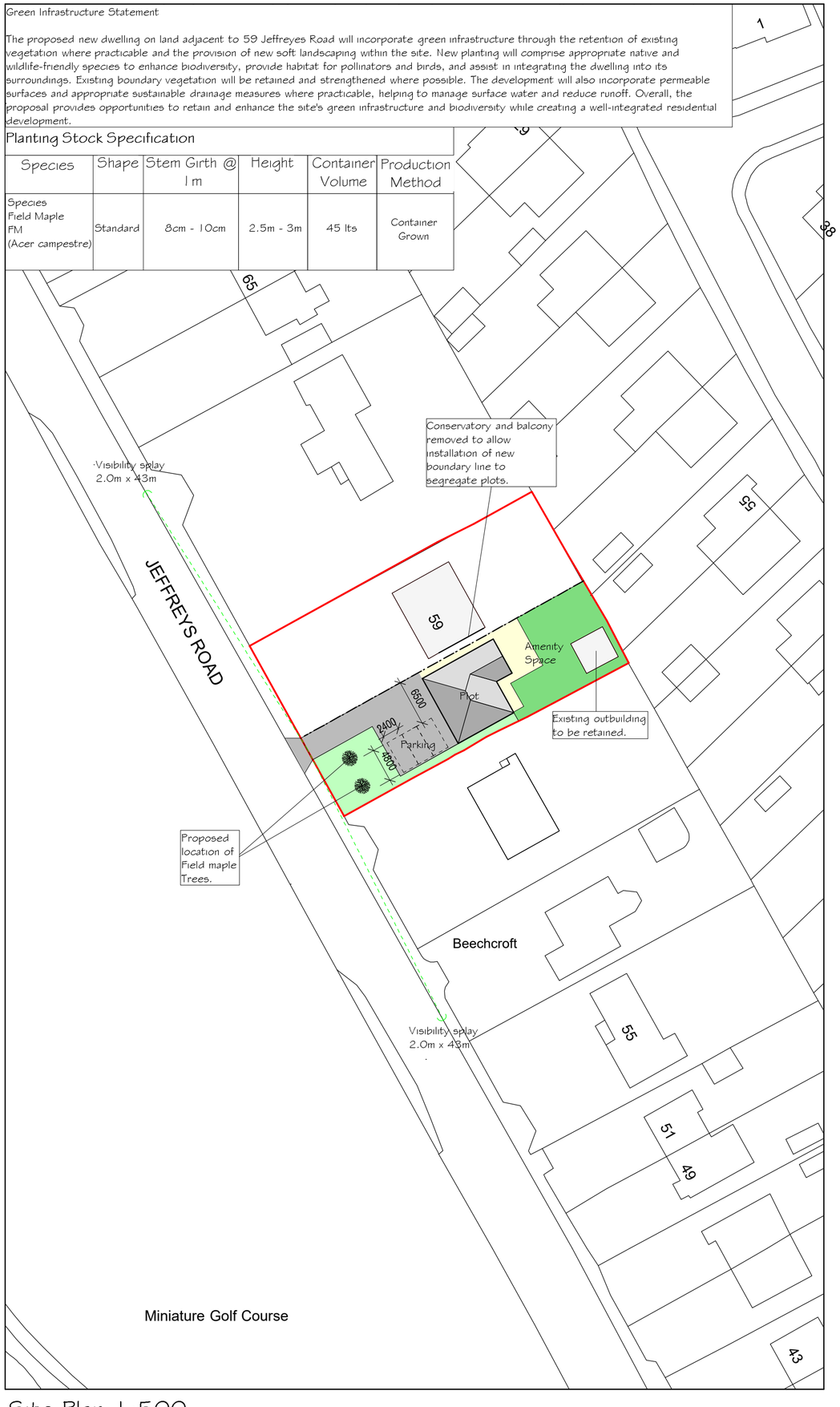
Green Infrastructure Statement

The proposed new dwelling on land adjacent to 59 Jeffreyes Road will incorporate green infrastructure through the retention of existing vegetation where practicable and the provision of new soft landscaping within the site. New planting will comprise appropriate native and wildlife-friendly species to enhance biodiversity, provide habitat for pollinators and birds, and assist in integrating the dwelling into its surroundings. Existing boundary vegetation will be retained and strengthened where possible. The development will also incorporate permeable surfaces and appropriate sustainable drainage measures where practicable, helping to manage surface water and reduce runoff. Overall, the proposal provides opportunities to retain and enhance the site's green infrastructure and biodiversity while creating a well-integrated residential development.

Planting Stock Specification

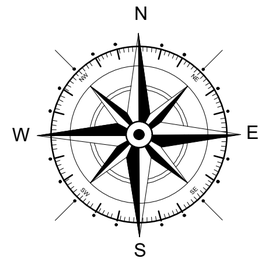
Species	Shape	Stem Girth @ 1m	Height	Container Volume	Production Method
Species Field Maple FM (Acer campestre)	Standard	8cm - 10cm	2.5m - 3m	45 lts	Container Grown



Site Plan 1:500



Location Plan 1:1250



Key

- Surrounding Buildings
- Application Site
- Land owned by applicant

Dwelling

Building Parameter	Minimum (mm)	Maximum (mm)
Depth	11000	11500
Width	10000	10500
Height	7435	7935

Rev	Date	Detail	Initial

Project:

Proposed Dwelling on land associated with 59 Jeffreys Road, Wrexham, LL12 7PD

Title:	Scale: (A2)
Planning: Site & Location Plan	1:500 & 1:1250

Drawn By:	Date:
D.J.Edwards	Oct 2026
Drawing No: H190/003	Sheet: 1 of 1

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