

Green Infrastructure Statement

Penyllan Farm
Wrexham Road
Marchwiel
Wrexham
LL13 0PF

Construction of a Replacement Agricultural Building

Mr & Mrs Lloyd

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the construction of an agricultural building to replace a former agricultural building on the same footprint at Penyllan Farm, Wrexham Road, Marchwiel, Wrexham, LL13 0PF.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

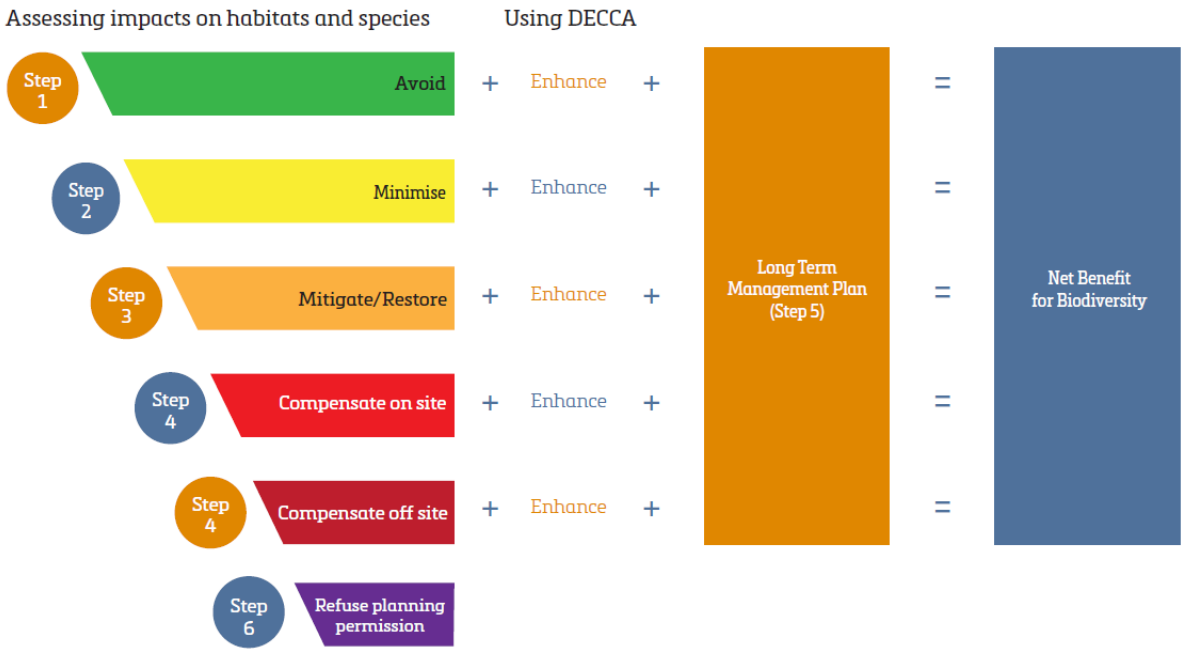


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Development

2.1 The application relates to the proposed erection of a replacement agricultural building, on the same footprint of the former building now removed from the site.

2.2 The proposed building will, as per the former building, have a 'T-shape' and will measure 19.8m in length and 13.7m in width. It will have a dual-pitched roof with an eaves height of 4.6m and a ridge height of 5.6m.

2.3 The building will be finished externally with reclaimed and matching red brickwork (from the former building) under a black standing seam metal cladding roof. The building will have doors within its northern and western elevations.

2.4 The development comprises a like-for-like replacement of the former building on the same footprint, utilising similar external materials and providing an agricultural storage building fit-for-purpose as part of modern agriculture.

2.5 The development would not lead to an increase in stock numbers on the holding at Penyllan Farm.

2.6 As the erection of the building has already commenced, the application has been submitted in part-retrospect.

3. Green Infrastructure Baseline

3.1 The application site currently comprises the footprint of the former agricultural building which has been removed from the site several years ago following years of deterioration and storm damage. As such, the site itself is of no ecological value.

3.2 As noted, the proposed development has already commenced, with the building's steel portal frame having already been erected on-site. As a result, all groundworks associated with the development have already been carried out and therefore, no impacts upon any protected species would occur.

3.3 There are no SSSIs or SACs located within a 1km radius of the application site, nor are there any non-statutory ecological sites within close proximity.

3.4 The proposed development does not have the potential to cause any adverse ecological impact within the area owing to the fact it is a like-for-like replacement of the former building on the same footprint. The building would not lead to any increase in stock numbers on the holding.

3.5 Therefore, the application site is currently considered to be of relatively low ecological value with an overall low green infrastructure baseline.

4. The Green Infrastructure Strategy

4.1 The approach to the design and siting of the proposed development has fully taken into account potential environmental and green infrastructure impacts. Every effort has been taken during the design process to minimise and avoid impacts upon existing green infrastructure on the site.

4.2 It is proposed that two new Woodcrete bat boxes and one new Woodcrete bird box are erected on the southern elevation of the proposed building. These measures are outlined on Dwg No: 80092 / GH / 004.

4.3 The above measures would provide a substantial net benefit for biodiversity (NBB) effect over and above the baseline, which is noted to be low as it relates to the footprint of the former building.

4.4 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.5 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals.