GREEN INFRASTRUCTURE & NET BIODIVERSITY BENEFIT STATEMENT

Proposed Two-Storey Side Extension
53 Melyd Avenue, Johnstown, Wrexham, LL14 2TB

Prepared by: Speaks Design Services Ltd
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1. Introduction

This Green Infrastructure and Net Biodiversity Benefit Statement has been prepared in support of the Householder Planning Application for the proposed two-storey side extension at 53 Melyd Avenue, Johnstown, Wrexham.

The statement has been prepared in response to the requirements of Planning Policy Wales Edition 12 (PPW), including the requirement for development proposals to consider existing green infrastructure and demonstrate that provision has been made to achieve a Net Benefit for Biodiversity (NBB).

The level of detail provided is considered proportionate to the nature and scale of the proposed householder development.

2. Existing Green Infrastructure

The application site comprises an established semi-detached residential dwelling occupying a corner plot of approximately 411m² within an established residential area.

The existing green infrastructure associated with the site principally comprises the private domestic garden and associated soft landscaped areas surrounding the dwelling. These areas contribute to the general network of domestic gardens and green spaces within the surrounding residential area and provide opportunities for common garden wildlife.

There are no significant changes proposed to the wider garden or landscaped areas as part of the development.

3. Impact of the Proposed Development

The proposal comprises the removal of the existing single-storey side element and construction of a replacement two-storey side extension.

The development is concentrated immediately adjacent to the existing dwelling and makes efficient use of an established residential plot. The majority of the existing garden and soft landscaped areas will remain unaffected by the proposal and will continue to function as private domestic garden.

The proposal therefore avoids unnecessary disturbance to the wider garden and retains the principal existing green infrastructure associated with the site.

4. Step-Wise Approach

In accordance with the principles of Planning Policy Wales, consideration has been given to the step-wise approach to biodiversity.

Avoid: The development is located immediately adjacent to the existing dwelling and partly replaces an existing built element, avoiding unnecessary development within the wider garden.

Minimise: The development footprint has been confined to the area necessary to provide the proposed residential accommodation. The wider garden and existing soft landscaped areas are retained.

Mitigate: No significant adverse effects upon existing habitats or green infrastructure have been identified which would require specific ecological mitigation as part of this proportionate householder development.

Enhance: Notwithstanding the limited ecological impact of the proposal, a permanent bird nesting feature will be installed to provide an additional habitat opportunity and deliver a demonstrable biodiversity enhancement.

As the existing green infrastructure can largely be retained and enhancement can be achieved within the application site, off-site compensation is not considered necessary.

5. Net Biodiversity Benefit

To provide a tangible Net Biodiversity Benefit, the development will incorporate the following permanent biodiversity enhancement:

- 1 no. Schwegler 1B Nest Box with 32mm entrance hole (Order No. 00 102/3), or an equivalent nest box providing comparable ecological performance.

The nest box will be securely installed at a suitable high-level location on the dwelling or proposed extension, in a sheltered position away from areas of regular disturbance and direct artificial illumination.

The final precise position will be selected having regard to the completed building, orientation and surrounding features to provide a suitable nesting environment and ensure that the box remains unobstructed and available for use by nesting birds.

The Schwegler 1B is a durable woodcrete nesting box designed to provide nesting opportunities for a range of common cavity-nesting garden birds. The provision will remain in place for the lifetime of the development and therefore represents a permanent enhancement to the biodiversity value of the site.

The retained domestic garden and soft landscaped areas will continue to provide additional habitat and foraging opportunities for birds, insects and other common garden wildlife.

6. Green Infrastructure

The proposal adopts a proportionate approach to green infrastructure appropriate to a small-scale residential extension.

Existing garden and soft landscaped areas outside the development footprint will predominantly be retained, thereby maintaining the established green infrastructure associated with the property and its contribution to the wider network of residential gardens within the locality.

The retention of these areas, combined with the permanent nesting provision proposed as part of the development, will ensure that the site continues to provide green infrastructure and ecological value following completion of the works.

7. Conclusion

The proposed development relates to an established residential property and has been designed to minimise its impact upon the existing garden and green infrastructure.

The majority of the existing soft landscaped garden will be retained and the development does not result in the loss of any identified significant ecological feature.

In addition to retaining the existing green infrastructure, a permanent Schwegler 1B bird nesting box will be provided at a suitable high-level location on the dwelling or proposed extension. This will introduce an additional nesting opportunity that does not presently form part of the proposal and will provide a permanent biodiversity enhancement.

The combination of retaining existing green infrastructure, minimising disturbance to the wider garden and introducing permanent nesting provision represents a proportionate and demonstrable Net Biodiversity Benefit appropriate to the nature and scale of this householder development and accords with the principles of Planning Policy Wales Edition 12.