GREEN INFRASTRUCTURE STATEMENT AND NET BIODIVERSITY BENEFIT STATEMENT

Change of Use of Agricultural Land (Stackyard)

To single residential lodge (Mobile Home)

Retrospective with a disabled adaptation

And improved vehicular access and driveway

Moss Bank Farm, Borras Road

Borras, Wrexham. LL13 9TN



Prepared on behalf of

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Trevor Mennell Planning

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1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	Established & Dense Trees & pig wire fencing
Boundary 2:	Established & Dense Trees & pig wire fencing
Boundary 3:	Established & Dense Trees & pig wire fencing
Boundary 4:	Agricultural Buildings and pig wire fencing
Front Garden:	Grazing paddocks for sheep and geese
Rear Garden:	
Other:	

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and / or require removal to facilitate the development (add lengths or areas)

Boundary 1:	None
Boundary 2:	None
Boundary 3:	None
Boundary 4:	None
Front Garden:	None
Rear Garden:	n/a
Other:	n/a

3. How are the retained features being protected during development (BS5837:2012)

Boundary 1:	No works near these areas
Boundary 2:	No works near these areas
Boundary 3:	No works near these areas
Boundary 4:	No works near these areas
Front Garden:	No works near these areas
Rear Garden:	n/a
Other:	n/a

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	No Loss
Boundary 2:	No Loss
Boundary 3:	No Loss
Boundary 4:	No Loss
Front Garden:	No Loss
Rear Garden:	n/a
Other:	n/a

5. What Landscaping is being planted to enhance Green Infrastructure?

Boundary 1:	n/a
Boundary 2:	n/a
Boundary 3:	n/a
Boundary 4:	n/a
Front Garden:	n/a
Rear Garden:	n/a
Other:	n/a

6. Management and maintenance

Any information on the long-term management and maintenance of the enhancements

All existing trees and hedgerows will be managed by the applicant

7. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

Type	Location	Information
n/a	n/a	n/a

8. Conclusion

It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity or protected species. This is confirmed by the submission of the Ecology Update during the planning process.