PROPOSED CHANGE OF USE FROM EXISTING DISUSED AGRICULTURAL BUILDINGS TO B2 USE GENERAL INDUSTRIAL UNITS AT GATES FARM, HOLLY BUSH, BANGOR ON DEE, WREXHAM, LL13 0BG

GREEN INFRASTRUCTURE STATEMENT AND NETT BIODIVERSITY BENEFIT

Introduction
The proposals are considered to be 'minor development', involving the change of use of a number of disused agricultural buildings to B2 use general industrial units.

The existing buildings have become redundant since the sale of the farm land and the proposal is to make use of these buildings by converting them to small industrial workshops.

There will be no new development on the site, simply the conversion and change of use of the existing buildings that currently exist.

This green infrastructure statement is therefore considered to be 'proportionate to the scale and nature of the changes proposed' and will take the form of 'a short description' of the benefits the proposals will bring. There will be no detrimental outcomes.

The proposal
The proposal is to utilise the existing agricultural buildings by changing their use to B2 general industrial units.

The proposal is to create 7 units, car parking and a toilet block to serve the units.
New car parking area to be formed in area previously concreted and used for the parkig of tractors and other farm machinery.

The Step Wise approach (applied wherever possible)

1- There will be no damage to biodiversity as there are no grassed areas, trees, shrubs affected by the proposals within the site. Existing trees and grassed areas will be maintained.

A new grassed area has been recently laid adjacent to the existing house in preparation for the changes.

Upon close inspection of the buildings, there are no bats, nesting birds, or any other species or habitats within or around the existing buildings.

2- Two barn owl nesting boxes will be fixed at high level to the gable ends of the existing tall barn units.
Two sparrow nesting boxes will be fixed at high level to the gable ends of the existing brick building to become units B and C.

3,4,5 – A number of blackthorn (prunis spinosa) will be planted close to the existing boundary to provide nesting opportunities for birds and nectar and pollen for bees in Spring.

Various shrubs will be planted in boxes and pots along the base of the existing buildings at various points.

This will bring a net benefit for biodiversity and ecosystem resilience from the baseline state. (proportionate to the scale and nature of this development)