Green Infrastructure Statement

Conversion of Existing Barn into a 2-Bedroom Dwelling at Wallington Farm, Wallington Lane, Worthenbury, Wrexham, LL13 0AL

March 2025

Applicant:
Wallington Lane Farm
Wallington Lane
Worthenbury, Wrexham
LL13 0AL

Planning Authority:
Wrexham County Borough Council

Date of Pre-Application Advice:
17 September 2024

Green Infrastructure Statement for Barn Conversion

In accordance with Planning Policy Wales (PPW12), this Green Infrastructure Statement outlines the integration of green infrastructure elements within our proposed barn conversion project to achieve a net biodiversity gain and contribute positively to the site's natural environment.

Existing Site Features and Enhancements

The site currently includes mature trees, hedgerows, and areas of open ground, which are vital habitats for local wildlife. These features will be retained and protected throughout the development process to support the existing ecosystem. The hedgerows bordering the site, important for local flora and fauna, will be reinforced where necessary to enhance habitat continuity and provide food and shelter for small mammals, birds, and insects.

Biodiversity Net Gain

To enhance biodiversity on-site, we will incorporate additional green infrastructure elements, including native planting to support local species. Trees and shrubs will be selected to match the local ecosystem and increase foraging and nesting opportunities. Bird and bat boxes will be installed on the building and surrounding trees to encourage nesting and roosting, specifically targeting species identified in our Preliminary Roost Assessment and Bat Emergence and Re-Entry Surveys. Additionally, areas of native wildflower planting will be introduced to attract pollinators, adding ecological value and visual appeal to the site.

Sustainable Drainage Systems (SuDS)

As part of our commitment to sustainability, we are incorporating a sustainable drainage system to manage surface water and enhance water quality. A permeable gravel drive will allow natural infiltration, reducing runoff and maintaining soil health. Where necessary, planted swales will be introduced to guide and filter water, helping maintain the water balance on-site and supporting wetland vegetation beneficial to amphibians and other small wildlife.

Mitigating Ecological Impact

The barn conversion will be conducted in line with ecologically sensitive practices. The designated bat loft within the existing barn will be preserved, and additional roosting features will be installed to support local bat populations. This includes using bat-friendly roof tiles and ensuring that all roof linings are compatible with roosting requirements. Existing habitat boxes for bats and birds on converted barns will be retained and supplemented as necessary.

Landscape Connectivity and Visual Integration

Our design emphasises visual harmony with the surrounding landscape, integrating the barn into the natural scenery through native landscaping. We aim to maintain open sightlines to preserve the area's rural character, enhancing the sense of place while supporting local biodiversity.

By following these principles, the project demonstrates our commitment to sustainable development, providing an overall net gain in biodiversity and respecting the green infrastructure priorities set by PPW12.

Yours sincerely,

Jake Simpson

Managing Director

CharterHouse Architecture