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Appendix 2:
Green Infrastructure Statement:
Minor Development

Site Address: Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF
Planning Reference: P/2024/1340

Proposed Development: Change of use of Farm Buildings to Offices

1. Introduction
This Green Infrastructure (GI) Statement has been prepared in support of a planning application for the conversion of an existing agricultural barn at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.

The statement demonstrates how the proposed development accords with Chapter 6: Distinctive and Natural Places of Planning Policy Wales, with particular regard to:

- Biodiversity and ecosystem resilience
- Green infrastructure provision
- Landscape and rural character
- Environmental quality

The approach recognises that green infrastructure is an integral component of the design process and seeks to ensure that the development delivers a net benefit for biodiversity.

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2. Site Context
The application site comprises an existing agricultural barn located within a rural setting characterised by:

- Agricultural fields and open countryside
- Established hedgerows and field boundaries
- Limited built development and low levels of artificial lighting

The site and surrounding area provide potential habitat for protected species, including bats and nesting birds, and contribute positively to the wider landscape structure and ecological network.

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3. Existing Green Infrastructure Assets
The following green infrastructure features have been identified on or adjacent to the site:

- Hedgerows forming established field boundaries
- Areas of grassland and semi-natural margins
- Trees and vegetation contributing to habitat connectivity
- The existing barn structure, which offers potential roosting and nesting opportunities

These features form part of the wider green infrastructure network and are important in maintaining local biodiversity and landscape character.

4. Application of the Step-wise Approach

In accordance with national policy, the scheme has been developed following the step-wise approach to biodiversity:

4.1 Avoidance

- The proposal utilises the existing barn structure and footprint, avoiding additional land take and loss of habitats
- Existing hedgerows, trees, and boundary features are retained in full
- Design proposals have been informed by the ecological potential of the building, including likely roosting areas

4.2 Minimisation

- Works to the building will be undertaken sensitively to reduce disturbance to protected species
- External lighting is minimised and designed to avoid illumination of key ecological features
- Construction impacts will be controlled through appropriate site management measures (e.g. timing of works, protection zones)

4.3 Restoration

- Any areas temporarily disturbed during construction will be reinstated using appropriate materials and native seed mixes
- Existing vegetation and boundaries will be protected during construction and restored where necessary

4.4 Enhancement (Net Benefit)

- Installation of Woodcrete general purpose bat boxes (Refer to Section 6.3.1.of the PEA report undertaken by Arbor Vitae).
- Installation of A minimum of four Woodcrete swallow cups will be installed into nearby buildings on site where they will be left undisturbed.

This approach ensures that potential impacts are avoided and minimised before enhancement measures are introduced, in line with policy requirements.

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5. Biodiversity Enhancement and Net Benefit

The proposed development delivers a clear net benefit for biodiversity through the retention, enhancement, and creation of habitats, (Refer to Ecological Enhancement Drawing: PL-002C)

5.1 Baseline Conditions

The site currently comprises a building of limited external ecological value, with some potential for bat roosting and nesting birds, and surrounding habitats of moderate value including hedgerows and grassland margins.

5.2 Proposed Enhancements

The scheme will deliver biodiversity improvements through Roosting and nesting provision which would include Integrated bat features and bird boxes will provide additional habitat opportunities beyond the existing.

5.3 Net Biodiversity Benefit

Collectively, these measures will result in:

- Increased habitat diversity and ecological value
- Improved opportunities for protected and priority species

The scheme therefore moves beyond mitigation and delivers a proportionate but meaningful biodiversity enhancement, consistent with national planning policy.

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6. Landscape and Rural Character

The design has been developed to conserve and enhance the rural character of the site:

- The building retains its agricultural form and simplicity
- Materials are sympathetic to the existing structure and local vernacular
- The extent of new openings is carefully controlled

The proposal ensures the building continues to read as a rural structure within its landscape setting.

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7. Green Infrastructure Integration

Green infrastructure is embedded throughout the scheme by:

- Retaining and enhancing existing natural features
- Introducing additional support and enhancing biodiversity
- Avoiding overly formal or urbanising landscape treatments

The development contributes positively to the wider green infrastructure network.

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8. Environmental Quality (Light, Noise, and Tranquillity)

The proposal maintains and protects environmental quality through:

- Low-level, directional external lighting to minimise light spill
- Avoidance of floodlighting to protect dark skies
- Retention of the tranquil rural character of the site

These measures ensure that the development does not adversely affect the character or ecological value of the surrounding area.

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9. Conclusion

The proposed barn conversion has been designed in accordance with the principles of Planning Policy Wales Chapter 6. The scheme:

- Applies the step-wise approach to biodiversity
- Protects and enhances existing green infrastructure assets
- Delivers a clear net benefit for biodiversity
- Respects landscape character and rural setting

As such, the proposal represents a sustainable and policy-compliant form of development that responds appropriately to its rural context.