

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

Baseline Assessment of Existing Green Infrastructure
The application site is currently occupied by an existing, aged porta cabin used as a school staff room. The structure is situated entirely on an area of existing hardstanding which forms part of the active children's playground.
Existing GI Features: None. There are no trees, hedgerows, or grassed areas within the development footprint or immediately adjacent that will be affected by the replacement.
Ecological Value: The site is considered to have low-to-zero ecological value due to its current use and surface.

Application of the "Step-wise Approach"
In accordance with Planning Policy Wales (PPW12), the following steps have been taken:
Avoid: Impact on biodiversity has been avoided by utilizing the footprint of the existing structure, ensuring no new ground or green space is lost.
Minimise: The replacement structure is a modern, insulated timber frame, reducing environmental impact through sustainable material choice compared to standard porta cabins.
Mitigate: Mitigation for the loss of small grass verge will be provided as suggested below :-

Proposed Biodiversity Enhancements (Net Benefit)

To ensure a demonstrable net benefit for biodiversity, the following small-scale enhancements will be integrated into the new structure:
Bird box: Installation of one Woodcrete House Sparrow Terrace
bird box to be positioned on the existing school building with a clear flight path to the entrance as indicated on plan, positioned at least a minimum 3 metres above ground level, Facing North to South-East to avoid strong direct sunlight and prevailing wet winds in a sheltered location.

Pollinator Planting: While the site is hardstanding, the school will introduce three large robust timber planters designed to survive in a high-traffic environment near the proposed structure where grass verge has been removed. Minimum internal depth of 450mm to allow for healthy perennial root growth. FSC-certified heavy-duty timber (minimum 35mm thick). Each unit must have pre-drilled drainage holes (approx. 25mm diameter) and a 50mm base layer of gravel or crushed stone to prevent waterlogging. Substrate to be peat-free organic compost mixed with 20% horticultural grit for drainage.
Species Selection to provide a "Net Benefit," use nectar-rich plants to support local insect populations including :- Hardy Fuchsia (Fuchsia Magellancia)
California Lilac (Ceanothus "Victoria") Lavender (Lavandula angustifloia)
Japanese Spiraea (Spiraea japonica "Little Princess") Hebe.

Conclusion
The proposal replaces an inefficient temporary structure with a high-quality, sustainable timber alternative. By maintaining the existing footprint and adding permanent nesting opportunities and pollinator planting, the development delivers a clear net benefit to the local green infrastructure network.

PROPOSED FINISHES :-

Roof to be EDPM rubber roof finish.

