BASE

GREEN INFRASTRUCTURE STATEMENT

PROJECT REFERENCE: BA4582

PROJECT NAME: The Stables

PROJECT DESCRIPTION: A proposed two-storey gable-end extension with single-storey wrap-around to rear, plus a single storey front entrance porch, link corridor to an existing detached garage and the construction of a new detached 3-bay garage to an existing family dwelling.

PROJECT LOCATION: The Stables, Burton Road, Rossett, Wrexham, LL12 0HU

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EXECUTIVE SUMMARY

- The applicant proposes the extension of an existing 18th century stable block property with the addition of a two-storey gable-end extension with a single-storey wrap-around to the rear, plus the construction of a front entrance porch, link corridor between the dwelling and the existing detached garage.

- A pre-planning application enquiry was submitted to Wrexham County Borough Council (ENQ/2025/0060) seeking to gauge the council's planning opinion on the proposals in order to inform this planning submission, with the formal feedback received on 16th May 2025.

- The pre-application response confirmed that the principle of extending the existing dwelling and constructing ancillary domestic outbuildings can be acceptable in principle should the proposed works remain clearly incidental to the enjoyment of the host dwelling, do not constitute a disproportionate addition and do not harm the character, appearance or openness of the countryside.

- No impact to bats is predicted due to the planning application, however this scheme could enhance the roosting potential by installing a Type 1FF Schwegler (or similar) bat box on the mature trees, within the adjacent woodland.

- The only protected species which could utilise this habitat is breeding birds. To mitigate for the loss of this area of introduced shrub, four small, Schwegler nest boxes should be installed on the mature woodland trees to manufacturers guidance. One Swift box should also be installed within the external brick work of the building.

- The proposals also include the incorporation of an area left for wildlife which connects to the adjacent woodland. This area would either be scrub, grassland or native wildflower meadow. 1 hedgehog house installed on site, placed within vegetation cover away from areas of disturbance.

- No impact to GCN is predicted as a result of this planning application, as there is no suitable breeding habitat within 250m of the site. No further survey work or mitigation has therefore been recommended.

- No impact to badgers is predicted as a result of this planning application, therefore no mitigation is required for the species in relation to this planning application.

1.0 INTRODUCTION

This statement supports the full planning application for the proposed extension of an existing 18th century stable block property with the addition of a two-storey gable-end extension with a single-storey wrap-around to the rear, the construction of a front entrance porch, link corridor between the dwelling and the existing detached garage plus the construction of a new detached 3-bay garage and accompanying works at The Stables, Burton Road, Rossett, Wrexham, LL12 0HU.

The extensions seek to create a larger open plan kitchen / living / dining space, social space and gym/leisure space at ground floor, with a new master bedroom, master ensuite and dressing plus improved larger family bathroom at first floor.

The applicant also proposes the construction of a new 3-bay detached garage with living accommodation within the roof-space above. The position of the outbuilding will be positioned adjacent to the main dwelling and will be of a size and design which respects the existing property.

The extensions and garage will be constructed using a facing brick plinth and black powder-coated aluminium cladding to the walls that wrap over to the roof, to create a contemporary, minimal aesthetic. The cladding is a sympathetic material that reference's the properties rural setting. With exception of the porch which will be clad in a natural timber cladding.

The scale and layout of the proposed scheme will result in a development that relates well to its surroundings and will have no impact upon the visual amenity of nearby properties or impact any key views into the site. The position of the extensions will be positioned and scaled to respect the existing property.



Photograph of the front of the property from the wider landscape.

2 THE LOCATION AND CONTEXT



Aerial View

2.1 THE LOCATION

The Stables is an attractive and substantial detached family home situated in the in the picturesque hamlet of Burton, within the village of Rossett, 6 miles north of Wrexham town centre and 9 miles south of Chester City centre.

The village of Rossett offers a range of services with local store, post office, church, pharmacy, doctor's surgery, dentist, pubs and restaurants. Schooling is well provided for with state, primary and secondary education at Rossett complemented by private schools in Chester including the Kings & Queens and Abbey Gate College at Saighton.

The dwelling is well connected throughout the North West and North Wales. Beyond Chester the Southerly by-pass connects to the M53 & M56 Motorways facilitating daily travel to Liverpool and Manchester.

