2026

Green Infrastructure Statement - in support of planning application P/2025/0949

SUBMITTED TO: WREXHAM BOROUGH COUNCIL PLANNING DEPARTMENT

Submitted by: Mr Andrew and Mrs Lucy Onan-Read
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1. The purpose of this statement is to demonstrate that the development of the property will have a net benefit to biodiversity and green infrastructure.
2. The Shippon currently sits on and is surrounded to the side and rear by a large concrete former farmyard, as can be seen on the submitted existing block plan. The development seeks to remove the concrete yard and turn this area into a residential garden area serving the Shippon as per the submitted landscape plan. The removal of this concrete hardstanding will be a benefit to biodiversity.
3. A detailed ecological appraisal by Wildbanks Conservation of the site has been submitted and the building has low bat roost potential In the submitted ecological appraisal of the site (bat and bird survey), details of the planting to be undertaken include a native hedgerow mix and standard trees that mitigate any loss of foraging opportunity inside the building.
4. The native hedgerow mix as specified by the Wildbanks Conservation is Hazel, Hawthorn, Guelder Rose, Holly, Elder and Spindle. The trees: Rowan, Silver Birch and Hornbeam.
5. Bat statement from the appraisal - ***5.8.7 Once appropriate mitigation/compensation measures are undertaken, in accordance with the Method Statement, it is unlikely that there will be any significant long-term effect on any individual bats or the conservation status of the species, and the proposed works will have a net benefit for bat roosting potential.***
6. Bird statement from the appraisal - 5.8.9 ***No bird nesting material was identified within the building during the visual inspection. However, to provide a Net Benefit to Biodiversity in line with Planning Policy Wales (PPW12), a Vivara Pro WoodStone® House Sparrow Nest Box, or similar, will be installed on the southern aspect of the building and the hedgerow planting scheme referred to in 5.8.6 will encourage birds to nest and forage around the Site.***
7. Great Crested Newt appraisal (submitted document) -***The redline boundary of the proposed development consists of an agricultural barn, areas of hardstanding and a small area of managed lawn. The small area of managed grass (lawn) is completely encompassed by hardstanding and unsuitable habitat for GCN to use for foraging or shelter as its sward is too short and GCN would be susceptible to predation. The agricultural barn is used for storage and to keep horses in but is well kept and clean with no areas suitable for GCN for shelter and hibernation e.g. piles of building materials or substrate. The entirety of the Site provides negligible***

habitat for GCN. Two dry, ephemeral ponds exist within the wider landownership boundary; one 140m and one 155m north of the proposed development site in the field grazed by horses. It is considered highly likely the water level of these ponds fluctuates significantly and that their ephemeral nature mean that they are present in only very wet conditions. These fields are grazed very short by horses with a sward height of less than 40mm. It is concluded that these ponds are of poor suitability for breeding GCN and the surrounding field is of poor foraging habitat for GCN.

8. In conclusion the proposed development of The Shippon would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The development would provide a net benefit for biodiversity which meets the requirements of Planning Policy Wales.