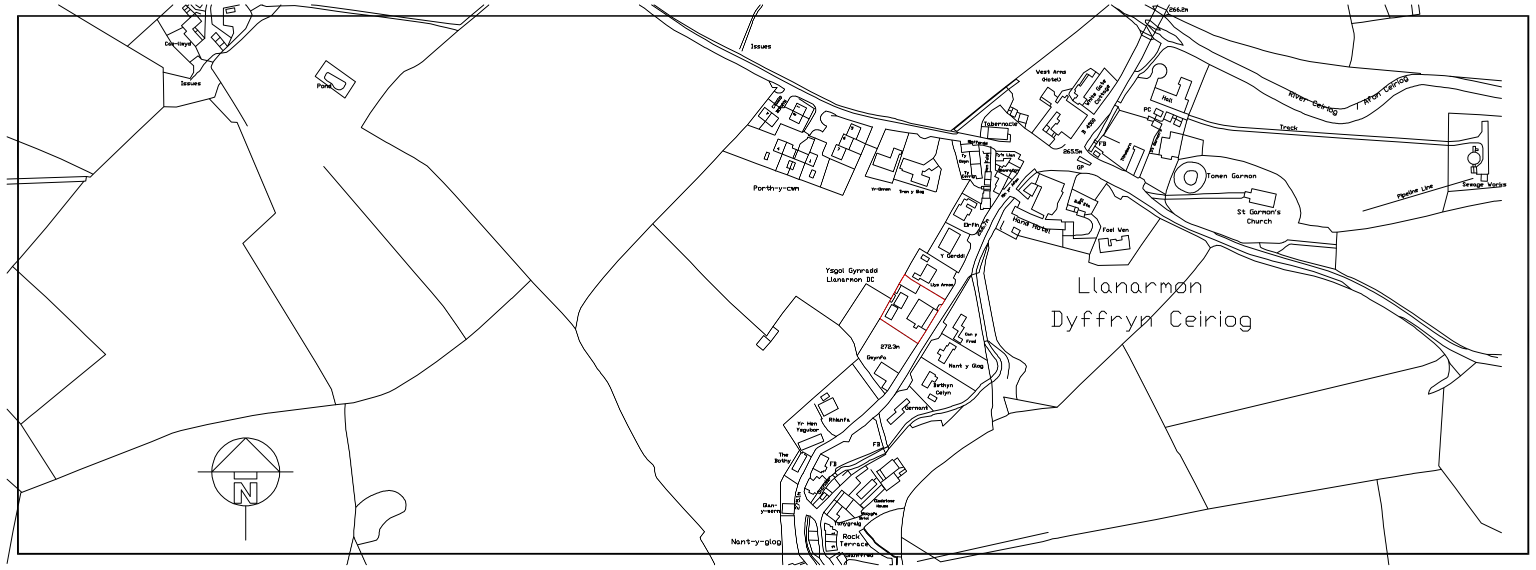
Walls to be Fibre Cement Click Cladding Boards - Wood Grain Finish colour to be Light Grey, by Cladco Profiles.

Fascias to be uPVC in white.

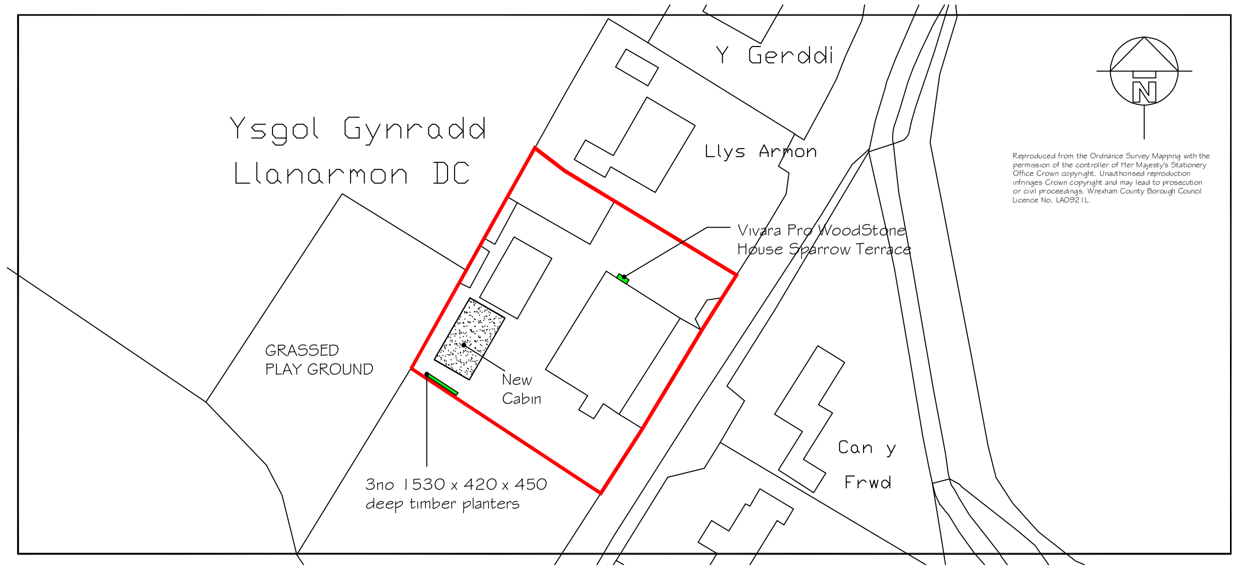
Rainwater goods, gutters and down pipes to be uPVC in black.