2.2 CONTEXT

The Stables is an attractive and substantial detached family home occupying an idyllic setting offering approximately 3200 square feet of accommodation and 1.5 acres including an orchard and beautifully maintained walled garden, situated in the in the picturesque hamlet of Burton, within the village of Rossett. The property was converted from the 18th century stable block of Cam-yr-Alyn Hall in 1995, and retains many original external features.

The property is approached via its own driveway off Burton Road. The driveway runs alongside the woodland walkway, then leads through the orchard garden to the front of the house, where there is a gravelled parking area and block-paved courtyard, providing parking space for several vehicles.

The grounds of over 1.5 acres comprise of a private walled garden, orchard garden, ornamental gravel garden and long driveway with adjacent woodland walk. The walled garden includes well-maintained landscaped lawns, paved seating areas ideal for entertaining and a children's play area.







Above: Photographs of the front of the property, including the existing garage, from the wider landscape.



Left: Photograph of the rear of the property, including the existing conservatory to be demolished to make way for the single-storey wrap-around extension to the rear.

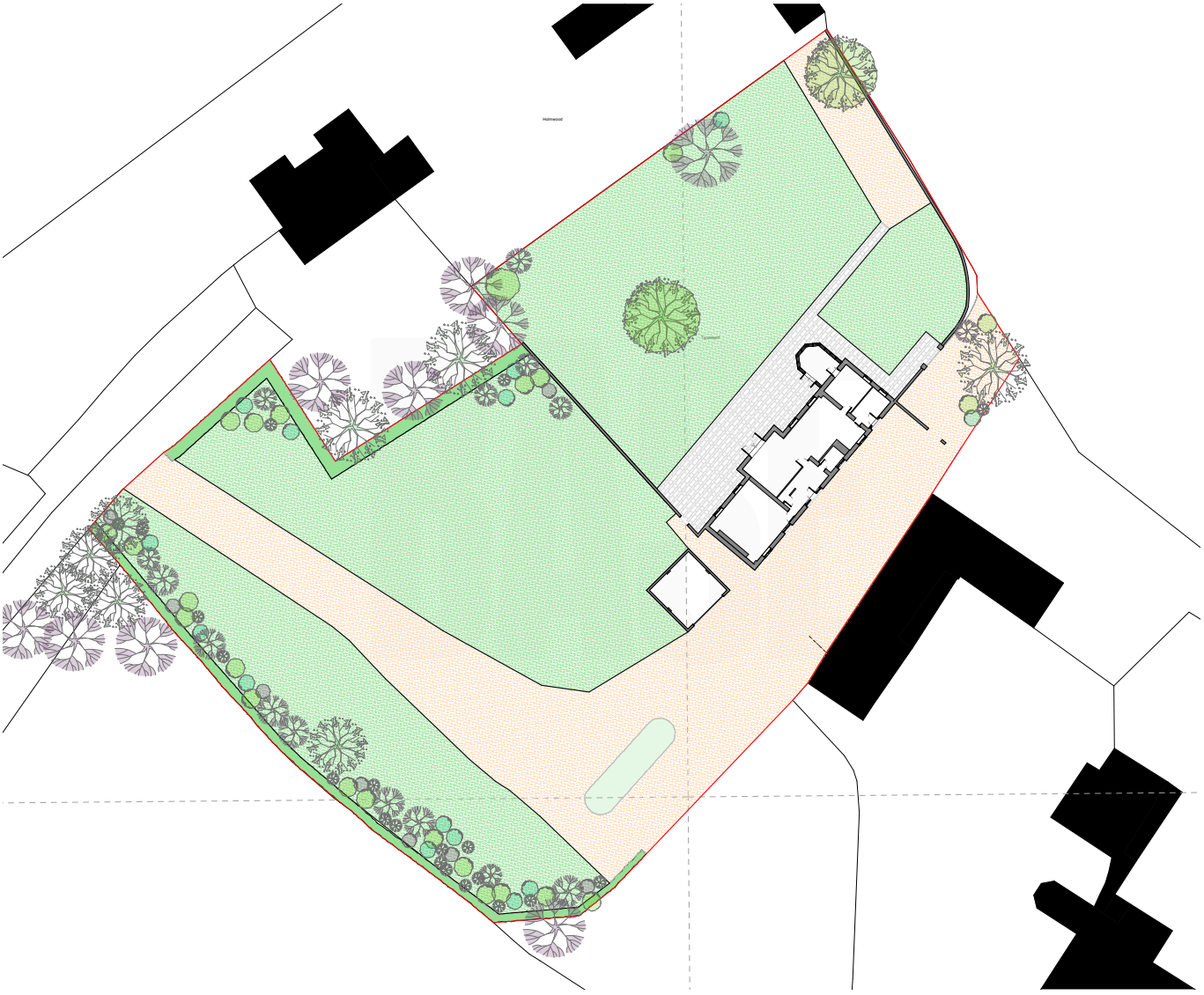


Right: Photograph of the gable-end, the location for the proposed two-storey extension, with the single-storey wrap-around to the rear located where the existing conservatory stands.

