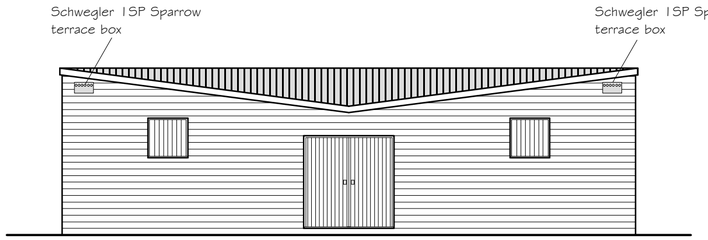
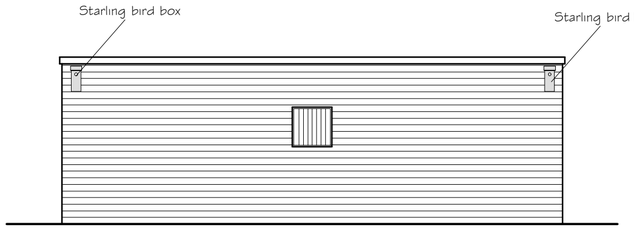


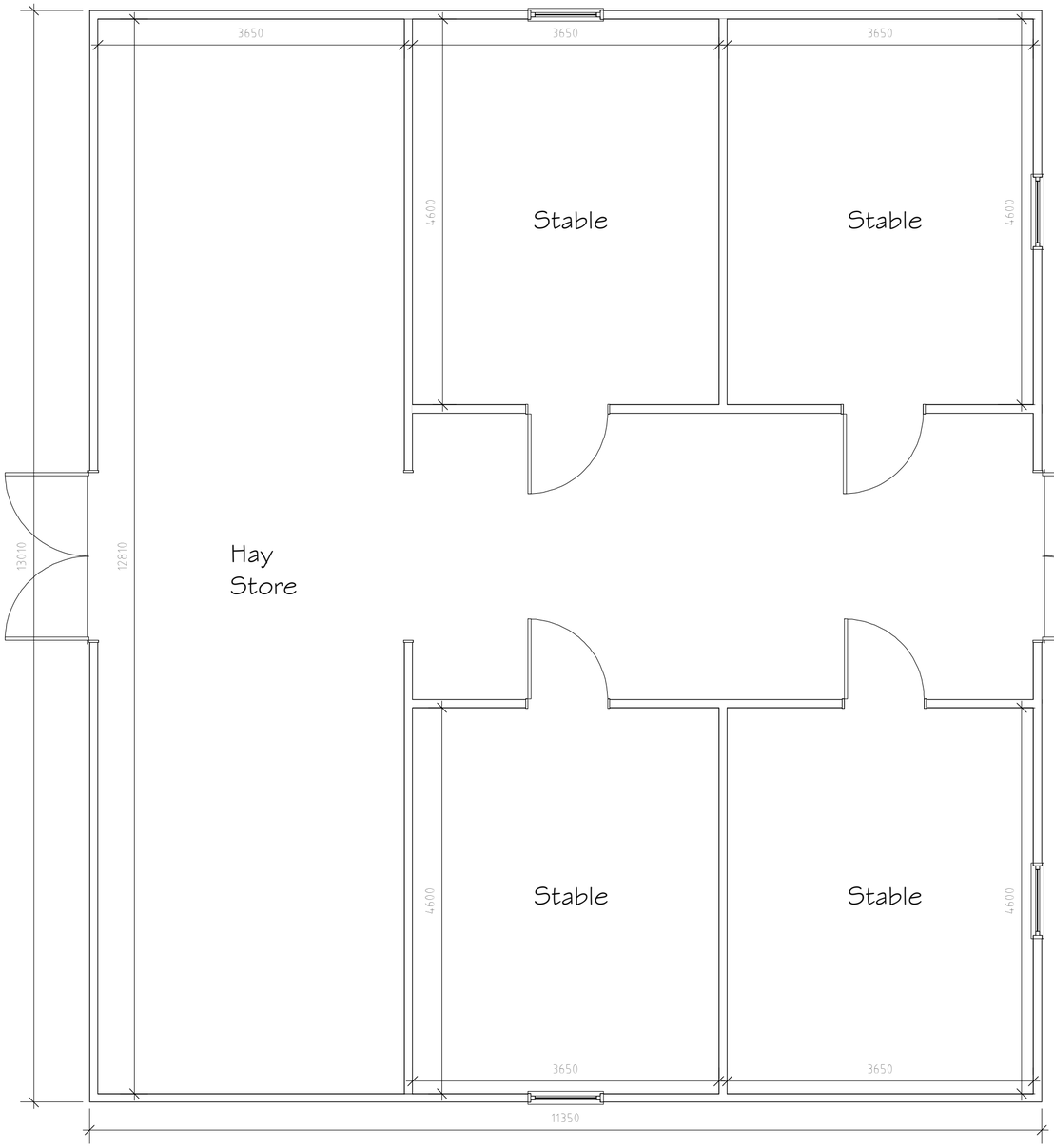
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



