level to protect from weather.

4.2 Bat Habitat Provision

- One Beaumaris woodstone bat box (290 x 400 x 70 mm) will be installed.
- The box will be mounted on the southwest-facing rear gable elevation of the property at an approximate height of 5.5-6 metres above ground level.
- The bat box location will remain unlit and will not be directly illuminated by any external lighting.

Refer to Appendix 2 for bird and bat box location plan.

4.3 External Lighting

- Any new external lighting will be designed to minimise ecological impact.
- Lighting will be downward-directed and fitted with shields to reduce light spill.
- Warm white LED bulbs (<3000K) will be used.
- Lighting will be controlled via timers or motion sensors in accordance with Bat Conservation Trust guidance.
- Lighting design will ensure that bat enhancement features remain free from direct illumination.

5.0 TIMING OF IMPLEMENTATION AND MEASURES DURING WORKS

- All bird and bat boxes will be installed prior to completion of the extended dwelling.

6.0 MAINTENANCE

- Bird and bat boxes will be inspected annually for signs of damage or wear.
- Any damaged units will be repaired or replaced as necessary to ensure continued functionality.

7.0 SUMMARY

The scheme:

- Avoids impacts on existing green infrastructure;
- Retains all existing trees, hedgerows, and planting;
- Is located on land of low ecological value; and
- Incorporates proportionate biodiversity enhancements.

The provision of bird and bat boxes, together with sensitive lighting design, will deliver a net benefit for biodiversity and contribute positively to local ecological networks.

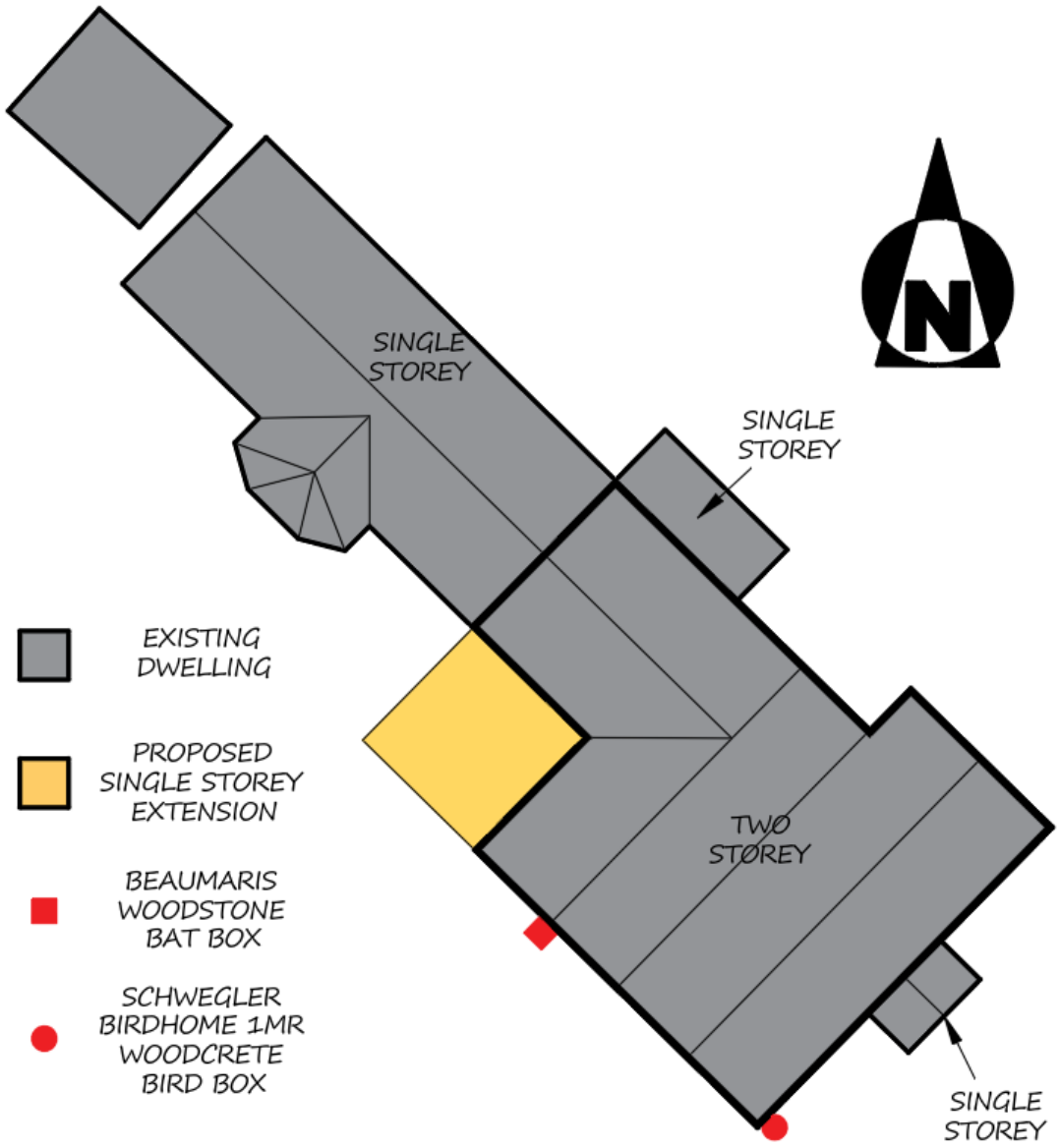
Overall, the proposal represents an appropriate, proportionate, and policy-compliant approach to green infrastructure and biodiversity enhancement for a development of this scale within the administrative area of Wrexham County Borough Council.

APPENDIX 1



Existing rear garden viewed from proposed extension location

APPENDIX 2



Proposed location of new bird and bat boxes