3.1 EXISTING LANDSCAPING AND GREEN INFRASTRUCTURE

The existing landscape and green infrastructure is located within an arable landscape on the edge of the Hamlet of Burton. The landscape is dominated by arable and improved grassland fields to the north, west and east, with mature boundary hedgerows. There are areas of mature broadleaf trees surrounding the site.

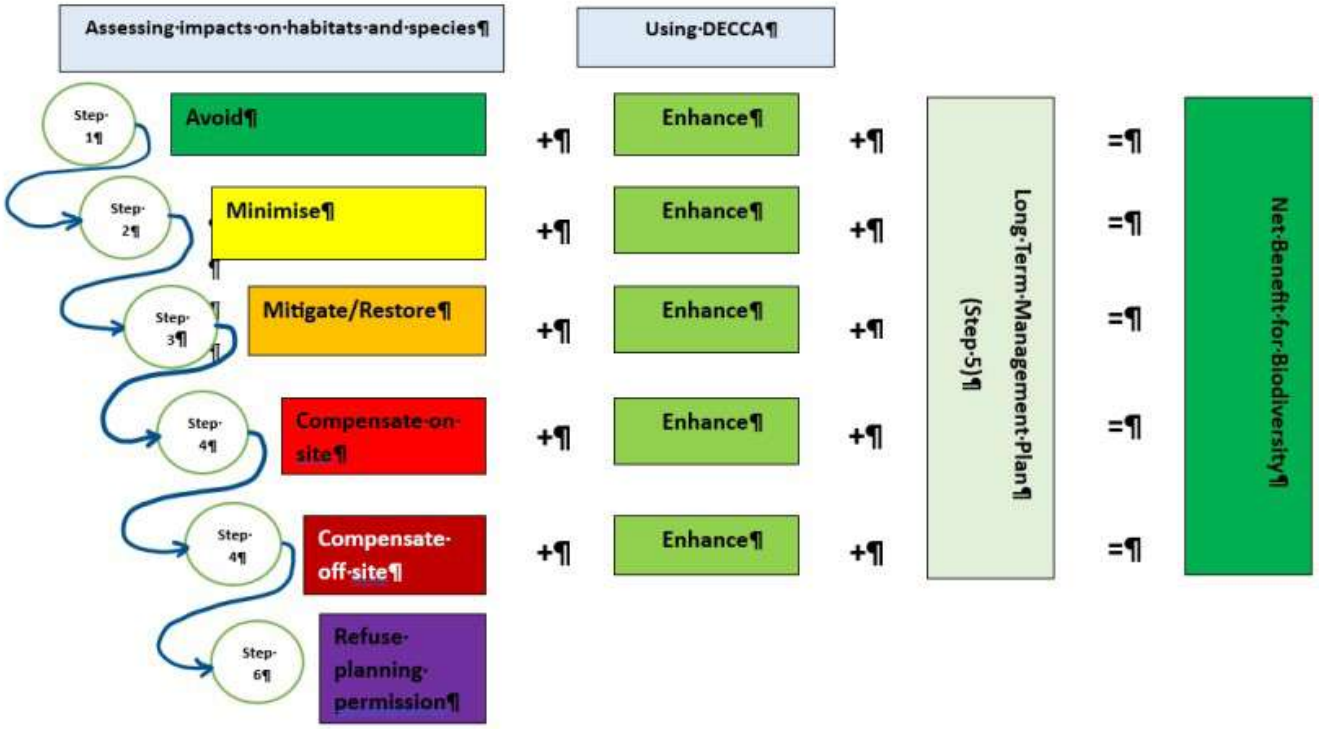
There are housing developments around this landscape, with some dense housing developments to the south-west. The site lies adjacent to the A483 to the east.



