
Green Infrastructure Statement

**Old Farm
Bowling Bank
Wrexham
LL13 9RT**

Change of use of existing building from
agriculture to commercial use B1/B8
(micro-brewery) all associated works
(retrospective)

R Williams

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Roger Parry & Partners LLP
www.rogerparry.net
richard@rogerparry.net
Tel: 01691 655334

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1. Statement

This Green Infrastructure Statement supports an application for the change of use of an existing building from agriculture to commercial use B1/B8 (micro-brewery) at Old Farm, Bowling Bank.

The building is existing and is located on agricultural hardstanding which is heavily used so therefore is of very low ecological value and offers little potential and will not result in the removal of any trees or hedgerows. There are no existing trees and hedgerows on or adjacent to the site. All nearby vegetation will be retained. The site is within the established farmstead surrounded by buildings to the north, south and east.

It is proposed that two bat boxes will be erected on the side of the building. This will not only result in an overall biodiversity net gain but also provide connectivity for potential habitats off-site.

The client has taken a step wise approach to GIS as they have ensured the proposed 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 change of use and there is no reason this will change.

The 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 biodiversity affected. The client will ensure the management of the bat boxes with any maintenance that may be required in the future to keep them in a usable condition.

It is clear the proposal does not have any adverse effect on biodiversity or ecosystem resilience and will only enhance potential species and habitats, therefore it should be considered acceptable.

The below satellite image shows the site.



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