

Green Infrastructure Statement

Land off Bronwylfa Road
Aberoer
Wrexham
LL14 4LG

Construction of an agricultural building and laying of stone surface

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for for the construction of an agricultural storage building and all associated works on land off Bronwylfa Road, Aberoer, Wrexham, LL14 4LG.

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.

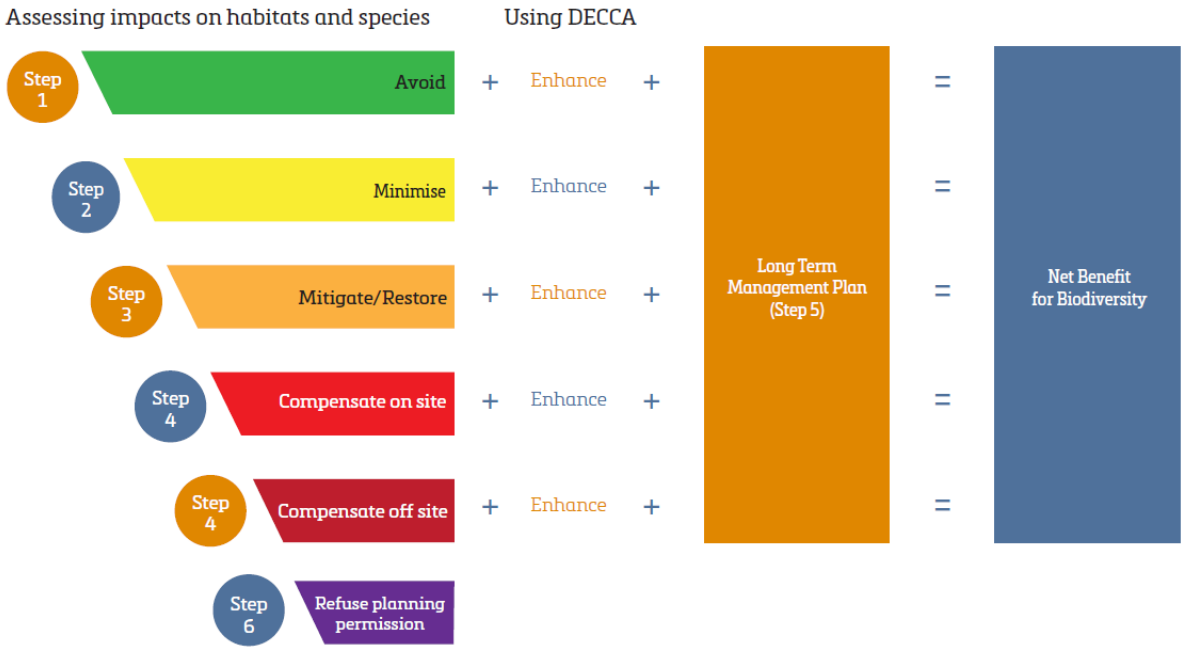


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Development

2.1 The application relates to the proposed erection of a small-scale agricultural storage building on the land, for use by the Applicants in the upkeep of the agricultural land forming part of their holding.

2.2 The proposed building will measure 9.15m in length and 6.1m in width. It will have a height to the eaves of 3.05m and a height to the ridge of 3.65m to the ridge. Its internal floor area would be approximately 55.8m2. The building will be finished externally with slate blue box profile cladding. An access door will be provided within the south-eastern gable end.

2.3 As noted, the proposed building will replace the existing shipping container which is present on the land. The proposed building will be used for the storage of agricultural equipment, machinery and implements used in the upkeep of the Applicants' agricultural land.

2.4 The development will not lead to an increase in stock numbers on the Applicants' agricultural holding.

2.5 The application also seeks consent in retrospect for the laying of a stone/gravel surface within the application site. The laying of the stone surface allows access into the site during the entirety of the year.

2.6 As noted on Dwg No: 80168 / GH / 004, it is proposed that three new native species hedgerow trees be planted along the application site's southern boundary in the event that planning permission is granted.

3. Green Infrastructure Baseline

3.1 Prior to the laying of the stone/gravel surface on the land, the application site comprised an area of 'scrubland' which was largely laid to weeds and offered low ecological value. No trees or lengths of hedgerow have been removed from the site. The former condition of the site can be viewed below (using Google Maps Streetview imagery).



3.2 It is evident from the above image that the former condition of the site offered no particular ecological value, nor any habitats of importance.

3.3 As noted, a stone/gravel surface has been laid onto the site earlier in the year, and as such the current green infrastructure baseline of the application site is low.

3.4 There are no statutory nor non-statutory ecological sites located within close proximity to the application site, although the site is wholly located within the freshwater catchment of the River Dee and Bala Lake SAC. Notwithstanding this, given that the proposal comprises an agricultural storage building (which will not

be used for the housing of livestock) there will be no impacts upon the SAC as a result of the development.

3.5 Therefore, the application site is currently considered to be of 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 Dwg No: 80168 / GH / 004 (submitted in support of the application) shows the proposed planting of three new native species hedgerow trees along the application site's southern boundary. Full details of planting methods, species, timings and aftercare measures are contained on the submitted plan. The proposed planting will provide a significant NBB effect over and above the application site's green infrastructure baseline, and therefore complies with the requirements of PPW (Chapter 6).

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

4.4 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 proposed agricultural building.