Above: Existing landscape plan,

3.2 THE STEP-WISE APPROACH

The Step-Wise approach outlines how proposals should minimise any impact to the existing green infrastructure, alongside relevant steps and measures that can be taken to achieve this.



Above: Diagram outlining the Step-Wise Approach (Source: PPW)



Above: Indicative view from the existing garden with the proposed gable-end extension shown.

4.0 PROPOSED LANDSCAPE AND GREEN INFRASTRUCTURE

The applicant proposes to extend an existing 18th-century stable block property through the addition of a two-storey gable-end extension, a single-storey wrap-around to the rear, a new front entrance porch, and a link corridor connecting the main dwelling to the existing detached garage.

The proposed gable-end extension, glass link to the garage and new porch are all proposed to be built on existing hardstanding areas, with no loss to habitat.

The only areas of habitat to be lost is small areas of permeable mown-lawn to accommodate the proposed 3-bay garage and extension of the paved terrace to the east of the gable-end extension.

The existing landscape will be amended as part of the proposal through the formation of a new hardstanding terrace to the east of the proposed gable-end extension, and would result in a minor increase to the mass and scale of the built form on the site.

The proposed planning application is not predicted to have a significant loss of habitats from the site. Any impact to the site is minimised, with supplementary planting introduced throughout the site to maintain the landscape character of the site and its surroundings.

The proposal has sought to minimise the impact on the existing Green Infrastructure through its positioning and the proposed mitigation/enhancement measures. Clearance of landscape features are typically limited to low-quality shrubs/scrub and mown lawn.

The boundary treatments of the site will be retained, protecting any existing habitat corridors, with the inclusion of the bat and bird boxes shown on the proposed elevations providing an enhancement to on-site habitat opportunities.

The introduction of areas of wild flower planting will also improve the biodiversity of the site by providing improved opportunities for pollinating insects.

The site and associated landscaping would be managed as domestic amenity space, with the boundaries and trees to be maintained as per the existing site arrangements.

The main habitat on the site which will be impacted by the proposals is existing mown lawn. To mitigate for the loss of this area, four small, Schwegler nest boxes will be installed on the mature woodland trees to manufacturers guidance. One Swift box will also be installed within the external brick work of the building.

No impact to bats is predicted, however this scheme would enhance the roosting potential by installing a Type 1FF Schwegler (or similar) bat box on the mature trees, within the adjacent woodland.

No impact to GCN is predicted as a result of this planning application, as there is no suitable breeding habitat within 250m of the site. No further survey work or mitigation has therefore been recommended. No impact to badgers is predicted as a result of this planning application, therefore no mitigation is required for the species in relation to this planning application.

There is no tree removal required on the site and no dreys were seen within the canopies of the adjacent trees.

Noting that :Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. **No trees are proposed for removal as part of the development,** therefore no mitigation planting will be required for this planning application.