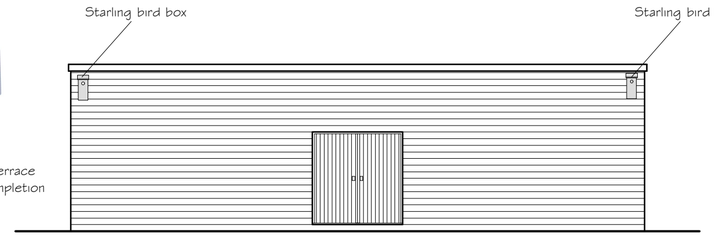
Floor Plan 1:50



Starling nest boxes to be fitted upon completion of the development.



Schwegler 1SP Sparrow terrace boxs to be fitted upon completion of the development.



Side Elevation 1:100

EXTERNAL FACING MATERIALS

External walls are to comprise of horizontal softwood timber cladding to clients preference.

ROOFING MATERIALS

Roof coverings are to be black onduline sheet roofing to local authority approval.

WINDOWS

All windows are to comprise of good quality softwood units.

RAINWATER GOODS

Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, water to be collected in IBC's and used for water troughs with excess water discharged to surrounding fields.

GREEN INFRASTRUCTURE STATEMENT

The parcel of land is currently used for agriculture and the change of use will not impact the green infrastructure within the area. The impact of the proposed stables is negligible and as documented it is proposed the development includes the introduction of Field Maple/Rowan trees hedgerows and bird boxes as propose will provide a net bio-diversity gain for the site.

NET BIO-DIVERSITY ENHANCEMENT

The applicant is seeking to improve the bio-diversity of the site following custordianship of the land, ensuring a benefit had the site have been left undeveloped. Approximatley 120m of hedgerow has been planted prior to the permission being achived. Several Field Maple/Rowan trees will also be planted to support the bio diversity of the site. These trees are beneficial to the caterpillars of the apple fruit moth. The flowers provide pollen and nectar for bees and other pollinating insects, while the berries are a rich source of autumn food for birds, especially the blackbird, mistle thrush, redstart, redwing, song thrush, fieldfare, and waxwing. Miniture fruit trees are also to be planted to provide a source of food for amphibians and birds.

Additional hedging is also to be planted as stated in the landscaping plan this will further enhance the site provide greenery and areas that can support nexting birds/amphibians.

As well as the above measures of enhancement the site is to also benefit from Dead Hedgeing, this will significantly improve bio diversity at the site. A dead hedge is essentially a structure made by layering woody materials between upright stakes, providing shelter and habitat for insects, birds, small mammals, and other wildlife.

The site will also benefit from several bird boxes located on the stables as noted on the elevations with owl boxes located within a woodland section of the land which is owned by the applicant.

Rev	Date	Detail	Initial
B	04/25	NBB Enhancement	D.J.E
A	05/24	Rainwater Goods amendment	L.F

Project:
Proposed Stables on land at Tanyfron Road,
Tanyfron,
Wrexham.

Title: Planning: Stables

Scale: (A2) 1:50 & 1:100

Drawn By: L. Fowles

Date: May 2024

Drawing No: F054/006

Sheet: 1 of 1

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