



GREEN INFRASTRUCTURE STATEMENT

Project application:

Location: Woodlands Farm, Borrass Road, Borrass, Wrexham, LL13 9TL

Description: Dormer extensions and associated alterations to dwelling.

Application type: Householder

Planning application number: P/2024/0165

Date: 12 June 2024

Revision: P01

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1. Introduction

a. General Information

This Green Infrastructure statement has been produced to support a Householder Planning Application for the Dormer extensions and associated alterations to a dwelling located at Woodlands Farm, Wrexham, LL13 9TL, and in accordance with the published Chapter 6 of Planning Policy Wales which sets out the policy for biodiversity and nature.

This document is to be read in conjunction with drawings prepared by FORM-A Studio, which accompany the planning application.

b. Location & Context

The property for this application is Woodlands Farm, located in Borrás Road, Borrás, approximately 3 miles to the north-east of Wrexham.





c. Planning Policy

Planning Policy Wales

Chapter 6 of Planning Policy Wales sets out the policy for biodiversity and nature.

Chapter 6, Section 6.2 Green Infrastructure, Paragraph 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.

2. Green Infrastructure Assessment

In line with the updated Chapter 6 of Planning Policy Wales, in support to the requirements of the green infrastructure assessment, and as illustrated below, the application site and its surroundings present numerous areas and features that support the biodiversity and ecosystem.

The site and its surroundings, contains vast areas provided with extensive grassed soft landscape zones, planters, mature trees, shrubs and hedges.

In this proposal all these areas and features are to be retained, and no removal to any trees or any other feature is to be made.

The proposal does not include any extension works, so there will be no reduction to any of the current green infrastructure provisions or adverse effect on biodiversity and ecosystems in place.

As we are not presenting any negative impact on biodiversity, ecosystems or habitats, we consider this to be providing a net biodiversity benefit.

In line with the updated Chapter 6 of Planning Policy Wales, the step-wise approach has been followed.



Aerial View of property curtilage



View of property entrance from Borrass Road

3. Conclusion

In summary, we consider the project does not present any adverse effect on the biodiversity and ecosystems in place and there will be no reductions or alterations to the current green infrastructure provisions.