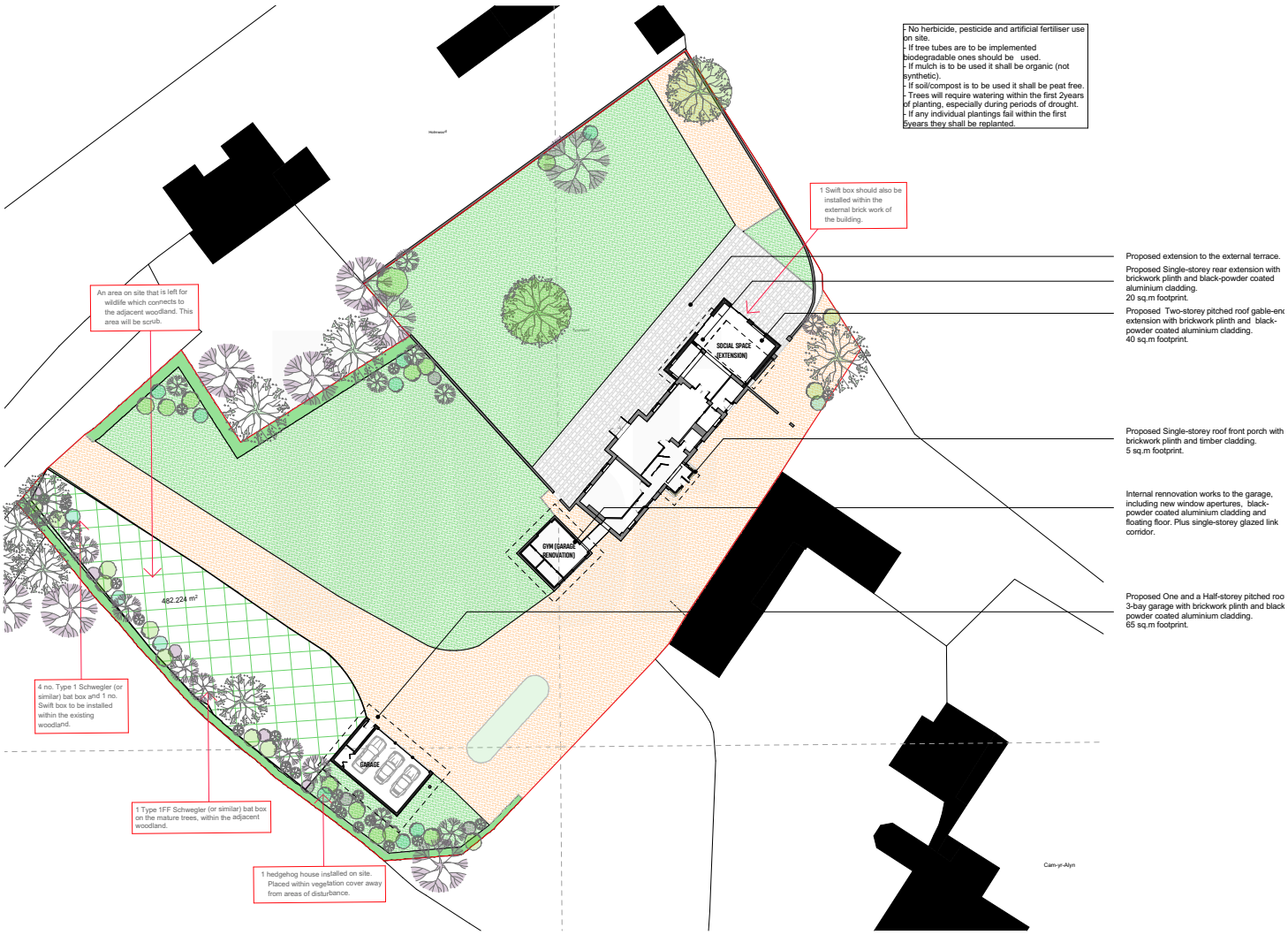
4.1 NET BIODIVERSITY BENEFIT

To mitigate for the loss of mown-lawn in this area, the following mitigation is proposed:

- An area on site that is left for wildlife which connects to the adjacent trees. This area could either be scrub, grassland or native wildflower meadow.
- 1 hedgehog house installed on site. Placed within vegetation cover away from areas of disturbance.
- 1 Type 1FF Schwegler (or similar) bat box on the mature trees, within the adjacent woodland.
- 4 small, Schwegler nest boxes should be installed on the mature woodland trees to manufacturers guidance.
- 1 Swift box should also be installed within the external brick work of the building.

The details and locations of these are visible on the proposed landscape plan submitted.

Planting notes:
- No herbicide, pesticide and artificial fertiliser use on site.
- If tree tubes are to be implemented biodegradable ones should be used.
- If mulch is to be used it shall be organic (not synthetic).
- If soil/compost is to be used it shall be peat free.
- Trees will require watering within the first 2years of planting, especially during periods of drought.
- If any individual plantings fail within the first 5years they shall be replanted.



Above: Proposed landscape plan indicating the position of the building in relation to the existing dwelling.

5 CONCLUSION

- The applicant proposes to extend an existing 18th-century stable block property through the addition of a two-storey gable-end extension, a single-storey wrap-around to the rear, a new front entrance porch, and a link corridor connecting the main dwelling to the existing detached garage.

- The proposed gable-end extension, glass link to the garage and new porch are all proposed to be built on existing hardstanding areas, with no loss to habitat. The incorporation of the 3-bay garage is proposed to be built on existing permeable mown lawn.

- The existing landscape will be amended as part of the proposal through the formation of a new hardstanding terrace to the east of the proposed gable-end extension, and would result in a minor increase to the mass and scale of the built form on the site.

- The introduction of bat and bird boxes, hedgehog house and wildflower areas will mitigate the loss of a small area of permeable mown-lawn to accommodate the 3-bay garage and new paved terrace.

- It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity, once the nest boxes and bat boxes are installed. Thus ensuring that any adverse environmental effects are mitigated for.

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