
Green Infrastructure Statement

**Cinders Farm
Ruabon
Wrexham
LL14 6HL**

**Erection of an additional two
broiler production buildings in-
cluding silos and associated
works.**

Soaltar Ltd

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the 2 additional poultry units at Cinders Farm.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

“6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

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.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links”.

1.3 The ‘step-wise approach’, as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain

and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

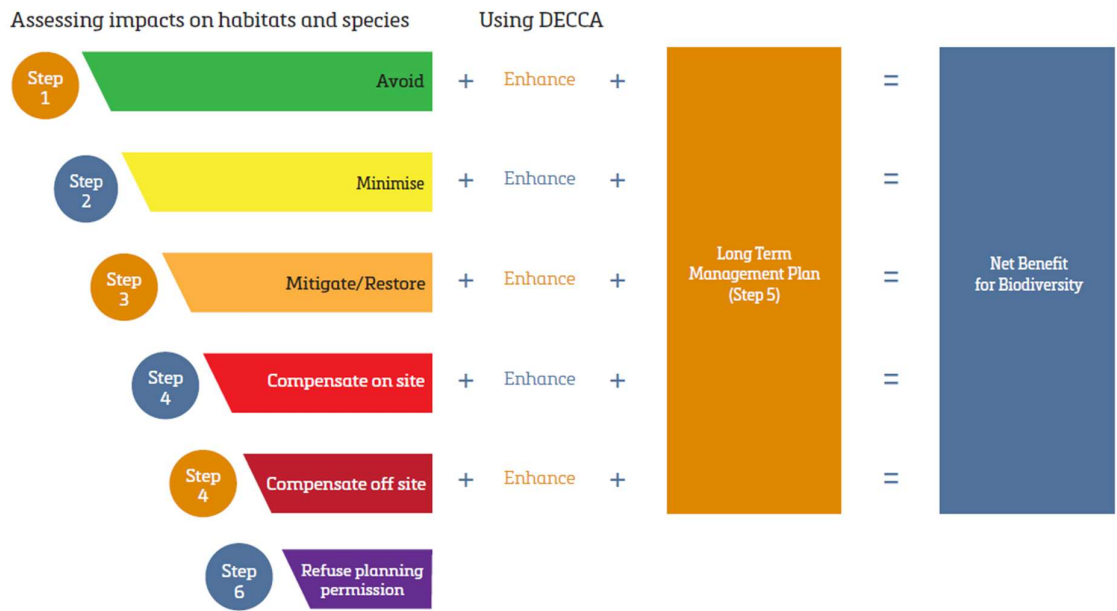


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

- 2.1 The proposed development comprises the erection of a 2no additional poultry units at Cinders Farm Poultry Unit, Ruabon. The building is located on land to the west of the existing poultry houses, together with two additional feed bins and hard standing.
- 2.2 The overall project is linked to the whole site permanently moving on to the higher welfare chicken standard by reducing stocking density from 38kg/m2, to the new higher welfare standard of 30kg/m2.

3. Green Infrastructure Baseline

- 3.1 The application site comprises an existing arable field within an established crop rotation and is therefore considered to be of relatively low ecological value. The proposed development forms an extension to the existing poultry unit and is located immediately adjacent to the existing agricultural buildings.
- 3.2 The existing poultry unit is an active commercial operation where regular vehicle movements, operational activity, noise and strict biosecurity measures limit opportunities for protected species. Consequently, the existing and proposed poultry buildings are not considered suitable for use by roosting bats, nesting birds or other notable fauna.
- 3.3 The nearest statutory designated site is Stryt Las a'r Hafod Site of Special Scientific Interest, located approximately 1.8 km to the south-east of the application site. The nearest ammonia (NH₃)-sensitive woodland lies approximately 5.9 km to the south. These separation distances provide a substantial buffer between the proposed development and ecologically sensitive receptors.
- 3.4 The proposed development comprises an additional poultry shed to improve compliance with current poultry welfare standards. Importantly, the proposal will not increase the overall bird numbers permitted on the site. Consequently, no significant increase in ecological effects, including impacts on nearby designated sites or ammonia-sensitive habitats, is anticipated.

4. The Green Infrastructure Strategy

- 4.1 The approach to the design of the building is fully outlined within the accompanying Planning, Design & Access Statement. The submitted design has arrived at following thoughts being given to the environmental effects of the proposed development.
- 4.2 In addition to this, native woodland planting will occur, on the south of the development to encourage biodiversity to the area. This will include varieties such as Pedunculate Oak, Sycamore and Silver Birch.



Figure 1: Biodiversity Enhancement Plan

4.3 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.4 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

4.5 The Applicant will ensure the long-term management and maintenance of the proposed bird and bat boxes to ensure they are kept in a useable condition.

5. Conclusion

5.1 It is clear the development has not caused any impact upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The development has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the works.