GREEN INFASTRUCTURE STATEMENT

Full planning application for the construction of agricultural track to include improvements to existing access and all associated works

at

Brunett Farm

Tybroughton

Whitchurch

Wrexham

SY13 3BA

PREPARED BY
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Rev: --

Introduction

1.1 This supporting Green Infrastructure Statement has been prepared and submitted by Halls on behalf of M&A Craddock for the construction of an agricultural access track and improvements to existing access and all associated works.

1.2 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green infrastructure. Its protection and provision can make a significant contribution to the sustainable management of natural resources, and in particular to protecting, maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity within and connections between ecosystems and the extent and condition of these ecosystems, so that they are better able to resist, recover from and adapt to pressures. This means that the development of green infrastructure is an important way for local authorities to deliver their Section 6 duty.

1.3 This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular, the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

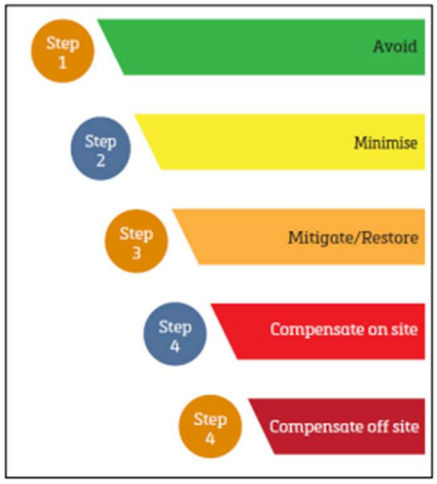


Figure 1

1.4 The client has taken a step wise approach to GIS and has ensured the proposal will have no detrimental effect on the existing Green Infrastructure on site. Connectivity between potential habitats on adjacent sites will not be negatively impacted by the proposed agricultural track and there is no reason this will change.

1.5 The proposed site is not within any statutory designated sites and should therefore be an acceptable location for the proposal. Off-site compensation is not required for the site as there will be no or minimal biodiversity affected.

1.6 The client will ensure the management of the proposed planting with any maintenance that may be required in the future.

1.7 Existing Site Green Infrastructure Assets

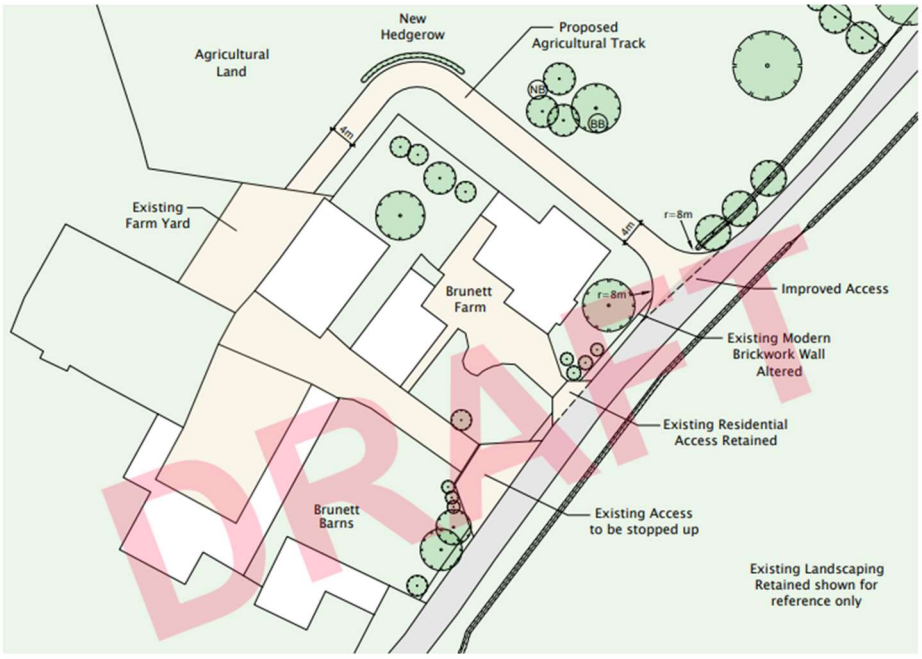
The proposed agricultural access track will be run through grazed agricultural land with no ecological value.

All of the existing vegetation that is situated on the site will be retained and managed to preserve its ecological value.

1.8 Proposed Site Green Infrastructure Assets

When all locational, siting and design options for avoiding damage to biodiversity have been exhausted, applicants, in discussion with planning authorities must seek to minimise the initial impact on biodiversity and ecosystems.

The proposal includes the provision of planting of additional hedgerow along with the erection of a bird and bat box.
All of the above will maintain and increase the biodiversity level of the site. The location of the enhancements are illustrated on the proposed site plan.





BIRD NEST BOXES
1 no. artificial nesting boxes or integrated bricks suitable for starlings, sparrows, swifts and house martins. e.g 3S Schwegler starling nest box (Min 45mm Dia entrance hole), The sparrow nest box system (Min 32mm Dia entrance hole), the FSC Wooden swift nest box system (Min 28mm entrance hole). The boxes are to be sited at least 3-4m above the ground at a northerly or shaded east/west aspect (under the eaves of a building if possible) with a clear flight path and thereafter maintained for the life time of the development.

Indicated on plan by NB



BAT BOXES
1 no. external Woodcrete bat box or integrated bat brick suitable for nursery or summer roosting for small crevice-dwelling bat species. e.g Schwegler 3FN small bat box. The box should have a clear flight path and be placed at least 5m above the existing ground level and should be located away from any proposed lighting.

Indicated on plan by BB

0m 25m

Halls 1845

A Track amended JN 03.04.25
Rev Comments Drawn Date

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Project
Improved Access and New Agricultural Track

Site Address
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Client
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Title
Proposed Site Plan

Drawn by
Jack Neale
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Status
Planning

Scale 1:500@A3
Date 21.03.2025

Dwg No. 12681 - 003
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1.9 Green Infrastructure Assessment of Proposed Development

The application proposal has avoided the loss of any green infrastructure assets currently present on site. The application proposal will increase the current level of green infrastructure on site.