Windows & doors to be uPVC in white.

Blockwork below cladding to be painted Bdec Extra Flex Masonry Paint in Black

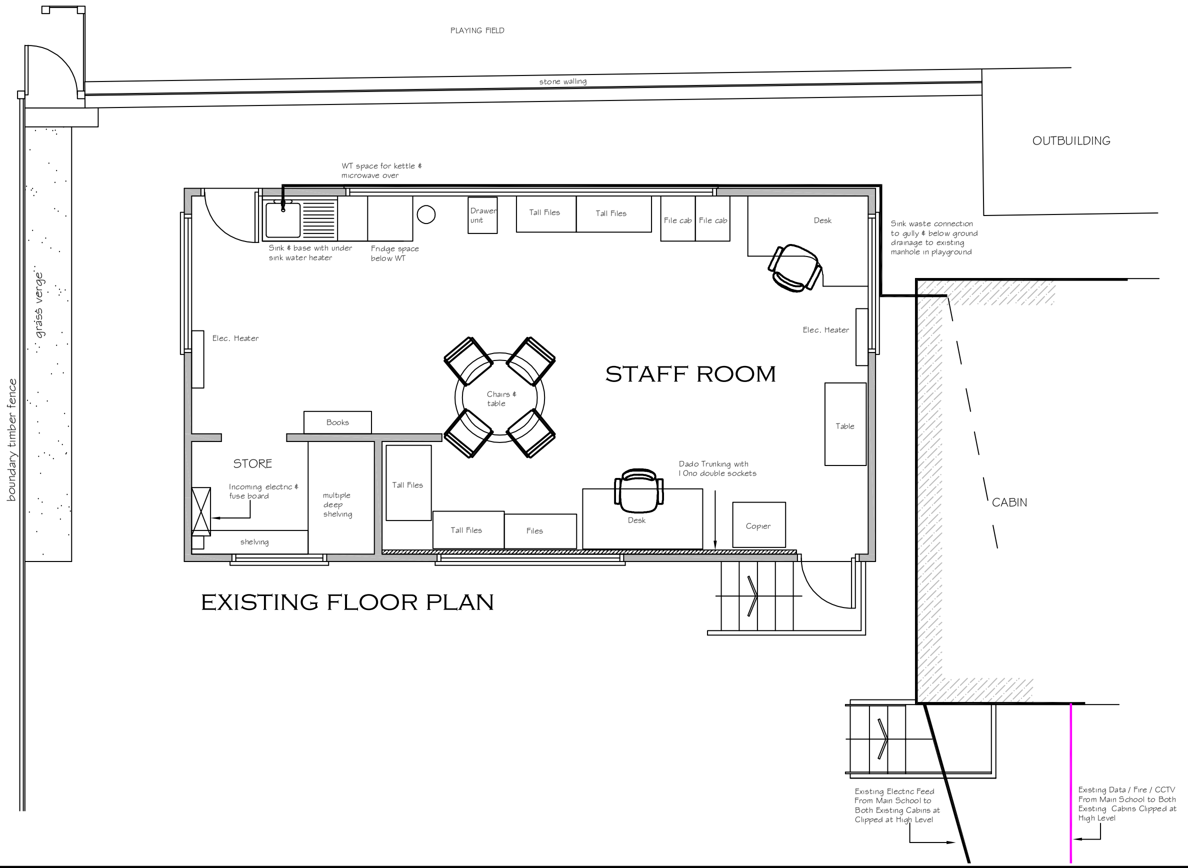


LOCATION PLAN 1:2500 SCALE AT A1

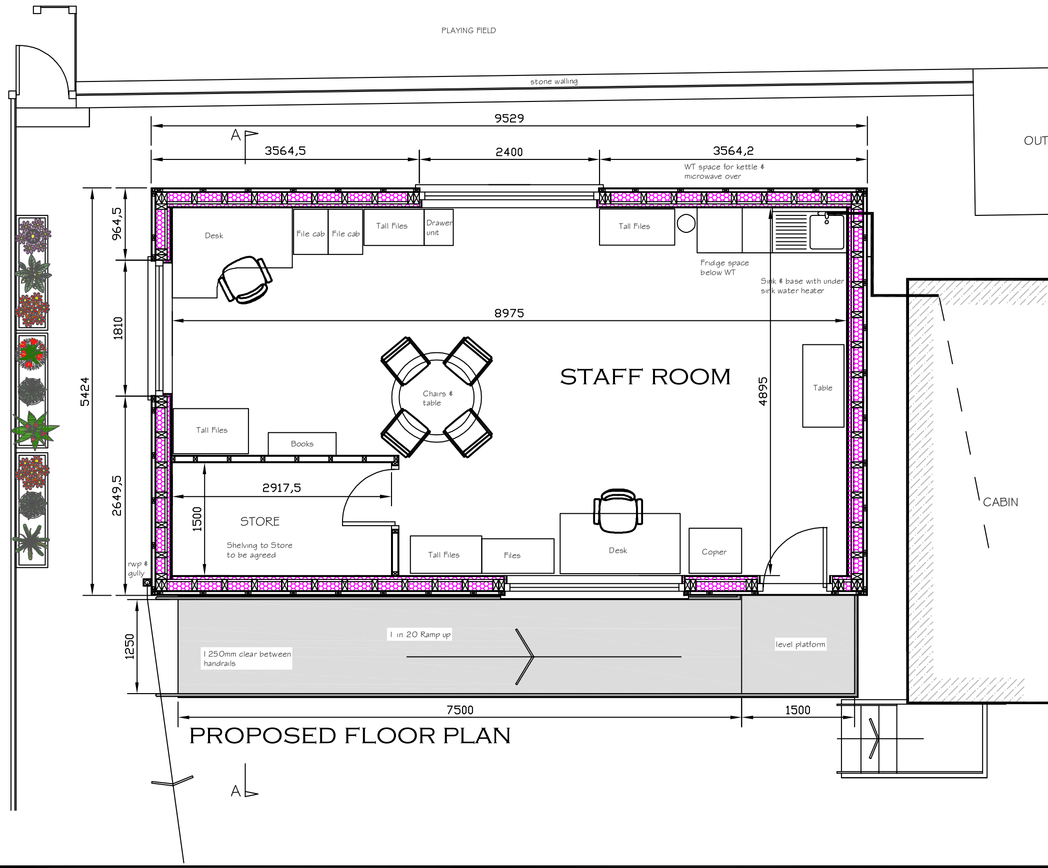


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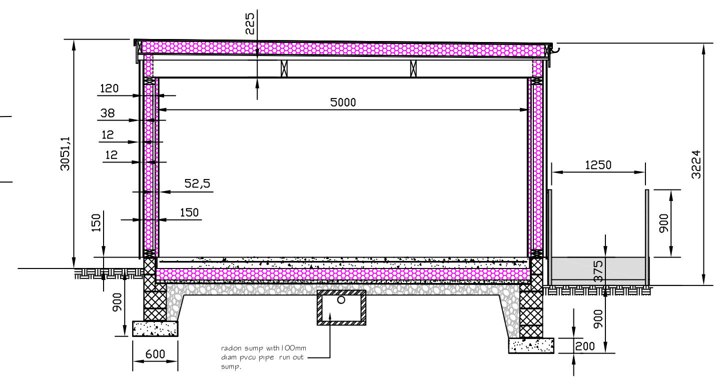
BLOCK PLAN 1:500 SCALE AT A1



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



SECTION A - A

WREXHAM COUNTY BOROUGH COUNCIL.

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Project: NEW STAFF ROOM OUTBUILDING AT YSGOL LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN		
Detail: EXISTING & PROPOSED FLOOR PLAN, ELEVATIONS & SECTION		
Drawn / Checked: P.M.W.	Date: APRIL 2026	AutoCad File Ref:
Scale: 1:50 AT A1 1:100 AT A1	Project No: PD 2026/01/P	Dwg No: / Rev: