GREEN INFASTRUCTURE STATEMENT

SDS
SPEAKS DESIGN SERVICES

Hafod Las, Cae Glas Lane, Minera, Wrexham, LL11 3DB

Removal of existing boot room extension with the replacement of a new flat roof boot room extension with flat roof balcony.

1. INTRODUCTION

1.1. This statement provides a Green Infrastructure Assessment for the proposed development at Hafod Las, Minera, and should be read in conjunction with the application documents.

1.2. The property is a working agricultural holding located in a rural setting, surrounded by open fields and farmland.

1.3. The area surrounding the farmhouse consists of mixed hardstanding, grassland, and mature hedgerows that contribute to the site's biodiversity.

1.4. Planning guidance states that Green Infrastructure Statements should be proportionate to the scale of the proposed development. The proposal involves the **replacement of an existing boot room and wet room** to the farmhouse. This statement has therefore been prepared in a proportionate manner relative to the modest scale of the proposed works.

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2. PROPOSED WORKS

2.1. The proposed development will involve demolishing the existing **boot room and wet room** and replacing them with **modern, functional spaces** to support the day-to-day operations of the farm.

2.2. The development will be in keeping with the **existing farmhouse**, using materials that complement the existing structure and respect the **rural character** of the area.

2.3. The works will not result in the **loss of green space**, trees, or hedgerows. The existing **natural screening** around the farmhouse will remain unchanged.

2.4. To **minimize the carbon footprint** of the construction process, local contractors will be used wherever possible, and materials will be sourced from **regional suppliers** based in North Wales and the Midlands.

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CHARTERED PRACTICE

2.5. Efforts will be made to incorporate **sustainable construction practices**, including the use of **natural materials such as timber**, where practically feasible.

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3. BIODIVERSITY ENHANCEMENT MEASURES

3.1. The proposed development has been designed to have **minimal ecological impact**, and the following **biodiversity enhancement measures** will be implemented to provide a net gain in biodiversity:

- An existing green area alongside the driveway (approx. 200m²) is to be seeded with wild flower mix to promote pollinators. The site itself upholds a programme of tree planting and improvements for biodiversity for the Farm as a whole.
- Any new planting will be selected to **enhance the existing rural character** of the site while supporting local **birds, insects, and pollinators**.

3.2. Since the proposed works is considered **modest development** and **does not disturb existing green infrastructure**, these biodiversity enhancements will result in a **net benefit for local biodiversity**.

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4. SUMMARY

4.1. The proposed works will **preserve and enhance** the natural environment of the site while supporting the functional needs of the **working farm**.

4.2. The **biodiversity enhancements** incorporated into the scheme will provide a **net gain for wildlife** while maintaining the **rural character** of the site.

4.3. We trust that this Green Infrastructure Statement meets the **requirements of Wrexham Council's Local Planning Authority** and will support the approval of this application.