928/GIS01

Proposed Construction of a Detached Two Storey Garage/Annexe to the side of Rackery Hall, Rackery Lane, Llay LL12 0PB

Green Infrastructure Statement



Prepared by Ian Stockdale Ltd
7 Pendragon Court
Hermitage Park
Wrexham LL13 7GY

February 2025

1. **Introduction**

1.1. This Statement has been prepared on behalf of Mr Brian Parcesepe to accompany a Planning Application for the construction of a two-storey triple garage and annexe on land adjacent to Rackery Hall, Llay.

1.2. The purpose of this Statement is to act as a supporting document for the above Planning Application and to indicate the philosophy of revised Chapter 6 of the Planning Guidance document November 2023.

2. **The Application**

2.1. In terms of the Infrastructure Statement we consider the site to be 'minor'.

3. **Site Description**

3.1. The site occupies a large plot fronting onto Rackery Lane.

3.2. The access road is already in place.

3.3. Currently the road frontages are open but the area to be developed is screened from the main road.

3.4. Current use is residential.

4. **Areas for Consideration**

4.1. Having read the content of the new document there are several areas where we believe we can improve the green infrastructure of our proposal. These are:

4.1.1. Rainwater Harvesting.

4.1.2. Permeable surfaces.

4.1.3. Rain gardens – at the foot of slopes and fed from rainwater butts and adjacent kerbs.

4.1.4. We did consider planter boxes but considered this to be inappropriate to this site.

4.2. Action

4.2.1. Due to the 'minor' nature of this project we propose to install rainwater butts to collect rainwater for reuse.

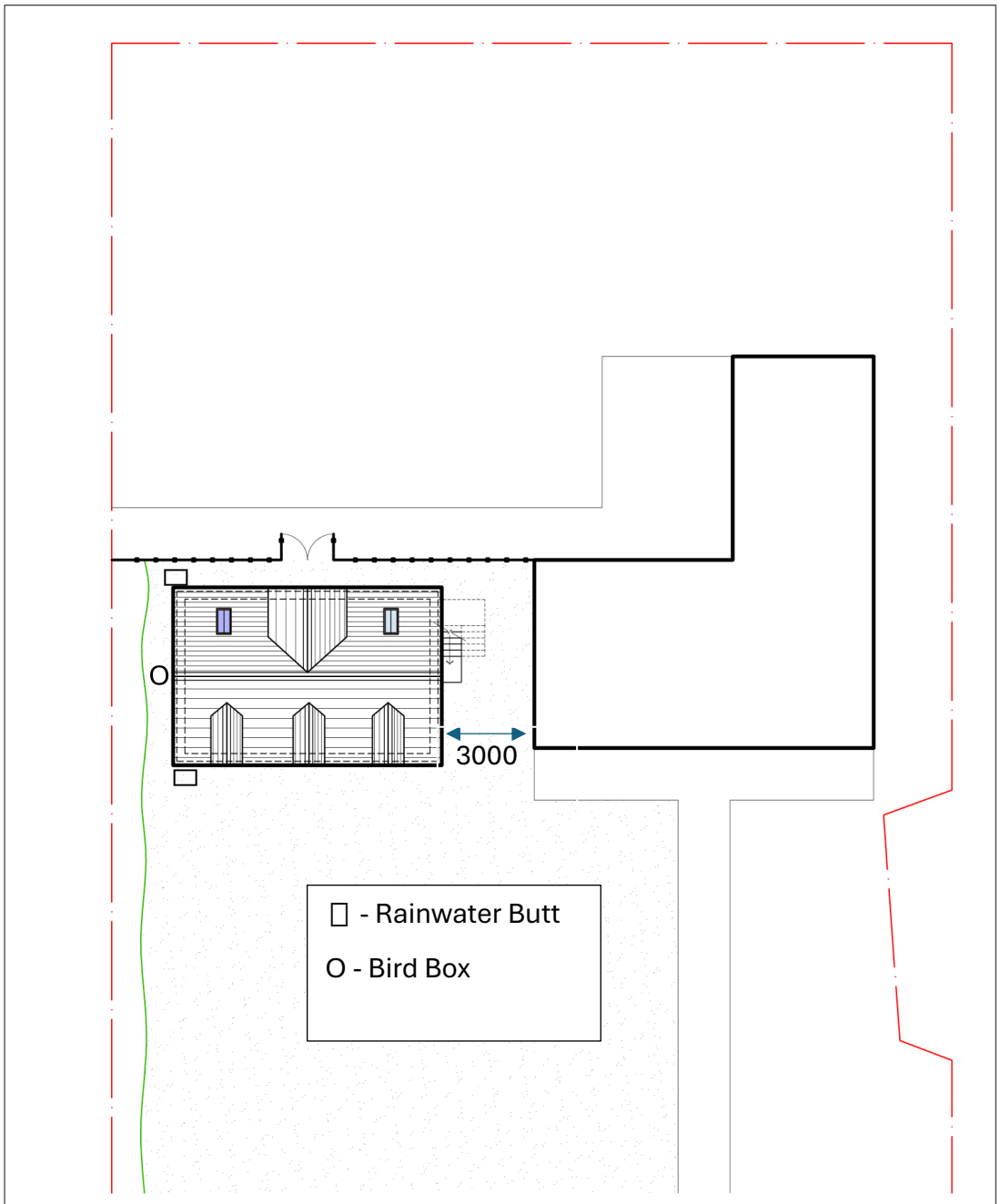
4.2.2. It is proposed to install a bird box under the south west ridge of the new two storey element of the extension.

5. **Proposed Site Plan**

5.1. Attached is a marked up copy of the proposed site plan indicating these opportunities.

6. **Conclusion**

6.1. We believe that these measures will provide a valuable addition to the green infrastructure of this site and support the application.



Rev:	Description:	Initial:	Chkd:

Client ?

Project New Detached Garage & Anexe Over at Rackery Hall

Drwg. Title Site Plan AS PROPOSED

Scale 1:200 Drawn C.B. Chkd. I.A.S. Date 05/02/25

Drwg. No. 922/Sk08 Revision -

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 297 x 210 (A4)