GREEN INFRASTRUCTURE STATEMENT

Cae Hovah, Wern, Bersham,Wrexham, LL14 4LU

Alterations to roof, two storey rear extension

1. INTRODUCTION.

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at Cae Hovah, Wern, Bersham, Wrexham, LL14 4LU and should be read in conjunction with the application documents.

1.2. The property is situated in a rural location and sits on a fairly large garden plot close by to other residential properties and intensively farmed fields.

1.3. The site is outside of settlement limits, and adjacent to but not within the Special Landscape Area. The site is not in the Green Barrier. The site is not within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4. The existing garden area of the dwelling to the rear is hardstanding used for parking and patio area, and further to the rear the garden is laid to lawn.

1.5. Guidance stipulates that this statement of green infrastructure should be proportionate to the scale of a development proposal. The proposal is for alterations to an existing residential building. This statement is therefore considered to have been prepared in a proportionate manner to the modest scale of the proposed development.

2. PROPOSED WORKS

2.1. The alterations are required to reconfigure and increase the living accommodation to be suited to modern family living for the occupants.

2.2. The proposed extension will insert new windows in keeping with the existing fenestration. The walls and roof will be finished in materials to match existing. The two storey extension will be built on the existing patio area across the rear of the

property.

2.3. In order to reduce pollution, local Contractors will be appointed where possible, and within reason, construction materials will be from North Wales/ UK based manufacturers.

2.4. Efforts will be made to improve the sustainability of the whole building, through the introduction of modern insulation and energy efficient internal fittings.

3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

- 1 no. integrated bat brick or bat box installed in suitable location to be installed on site.
- 1 no. bird box installed in suitable location to be installed on site.

3.2. As there is very little disturbance to the green infrastructure on or surrounding the site, the above biodiversity enhancement measures offer a net benefit for biodiversity of the site.

4. SUMMARY

4.1. We trust the above green infrastructure statement meets with the Local Planning Authority's acceptance and approval.