Hard and Soft Landscaping Plan

Ingledene,

Wynnstay Lane,

Marford,

LL12 8LF

Planning Permission: P/2023/0756FUL

Developer: Cameron Robson

Table of Contents

1 Introduction 3

2 Landscaping Plan 4

Appendix *Arboricultural Report Drawing*

1 Introduction

1.1 This Hard and Soft Landscaping Scheme has been prepared for the development of a new building adjoining Ingledene on Wynnstay Lane, Marford, LL12 8LF and Ingledene itself shown below.



1.2 The purpose and aim of this plan is to both comply with Wrexham CBC's Tree Strategy and increase the canopy cover delivered by the trees present on site prior to the development by 20% and in in accordance with the step-wise approach of Planning Policy for Wales 12 deliver reduce ecological damage on site as much as possible with existing tree and hedge retention and deliver Net Biodiversity Benefit by the planting of trees and hedging.

2 Landscaping Plan

2.1 Hard Landscaping

2.1.1 The area shown with a sandy colour on the Landscaping Plan below is the area of hard landscaping. It constitutes either, driveways, paths or patios.

2.2 Soft Landscaping

2.2.1 The area shown coloured light green on the Landscaping Plan below is part of the existing ecological land on the site that has not been built on. It shall be retained as a soft landscaping area for either lawn or gardening.



2.3 Tree Removal and Retention and Planting

2.3.1 Removal

2.3.1.1 In accordance with the planning permission the following trees and shrubs shown on the section of the Arboricultural Report Plan submitted with the planning application attached as an Appendix shall be or have been removed outside the period May to September:

- T1 – A2 *HAWTHORN Crataegus monogyn*
- T2 – B1 *HOLLY Ilex aquifolium*
- T4 – B2 *APPLE Malus* in var

- T7 – B2 WOODY SHRUB *Pittosporum tenuifolium*

2.3.2 Retention

2.3.2.1 The following trees shown on the Arboricultural Report Plan form part of this Landscaping scheme and shall not be removed.

- T5 – B3 *LILAC Syringa vulgaris*
- T8 – C1 *GOAT WILLOW Salix caprea*
- T9 – B2 *SILVER BIRCH Betula pendula*
- T10 – C3 *GOAT WILLOW Salix caprea*

2.3.2.2 T6 is a *HOLLY Ilex aquifolium* shown in the Arboricultural Report. It is shown on the planning application but is not within the curtilage of the site. Accordingly it does not form part of this Landscaping Scheme.

2.4 Tree and Hedge Planting

2.4.1 Tree Planting

2.4.1.1 The following trees shown on the Tree and Hedge Landscaping Plan below shall be planted within the planting season during or following the completion of the construction of the dwelling in the locations identified on the approved plan set out below.

- NT1&NT3 - Betula utilis ‘jaquemontii’ (single-stemmed ornamental birch)
- NT2 - Crataegus prunifolia ‘splendens’ (ornamental hawthorn)
- NT4&T5 - apple trees (Malus spp) rootstock size of M26
- NT6 - Prunus Litigiosa (Tassel Cherry)

2.4.2 Hedge Planting

2.4.2.1 The Tree and Hedge Landscaping Plan below shows the existing and planned hedging areas in the boundaries of the planning application site. The new hedging is shown coloured light green.

2.4.3 The hedging to be planted shall be any of the following native species as recommended by the Woodland Trust (https://www.woodlandtrust.org.uk/blog/2023/05/best-hedge-plants/

- Yew (Taxus baccata)
- Holly (Ilex aquifolium)Wayfaring tree (Viburnum lantana)
- Rowan (Sorbus aucuparia)
- Hornbeam (Carpinus betulus)
- Hawthorn (Crataegus monogyna)
- Dogwood (Cornus sanguinea)
- Blackthorn (Prunus spinosa)
- Beech (Fagus sylvatica)

2.4.4 The heights and widths of the 4 new hedging sections may be limited to the following measurements by the occupier of the property.

2.4.4.1 G1. Height 1m. Width 800mm

2.4.4.2 G2. Height – 300mm lower than with the bottom of the lower windows of Ingledene. Width 800mm

2.4.4.3 G3. Height – 300mm lower than the bottom of the lower front windows of the new dwelling. Width 800mm

2.4.4.4 G4. Height – 1.8m. Width 600mm.

2.5 Tree and Hedge Retention

2.5.1 The trees hedges and soft landscaping areas set out above in connection with this Landscaping Scheme shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or is removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Appendix 1

Arboricultural Report Plan

