GREEN INFRASTRUCTURE STATEMENT

TWO STOREY REAR EXTENSION

CHAPEL HOUSE, CHAPEL LANE, LLAY, WREXHAM, LL12 0PA

1. Purpose of the Statement

This Green Infrastructure (GI) Statement accompanies a householder planning application for a proposed two storey rear residential extension within Wrexham County Borough. It demonstrates how the proposal protects, enhances, and integrates Green Infrastructure in accordance with:

- Planning Policy Wales (PPW) Edition 12 – GI, placemaking, and ecosystem resilience
- Future Wales – The National Plan 2040
- TAN 5: Nature Conservation and Planning
- Wrexham Local Development Plan (emerging) and post-Nov 2023 NBB requirement
- Environment (Wales) Act 2016 – Section 6 Duty

The proposal is minor in scale but still requires clear demonstration of Net Benefit for Biodiversity and GI enhancement.

2. Site Context and Existing Green Infrastructure

Site Address: **Chapel House, Chapel Lane, Llay, Wrexham, LL12 0PA**

The site comprises a residential curtilage with private garden space, boundary hedgerows/fencing, and typical suburban vegetation.

No statutory or non-statutory ecological designations lie within the site boundary.

Existing GI assets include:

- Mixed garden planting (ornamental shrubs, lawn)
- Boundary vegetation providing habitat connectivity
- Permeable surfaces contributing to natural drainage
- Incidental habitat features (bird activity, pollinator use)

No trees requiring protection or removal are affected by the proposal.

3. Description of the Proposed Development

The application seeks permission for a domestic extension to provide improved living accommodation. The footprint is modest and located within previously developed residential

garden land. The proposal does not encroach into open countryside or ecologically sensitive land.

4. Green Infrastructure Principles Applied

The design has been developed to follow PPW's GI principles:

4.1 Safeguarding Existing Assets

- All existing boundary vegetation is retained.
- No trees or hedgerows are removed.
- Existing permeable surfaces are preserved where possible.

4.2 Enhancing Biodiversity and Ecosystem Resilience

The proposal incorporates targeted enhancements to deliver a Net Benefit for Biodiversity, proportionate to the scale of development. All products specified are high-durability Schwegler wood-crete units, widely accepted by ecologists and LPAs:

- Installation of two integrated bird boxes, specifically:
    - Schwegler 1B Nest Box (32 mm entrance) – suitable for blue tits, great tits, and general small passerines.
    - Schwegler 1SP Sparrow Terrace – multi-chamber terrace providing nesting opportunities for house sparrows.
- Installation of one integrated bat roost feature, specifically:
    - Schwegler 1FR Bat Tube – a recessed, maintenance-free integrated bat roost suitable for installation within new masonry.
- Introduction of pollinator-friendly planting within the garden, using native and nectar-rich species such as lavender, buddleia, hebe, and wildflower perennials.
- Replacement of any disturbed planting with native or wildlife-friendly species.
- Creation of a small log pile habitat in a quiet corner of the garden to support invertebrates and small fauna.

4.3 Water Management and SuDS Integration

In line with Welsh SuDS principles:

- Roof water from the extension will be directed to a water butt for reuse in garden irrigation.
- Overflow will discharge to existing drainage in accordance with SAB hierarchy.
- Permeable surfacing will be used for any new hardstanding areas.
- Site levels and landscaping ensure natural exceedance routing away from buildings.

4.4 Climate Resilience

- Increased planting improves shading, cooling, and carbon sequestration.
- Water reuse reduces demand on potable supply.
- Retained vegetation maintains microclimate stability.

5. Net Benefit for Biodiversity (NBB) Summary

Wrexham requires all applications to demonstrate NBB. This proposal achieves this through:

Category	Existing	Proposed Enhancement	Net Outcome
Habitat	Garden planting	Additional native and pollinator-friendly planting	Positive

Species	General garden species	Schwegler 1B, Schwegler 1SP, Schwegler 1FR Bat Tube, log pile	Positive
Water	Standard downpipes	Water butt + permeable surfaces	Positive
Connectivity	Boundary vegetation	Retained and supplemented	Positive

The enhancements exceed the ecological value of the small area of garden affected by the extension footprint.

6. Construction Phase Protection

- Vegetation retained and protected using temporary fencing.
- Materials stored on hardstanding to avoid soil compaction.
- Lighting minimised during works to avoid disturbance to wildlife.
- Any excavations covered overnight to prevent trapping fauna.

7. Long Term Maintenance

- New planting will be maintained for a minimum of five years.
- Bird and bat features will remain in situ for the lifetime of the development.
- Water butt will be used for routine garden watering, supporting sustainable water use.

8. Conclusion

The proposed residential extension has been designed to protect existing Green Infrastructure, enhance biodiversity, and deliver a measurable Net Benefit for Biodiversity, fully aligning with PPW, TAN 5, and Wrexham's post-2023 GI and NBB requirements.

The development is small in scale, located on previously developed garden land, and incorporates proportionate, meaningful ecological enhancements. The proposal therefore complies with national and local policy expectations for Green Infrastructure and biodiversity enhancement.